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

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 held at. We are completely sold are probed for mineral wealth, States Government, Before Coming to Salem-Let Any on the good value in Willamette and high deserts where irrigation One Who Wishes to Know Real Land Values Consult With valley farm properties, and with has brought thousands of acres List of Successful Men on the Land Whom Mr. Stewart as good care given by the owners, into productivity.

(Ivan Stewart is in charge of duced 1141 pounds fat as a junior the profitable results obtained, the motorist one of the best dethe information department of the 4-year-old. So we see that it is and in offering these farms for veloped highway systems in the Chas. R. Archerd Implement com- the farmer and the land which to- sale we feel that we are offering nation, on which we have spent pany, Salem. His whole work is gether determine what land is something worth the money ask- one hundred million dollars in the with the farmers of the Salem dis- worth.

trict, mostly in Marion and Polk The other day a farmer went on is the hope of the valley and can- hard surface, long reaches of carecounties. He is a sort of super to tell me that there was no mon- not be given too much support. | fully maintained oiled macadam, county agriculturist. Though ey in growing clover, yet I smiled Marion county has no official to myself because I happen to Salem, Or., June 9, 1928. county agriculturist, three of the know that Alderman and Son Salem banks maintain men on about 20 miles down the river GLOWING OREGON STORY their staffs doing full time work from Salem, received a check for along the lines of such officials in \$2065 last year from 14 acres of other counties. H. R. Crawford clover seed.

More Specific Cases

is the man representing the Ladd & Bush bank. Robert Shinn Some say that Waldo hill land works for the United States Na- isn't worth much, compared to tional, and Frank Doeffler is kept some other sections. I wonder if

lem district?

Your inquiry regarding the value of land per acre in the Salem district has been received. Due to' Before coming to Salem I had an general observation that if we opportunity to travel extensively were to measure the value of over the agricultural districts of their land from the production power, all the natural resources five of our western states. By way they are obtaining it certainly comparison, I will state without would rank high.

Aservation that there is NO SEC-TION IN ANY OF THESE FIVE To those who are really inter-tant king, or a unit in the great STATES which has a greater po-ested in what land is worth in the \text{ymerican republic?} That que & Oregon Trail and takes the visitor tential vales of land per acre. Salem district, let me give you a tion was in the balance in 1843, based on soil, climate, and rain-tip. It is pretty hard to say defi- and it was to throw their weight

Many Factors of Value Granting that we do have as out for yourself and when time adventurous pioneers assembled of ancient origin, and there the productive land as there is in the permits drive out and talk with at Independence, Missouri, to west, then in trying to place a the farmers themselves and the launch what has been called one va'ue on this land we must con-various communities and ascertain of the most remarkable migra-Mer density of population, which what they are doing and what they tions in the history of mankind creates local marketing outlets for think land is worth. You will find This was the caravan of 1843farm produce, and of equal im- many mighty good farmers in ev- when nine hundred men, women portance is the type of farmer who ery one of the communities around and children set forth in covered is on the land. The value of our Salem and on the spur of the mo- wagons to cross a continent and the scene of the Pendleton Round land must be measured in terms of ment I might refer you to such wiff a wilderness. production, because a farmer gets farmers as Ben Simpson and Tom In all of American history there his pay for what he produces, and Hampton down on Ankeny Bot-is no tale more dramatic than that ing feats of horsemanship and to tor what he is able to sell at an tom, W. J. Etner & Son at Jeffer- of the great march to Oregon.

Why is land in the San Fernan- at Turner. Kirschner Brothers the unequalled fortitude of those ado valley, adjacent to Los Angeles, and Nichels & Son on Salem praivaluable? Because of the rie east of Salem, Tom and Harve forth among hostile tribes, across smoke-stacks which makes Los Walker near the Middle Grove, Angeles a great industrial and school northeast of Salem, Frazier land. Many of you who listen tomi sufacturing city, and create a & Son at Pratum, Henry Weiner remendous market for milk and and the Roth Brothers at Central butter, meat, eggs, vegetables and Howell, Archie Weisner and the lem district will increase in worth C. E. McIlwain at the head of some of you have in your attics fruit. So in turn land in the Sa-Stevens Brothers at North Howell, in direct proportion to the increase Lake Labish, Herman Booster and letters which came back from the in smoke-stacks in Salem, because Jones Brothers at Gervais, A. E. they are the basic foundation for Hughes and H. F. Butterfield at precious souvenirs of one of the Woodburn, John Fick and Sydney

Miller, West Woodburn, H. G., The Man on the Land Now let us consider the farmer Carl and Octave Voget at Hubwho is on the land. Hoard's bard, Ed. Sharf and Paul Jones coast. Dairyman reports that our dairy on Mission Bottom, Ed. Hall and cows in this country average to son at Keizer school, Rred Auer produce yearly about 160 pounds and Pence Brothers at Rickreall of butterfat. Darling's Jolly Las- R. W. Hogg and Sons three miles sie, down at Pickard's farm pro- west of Salem.

