

Land Settlement Commission Completes Model Farm Near Independence

OREGON EVOLVES PRACTICAL LAND SETTLEMENT PLAN

State Again Leads in Completing the First Farm-Home-Business Unit, Located in Polk County.

Again it has been left to Oregon to solve a problem that has been studied all over the United States. This time the state claims the honor of having successfully worked out a practical land settlement plan.

The state through the land settlement commission is basing its claim for this honor through the success that has attended the planning, completion and selling of its first farm-home-business unit two and one half miles south of Independence, Polk county.

RELIFFS ON IN CHARGE

Mr. and Mrs. Leroy C. Rullison took possession of the experimental unit late in November and are now busy trying to make a success at the end of the work. They realize that success will not only be personal, but for the good of others.

LAND COMMISSION FORMED

"At a conference over a year ago the Oregon land settlement commission was formed, and the following board of directors was appointed: Whitney L. Boies, chairman; Emory Olmstead, Charles Hall, G. H. Baker and Robert N. Stanfield.

"Get to the root of the land settlement problem was the policy immediately adopted. After much serious study it was decided that at the bottom of the whole thing was the necessity for adequate financing with easy payment privileges.

"That it was a business and a serious business was recognized almost immediately. It was stated that the reason a successful movement back to the soil was never consummated was because the public did not realize the skill and capital necessary. The result was that numerous failures caused skepticism and lack of interest in others contemplating such a move.

MAKE FARM A BUSINESS

"The commission then decided that the first proposition was the placing of the farm on a business basis. To start the settlement on a business basis it became immediately necessary to properly organize at least one farm-home-business unit that would be typical of the district in which it was located.

"Fifty thousand dollars was appropriated for the commission work during the

last legislature. "The state was laid out in five districts: Eastern, Central and Southern Oregon, Willamette valley and coast section. In each of these districts it is planned to plan an experimental unit. The first developed was near Independence.

"Now complete, the unit contains 83 acres divided into large fields and on the land has been placed a home, barn, chicken house, pig pen, machinery house and all other necessary adjuncts to a farm, finished in a thoroughly up-to-date manner.

EASY PAYMENT PLAN

"With the completion of the unit, the policy of the commission was to place the proposition on an easy paying plan. This meant the placing of the farm on the suburban home basis so that it could be paid for so much down, balance like rent.

"In arranging this system it became obvious that it must be made a going proposition, enabling the buyer to step into the ownership, pay the 10 per cent retaining fee and then beginning the paying off of the farm in annual installments.

"In this manner the farmer was not up against the old time necessity of building and bringing together a successful farm through years of scrimping and toll. The owner of such a unit would have all the facilities he needed to carry on successful farming.

STATE DOES THINKING

"Everything has been built so that every dollar invested gives a dollar's value. The state has done the thinking for the busy farmer, who in his struggle for existence, has little time to do any thinking or planning.

"The man who purchased the first unit was a lieutenant in overseas service. Thus the wish of the legislature to give preference to the ex-service man was carried out. Rullison is experienced in farming and his wife is a graduate of an Oregon college.

"Oregon is handling the farm unit plan so it can be imitated by bankers, real estate dealers or by others. It is not in competition with other interests in the state and has been handling the land settlement proposition as a private corporation exacting the small legitimate profit any individual or corporation would take.

EXPERIMENTS MADE

"The commission has asked other communities to unite on choosing a location which would be typical for development purposes in each district.

"Agricultural experts who have gone over the proposition think that Oregon has started something that will yield real results. Other states have been looking for a solution of the land settlement problem and the Oregon unit is pointed out as the proper example by these agriculturists.

"The pages of 'Oregon Country Life' contain many advertisements of interest to farmers. When answering these advertisements mention The Journal.

TILLAMOOK COUNTY CHEESE REMINDER, IS FINE DAIRY DISTRICT

Under Cooperative System 24 Cheese Factories Enrolled in Creamery Association.

