

Continuation of the Slogan Page: Subject This Week, Land, Irrigation, Etc.

MARION COUNTY FRUIT INSPECTOR SHOWS COMPARISONS FAVORABLE TO US

Prune Orchards May Be Had in the Willamette Valley at \$150 an Acre, Against \$1500 an Acre in California, and Pear Orchards Here at \$150, Against \$800 in Neighboring State—General Comparisons

S. H. Van Trump, fruit inspector of Marion county, in an interview last night, said that if it were possible to secure a close comparative estimate of land values all over the Pacific coast, in his estimation, Oregon, and particularly the Willamette valley, would rank higher than any of its neighboring states.

He pointed out that to make an accurate estimate of comparative land values, one must take into consideration not only current prices, but also fertility of soil, labor conditions, cost of production, extent of investment, marketing conditions, and resale value of property.

Basing an estimate on these things it can readily be seen how well the Willamette valley ranks by comparison; for example:

Some Comparisons A prune orchard in the Willamette valley that is in good condition and bearing well, can be purchased for \$150 an acre, while an orchard in as good a location in California can not be purchased for less than \$1500 an acre. The cost of production of the crop and its subsequent marketing is also higher in California, due to excessive irrigation taxes in certain parts of the state and the use of expensive machinery and methods of handling in others. The marketing conditions are as good in Oregon as they are in California, and the price for prunes is just as high.

An investigation of the Bartlett

pear orchards will disclose the same relative condition between the two states. A Bartlett pear orchard can be purchased for \$150 in the Willamette valley as against \$800 for an acre of equally good pear land in California. The reason for the high price of orchard land in California can be traced directly to an artificial condition brought about by the entry of rich interests that have purchased orchards not as a practical business venture but for the mere pleasure of possession. It is this capital that maintains the agricultural condition of the state in its present status, and, though it is not a sound economical condition, if those interests were to be withdrawn the result to California would be disastrous.

General Comparisons All over the United States Mr. Van Trump goes on to say, the agricultural situation is alarming. Farmers are indebted and bonded to their utmost for irrigation projects; taxes are excessive; marketing conditions are not competent; and the consumption of raw foodstuffs does not equal the production.

Perhaps in no other state, however, is this condition so little felt as in Oregon. Here in the Willamette valley, irrigation is not necessary, and though taxes are high they are not excessively so, and the canneries and processing and packing houses take care of all of the fruit grown, thus alleviating the distress from over production felt in other sections.

roots and hay to be used in the dry season or winter months. This is being done in England, where they have a similar climate to ours, so why can't we do the same?

Loganberry Growing

We know of many loganberry growers getting five tons to the acre at 5c per pound or \$100 to the ton. Of course they don't all produce five tons to the acre, but if one can do this movement. Also the \$500 per acre is not all profit. But suppose we take out plenty for cost, say four-fifths, leaving \$100 profit to the acre, this would be 10 per cent interest on a \$1000 per acre investment.

Strawberries and Nuts

Take strawberries, and if you only clear \$50 per acre, this would be 10 per cent interest on \$500 per acre. About 20 years ago several California men came up to Oregon and planted walnuts. We then thought it was too cold for growing walnuts in Oregon. These groves are now worth from \$1,000 to \$2,000 per acre. One of these men was offered \$1,000 per acre for his grove, they being only seedlings at that. He replied, "No, I can't take that when I am getting 10 per cent interest on \$1,500 per acre. This party was selling his nuts for 15c per pound. The market for Franquettes is 30c and filberts pay equally as well.

Peppermint Industry

We think peppermint can be grown at a nice profit, where irrigation can be had, even though at the low price of \$2.50 per pound. Where one can raise 40 pounds to the acre on good river bottom land valued at \$200 one should clear enough to pay 10 per cent. We think, though, in the next five years, the average price should be above \$3 per pound, which should clear 10 per cent interest on \$300 or even \$400 land.

Other Crops

Figs have been quite successfully grown in the past few years, also sweet potatoes. Cherries and peaches have made good profits to the growers. Dairying, hog and poultry raising on diversified farms well managed are making the owner good interest.

I will say, though, that if one handles too much land and does not make every acre produce to its utmost, he can not expect 6 to 10 per cent interest on high valued land. Anyone having access to winter should irrigate so as to double his crops.