FARM VALUES LOW HERE, CONSIDERING PRODUCTION AND MARKETING FACILITIES

When the Wheat Farmer Here Was Getting \$1.16 Net, the Horn to reach the country which trolling grounds in America, and has produced 12 of the 30 gold Idaho Farmer Was Netting Only 68 Cents a Bushel-Dairy- offered such rich promise for the the steelhead salmon is the gaming and Sheep Raising Sure Winners, and Even Small future. Territoial government was est fish in the world. Properties Near Larger Cities Can Be Made to be Worth established in 1848, and on Feb-More Than Their Present Selling Costs

cal market wherein the farmer prospective buyer of farm land all the profit that he may have in forced Oregon pioneers to rely for on scenic courses overlooking the platinum and mercury. In the The opportunities offered to the does not need pay for marketing and stock ranches in The Willam- his crop. When Oregon wheat the development of their state on ocean, Oregon will supply you non-metallic line we have clay ette valley are very interesting was selling for \$1.16 per bushel taken, with our market conditions wheat was selling net to the Idaho Panama canal has removed any rich man who can afford elaborate concrete. Much Portland cement as well as transportation facilities, farmer at 68 cents per bushel, the distinction between the Atlantic equipment and extensive leisure is manufactured. Quicksilver which are about the best that can difference being the cost of mar. and Pacific shores of America. Recreational opportunities are be found, as compared with con- keting. For the valley grain, the Man has taken wings and spanned ensile available that they man he hogs or the cattle, there is a mar Farm property in this valley, ket at hand that will be adequate tance over which the pioneers of effort and cost.

would have in any other farming the valley. Are Sure Winners locality, will produce as much per acre as any other place, and for Dairying and sheep raising on

the farm products you have a lotthe larger ranches are sure win-

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SEE

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HOMES — FARMS BUSINESS OPPORTUNITIES - INVESTMENTS TIMBERLANDS — INSURANCE

ners, and these properties can be tirely dissimilar as to soil, climate beauties, and at the same time ant waterpower. Eighty nation-

as is usually given to farming, we For many, Oregon casts its first kflow of no place that will equal spell as a vacation land. We offer scenery.

ed. Farming and stock raising last ten years. Many miles of SALEM REALTY CO.

IS TOLD BY PATTERSON

(Continued from page 1.)

in the field by the First National those people who said that, have or retained as a vast game pre-bank. Mr. Stewart was asked to ever been out to the farms of C. bank. Mr. Stewart was asked to ever been out to the farms of C. write an article for this issue on T. Gilbert and Sons, and Rieck the potential values of our farm- Brothers of Shaw, to see how dairy ing lands, compared with their cows and lime are making that red the perilons trip to the Pacific. actual selling values at the pres-soil consistently yield 60 and 70 (coast to below the Pacific the Cascades, contains some of actual selling values at the pres-soil consistently yield 60 and 70 Coast to bring the message of the most beautiful scenery in the ent time. He has been too busy, bushels of oats and 35 and 40 Christianity and civilization to the world, and the building of the Co-Indians. The historical authenother duties. But Mr. Stewart The other day P. F. Stolzheise, ticity of the story may be queswate an article under this head who lives three miles south of Salast year, and it is worth reread- lem on the highway, told me that the character of those pioneering By a loop connection you may ing by those who saw it then; and during the year of 1925, he kept men of God and inspiring to beit is of especial interest to new an average of 653 White Leghorn lieve that they went forth to ancomers and new readers. Follow- hens and that they brought him a swer the call carried by four Ining is what Mr. Stewart wrote a return of \$2.56 per hen, after payweary journey from the Oregon joyed magnificent river views.

Same district?

