

"BACK TO THE SOIL" IS CRY

MANY OPPORTUNITIES OFFERED TO TILLERS OF THE SOIL

OREGON FARMERS PROSPER GREATLY; LAND VALUES UP

Farmers Making More Money
on Ten Acres Now Than
Formerly on 160—Great
Changes Seen.

Time was in Oregon, as well as in every other agricultural section of North America, when it was the ambition of the successful farmer to own as much land as he could pay taxes on. In fact, his success was measured by the extent of his acreage. The man with a quarter section of land was pitted by his more opulent neighbors, and his farm contemptuously referred to as a "patch." He who owned a half section was looked upon as a man who, if he persevered in land buying, promised to become a real farmer. But the man who measured his holdings by the acreage was both the envy and the admiration of his less fortunate neighbors.

In that respect times have changed and this change is nowhere more radical than right here in Oregon. The average size of holdings in the older settled agricultural states has grown steadily less for many years; but here in Oregon the transformation has taken place with greater rapidity.

Several causes are operative. One is the large increase in the value of land in Oregon; but the controlling reason is to be found in the development of scientific methods of agriculture, especially as applied to intensive farming. Overwhelming proof has been adduced by the intelligent farmer, the agricultural schools and state and government experiment station going to show that from the same investment of capital and labor better profits could be made from the small farm, well cultivated, than from the large farm poorly cultivated. Going back to the reason given—the increased value of land, the farmer can neither afford to own nor buy a large piece of land, and by very necessity he is compelled to make a living out of a smaller tract.

At a meeting of farmers held in a Willamette valley town last spring, a member of the faculty of the Oregon Agricultural college at Corvallis made this declaration: "Any ten acres of farm land in western Oregon, properly cultivated, will support a family handsomely." He might have added that any ten acres of eastern Oregon irrigated land will do the same.

Ten acres, of course, is only a convenient unit. Fifteen or twenty acre farms come under the same general principle, and there are scores of little farms of only five acres or even less that are supporting families and doing it easily and well. It might be added that to achieve this result the land must be deep, fertile and durable, climatic conditions must be favorable, with plenty of moisture, a long growing season and freedom from heavy late frosts. In other words, the conditions must be just such as are to be found throughout entire Portland territory of the Willamette valley and the rich irrigated sections east of the mountains.

The ten acre farmer is of necessity a specialist in those crops that bring the largest returns from the smallest area, and he must be sufficiently near a center of population, large enough to insure a dependable market. Another essential is transportation facilities for reaching that market quickly and cheaply.

The question is often asked. Can a farmer afford to pay from \$200 to \$400 for a 10 acre tract that meets all of the above conditions and requirements? The answer is simple if he is a good enough farmer to make a living on the land, then he can richly afford to pay that price.

The demand for this class of land, near a market and having transportation facilities is large and is constantly increasing. Prices now asked for rich farm lands in Oregon and which are thought by some to be high will be considered ridiculously cheap a few years hence.

For the best farm land in western Oregon, there is a wide variety of prices. Splendid land, finely located as to transportation facilities and within 15 to 20 miles of Portland may be had for \$250 to \$500 an acre. The price decreases with distance, and it is altogether possible to get a valuable farm within 40 miles of this city for as low as \$50 to \$75 an acre. If a buyer wants fruit land, he will have to pay more for it; but when he gets it and it becomes a bearing orchard, he is assured of an annual income per acre of from \$300 to \$500. The problem of a living from a 10 acre orchard in Oregon presents no difficulties. There are scores of 10 acre orchards in the Hood River valley and other established fruit sections of the state that yield an annual income of \$3000 to \$5000. Such orchards sell for \$1500 to \$2000 an acre and they are worth every dollar they bring.

"For the man weary with the struggle of making a living in the city, the 10 acre farm in Oregon will solve the problem. It is no experiment. Thousands are doing it daily. It is an achievement within the reach of any man of average strength and intelligence. It offers a reward that is rich and certain. It means more than a mere living. It means the life worth while."

Do You Own
an Acre Lot
at Amon's
Acres

?

IF NOT
WHY NOT
?

JUST 70-ACRES LEFT out of 160 acre lots we advertised two months ago—90 satisfied buyers in eight weeks. And when the market has passed there will not be another acreage proposition like Amon's Acres near this or any large city at the price—you will either have to pay a higher price or go further out, and in either case you will sacrifice some of the modern features that make our property recognized as Portland's best high-class acreage addition—you can depend on that.

\$750-\$900—Think of it! Land between Portland's 6 and 7 mile circles—almost in the small lot area—selling at \$750 and \$900 an acre lot—160 acre lots, each one facing on a graded street and having good, pure water under pressure for house and lawn and garden uses. Is it a bargain? It is more than a bargain. It is a SENSATION. If you don't know this you should find it out at once. It is easy enough to do. Just price land anywhere around Amon's Acres—land without streets or water. You will be asked more for it than we ask you for our acre lots with all improvements in and paid for—you can depend on that.

WHAT EXCUSE HAVE YOU?—What excuse is there for any man or woman with an ambition to own a home—EXCUSE is the word—what excuse is there for YOUR not owning an Amon's Acres lot when you can get it on the terms we are offering? Have you ever inquired about our terms? Have you asked about our "90-day clause"—the provision that protects the buyer in event of illness or loss of employment? Have you seen any of the 70 FINE ACRE LOTS that are left at Amon's Acres? You have NOT. If you had seen them you would have BOUGHT one of them—you can depend on that.

GO OUT TODAY—If you are in the market for Portland acreage of the kind we advertise, we will arrange on request to take you out by automobile to look over our property. If you are a bona fide buyer it will be worth your time as well as ours for us to get together. And you can depend on that.