F. A. DOERFLER, Farm Advisor, First National Bank, Salem, Ore., June 7, 1927.

POTENTIAL VALUE OF LAND AS HIGH HERE AS IN ANY SECTION OF FIVE OF STATES OF PACIFIC NORTHWEST

So Declares Ivan Stewart, Who Examined the Conditions in Agricultural Districts of These States, in Service of United States Government, Before Coming to Salem—Let Any One Who Wishes to Know Real Land Values Consult With List of Successful Men on the Land Whom Mr. Stewart Names

What is land worth in the Salem district?

Your inquiry regarding the value of land per acre in the Salem district has been received. Due to the wide variation in soil types, it is impossible to make a rule of thumb estimate, and to say that land, in general, is worth \$50 or \$100 or \$200 or \$250 per acre. Before coming to Salem I had an opportunity to travel extensively over the agricultural districts of five of our western states. By way of comparison, I will state without reservation that there is NO SECTION IN ANY OF THESE FIVE STATES which has a greater potential value of land per acre, based on soil, climate, and rainfall, variety of crops which can be successfully grown.

Many Factors of Value

Granting that we do have as productive land as there is in the west, then in trying to place a value on this land we must consider density of population, which creates local marketing outlets for farm produce, and of equal importance is the type of farmer who is on the land. The value of our land must be measured in terms of production, because a farmer gets his pay for what he produces, and for what he is able to sell at an advantage.

Population Makes Value

Why is land in the San Fernando valley, adjacent to Los Angeles, so valuable? Because of the smoke-stacks which makes Los Angeles a great industrial and manufacturing city, and create a tremendous market for milk and butter, meat, eggs, vegetables and fruit. So in turn land in the Salem district will increase in worth in direct proportion to the increase in smoke-stacks in Salem, because they are the basic foundation for city growth.

The Man on the Land

Now let us consider the farmer who is on the land. Hoard's Dairyman reports that our dairy cows in this county average to produce yearly about 160 pounds of butterfat. Darling's Jolly Lassie, down at Pickard's farm produced 1141 pounds fat as a junior 4-year-old. So we see that it is the farmer and the land which together determine what land is worth.

The other day a farmer went on to tell me that there was no money in growing clover, yet I smiled to myself because I happen to

know that Alderman and Son, about 20 miles down the river from Salem, received a check for \$2065 last year from 14 acres of clover seed.

More Specific Cases

Some say that Waldo Hill land isn't worth much, compared to some other sections. I wonder if those people who said that, have ever been out to the farms of C. T. Gilbert and Sons, and Rieck Brothers of Shaw, to see how dairy cows and lime are making that red soil consistently yield 60 and 70 bushels of oats and 35 and 40 bushels of wheat?

The other day P. F. Stolzheise, who lives three miles south of Salem on the highway, told me that during the year of 1925, he kept an average of 653 White Leghorn hens and that they brought him a return of \$2.56 per hen, after paying for all feed. In other words, selling price of eggs, less feed cost, gave a return of \$2.56 per hen per year.

Time did not permit me to get all the figures regarding hog production that I wanted from Hog Brothers over in Polk county and from Cass Nichols, out six miles

east of Salem, but I know from general observation that if we were to measure the value of their land from the production they are obtaining it certainly would rank high.

Here Is a Tip

To those who are really interested in what land is worth in the Salem district, let me give you a tip. It is pretty hard to say definitely what land is worth in this district, because there are so many factors involved. So why not find out for yourself and when time permits drive out and talk with the farmers themselves and the various communities and ascertain what they are doing and what they think land is worth. You will find many mighty good farmers in every one of the communities around Salem and on the spur of the moment I might refer you to such farmers as Ben Simpson and Tom Hampton down on Ankeny Bottom, W. J. Etnier & Son at Jefferson, Warren Gray and Pickard Brothers at Marion, S. A. Riches at Turner, Kirscher Brothers and Nickols & Son on Salem prairie east of Salem, Tom and Harve Walker near the Middle Grove school north-east of Salem, Frazier & Son at Pratum, Henry Welner and the Roth Brothers at Central Howell, Archie Weisner and the Stevens Brothers at North Howell, C. E. Mellwain at the head of Lake Labish, Herman Booster and Jones Brothers at Gervais, A. E. Hughes and H. F. Butterfield at Woodburn, John Fick and Sydney Miller, West Woodburn, H. G. Carl and Octave Voegt at Hubbard, Ed. Scharf and Paul Jones on Mission Bottom, Ed. Hall and son at Keizer school, Fred Auer and Pence Brothers at Rickreall, R. W. Hogard and Sons three miles west of Salem.