Somewhere when one thinks of Tillamook one invariably thinks of cheese. The nature of the land in Tillamook county is peculiarly adapted to the dairy industry, and this wealthy county is famous throughout the country for the quality of its cheese. This has for the most part been brought about through the remarkable organization and cooperation of the dairymen.

The 24 cheese factories have been enrolled in the Tillamook County Creamery association, under the leadership of Carl Haberlach, who has charge of the buying and selling. Under this cooperative system it has been possible to manufacture a higher grade of cheese, as well as centralize the marketing.

Tillamook had its banner year in 1918, when 4,747,229 pounds of cheese was manufactured, with receipts amounting to \$1,141,793.57, besides the 454,311 pounds of milk that was separated, the cream selling for \$10,522.88.

RECEIPTS ARE HEAVY

This year will be much heavier. It is estimated that more than 6,000,000 pounds of cheese will be manufactured, the estimated receipts being more than \$2,225,000. Besides this, many of the factories have installed apparatus for recovering butter fat which has been lost in previous years by not being recovered from the whey tanks. Last year this recovery was valued at \$20,000.

CHEESE MUST BE GOOD

It used to be that good, had and mediocre cheese all sold as a first grade product. Not so now, however. When a batch does not come up to the high standard required by the inspection, it is placed in the second grade. This insures to the public and jobbers a first class quality that has been recognized as the Tillamook product.

In the fight to keep up with the ever increasing discrimination of public taste the creameries are planning to begin grading according to the richness of the cheese. It will then be possible to purchase various degrees, from cottage cheese to the high class full cream for which Tillamook is especially famous.

ALL HERDS INSPECTED

All of the herds of the county have been inspected and segregated until

there remains none infected with tuberculosis. All herds have been passed in the three government inspections which are required before they are placed on the accredited list. This, with the sanitary conditions which have been imposed, guarantee an absolutely pure product.

At present there are approximately 1000 head of pure bred dairy cattle among the 14,000 head in the herds of the county. In the recent stock show in Portland these prizes won many prizes among competing Holsteins, Jerseys, Guernseys, Red Foles and Ayrshires of other parts of the nation. Drives are being made to encourage the creating of larger and more numerous herds of thoroughbreds.

Many of the large dairymen have discovered that the pure bred is so much more valuable from the standpoint of quantity and the quality of the milk that there is a move starting to get rid of all the scrub sires in the county. Pure bred sires increase the production 50 per cent in the second generation.

BUILT UP DAIRY STOCK It has been found impossible to produce the fine grade stock for the market. The breeders want it understood that they are in the market for thoroughbreds until they have built up their herds to the desired standard.

Everything that can be done for the comfort of the cattle is fast becoming a part of the progress of the county. The ramshackle barns of yesterday have given way to the warm, comfortable barns that are typical of the dairies today. Even the dog, which has so long been the inseparable part of the place, is beginning to disappear. The advent of the milking machine has also increased the production, as well as having made the work around the dairies easier and more agreeable.

The prosperity of the county is most strikingly portrayed by the contentment of the people. There is no marked discontent, labor troubles are known only because they make it difficult to secure the products of other parts of the nation.

Blackberry Tree Had Queer Start But Great Finish

Chehalis, Wash., Dec. 13.—Martin Ricketts of Winlock three years ago planted 12 blackberry plants. The following year they grew until the plants attained the height of 15 feet without a branch and never a sign of a berry. He wrote to the experimental station asking their advice, which he followed to the letter, and which changed his business to almost a tree, the yield being enormous and far beyond his expectations.

The next year he set out slips in three 60 foot rows and this fall increased his blackberry acreage to one fourth of an acre.

Mrs. Ricketts has just closed a contract with the cannery, they having agreed to buy all the berries he could raise for the next 10 years.