HOWARD S. AMON COMPANY
625-6 YEON BLDG. MAIN 1400, A-3213

THE CREAM OF DUFUR VALLEY

We offer 319 acres, close to the city of Dufur, Or., on very attractive terms.

Every foot of this tract is perfect apple land. Soil and drainage cannot be excelled. Money cannot buy better.

We have bought and sold over 5000 acres in the Dufur Valley this Spring, and this tract is the cream of it all.

We were the first to buy in this valley. We bought only the best and will sell the cheapest.

FLEMING & HIDDEN
OWNERS

1007-1008 Yeon Bldg. Marshall 467, Home A-4142

\$500 CASH

invested in one of our 5-acre MOSIER VIEW ORCHARDS will make you independent in five years. The apples that are making Oregon famous throughout the entire world are grown in the

Hood River-Mosier District

The opportunity to get one of these choice tracts on easy payments is before you now. Investigation COSTS YOU NOTHING. See us before it is too late for full information about our

FREE EXCURSION

TO

MOSIER VIEW ORCHARDS

Office open every evening this week until 9 o'clock.

Hood River Orchard Land Co.
OWNERS

DEVLIN & FIREBAUGH, Selling Agents

907 YEON BUILDING.

Poultry Ranches

TRUCK FARMS and SUBURBAN HOMES

1 to 5 Acre Tracts

Best of Soil; Built Up Neighborhood; Located
at the Gateway of the City of Portland

If you are in the market for a poultry ranch, truck farm or suburban home, where you can have fine garden, raise abundance of fruit, berries, etc., keep cow and horse and enjoy life and SAVE MONEY, do not fail to look over these small tracts.

Opening prices are VERY LOW—\$350 to \$550 per acre—and are sold on terms of 10% cash and balance very easy monthly payments. Call at office for further particulars or send name and address for descriptive literature.

J. O. ELROD, Owner

518-519 Corbett Building, Portland, Oregon

\$180,000,000.00 INCREASE

The census bureau reports this enormous increase in farm values in Idaho in 10 years on account of irrigation. Similar results will show in the Willamette valley.

The Willamette Valley Irrigated Land Co. will show you how you can have your share of this wealth if you will call at their office in Hartman & Thompson's Bank. Ask for Mr. Hartog.

WE OFFER

5 acres sown to alfalfa and clover—\$250 cash, balance 6 per cent.

4 acres for poultry farm—\$200 cash, balance 6 per cent.

8 acres partly in apple orchard—\$400 cash, balance 6 per cent.

10 acres, ideal homesite, finest mouldleat soil—\$500 down.

14 acres, 1 in strawberries, 1 in alfalfa, 5 in apples—\$700 down.

10-room house and 16 acres, all kinds of fruit, on county road.

11 acres adjoining O. A. C. Experiment station, in clover and oats—\$550 down.

10 acres adjoining school on county road, in crop—\$500 down.

All adjoining S. P. depot at WEST STAYTON.

Free site in West Stayton for hotel, restaurant or other business. General Merchandise store about completed and sold, livery stable and other buildings going up. Get in on the ground floor in this center of new activity.

THE IDEAL IRRIGATION PROJECT

TROUTDALE ACRES

"LAND OF OPPORTUNITY"

No location in Oregon offers greater inducements and opportunities than Troutdale Acres—its climate, the great fertility of its soil and its close proximity to Portland makes it among

The Choicest Acreage Ever
Put on the Market

Situated at the junction of Columbia and Sandy Rivers—only 15 miles from Portland, a 40 minutes' ride—Troutdale Acres is on the main line of the O.-W. R. & N. Co. and P. Ry. L. & P. Co. Only one thousand acres. All cleared and plowed—all bottom land and all free from rocks. A great fruit and vegetable growing section. First 300 acres at \$300 per acre, payable in five years, interest 6%. Call or write for particulars. Autos to property by appointment.

GARDEN LAND COMPANY

407-8-9 Merchants Trust Building

Phones Main 8457, A-2937

Get Into the Chicken Business---It Pays

One of the best ways to realize ready money on your investment is to buy a Sunset poultry farm. Have you ever stopped to consider that Sunset farms are ideal for poultry, situated in the acknowledged poultry center of the state? Also think and consider we teach you free of cost the successful Sunset way of poultry raising, that in itself is worth \$2000 to any one going into the chicken business. Our farms are 1½ miles from Oakland. Our farms will have water, light and telephones to each tract. Why not come in and let us tell how to become independent. We know you can by buying a Sunset poultry farm. A call at our office will convince you that this land that sold at a lesser figure is equal, if not superior, to surrounding lands at higher value.

5 and 10 Acre Tracts
\$60 to \$75
EASY TERMS

Sunset Land and Poultry Farms Co.

Originators of "Exclusive Poultry Colonies"

308 SPALDING BUILDING.

MAIN 1590

THE DOORS OF OPPORTUNITY

Are always open to those who observe and act upon their observations.

Study the location of beautiful Chehalis Valley, 22 miles south of Portland, where we have FIVE, TEN AND TWENTY-ACRE FRUIT LAND TRACTS near the live little city of Newberg.

Beautiful scenery, "red shot" soil and pleasant climate—what more could you wish for in one place?

You have choice of timbered or cleared land. Cut and ship wood to us and pay for your land in that way.

Being in a great orchard district insures you best market for your fruit.

We make trips out to these tracts by automobile on week days and Sundays.

Don't delay—these tracts won't last long—they're too choice.

Call on or address us for plans and booklets.

EAGER & WATSON

910 LEWIS BLDG.