

The Cheapest Lands on Earth Are in the Salem District, Comparing Their Present Selling Value With Their Potential Productivity

POTENTIAL VALUES OF LAND AS HIGH HERE AS IN ANY SECTION OF FIVE OF THE STATES OF THE 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

(Ivan Stewart is in charge of the information department of the U. S. Department of Agriculture, in the 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.)

Ivan Stewart is in charge of the information department of the U. S. Department of Agriculture, in the 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.

ners, and these properties can be bought at a price that is far below their real value. Perhaps some small farm properties located close to our larger cities may be held at prices that are more than they should be, and would be hard to make a real profit from the growing of usual crops, yet on these, by planting to sweet cherries, walnuts, filberts, or many other crops, they can be made even of more value than they are now held at. We are completely sold on the good value in Willamette valley farm properties, and with as good care given by the owners as is usually given to farming, we know of no place that will equal the profitable results obtained, and in offering these farms for sale we feel that we are offering something worth the money asked. Farming and stock raising is the hope of the valley and cannot be given too much support.

SALEM REALTY CO. Salem, Or., June 9, 1928.

GLOWING OREGON STORY IS TOLD BY PATTERSON

(Continued from page 1.)

seeds of the conflict which was to determine whether the Oregon country should be developed into homes for American frontiersmen or retained as a vast game preserve for British trappers. Re-enforcing the American claims were the missionaries who had braved the perilous trip to the Pacific Coast to bring the message of Christianity and civilization to the Indians. The historical authenticity of the story may be questioned, but it is consistent with the character of those pioneering men of God and inspiring to believe that they went forth to answer the call carried by four Indian chiefs who made the long, weary journey from the Oregon country to St. Louis in quest of the white man's Book of the Great Spirit.

From Jason Lee, Marcus Whitman, and their associates in the missionary field came back word of a land favored for farmer and homemaker, with rich soil, mild climate, forests of pine and fir, mineral wealth, unlimited waterpower, all the natural resources to insure a prosperous state.

Then the Covered Wagons. Was this land of opportunity to be the dependent colony of a distant king, or a unit in the great American republic? That question was in the balance in 1843, and it was to throw their weight in the side of the United States as well as to seek pleasant and prosperous homes for themselves that adventurous pioneers assembled at Independence, Missouri, to launch what has been called one of the most remarkable migrations in the history of mankind. This was the caravan of 1843 when nine hundred men, women and children set forth in covered wagons to cross a continent and win a wilderness.

In all of American history there is no tale more dramatic than that of the great march to Oregon. American hearts are still moved by the gallantry, the endurance, the unequalled fortitude of those countless pioneers who ventured forth among hostile tribes, across pathless plains into an unknown land. Many of you who listen tonight must have had among your forebears connections who took part in the expedition. Perhaps some of you have in your attic letters which came back from the Oregon country. If so, they are precious souvenirs of one of the greatest acts in the drama of national expansion which established the United States on the Pacific coast.

Then American Government. The arrival of the wagon train changed the small American territory in the Oregon country to an overwhelming one, and re-enforced, beyond contention, the provisional government instituted at Champeau on May 2, 1843, when, by the narrow margin of two cleared themselves for American allegiance. Then followed a steady stream of pioneers and frontiersmen who struggled across the plains, toiled over the Isthmus or sailed perilously around the Horn to reach the country which offered such rich promise for the future. Territorial government was established in 1848, and on February 14, 1859, the state of Oregon was admitted to the Union.

In the '80s came the railroads and ended the isolation which had forced Oregon pioneers to rely for the development of their state on their own resourcefulness and their own ingenuity. Now the Panama canal has removed any distinction between the Atlantic and Pacific shores of America. Man has taken wings and spanned between dawn and dusk the distance over which the pioneers toiled for weary months. The coming of the motor car has renewed traffic on the Old Oregon Trail, and over it a new caravan is traveling to rediscover the great beauty, the wonderful climate, the varied and rich resources of the land which called the pioneers.

Our Oregon of the Present. You, who know Oregon only on the map, picture to yourselves a great territory of 98,699 square miles, twice as large as New York state, one and one-half times as large as the whole of New England. This vast region is cleft north and south by the Cascade mountains into two divisions entirely dissimilar as to soil, climate and scenery. West of the mountains is a land perpetually green, with verdant hills, moss carpeted forests, streams running between borders of alder and willow, and fertile valleys which produce everything that will grow in the temperate zone except citrus fruits. East of the Cascades the land is russet and gold, with huge wheat fields, timbered areas of sheep, tawny foothills which are a profit for mineral wealth, and high deserts where irrigation has brought thousands of acres into productivity.