IVAN STEWART.

Salem, Ore., June 8, 1927.

(Mr. Stewart is in charge of the information department of the

Chas. R. Archerd Implement Co., Salem. Mr. Stewart's whole work is with the farmers of the Salem district, mostly in Marion and Polk counties. He plans to interview at least two forward looking farmers each day. So he is collecting a mass of most useful information, available in improving the farming conditions of this section.—Ed.)

NO DRY SUBJECT THIS: IRRIGATION INTERESTS

(Continued from page 10.)

of water is used. And our own much lauded Lake Labish, with its million dollar crops, is not due entirely to the composition of the soil, so much as it is to the sub-irrigation furnished by the underlying springs, and, as farmers, much of our hard work and expense is due to the buying and applying of fertilizer, whose chief end is to conserve moisture, as well as stimulate growth.

Having spent my childhood in a country where ditches were taken out high above the farms, with every man owning his own ditch, and having to help kill a few men every morning before breakfast because they would "tap" our ditch, just as we got the water to running good, it has since occurred to me that the only way to avoid that trouble, and to save the natural wastage of water as it would travel through a country perforated with animal "runs," would be to have the stream piped, and under a central body of control.

Since Salem and other valley towns will presently be getting water from the mountains for crinkling purposes, why couldn't the farmers "pass the hat" and so have the carrying pipes enlarged that water for irrigation would be available? And it does not seem too much to hope that the govern-

ment might engineer the job with its usual efficiency, since floods, tornadoses, grasshoppers and what-not have turned the tide of immigration westward to such an extent that we will have a larger population to feed, and certainly more laborers, who will, in turn, help to feed the world.

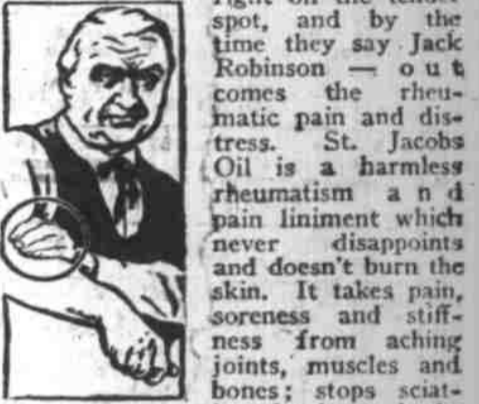
EMBROIDERS FRONT PORCH

WATERBURY, Conn.—Tourists on the Meriden road just outside this city wonder at the old porch decoration on a little house inhabited by "the spider woman."

The occupant, Mrs. Roy C. Warner, tried in vain to grow vines on the porch. When all efforts failed she made a huge spider's web after the design she is fond of using in embroidery. The web is of rope. The giant spider in the middle is made of a stocking stuffed with cotton batting, with legs of telephone wire.

RUB PAIN OUT OF RHEUMATIC JOINTS

For 65 years, millions have rubbed soothing, penetrating St. Jacobs Oil right on the tender spot, and by the time they say Jack Robinson—out comes the rheumatic pain and distress. St. Jacobs Oil is a harmless rheumatism and a pain liniment which never disappoints and doesn't burn the skin. It takes pain, soreness and stiffness from aching joints, muscles and bones; stops sciatica, lumbago, backache and neuralgia. 35 cent bottle guaranteed by all druggists.



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MANY CASH CROPS WILL PAY TEN PER CENT INTEREST ON \$200 TO \$1000 PRICED PER ACRE LAND HERE

Loganberries at 5 Cents a Pound Can Be Made to Produce Enough to Justify \$1000 Land—With Alfalfa and Sweet Clover and Root Crops, Number of Sheep Can Be Increased Ten Fold on Land Here—A Number of Other Concrete Figures by Mr. Doerfler, Farm Adviser of First National Bank

Editor Statesman:

It is our belief that land values in the agricultural district of Salem are by no means exorbitant. It is true that many farms are not bringing interest on the investment, or even producing enough to pay the taxes. Is this the fault of the land or the operator?

