

WAGON ROAD GRANT TO BE CUT INTO SMALL FARMS

New Owners of Vast Tract in
Central Oregon Offered
\$5,000,000 for Timber But
Offer Refused.

(Special Dispatch to The Journal.)
Bend, Or., May 13.—Evidence of the powerful influence the advent of a railroad is having in the development of central Oregon and the price of its lands, is shown in the offer made a few days ago by an eastern timber syndicate to purchase the 200,000 acres of timber land lying in the Cascade mountains and embraced in the Willamette Valley & Cascade Mountain Wagon Road company's grant. This grant, stretching from Albany eastward across the state to the Idaho line, was purchased by a group of Minneapolis capitalists a few weeks ago and includes 900,000 acres. The purchase price was \$7,500,000.

Offered \$5,000,000 for Timber.
It is stated authoritatively that the Minneapolis company was offered \$5,000,000 for its timber land alone, an equivalent of \$25 an acre for the 200,000 acres. The offer, it is understood, was not even considered. Timber men state that if the timber in the grant is ever sold it will bring more than twice the amount recently offered, or a sum \$2,500,000 in excess of the price paid for the entire grant of practically 900,000 acres. Some of the finest and heaviest timber in the Pacific northwest is embraced in the wagon road company's grant.

The figures quoted, however, show the intrinsic value of the Minneapolis company's purchase and give an inkling of tremendous profits to be derived within a few months when the agricultural and grazing lands are put on the market and sold.

Counting that the timber is worth only the \$5,000,000 which has been offered, the balance of the 700,000 acres in the grant represents a cost price of \$2,500,000, or \$3.50 an acre.

Rich Agricultural Land.
Of this 700,000 acres, nearly 200,000 lie in Crook county and include the richest and most fertile agricultural and irrigable lands in central Oregon. Thousands of acres of the tract are worth today between \$50 and \$100 an acre. The same run of values holds true throughout the confines of the grant in Harney and Malheur counties. The men who chose the land years ago for the road company for a distance of six miles on either side of the line had the entire country to pick from and they selected the meat of central Oregon from Albany to the Idaho line.

With scrip quoted at \$13 an acre, the purchase of which is the only means open for the acquisition of large bodies of government land, a greatly enhanced value is given to the company's holdings which cannot be classed as agricultural areas, but instead will be sold for grazing purposes. The grazing lands, however, represent but a small part of the 700,000 acres held outside of the timbered districts in the Cascades.

Open for Settlement.
With the transfer of the vast tract from the French bankers to its present owners, who are planning on subdividing it and opening it up to immediate settlement, new interest has been added to the history of its acquisition.

For 40 years the grant has lain in idle uselessness, the owners refusing to sell any portion of it, except here and there a quarter section and the town lots in the cities which have been located within its boundaries. Generally speaking, most of this immense body of fertile land has been viewed as worse than useless for more than a generation, and the fact that it has remained undeveloped has done much to retard devel-

opment and keep out thousands of settlers who soon will be able to buy it for farming purposes.

Old settlers of Crook county, who were here when the road was first proposed, still tell with delight the manner in which the road was "constructed." Through Crook county, it is said, a man drove along the basin of Crooked river with a horse and wagon. He left a trail of dust and two wagon tracks behind. If the wind had been blowing hard five minutes afterwards, this military wagon road so constructed, would have been in oblivion. As it was it passed from observation within a few hours. Yet for this arduous task, the government gave to the promoters every alternate section of land for a distance of six miles on both sides of this imaginary road. If the country happened to be poor on one side, the poor land was eliminated and an additional strip taken on the opposite side. Generally, however, the road was "constructed" through the rich and fertile valley regions where very little chess playing

with the alternate sections was necessary.

The company's actual expenditure was confined to the Cascade mountains and the eastern slope down to the Deschutes. A road was actually built in this district and a log bridge constructed across the Deschutes. It is estimated that this work cost about \$10,000 or \$15,000, and for this and the time spent in driving a wagon across the state, the government gave land for which \$7,500,000 has just been paid and which is worth many times that sum.

Ontario Club Gives Banquet.
Ontario, Or., May 12.—A banquet was given at the Carter house Wednesday evening by the Ontario Commercial at which over 75 guests were present. Riley Atkinson, secretary of the Boise Commercial club, W. N. Donaldson, P. H. Dawson and D. Landis, also of Boise, were present as guests of the club. Plans for the year's publicity campaign was outlined, and the work of boosting was discussed generally.

WELL KNOWN WRITER TO LECTURE IN PORTLAND

Dr. Lyman B. Sperry, one of America's best known writers and lecturers, will arrive in Portland within the next few days and spend five weeks or more in this city. Dr. Sperry, who lives in Los Angeles, recently bought a tract of land near Estacada and he is coming here to superintend its cultivation. Friends of Dr. Sperry are hoping that he will decide to make the tract his permanent home.