For many, Oregon casts its first spell as a vacation land. We offer the motorist one of the best developed highway systems in the nation, on which we have spent one hundred million dollars in the last ten years. Many miles of hard surface, long reaches of carefully maintained oiled macadam, and a well knit plan of forest and market roads make motoring delightful in any section of the state.

A Natural Playground. Oregon has all the elements of a natural playground—a rugged and beautiful seashore, timbered mountain ranges and lofty snow-peaks, blue lakes in upland meadows, ageless forests, rushing streams, peaceful valleys—never-ending variety of splendor.

The gorge of the Columbia, where the great river cuts through the Cascades, contains some of the most beautiful scenery in the world, and the building of the Columbia River Highway along the Oregon shore has made this route accessible by motor as well as rail. By a loop connection you may turn from the Columbia highway, skirt Mount Hood, and ever perfect roads return to Portland, having, in an easy day's journey, enjoyed magnificent river views, plunging waterfalls, glacier-fed streams, and a stately mountain lifting its snow-capped peak eleven thousand feet into the heavens.

To the south are the Oregon Caves—the "marble halls" of Oregon, which fascinate with their intricate geological formation. Crater Lake, bluest gem of all inland waters, has a great national park dedicated to its indescribable beauty. Along the ocean shore the Roosevelt highway offers wonderful vistas of mountains, forests and sea. The Dalles-California highway branches from the Old Oregon Trail and takes the visitor into central Oregon, where vast distances and superb views of an amazing array of snow-capped peaks, there are lava beds of ancient origin, and there the Deschutes winds a sinuous course through a defile which has been called the Grand canyon of the northwest. Eastward lies Walla Walla lake, exquisite in a setting of lofty mountains. Nearby, in the heart of the cattle country, is the scene of the Pendleton Round Up where each year thousands of visitors gather to witness surprising feats of horsemanship and recapture the spirit of the old west, which belonged to the Indian and the cowboy.

In every corner of our state you will find unequalled and unspoiled natural beauty. You will be impressed as every visitor is by the profusion of wild flowers which crowd close to the roadways and by the gardens which surround even the humblest homes.

A Sportsman's Paradise. Oregon has game and fish to delight the sportsman's heart. There are bears in the wooded hills and deer in the forests. In the wilder land you may come upon an occasional cougar or mountain cat, and if you think you have exhausted all the thrills known to sportsmen, you may bring down your cougar with bow and arrow. Sage hens and rabbits live on the plains, grouse in the timbered foothills; ducks and geese abound on the marshes, sloughs and lakes, and colorful Chinese pheasants flourish in every country. Along any route through the state you will find beautiful mountain streams and lakes where a fly may be cast with success for every variety of trout. In the lower Willamette are the greatest salmon trolling grounds in America, and the steelhead salmon is the gamest fish in the world.

Whether your individual preference be for fishing, hunting, motoring, mountain climbing, sport bathing, tramping over forest trails, or for golf in the cities or on scenic courses overlooking the ocean, Oregon will supply you with a perfect vacation. And her pleasures are not reserved for the rich man who can afford elaborate equipment and extensive leisure. Recreational opportunities are easily available for those who enjoy by all people at a minimum of effort and cost.

And Our Climate. The climate is mild and pleasant. I want here, to correct the mistaken impression that Oregon is a land of excessive rainfall. In western Oregon we have an average annual rainfall of about forty-two inches, which is not more than the average rainfall of New York state or most of the Mississippi valley states. The summer climate is ideal, and in winter there is little freezing weather. Roses bloom in the open when most of the world is snow bound. The great mountain range separates eastern Oregon from the immediate influence of the ocean, and the air there is drier, with less rainfall. The winters are colder, although the cold is not excessive. Our state is entirely free from devastating storms that endanger life and destroy crops.

In Oregon men may live closer enough to nature to enjoy her beauties, and at the same time have all the advantages of civilization and culture. Our cities are pleasant and prosperous, with schools, churches and libraries of high standard, and other evidences of civic pride and progress. The state generously supports an excellent university, one of the largest agricultural colleges of the nation, and two state normal schools.