Same district district

Spirit. Time did not permit me to get From Jason Lee, Marcus Whitthe wide variation in soil types, it all the figures regarding hog pro- man, and their associates in the is impossible to make a rule of duction that I wanted from Higg missionary field came back word thumb estimate, and to say that Brothers over in Polk county and of a land favored for farmer and land, in general, is worth \$50 or from Cass Nichols, out six miles homebuilder, with rich soil, mild gon, which fascinate with their \$100 or \$200 or \$250 per acre. east of Salem, but I know from climate, forests of pine and fir. mineral wealth, unlimited water-

Was this land of opportunity to be the dependent colony of a disdistrict, because there are so many well as to seek pleasant and prosfactors involved. So why not find perous homes for themselves that

son. Warren Gray and Pickard American hearts are still moved Brothers at Marion, S. A. Riches by the gallantry, the endurance night must have had among your part in the expedition Perhaps tional expansion which established

Then American Government The arrival of the wagon train jority in the Oregon country to an overwhelming one, and reenfoed, beyond contention, the provis-Champoeg on May 2, 1843, when, by the narrow margin of two ruary 14, 1859, the state of Ore- ence be for fishing, hunting, mogon was admitted to the Union.

In the '80 s came the railroads and ended the isolation which had trails, or for golf in the cities or their own resourcefulness and with a perfect vacation. And her for general ceramic work, lime their own ingenuity. Now the pleasures are not reserved for the gypsum, coal, sand and gravel for between dawn and dusk the dis-enjoyed by all people at a minimum eastern Oregon. when given reaspnable care, as it for all the production possible in toiled for weary months. The coming of the motor car has renewed traffic on the Old Oregon is traveling to rediscover the great

> land which called the pioneers. Our Oregon of the Present state, one and one-half times as Roses bloom in the open when large as the whole of New Eng. most of the world is snow bound, land.. This vast region is cleft The great mountain range separnorth and south by the Cascade ates eastern Oregon from the im-

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some small farm properties located with verdant hills, moss carpeted pleasant and prospens, with Portland is the second largest close to our liger cities may be forests, streams running between schools, churches and libraries of primary wool market in the Unitheld at prices that are more than borders of alder and willow, and high standard, and other evidence ed States. In the state are seven they should be, and would be hard fertile valleys which produce ev- es of civic pride and progress. The large woolen mills, one worsted to make a real profit from the erything that will grow in the state generously supports an ex-mill, the only one in the west, growing of usual crops, yet on temperate zone except citrus cellent university, one of the larg- and knitwear mills from which Compared With Potential these, by planting to sweet cher- fruits. East of the Cascades the est agricultural colleges of the na- the output is widely known. ries, walnuts, filberts, or many land is russet and gold, with huge tion, and two state normal Woolen fabrics and products of other crops, they can be made even wheat fields, timbered areas of schools of more value than they are now and sheep, tawny foothills which

and a well knit pin of forest and market roads make motoring delightful in any section of the

A Natural Playground

Oregon has all the elements of Port Orford cedar, which is found 40,000 employes. determine whether the Oregon mountain ranges and lofty snow- greatly desired in the Orient be- plied to every branch of industry, to those of the east and middlecountry shiuld be developed into peaks, blue lakes in upland mead-cause its natural oils resist the commerce and transportation. Ore-west. homes for American frontiersmen ows. ageless forests, rushing attacks of insects. During the gon has one-sixth of the potential

the most beautiful scenery in the Oregon shore has made this route turn from the Columbia highway. skirt Mount Hood, and ever perfect roads return to Portland, havplunging waterfalls, glacier-fed streams, and a stately mountain lifting its snow-clad peak eleven

Caves-the "marble halls" of Ore intricate geological formation Crater Lake, bluest gem of all inland waters, has a great national park dedicted to its indescribable heauty. Along the ocean shore the Roosevelt highway offers won derful vistas of mountains, forests and se's The Dalles-California highway branches from the Old into central Oregon, where are of an amazing array of snow capped peaks. There are lava bed

To the south are the Oregon

great welath for Oregon.

Great In Agriculture

Other Great Wealth

es in southern and western Ore-

state is a leader in the develop-

gon Jersey cows hold the world's

butterfat production records in a

the Columbia are caught the fin-

pack for 1926 had a value of over

clude gold, silver, copper, iron,

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between the consumer section and

the field of production. We are

beginning to take the place that

is rightfully ours by reason of ac-

cessible raw material and abund-

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called the Grand canyon of the northwest. Eastward lies Wal lowa lake, exquisite in a setting of lofty mountains. Nearby, i the heart of the cattle country Up where each year thousands o visitors gather to witness surpris recapture the spirit of the old west, which belonged to the Indi an and the cowboy.

