

# PUT HOMES ON WASTE LAND, IS VISITORS' ADVICE

Comfortable farm homes where stumps now reign!

Members of the Chamber of Commerce at the forum luncheon were given first hand information by Dean H. L. Russell of the Wisconsin agricultural college and B. F. Faast, president of the Wisconsin Colonization company and vice president of the federal land bank of St. Paul, on the work being accomplished in Wisconsin in colonization of logged off land.

Russell and Faast are spending their vacation in the West and at the same time studying conditions here where the logged off land problems are similar to their own. They are being piloted by E. T. Benson, manager of the department of immigration and colonization of the Northern Pacific railways.

Local lumber and business men are greatly interested in finding a workable scheme to utilize waste land and bring in desirable families.

### WILL PLACE FAMILIES

The railroads are understood to be willing to give their assistance along this line and promote colonization work. The Northern Pacific has plans afoot to place from 100 to 200 families on three logged-off tracts in Oregon and Washington.

"Any colonization company must have adequate finances to carry the settler through the initial process of getting started," declared Dean Russell. "The settler is a transplanted human plant and he has to be nursed, watched and controlled until he is able to draw nourishment from the soil for himself."

"About 50 per cent of the old Wisconsin colonization schemes failed when the lumber companies tried to operate them. That is too much loss for the travail of soul that goes with it. We have reduced the failures now to 5 or 10 per cent. This stimulated colony development has added 40 per cent to the successes."

### "SERVICE DID IT"

"We are denuding the forests at the rate of 75,000 to 100,000 acres a year, and last year we reduced and reclaimed more land than we converted to cut-over slash. In Sawyer county, Mr. Faast's company has 60 per cent of all the new farmers in the last 10 years and they put them there in the last three years. Service did it."

Russell declared the operations of the state college had saved Wisconsin farmers \$409,000 in the last three years by making cheaper dynamite available for land clearing by buying in carlots and by securing TNT at a cheaper figure. He declared the land-clearing demonstrations reached 50,000 of the 60,000 stump farmers of the state last year and taught them improved methods.

He declared any successful land settlement program must have the fullest cooperation of the banks, the railroads, the state colleges and the state officials. Such combined efforts, he said, had put 100,000 homes of 80 acres each into Northern Wisconsin, with dairying as the mainstay.

### MUST PLEASE WOMEN

"The crux of the world problem," he said, "is to make living conditions suitable to the wife and mother. If the woman on the tract becomes discouraged, it means the end of that job. Men fall down on these tracts because their wives are discontented and lonesome."

The state college comes in here and sends in books and directs community effort. This doesn't remove the hard labor, but it takes the drudgery out of it. Our state will not let the projects go forward on poor land. You must stop the shysters and all skullduggery. You must drive out the scamps and the scalawags. We stopped 1800 men last year who were being sent by Chicago shysters to Wisconsin land that was no good."

According to Russell the Wisconsin plan represents the colonization of waste lands that are suitable for agriculture by private enterprise under state supervision and with the full cooperation of the state agricultural college.

### FEATURES EXPLAINED

It implies licensing of real estate operators, community development and the financing of the settler on long time mortgages, which are security for colonization bonds, the sale of which furnishes funds for further development. The settler pays off his debt in 20 years on amortized payments.

Faast, who started the movement in Sawyer county about 11 years ago, explained some of the general features of the plan as worked out in Wisconsin, as follows:

The company builds the settler a small house and barn, gives him a cow, a pig, a dozen chickens, implements, barbed wire and grass seed with which to begin operations.

If the settler moves on his tract he pays nothing for three years, not even interest, until he gets a good start. At that time he goes on the 30-year mortgage basis.

The financing corporation recently sold \$300,000 of its bonds at 95, paying 6 per cent and running five to 10 years. The company mortgages up to 65 per cent of the value. A 65 per cent mortgage, supervised by the state is worth more than a 50 per cent without state supervision.

### MUST HAVE EXPERIENCE

No lands are included in a project that are not tillable, and no land is to be sold to any buyer without farming experience.

Many settlers clear as much as 20 acres a year, although no amount is specified in the contract.

The company will pay no lumber concern more than \$15 an acre for cutover land. It does not pay the owner cash in full, but spreads payment over 15 years. The settler makes a cash payment of

# BUYERS FROM AFAR FIND PORTLAND JOBBING MECCA



20 per cent when taking possession, and 50 per cent of improvements, stock and tools. He ought to have \$2500 to start with. In two years his tract would be self supporting.