Wonderful Forest Resources. Foremost among our natural assets are the wonderful forests which cover our mountain ranges and foothills. We have four hundred billion feet of standing timber, one-fifth of the standing timber of the United States, more than any other state in the Union. Oregon's characteristic tree, the towering Douglas fir or Oregon pine, is known the world over. Port Orford cedar, which is found nowhere else in North America, is an extremely valuable wood greatly desired in the Orient because its natural oils resist the attacks of insects. During the World War the nation turned to Oregon for Sitka spruce for airplane stock, and this demand has increased with the development of air traffic. In eastern and central Oregon are vast stands of pine, and in the Klamath basin the advent of two transcontinental railroads has opened up one of the greatest pine lumber manufacturing districts in the country. Beautiful myrtle wood, which is found elsewhere only in Palestine, grows in southwestern Oregon. Heavy stands of spruce, hemlock, fir and poplar, combined with an ample supply of pure soft water, guarantee the expansion of the paper pulp manufacturing industry which is already well established. No appreciable inroads have been made on our timber, and with a constructive policy of conservation and reforestation, lumber will be a permanent source of great wealth for Oregon.

FARM PROPERTY PRICES LOW HERE Compared With Potential Values, They are Lowest in the Country

The price of farm property in the Salem district is low, compared to what it produces or may be made to produce. It is lower than elsewhere in this country, is the confident claim of D. D. Sokolofsky, local realtor.

In many cases farmers put in a fall crop of oats and vetch which is harvested in the spring in time to put in corn which will make fine ensilage; there are very few places if any that have a climate that will do this," stated Mr. Sokolofsky to a Statesman representative yesterday. Continuing, Mr. Sokolofsky stated that the prices of suburban tracts near Salem are high in accordance to what they will produce, but that the prices here are not anywhere near equal to those of the east and middle-west.

great awakening. We on the west coast are in direct touch with a forward movement that involves over half the human race. Two hemispheres which have heretofore communicated across the Atlantic are now rapidly developing a new commercial intercourse which, when it reaches its culmination will mean commerce on the Pacific to rival that on the Atlantic.

Eight hundred million people in India, China and Japan are opening up markets for the motor cars, the sewing machines, the vacuum cleaners, the radios, all the prod-

When electrical power will be applied to every branch of industry, commerce and transportation, Oregon has one-sixth of the potential hydro-electric power of the United States, most of it undeveloped, which means immeasurable industrial possibilities for the future.

And Our Transportation. Strategically located at the confluence of two great navigable rivers, the Willamette and the Columbia, where a water grade route is a guarantee of lower freight rates, Portland's excellent fresh water harbor makes her the key port for that vast inland empire, the Columbia Basin territory. Connecting the port with the Pacific ocean at Astoria is a channel 300 feet wide, with a minimum depth of 30 feet. The federal and local governments have spent nearly 50 million dollars on improvement of the waterway to the sea and in the construction and equipment of the modern wharves, docks and elevators necessary for the maintenance of a port of the first importance. A brief glimpse of the shipping situation at the port of Portland will give a picture of the whole state's productivity.

Portland is the leading lumber export city of the world. It leads all other ports in the United States in the exportation of American grown wheat, and in flour it is among the leading exporters. The port is second only to New York City in the shipment of apples, and canned goods move from here to all the civilized nations of the globe. Other products shipped are eggs, prunes, flax, peppermint oil, iron and steel products, copper slabs, zinc, furniture, doors and windows and hundreds of manufactured articles destined for the Orient or coastal regions. Where six steamship lines served the port a few years ago, now there are 50 established lines, which connect with four transcontinental railroads. Exports from Portland to foreign countries have nearly doubled in value in the past three years. Last year the harbor cleared 1679 ocean going vessels carrying tonnage of 5,110,000 to all the markets of the world.

35,000 People in 25 Years. During my lifetime the population of Oregon has expanded from 40,000 to one million people, multiplying itself more than 20 times. I am ready, therefore, to believe that they are not dreamers but seers who foretell a population of thirty-five million people on the Pacific slope within the next 25 years. Heretofore the active theater of commerce and trade has been in the Atlantic and Mediterranean. Now Asia, that continent of tremendous distances, vast human resources and potential natural wealth almost unbelievable in extent, is at the beginning of a

acts of western invention, which your factories are turning out to the east and middle west. Our western ports are the natural water stations en route to unexploited markets across the Pacific.

Land of Diversity, Country of Opportunity. You who know Oregon on the map, note our strategic position on the western seaboard. On direct line westward from the upper valley of the Mississippi the mountains are lower than to the north or the south. The Columbia gorge marks the easiest way to the Pacific. We are a logical gateway for Oriental trade. In addition, our navigable inland waterways are a perpetual guarantee of equitable freight rates for the distribution of our products to all the ports of the world.

Detailed information about Oregon and its resources may be obtained on page 18.



DIXIE HEALTH BREAD
Ask Your Grocer

DEPENDABLE WELDING
Electric and Acetylene
C. D. OPPEN
Phones: 372; Res. 2086-J
695 Mill St. Salem, Ore.