In every corner of our state you will find unequalled and unspoile. natural beauty. You will be im pathless plains into an unknown pressed as every visitor is by the profusion of wild flowers which crowd close to the roadways and by the gardens which surround ev en the humblest homes. A Sportsmen's Paradisc

Oregon has game and fish to Oregon country. If so, they are delight the sportsman's heart There are bear in the wooded hilland deer in the forests. In the wilder land you may come upon the United States on the Pacific an occasional cougar or mountain cat, and if you think you have ex hausted all the thrills known to your cougar with bow and arrow Sage hens and rabbits live on the plains, grouse in the timbered foothills; ducks and geese abound ional government instituted at on the marshes, sloughs and lakes and colorful Chinese pheasants flourish in every country. Along clared themselves for American any route through the state you allegiance. Then followed a will find beautiful mountain steady stream of pioneers and streams and lakes where a fly may ment of pure bred livestock. Orefrontiersmen who struggled across be cast with success for every vathe plains, toiled over the Isthmus riety of trout. In the lower Wilor sailed perilously around the lamette are the greatest salmon majority of divisions and Oregon

Whether your individual prefer- est salmon in the world. The toring, mountain climbing, surf \$6,000,000.

And Our Climate The climate is mild and pleasant. I want, here , to correct the Trail, and ever it a new caravan mistaken impression that Oregon is a land of excessive rainfall. In beauty, the wonderful climate, the western Oregon we have an avervaried and rich resources of the age annual rainfil of about fortytwo inches, which is not more than the average rainfall of Nev-You, who know Oregon only on York state or most of the Missisthe map, picture to oyurselves a sippi valley states. The summer great territory of 96,699 square climate is ideal, and in winter miles, twice as large as New York there is little freezing weather. mountains into two divisions en mediate influence of the ocea: and the air there is drier, with less rainfall. The winters are colder, although the cold is not excessive. Our state is entirely

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2210 S. Cem'l, Opposite 1. O. O. F.
Cemetery, Box 21 endanger life and destroy crops. In Oregon men may live closs Phone 689 enough to nature to enjoy her

woolen goods, machinery, remanu-

Oregon may call you first by her factured lumber products such as unexcelled charm as a playground, doors and ready cut houses, venbut you will not visit us without eers, shingles, furniture, store fixbeing impressed by agricultural tures, condensed milk and cheese as varied as the climate, soil, and items are included in the nationbeing manufactured.

Foremost among our natural as- There are in the state about five sets are the wonderful forests thousand manufacturing plants. which cover our mountain ranges including saw mills. Exclusive of and foothills. We have four hun-saw mills, which are scattered all dred billion feet of standing tim- over the state, the greater portion fine ensilage; there are very few ber, one-fifth of the standing tim- of the manufacturing is centralized ber of the United States, more in the metropolitan areas, Port- that will do this," stated Mr. Socothan any other state in the Union. land, with its 1200 plants produc- lofsky to a Statesman representa-Oregon's characteristic tree, the ing \$250,000,000 worth of goods tive yesterday. Continuing, Mr. towering Douglas fir. or Oregon annually, and disbursing \$55. Sokolofsky stated that the prices pine, is known the world over. 000,000 in annual payrolls among of suburban tracts near Salem are

and beautiful seashore, timbered an extremely valuable wood when electrical power will be ap- here are not anywhere near equal World war the nation turned to hydro-electric power of the United great awakening. We on the west States, most of it undeveloped, plane stock, and this demand has which means immeasurable industrial possibilities for the future. air traffic. In eastern and central