The company loaned 300 families \$200 each last fall to tide them over the winter. The sum is added to the contract.

**SEEDS GIVEN FREE**  
The settler should enjoy a pioneer's profit of 10 to 20 per cent.

The company figures its profit at about 5 per cent.

The minimum acreage for a colonization project is 10,000 acres, and more efficiency can be secured with 50,000 acres.

Development work on the project has cost the company an average of \$1.65 an acre over a five year period.

Free seeds and shrubs were given to 300 homes in a home beautiful contest. Moving pictures visit the community centers on a truck and the state college furnishes a circulating library service.

About 30,000 acres of the original 50,000 have been settled and represent finished land worth \$150 to \$150 an acre. The lumber company sold the land for about \$10 and the settler paid, everything included, \$18 to \$25 an acre.

One man in eight years cleared \$12,000 from his tract. Records for 500 families show that they net \$1,000 a year on an average.

The company puts families on tracts at the rate of about 200 a year.

Faast is of the opinion that many promoters of irrigation districts in the West have made the mistake of not selecting the right type of settlers and of trying to sell bonds before the project was settled or any serious attempt made to care for any settlers.

## BUYERS' WEEK MAY SHATTER 1920 RECORD

(Continued from Past One)

Washburn was the first person to register for the week. Several other Alaska merchants are on the way down, according to Wheeler.

Interest grows stronger in the Ad club oratorical contest to be held at Washington park Wednesday. New names entered for the competition today were Miss Bessie M. Williams of Blackfoot, Idaho; C. E. Johnson of Seattle; L. W. Robbins of Molalla, Or.; Charles Hines of Forest Grove; Fred Samm of Moscow, Idaho; Cecil W. Brown of North Bend and A. O. Bauman of Lewiston, Idaho.

T. B. Linton and Mrs. Linton, managers of the Maui book store at Wailuku, Maui, Hawaiian islands, hold the distinction of having traveled farther than any other merchants to attend the Portland Buyers' week. They are visiting with friends at 1253 East Flinders street and plan to lay in a heavy stock of books and stationery for their Maui store.

Among the visiting buyers who plan excursions to nearby scenic points are W. L. Chandler, president of the National Purchasing Agents' association, and S. F. Woodbury, purchasing agent for the Willamette Iron & Steel works. Both



While merchants from many states and from the territories of Alaska and Hawaii are visitors at Portland's ninth annual Buyers' Week, it is also noticeable that a much larger number are in attendance from Oregon and Washington towns. Above, left to right, J. A. Janelle of Reedsport, Louis Leymour of Gardiner, Paul Bernhardt of Reedsport, Miss Margaret Seymour of Gardiner, Miss Florette Janelle of Reedsport, Mrs. V. J. Krehbel and V. J. Krehbel of Pratum, F. W. Varrelmann and Roderick Varrelmann of Medford. Below, J. A. Gibson of Bend, Mrs. S. M. Walsh and Mrs. A. Hawkins of Pocatello, Idaho; Mrs. J. W. Campbell of Spokane, Wash.

have announced their intention of climbing Mount Hood from Cloud Cap Inn tomorrow. Mr. Chandler is to be the guest of honor at a dinner to be given Friday night at the Crown Point inn by the Portland association.

### DANCE A BIG SUCCESS

The informal dance and reception for visiting buyers and members of their families at the Multnomah hotel Monday night was the first entertainment feature of the week and was eminently successful, according to Vernon Scott, chairman of the committee in charge of the event.

### BIG CROP REPORTED

Visiting merchants from all points in the Northwest report enormous fruit and grain crops and look forward to a record business during the winter. According to Felix Wagner who has represented the Goodman Shoe company as a traveling salesman in the Willamette valley for the past 20 years, there is a larger representation from that section of the state than at any previous buyers' week.

"Bumper crops in the Willamette valley are largely responsible for the heavy buying of merchants in that section," Wagner stated. "Another reason is that many of the merchants held off from buying earlier in the year in the hope

that lower prices would prevail. They are now in the market for large supplies, prices in practically all lines of merchandise having reached normal levels."

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# HATED WOMEN, BUT WED FIVE OF THEM

Indianapolis, Aug. 2.—(I. N. S.)—Because his experience with one woman caused him to "hate all women," Forest Warner decided to "get even" and "marry as many as he could," according to his reported confession to the police.

