

# TILLER OF SOIL IS HAPPY

## PRODUCTIVE LAND IN ANY QUANTITY AWAITS NEWCOMER

**'GET A PIECE OF LAND' IS SLOGAN; MANY NEW SALES**

People Seem to Be Land Mad Throughout State, According to Reports; Development Is Going Ahead.

"Get a piece of land" was never more of a slogan with all of the people than it is today. The volume of acreage in large and small pieces that has been sold in the Portland territory in the past six months is much larger than in any former like period in the history of the development of this district. The people really seem to be land mad throughout the state. Every issue of the country papers in Oregon contains accounts of purchases of land by newcomers to the state, while owners of acreage subdivisions in the Portland territory are doing a bigger business than ever before.

**People Improving Land.**  
Not only are the people buying the land, but they are improving it, they are making homes on it, building cottages, clearing it, fencing and doing the thousand and one other things that are essential to the establishment of a home. In one acreage addition a few miles west of the city on the Salem Electric road 30 bungalows and cottages have been built since the first of January. For 20 miles out on the Salem line and for three to five miles back from the road on either side, practically the entire area has been cut up into small 1, 2, 5 and 10 acre tracts and the larger portion has passed into the hands of individual homemakers. Five years ago this entire territory was almost without people and almost wholly undeveloped. The district now contains hundreds of new homes and a large number of people are paying for tracts which they have made no effort to improve as yet, but on which they hope ultimately and at no distant date at that, to build a home. Prices of course have increased as the country has been sold out and people have moved in. The result is that much of this land has been sold for prices that a few years ago would have been considered as out of all reason, but which is now looked upon as much less than its value.

**Buy Large Tracts.**  
The development along the United Railways lines in Tillamook and elsewhere as well as that along the Oregon Electric, is still little less than marvelous. With the coming of the United Railways into the country beyond Cornelius Gap, local realty operators bought up large tracts in that region, most of which was by improved farms, subdivided it into small parcels and have sold thousands of acres to home buyers. Several little towns have sprung up along this line, and the face of the whole country has been greatly changed. Land that as late as three or four years ago, was considered high at \$50 an acre, now readily sells for four and five times that sum.

**Development Progresses.**  
The development of the agricultural lands of central and eastern Oregon is being carried on by a number of strong organizations more or less closely allied with the railroads, leading into the heart of the state. The St. Paul corporation, which took on one of the large land grants extending from the Cascades to the eastern border of the state, has sold over 200,000 acres since January 1. A large portion of this vast domain was purchased by middle west farmers who plan to come to Oregon to live.

President Carl R. Gray of the Great Northern railroad, while traveling through central Oregon some weeks ago, predicted that the five counties, Sherman, Wasco, Crook, Lake and Harney, comprising central Oregon, would in a few years become the granary of the northwest.

"It is estimated that one third of the acreage of Wasco and Crook counties is susceptible to cultivation," said President Gray, "and it may be assumed that these five counties contain 5,000,000 acres of tillable land. There are at present between 750,000 and 800,000 acres of land in the various irrigation segregations, and there are also 1,000,000 acres which will come within this category within the next few years. I am sure that all this land is adapted to cultivation. When one appreciates the magnitude of these figures the possibilities are positively staggering.

**The Crying Need.**  
"The crying need of the country is people—people of the right sort—and we must see that they start right. Money has been raised to maintain two agricultural experiment stations in Crook county until the legislature shall meet and provide for their continued operation. One will teach dry, and the other irrigated farming. Much more work of this kind remains to be done.

"The importance of this new territory to the whole country is readily seen when the wheat statistics are considered. The exports for 1909 were over \$5,000,000 bushels; for 1910, over 44,000,000 bushels and for 1911, over 23,000,000 bushels. These figures indicate that the surplus wheat in this country is rapidly diminishing and will disappear entirely within the next year or two unless there is a radical change. The chief reasons are naturally the increase in population and the decrease in farmers. This country, and the world as a whole, needs wheat, and central Oregon is in a highly favorable position to help supply the need."

### Attention Visitors

We offer 20% discount to actual settlers at

## WILKESBORO

Land ready for the plow, near Portland, with rapid transportation facilities. Best farm homes in Oregon. On United Railways. Cars leave this office on frequent schedule.

## NORTH PLAINS

Also ideal for small industries, country homes and for investment. While in Portland, call at this office for information regarding Tualatin Valley land—RICHEST SECTION OF OREGON.