And Our Transportation Strategically located at the conand in the Klamath basin the adfluence of two great navigable are now rapidly developing a new vent of two transcontinental railrivers, the Willamette and the commercial intercourse which, roads has opened up one of the Columbia, where a water grade when it reaches its culmination! greatest pine lumber manufacturing districts in the country. Beau-route is a guarantee of lower will mean commerce on the Pacfreight rates, Portland's excellent ific to rival that on the Atlantic. tiful myrtle wood, which is found elsewhere only in Palestine, grows fresh water harbor makes her the in southwestern Oregon. Heavy stands of spruce, hemlock, fir and supply of pure soft water, guaran-Pacific ocean at Astoria is a chantee the expansion of the paper nel 300 feet wide, with a minimanufacturing industry mum depth of 30 feet. The federal which is already well established, and local governments have spent No appreciable inroads have been nearly 50 million dollars on immade on our timber, and with a provement of the waterway to the constructive policy of conservasea and in the construction and tion and reforestation, lumber equipment of the modern wharves. will be a permanent source of docks and elevators necessary for the maintenance of a port of the first importance. A brief glimpse East of the Cascade mountains of the shipping situation at the are the vast fields which last year port of Portland will give a picproduced 25,000,000 bushels of ture of the whole state's producwheat. There, too, are broad ranges for the great herds which tivity.

make Oregon a leader in the livestock industry and one of the export city of the world. It leads foremost wool producing states in all other ports in the United States in the exportation of American Favored by a long growing sea- grown wheat, and in flour it is on of 200 to 210 days, we have a among the leading exporters. The diversity of farm products which port is second only to New York safeguards us against the ills of City in the shipment of apples. agricultural communities which and canned goods move from there are confined to limited crops. In to all the civilized nations of the various sections of the state are globe. Other products shipped are grown such specialties as walnuts eggs, prunes, flax, peppermint oil, and filberts, strawberries and lo- iron and steel products, copper ganberries, lettuce, celery, brocco- slabs, zinc, furniture, doors and i and onions, figs, cranberries, windows and hundreds of manugrapes, apricots, and peppermint, factured articles destined for the Among the important crops which Orient or coastal regions. Where help to bring the annual value of six steamship lines served the port (Pregon agricultural produce up to a few years ago, now there are 56 \$175.000,000 are hay, oats, barestablished lines which connect ey, alfalfa and potatoes. Oregon with four transcontinental rails famous for apples, pears, cherroads. Exports from Portland to ries, prunes and hops. More than io canneries in the state last year foreign countries have nearly douurned out \$16,000,000 worth of bled in value in the past three Dregon fruit and vegetables for years. Last year the harbor clearshipment all over the world. Flax ed 1679 ocean going vessels carwhich is raised there is equal to rying tonnage of 5,110,000 to all he best produced in Ireland and the markets of the world.

Belgium. European mills are 35,000 People in 25 Years During my lifetime the populaisking for Oregon fibre and last year we shipped 297 tons to Ire-tion of Oregon has expanded from land, England and Scotland. Two 40,000 to one million people, mulflax mills in the Willamette val- tiplying itself more than 20 times. ley are a nucleus for what will I am ready, therefore, to believe develop into a very important in- that they are not dreamers but seers who foretell a population of thirty-five million people on the Conditions are favorable for Pacific slope within the next 25 poultry production, and shipments years. Heretofore the active theaf eggs go to the east and Eurter of commerce and trade has ope by means of refrigerator cars been in the Atlantic and Mediterand steamers. Dairying flourishranean. Now Asia, that continent of tremendous distances, vast hugon, where the grass is green the year around, and cheese made in our coast counties has won high ural wealth almost unbelievable awards in national contests. The in extent, is at the beginning of a

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the Salem district is low, comand industrial resources which are and a variety of miscellaneous pared to what it produces or may be made to produce. It is lower gateway for Oriental trade. I ally advertised commodities now than elsewhere in this country, is the confident claim of D. D. Socolofsky, local realtor.

fall crop of oats and vetch which is harvested in the spring in time to put in corn which will make places if any that have a climate high in accordance to what they a natural playground—a rugged nowhere else in North America, is The world is entering an era will produce, but that the prices

> 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

Eight hundred million people in key port for that vast inland em- India, China and Japan are openpire, the Columbia Basin terriing up markets for the motor cars, poplar, combined with an ample tory. Connecting the port with the the sewing machines, the vacuum cleaners, the radios, all the prod-

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ucts of western invention, which

of Opportunity

You who know Oregon on th map, note our strategic positio on the western seaboard. On direct line westward from the up per valley of the Mississippi th The price of farm p perty in mountains are lower than to the north or the south. The Colum bia gorge marks the easiest wa: to the Pacific. We are a logica addition, our navigable inland waterways are a perpetual guar antee of equitable freight rate "In many cases farmers put in a for the distribution of our prod ucts to all the ports of the world Detailed information about Oregon and its resources may be (Continued on page 18)



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