Warner, alias Hines, alias Willis, alias Venable, had succeeded in "marrying" five without formality of divorce when the latest "wife" suspected him of polygamous proclivities and put the police on the trail, the confession relates. Warner's story, as told by the police, runs like this:

Back in 1889 Warner married Mattie Willis at Greenville, Ohio. Five children were born before he departed and came to Indianapolis.

From an old memorandum book he left behind, "Mrs. Venable" found the name of Pearl Willis, "Wife No. 1," and correspondence followed which led to Warner's arrest.

At the end of the first week of their "marriage," life Warner departed with the last of his bride's \$325 in savings and came to Indianapolis.

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carded her after a week's honeymoon. This time the name was Edward Willis. Then, several weeks ago, he met Martha Lucas, whose age is given as about 35, and "married" her at Vincennes, Ind., giving the name Delbert Venable. At this point "Wife No. 5" takes up the story thus:

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## Missing Bank Thief Located in Canada

San Francisco, Aug. 2.—(I. N. S.)—Charles Hayes, bank chauffeur, who fled nearly a year ago with \$59,000 belong-

## Shoots Girl, Then Turns Gun on Self

Spokane, Aug. 2.—(U. P.)—After shooting Hannah McNeill, 38, to death about 10 o'clock this morning, George Schulz, 50, turned the weapon on himself in a ranch house about four miles south of this city. The man is not expected to live. No motive for the affair could be learned.

### LEWIS PIONEER PASSES

Centralia, Wash., Aug. 2.—The body of Sidney Wallace, aged 63, a pioneer of Lewis county and former resident of Centralia, arrived here Sunday from Tenino where he died Saturday.

**Buyers Attention!**  
Closing out 1000 Waists in Crepe de Chine, Georgette and Pongee, also Pongee Underwear for Women, at remarkably low prices. It will pay you to look these waists over.

**Mayer's Women's Wear, Inc.**  
44 1/2 N. Fourth St., Near Couch

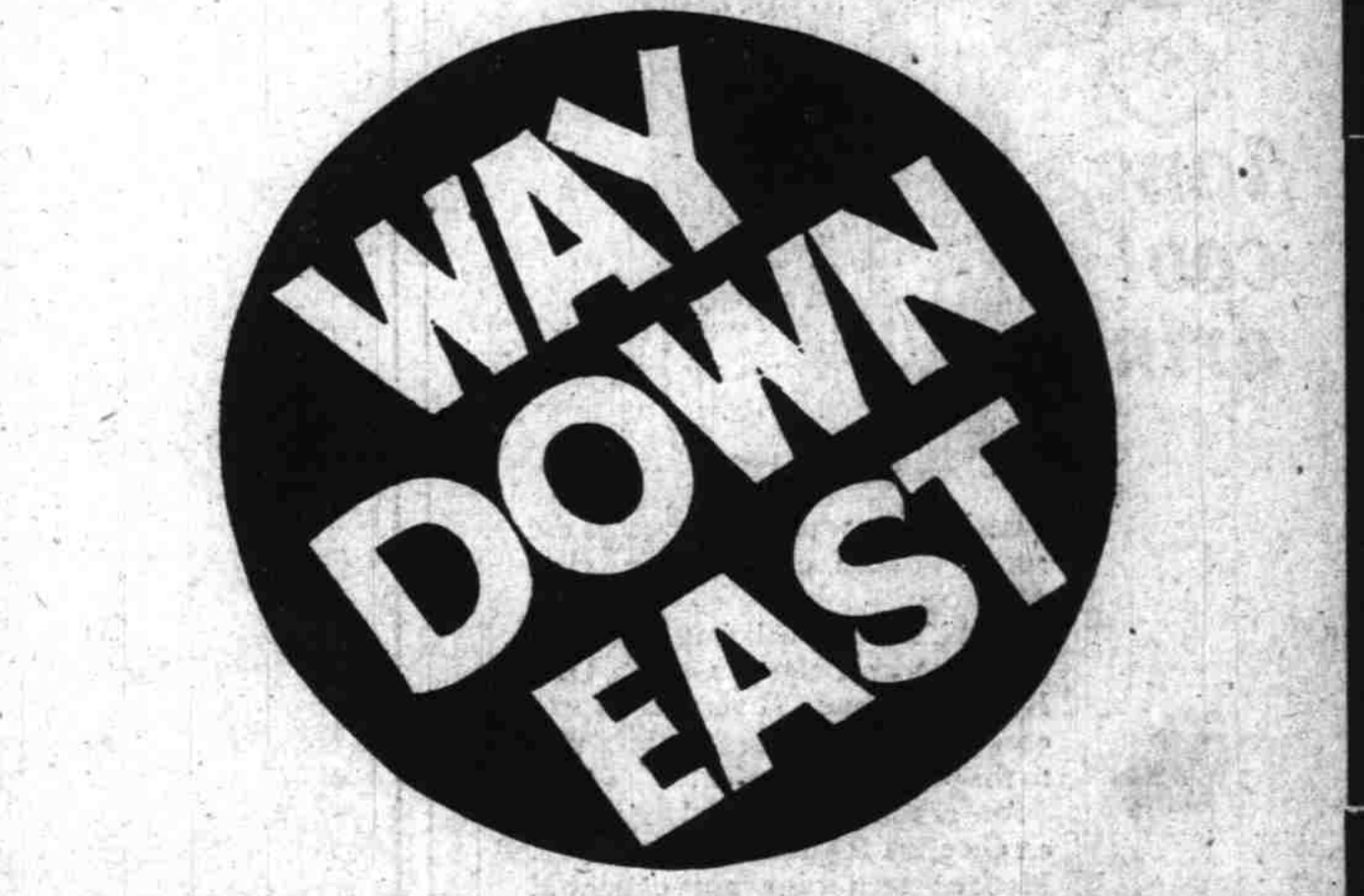
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**THE SENSATION OF SENSATIONS!**  
HUNDREDS WERE TURNED AWAY LAST NIGHT, BUT **2179 PERSONS LAUGHED! SOBBERED! THRILLED! CHEERED!**