Dr. Sperry has the reputation of having addressed more Sunday afternoon meetings of the Young Men's Christian association than any other man. As soon as it was found that he was coming to Portland the local Y. M. C. A.

made arrangements for him to deliver a series of addresses here. These will be given on four consecutive Sunday afternoons, beginning May 22, in the Y. M. C. A. auditorium.

This series is looked forward to as one of the most important of the entire year. Dr. Sperry deals chiefly with the health and sex problem and he is one of the three men in the United States who are used by the Y. M. C. A. in this line of work. He was for many years a professor in a medical college and is known beside as an earnest Christian and brilliant speaker.

The Y. M. C. A. this next Sunday will hold its meetings in conjunction with the revival services now in progress in the tabernacle at Hawthorne avenue and East Twelfth street. This meeting will be held at 3 o'clock and will be for men only, no boys under 12 years of age being admitted.

Rev. H. C. Hart will speak on the subject, "Hot Shirts." There will be music by a male quartet and A. S. Magoon will sing "Memories of Mother."

It is expected that the tabernacle will be crowded on this occasion. B. G. Mitchell will address a boys' meeting at the Y. M. C. A. at 3:30 o'clock and moving pictures will be shown.

WILL HAVE SELECTIONS FROM SEVEN OPERAS

The sale of seats for the two concerts by Damrosch and the New York Symphony orchestra will open tomorrow morning at 10 o'clock at the store of Sherman, Clay & Co., opposite the post-office.

The Wagner program, which has just created such a furor of enthusiasm in California, will contain selections from seven operas. In addition to the wonderful orchestral numbers on the program there will be some delightful work from the five soloists that accompany Mr. Damrosch on this tour. The afternoon concert will be equally

interesting, containing notable new orchestral works never before produced in this city. Both these concerts will be at the Armory under the direction of Lots Steers-Wynn Coman.

To Compare Orchards.
(Special Dispatch to The Journal.)
Hermiston, Or., May 12.—Word has just been received at the local office of the Columbia Land company that Fargo Special No. 14 will leave Fargo, N. D., the first of next week, en route to Hermiston and Stanfield. Stops will be made at Wenatchee, Yakima, Seattle, Portland, Spokane and Hood River, where the party will look over the different orchards to compare them with Hermiston and Stanfield.

City Park for Dayton.
(Special Dispatch to The Journal.)
Dayton, Wash., May 12.—In less than half an hour last night at a mass meeting citizens of Dayton raised \$1000 to insure a city park.

Great Closing Out Sale of the McAllen & Mc Donnell Dept. Store's Stock by The Brownsville Woolen Mill Store

Closing Out Sale of All

Women's Suits
Women's Dresses
Women's Coats
Women's Skirts
Women's Kimonos
Women's Hosiery
Women's Gloves
Women's Neckwear
Women's Underwear
Women's Petticoats
Laces, Etc.

Place of Sale
THIRD AND MORRISON

WE want it distinctly understood that we are not dry goods merchants—in fact we know nothing at all about dry goods or department store stocks. We bought out McAllen & McDonnell simply to secure the location for our clothing store. The \$82,000 stock we were forced to take we are now closing out at such ridiculously low prices that we are almost ashamed to put them in print. A few cents will now buy dollars' worth of seasonable merchandise. We want to make short work of this sale—to our friends and the public we say: Come and take the goods away. We are prepared to stand the loss whatever it may be and still smile as we have a long lease at reasonable rent and this store will certainly make a most beautiful home for our great popular priced clothing and men's furnishings store.

Brownsville Woolen Mill Store

Closing Out Sale of All

Dress Goods
Silks, Velvets
Linings, Notions
Buttons, Ribbons
Linens, Domestics
Ginghams, Lawns,
Corsets, Veilings
Handkerchiefs,
Children's Hosiery
Children's Underwear
Men's Furnishings

Place of Sale
THIRD AND MORRISON

The Greatest Bargain Feast in Years 800 MEN'S SUITS

THE PRODUCTS OF TWO OF THE FOREMOST
TAILORING ESTABLISHMENTS IN NEW YORK

To You at Wholesale Prices and Even Less

\$25, \$28, \$30
SUITS
\$14.75

I made a lucky purchase when I bought these suits. Remember also that my upstairs rent is 1/8 that of a ground floor store. These facts explain why I give you such astounding bargains.

\$32, \$35, \$40
SUITS
\$18.75

The volume of the stock is large, the shades, weaves and models are varied. Conservative patterns for mature men, and gayer designs and shades for young men.

OPEN DAILY UNTIL 6 P. M.—SATURDAY 10 P. M.

Knew Sample Suit Shop

315 OREGONIAN BLDG.

JIMMIE DUNN, Manager.

TRUTH

No. 2

Among many ways of getting rich, there is one right way—to make the World Turn Round.

Often in your dreams you have seen yourself standing on a high pedestal, with "Fame and Fortune" beneath your feet. Is this not true?

"Opportunity" was the lacking point in the realization of that dream.

Opportunity now comes knocking at your door. You will soon meet her, face to face. Will you let her pass by without even a smile?

All that is asked is your help in "Making the World Turn Round."