Whe-Ta-Lon
A Superior Breakfast Food
A Trial Will Convince You
Whe-Ta-Lon Cereal Co.
M. A. BUTLER, Manager
Telephone 1090-W

Otto F. Zwicker, Prop. Phone 1154
SALEM FLUFF RUG & MATTRESS FACTORY
New Mattresses Made to Order
Old Mattress steaming and re-making. Carpet cleaning, fitting, sewing and sizing.



Fluff Rugs of all sizes made of all kinds of old carpets.
South 13th and Willamette Sts.

Oregon Pulp & Paper Co.
—Manufacturers of—
BOND — LEDGER — GLASSINE
GREASEPROOF — TISSUE
Support Oregon Products
Specify "Salem Made" Paper for Your Office Stationery

Capitol Bargain and Junk House
105-145 Center Tel. 398
All Kinds of Junk Bought and Sold
Anything from a Needle to a Steam Engine
CASH PAID FOR RAGS, BOTTLES, BARRELS, OLD PAPER, CARPETS, IRON, WOOL, FELTS, GRAPE ROOT, CHITAM BARK, PEPPERMINT OIL, ETC.

Larmer Transfer & Fuel Company
We handle Castle, Gate, King, Rock Spring Coal and Gasco and Diamond Briquets
Also coal specially designed for chicken brooder use.
TELEPHONE 930

Air Painting
DONE WITH A GUN
M. B. Sanderson
1144 North Cottage

BRING IN YOUR NEW WHEAT
And exchange it for hard wheat patent flour, or any of our long list of milling specialties. We do custom grinding. We supply what you need for what you have.
CHERRY CITY MILLING CO.
Salem, Oregon.
461 Trade St. Phone 318

FARM VALUES LOW HERE, CONSIDERING PRODUCTION AND MARKETING FACILITIES

When the Wheat Farmer Here Was Getting \$1.16 Net, the Idaho Farmer Was Netting Only 68 Cents a Bushel—Dairying and Sheep Raising Sure Winners, and Even Small Properties Near Larger Cities Can Be Made to Be Worth More Than Their Present Selling Costs

Editor, Statesman: The opportunities offered to the prospective buyer of farm land and stock ranches in the Willamette valley are very interesting when value of such property is taken, with our market conditions as well as transportation facilities, which are about the best that can be found, as compared with conditions elsewhere.

Farm property in this valley, when given reasonable care, as it would have in any other farming locality, will produce as much per acre as any other place, and for the farm products you have a local market wherein the farmer does not need pay for marketing all the profit that he may have in his crop. When Oregon wheat was selling for \$1.16 per bushel net to the local farmer, as good wheat was selling net to the Idaho farmer at 68 cents per bushel, the difference being the cost of marketing. For the valley grain, the hogs or the cattle, there is a market at hand that will be adequate for all the production possible in the valley.

DO IT AT ONCE SEE
CAPITOL REALTY COMPANY
INCORPORATED
SENATOR HOTEL BLDG. SALEM, OREGON
—For—
HOMES — FARMS
BUSINESS OPPORTUNITIES — INVESTMENTS
TIMBERLANDS — INSURANCE

Are Sure Winners. Dairying and sheep raising on the larger ranches are sure winners. The arrival of the wagon train changed the small American territory in the Oregon country to an overwhelming one, and re-enforced, beyond contention, the provisional government instituted at Champeau on May 2, 1843, when, by the narrow margin of two cleared themselves for American allegiance. Then followed a steady stream of pioneers and frontiersmen who struggled across the plains, toiled over the Isthmus or sailed perilously around the Horn to reach the country which offered such rich promise for the future. Territorial government was established in 1848, and on February 14, 1859, the state of Oregon was admitted to the Union.

SEE W. E. MOSES
For Farms, City Homes, Exchanges, General Insurance, and Loans

GIDEON STOLZ CO.
Manufacturers of Vinegar, Soda Water, Fountain Supplies
Salem Phone 26 Ore.

SALEM NAVIGATION COMPANY
Water Transportation
Portland—Salem
Telephone 967

W. W. ROSEBRAUGH COMPANY
Manufacturers of Warm Air Furnaces, Fruit Drying Stoves, Smoke Stacks, Tanks, Steel and Foundry Work, Welding a Specialty.
17th & Oak Sts. Salem, Ore.

Keep Your Money in Oregon — Buy Moments Made at Salem Oregon
CAPITOL REALTY COMPANY
J. C. Jones & Co., Proprietors
All Kinds of Monumental Work
Factories and Offices
2310 S. Com'l. Opposite I. O. O. F. Cemetery, Box 21
Phone 689 Salem, Oregon