**'Neath the Spell of the Screen's Master Mesmerist**

**3 TIMELY TRUTHFUL TIPS TO YOU**  
1ST—IT'S THE GREATEST SHOW PORTLAND'S SEEN!  
2D—TOO BIG, TOO GREAT TO PLAY A LOCAL FILM HOUSE!  
3D—INCOMPARABLE MUSIC TO LIVE LONG IN MEMORY.

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The Picture the World Has Welcomed! —REMEMBER THIS—

NEITHER HINTS NOR HOPES WILL BRING "WAY DOWN EAST" TO ANY LOCAL FILM HOUSE. IT IS A HEILIG SHOW ONLY!

ALL SEATS RESERVED—SELLING FOR BALANCE OF ENGAGEMENT—GET YOURS EARLY

<b>EVENINGS</b>	<b>Plus 10% War Tax</b>	<b>MATINEES</b>
Lower Floor . . . . . \$1.50		Lower Floor . . . . . \$1.00
Balcony, \$1.00 Gallery, 50c		Balcony . . . . . 77c and 50c

(PORTLAND 1925)

**A REFRESHING food on a hot day:**

**"Red Rock" Cottage Cheese**

—fresh daily at your dealer's.

Made only by **RED ROCK DAIRY Hillsdale**

**"A Story of Achievement"**

We have just issued an interesting illustrated folder called "A Story of Achievement"—setting forth the accomplishments of Portland in supporting the upbuilding of one of the largest manufacturing enterprises in this city—The Portland Vegetable Oil Mills Company.

Write us for a copy of this folder. It will interest every resident in Portland who believes in the upbuilding of his own-home city.

**Invitation to Visit Our New Plant**

We extend to the people of Portland, an invitation to visit our new plant now in process of construction. The invitation covers afternoons only during this week.

A guide will conduct parties from our temporary plant office (near entrance) at 2 P. M., 3 P. M. and 4 P. M., and will explain the purposes of the various buildings.

Take Sixteenth Street cars to foot of Twenty-first Street. Automobiles cross Northern Pacific tracks at foot of Twenty-second Street. Plant located on Front Street, north of Nicolai Street (which is extension of Twenty-second Street).

**Portland Vegetable Oil Mills Co.**  
805 Wilcox Building  
H. H. Ward, Finance Director

The drink that fits

—and at Picnics of course you need

**Blitz**

—With its tang and snap.

In Bottles On Draught Everywhere

**THE PORTLAND BREWING COMPANY**