Those Days Gone

In our pioneer days when land had a low value, one could make a farm pay by using it for grazing purposes or by raising grain. Those days in the Salem community are practically gone.

A farm well rotated with two years out of three in legume crops and fed back to live stock and the manure well cared for and applied back on the fields, can be sowed to grain which should pay well, but where wheat is sowed it should produce from 30 to 50 bushels to the acre, and oats from 50 to 80 bushels; otherwise, after one figures all costs of putting in grain, taxes, interest and depreciation on the farm, horses, machinery, very little can be made raising grain on land valued over \$70 per acre.

Not Grain Country

Clover seed is one of our best cash crops. This is a crop where one can build his soil while at the same time he is reaping a real harvest. Clover straw, after the seed has been taken out, should be applied back on the fields. This straw contains 40 pounds of nitrogen to the ton.

Our opinion is that the Salem community is not a grain country. We have too many better crops that can be grown. On my farms

of 400 acres, we have raised practically no grain in the past six years.

Too Valuable for Grain

The land in this community with the mild climate, where we raise most any crop imaginable, is too valuable to fool with grain crops that bring from \$5 to \$25 per acre, after figuring off all expenses in producing.

Alfalfa and Sweet Clover

In the past few years we have discovered that we can grow sweet clover and alfalfa. For years many of us claimed these crops could not be grown here, but with the proper liming and inoculation, where needed, we are able to grow them as well as most any where. We have fields of this crop within three to 10 miles of Salem.

Ten Fold Value

In our wild pasture such as the mesquite and mixed grasses, we run probably five sheep to 10 acres. I think I am safe to say that 50 sheep of five to the acre, can be handled on 10 acres, where the fields are divided in the following crops:

One acre in roots for winter use two fields each of three acres of sweet clover; three acres in alfalfa or red clover for hay—the

Patrick Dahlin to Make Trip to YMCA Conference

Leaving Saturday morning for a four-week trip, Patrick Dahlin, pastor of the Mill Street Methodist church and Willamette university student, will attend the student YMCA conference at Seabeck, and an Epworth League convention at Cedar Home, Wash. He will return to Salem on July 6. During his absence his pulpit will be occupied by William Wright, local university student.

Try a Classified Want Ad

Advertisement for insurance featuring dice and the text: 'IF YOU MUST GAMBLE TRY YOUR LUCK SHOOTING SEVEN WITH THE IVORIES BUT DO NOT GAMBLE WITH LIFE—PROTECT YOUR HOME AND YOUR FAMILY—INSURANCE IS THE ONLY SAFE WAY—INSURANCE OF EVERY KIND—BECKE & HENDRICKS Insurance of All Kinds. Tel. 141 Heilig Theater Lobby, 189 N. High.'

Advertisement for PILES treatment, mentioning 'Profit by Others' Experiences' and 'In our many year's specialization in the treatment of Piles and other Rectal and Colon ailments, we have collected a vast amount of data of the most successful methods for relieving the sufferer of this distressing condition...'

Advertisement for 'Blanks That Are Legal' from The Statesman Publishing Co., listing various legal forms like Contract of Sale, Road Notice, Will forms, etc., and providing contact information for the company's legal blank headquarters.

Large advertisement for 'Travel Accident Policy for Statesman Readers \$1.00 ONE YEAR FOR \$100'. Includes details about the policy, how to apply, and contact information for the Statesman Insurance Department.

Advertisement for 'PRIVILEGE CARD FOR NEW SUBSCRIBERS' from the Oregon Statesman, detailing the terms and conditions for new subscribers.

Advertisement for 'APPLICATION FOR OLD SUBSCRIBERS FOR TRAVEL ACCIDENT INSURANCE', providing instructions for existing subscribers to apply for the policy.

Advertisement for 'APPLICATION FOR OLD SUBSCRIBERS FOR TRAVEL ACCIDENT INSURANCE', including a form for subscribers to fill out and return to the Statesman Insurance Department.