Strawberries are now being set out occupying one acre and two acres of loganberries will be set out in the spring under the direction of the Lewis County Canning association.

bureau. Recently crows in the Maupin vicinity swooped down and killed several pigs and a large number of chickens. One expert trapper has killed 35 coyotes since the beginning of the winter season, and will realize about \$700 from bounty and sales of hides.

Electric Lighting On Farm Treated In Breezy Style

The well known writer, F. J. St. John, who contributes to the Country Gentleman, the Saturday Evening Post and many farm publications, has written a very interesting story, which deals with the use of the modern power and lighting plant on the farm. The story, which has been reprinted in attractive booklet form, is entitled, "When the Light Came." It tells of the multiple uses of electricity in work on the farm, and from a new angle. Everyone will find this little story well worth reading, and may obtain the booklet by writing to the farm editor, Oregon Journal.

time for holding the show is to be not later than October 10, which is several weeks earlier than in former years, and it was voted that prizes be granted for fruit exhibits as well as for dairy stock and hogs, since many ranchers on the project are fruit growers. The new officers are: George H. Root, president; P. P. Sullivan, vice president; C. M. Jackson, secretary, and H. T. Frasier, treasurer. The board of directors is composed of the four officers and Frank Waugaman as fifth director.

Spud Growers Buy Klamath Tract Klamath Falls, Dec. 13.—The Weyl-Zuckerman company, growers and distributors of potatoes and onions, is the latest outside corporation to enter Klamath county. This company today purchased 840 acres of land near Midland, five miles south of this city, and next spring will begin active cultivation of the acreage. Further acquisitions of land nearby are being negotiated for.

Big Money In Stump Land

H. G. Hunsicker, of Foster, Wash., pulling a 24-inch log stump with dry log rest out of land cleared.

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H. J. Hunting, Care Parks Bros., Portland, Oregon
(Read "How Harley Made Good" this day next week.)

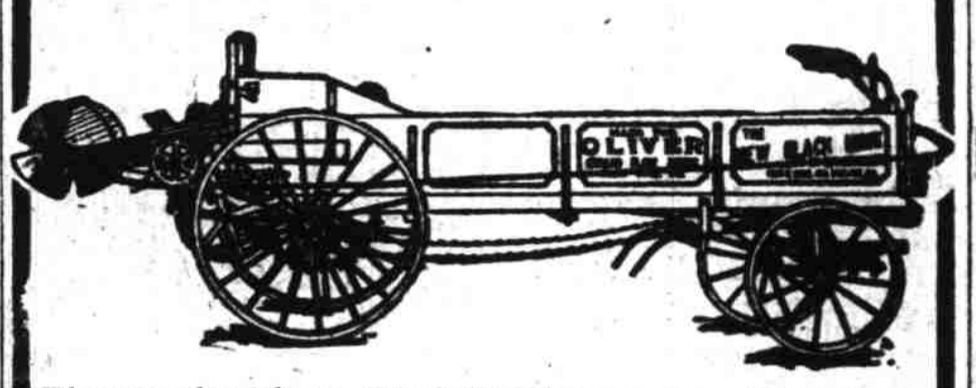
Crows Are Becoming Pests at The Dalles

The Dalles, Dec. 13.—A fight to exterminate predatory animals and birds has been started by the Maupin farm

Hermiston Elects Officers for Show

Hermiston, Dec. 13.—At the annual business session of the Hermiston Dairy and Hog Show association Saturday, officers for the ensuing year were elected.

The New Black Hawk Spreader



The new low down Black Hawk spreader with its large eight-bar steel beater throws the manure from the load in an even continuous flow, and the wide spread attachment thoroughly pulverizes the manure and scatters it evenly. The front axle is of the automobile type and turns to the right or left without altering the position of the axle.

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Millions of people already know Phez, Pure Juice of the Loganberry. This Oregon product has met with national favor. Because of the good will which has been built up for Phez thru persistent and consistent advertising, these people will be interested in the double page spread in the Post announcing the Phez line of Jams and Jellies—the big sisters of Phez. This you will see in the next issue of the Saturday Evening Post.

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