## RUTH TRUST COMPANY

235 Stark Street, Portland, Oregon

## Seaport Addition to Tillamook

Is Bound to Be the Second Largest Commercial Port in Oregon

### WHY?

It holds the key to the future water transportation. It commands the fresh water harbor, out of the toredo belt, sheltered from winds and storms. Its vast timber belt insures its being the largest lumber manufacturing point on the Pacific coast, where millions of dollars will be disbursed annually for labor. \$18,500,000 has been spent by railroads building to Tillamook Bay, where rail and deep water meet. Fortunes await the investor in water frontage for ocean steamers. Investigate the opportunity for investment. Call for information and descriptive literature.

### VISITORS

Do you want an elegant suburban home six miles from Portland's city limits, one-half hour's ride by automobile. Three macadamized roads and two electric lines lead to the beautiful

## Cleveland Meadow Acres

The garden spot of Powell Valley. Graded schools, banks, churches and stores within 10 minutes' walk of these one, two and three-acre tracts. Visit these tracts in our automobile. A delightful ride.

## CLARK CANNON CO.

274 OAK AND 80 FOURTH STS.

## OPPORTUNITY IS HERE

For Those Who Desire a Home Either in the City or on the Farm

### A LIST OF BARGAINS IN HOUSES AND LOTS

**Small Payment Down**  
5 room house, modern, on Minnesota st., lot 50x100, near 2 car lines; berries and garden. This is a snap, small payment down, \$25 each month. Price \$2100.

**In Alberta District**  
Here is another 5 room house, lot 60x120, corner; full cement basement, desirable neighborhood, 1 block from car line. Price \$2600, terms.

Lot 34x102 1/2 and a small house for \$950; \$10 a month; 2 blocks from car.

### A FINE LIST OF FARMS—PART IN TRADE

**114 Acres, Clarke County**  
Good 5 room house, telephone in house, well, running water, barn 60x120, and other outbuildings, 4 acres in mixed fruit, 48 acres in cultivation, balance in pasture and good timber, 20 acres good beaverdam; good span of horses, 10 good Jersey cows and some young stock, hogs, chickens, wagons, harness and all kinds of farm tools. **WILL TRADE.**

**142-Acre Farm**  
All level land, mostly bottom, sandy nature; 80 acres in cultivation and 70 acres seeded to oats and vetch and looking fine; 15 acres slashed, balance good timber, small family orchard, variety of fruits; 5 room house and a 2 room house; good barn, fitted up for 11 head of dairy cows; will hold about 20 tons of loose hay and several head of horses; besides, 10 chickens, houses, hay shed and other outbuildings; running water all year, 2 good wells; county road all along the west side of the land, the house and barn. It is 1/2 mile from Southern Pacific R. R. station on main line from Portland to California, 15 miles south of Salem.

With this place goes all farming implements, mower and hayrake, wagon, set of double harness, breaking plow, steel harrow, one cow, all crops. Price is \$70 per acre. Must have \$500 cash; good trade and terms on the balance.

**45 Acres, Improved**  
8 miles from Portland, 10 minutes' walk from station, 27 acres, in high state of cultivation; creek in center of place; good 5 room house, horses, chickens and plenty of outbuildings. Do not overlook this. Trade for income property.

**160 Acres Wheat Land**  
Near a R. R. creek crosses corner; 7 acres in alfalfa, good house, barn, chicken house; \$25 per acre.

**E. A. BRASHEM** 528 Lumbermens Building Phone Marshall 4641

## FARM OWNERS!

We Handle Acreage and Farm Lands and We Want Your Farm on Our Sale List

### We Have Calls for the Following:

One and two-acre improved tracts, convenient to city.  
For five and 10-acre improved tracts close to city.  
For 10 to 40-acre improved farms close to transportation.  
For first-class ranches, 40 to 200 acres, well located and improved.

### TRADES

We also have some modern houses to trade for small improved ranches, 5 to 40 acres, and some good, clear income property to trade for good improved farm lands.

If You Want Results and Your Property Is First Class, List It With Us

## WARD & YOUNGER

Suite 426 Yeon Building, Portland, Oregon  
Suite 11 Blurock Bldg., Cor. Seventh and Washington Streets, Vancouver, Washington

## Do You Know

that this valley gets only two and one half inches of rain during June, July and August?  
that 78 per cent of our rain falls during the dormant season (October to March)?  
that Sunnyside, Wash., where they add 22 inches of water during July to September, gets more natural rainfall than we do during that time?  
that at West Stayton, three hours south of Portland, a complete irrigation system is making things hum?  
that at the West Stayton Experiment Station irrigation and proper fertilization increased crop yields last Summer up to 319 per cent?  
that irrigation there will put a dozen or more families on every farm formerly occupied by only one?  
that this is the only solution of how to develop this valley?  
that you ought to get wise to what's doing right at your elbow . . . or don't you care?  
that you might learn a lot from the interesting magazine, "Oregon Opinions," obtainable free at our office, 8 1/2 Chamber of Commerce Building, corner Fourth and Stark Streets?

WILLAMETTE VALLEY IRRIGATED LAND CO.

## If Interested in Farm Land or Acreage

SEE

## "THE ACREAGE MAN"

I Deal Exclusively in FARM LANDS and ACREAGE

The Following Are Three of Our Many Bargains

30 acres	No Cash Required for Two Years—
10 acres cleared	10 acres
7 acres saw timber	5 cleared
balance slashed and seeded	close to heart of city
5-room house	price \$1500
good barn	10 acres, all in full bearing orchard
living spring and stream	new 5-room bungalow
family orchard	new barn and outbld'gs,
good outbuildings	chicken house and parks,
all crops	price \$3500,
easy terms	price \$3500, easy terms

COME IN AND GO OVER OUR LISTINGS

## H. A. DRYER

"THE ACREAGE MAN"

204 Railway Exchange Bldg. Main 3264, A-2113

## Absolutely the Greatest Buy in the State

## 666 Acres In Yamhill County, Oregon

This land lies about 3 miles southeasterly from the town of McMinnville and about 1 1/2 miles from the town of Whitson, the nearest railroad point, which is southeasterly from said farm. It is on the main wagon road from Dayton to Amity, the latter place being noted as a collection point for dairy products, etc. The land adjoins the "Churchill-Matthews" walnut and fruit tract, which have practically all been sold in small tracts, at a large figure, and planted to walnuts (English) and cherries. The soil is very fertile, with good drainage, no waste land on the place. It is bottom and rolling land, with some good timber, consisting of fir and oak. **TITLE PERFECT**, free of incumbrance. The entire place has recently been newly fenced with cross fences, all of the latest woven wire fence, at an expense of \$2,475.00. The improvements consist of a 7-room house, with hot and cold water; 5 large barns, all in fine condition, a NEW machinery shed, also other and miscellaneous farm outhouses.

There are in all 666 acres, as follows:

There are about 315 acres of **BOTTOM LAND**  
There are about 351 acres of **ROLLING LAND**

Total . . . . .666 acres  
There is in cultivation about . . . . .516 acres  
There is in timber (large oak and fir) about 150 acres

Total . . . . .666 acres

There are 5 springs on the place, which form a creek running through the farm. The price of said farm is \$70.00 per acre, or \$46,620—\$15,000 CASH will handle, with the balance in 5 years at 6%.

In addition, there can be purchased all of the livestock on the place, consisting of horses, cattle, etc., for \$5,000.00 if taken with the place which is not, however included in the price of \$70.00 per acre.

Inquire **CHAS. S. RIELY**, 903 Yeon Bldg.

## Easy to See—Easy to Buy

## Sycamore Acres

Take an electric car from First and Alder on the Gresham-Cazadero line of the O. W. P. Get off at **SYCAMORE ACRES**. The depot is in the center of **SYCAMORE ACRES—40 minutes by electric car.**

**PRICES FROM \$350 UPWARD—15 per cent cash, 15 per cent every three months, 7 per cent interest, 10 per cent off for cash. This is \$100 to \$150 less per acre than any other acreage equally well located.**

**SYCAMORE** is just the place for a general merchandise and feed store.

**NO BETTER OPPORTUNITY**

Call and Get Plats of Sycamore Acres.

## GEO. D. SCHALK

228 STARK STREET Main 392, A-2392

## EAGLE CREST ORCHARDS

## 5 and 10 Acre Tracts

TREES PLANTED AND CARED FOR 3 YEARS

## Price \$350 Per Acre

10 PER CENT DOWN AND MONTHLY PAYMENTS

No Interest

YOUR MONEY SAFE WITH FUTURE PROFITS

## Back to the Farm Co.

COMMERCIAL CLUB BUILDING  
Fifth and Oak, Portland, Oregon