

GREAT OPPORTUNITIES IN THE STATE OF OREGON

Rich Undeveloped Resources in Every Line of Endeavor Invite Investment.

By Thos. McCusker, Portland, Oregon.

It is said that opportunity knocks once at every man's door. If that be true, she is playing a tango at the present moment on the doors of every farmer in the eastern and middle-western states, who is not satisfied with the long cold winters and the longer dry and hot summers of these less favored localities. On the door of every man or woman who desires to better his or her condition physically or financially. On the door of everyone who has money to invest, and is seeking to place it to the very best possible advantage.

I question if there is another state in the union that offers the golden opportunities for investment where such large returns are assured as can be found in Oregon. Not only to the farmer is the way open to wealth, but to the banker, manufacturer, railroad builder, miner, fruit grower and to any other vocation, and those who have been so fortunate as to cast their lot in the most favored state have been amply repaid both in cash and wealth.

Oregon is one of the large states, having about 35,000 square miles within its borders, or nearly 62,000,000 acres. Of this 35,000,000 acres are in timber, and such timber! gigantic forests, comparable with which the forests of the east and south are tiny patches. It is said the four counties in Oregon contain the largest forests in the world.

Only 3,000,000 acres are in farms and not all of that in cultivation. We have a population of little more than half a million and one fourth are in Portland and a large percent of the balance in smaller towns, consequently those who till the soil are numerous, notwithstanding for the population and area under cultivation we are the largest producers in the world.

We are the largest grower of hops, producing nearly as much as the balance of the United States.

We are the next to the largest wool growers, the largest producer of mohair, the largest shipper of lumber, Portland ranks second as an exporter of wheat, and has on several occasions been in the lead. We rank well on stock, fruit, potatoes, and dairy products, etc., to say nothing of the products of our mines which are quite extensive. We produce nearly every metal known and I believe have the only deposit of nickel on the Pacific coast.

All of our industries, however, are as yet in their infancy, and it remains only for capital to come in and develop them and the returns will be magnificent.

Portland is rated as the wealthiest city of its size in the United States, and it might be asked why she does not supply the capital for the development of the state. In answer I will say that there is a limit to all things, and the millions that are required to finance the great volume of business flowing through our ports keeps our money on the jump, but it is in a very healthy condition as it is a very poor dollar in this country that does not earn seven or eight per cent.

There is a great opportunity here for outside money; money that in the east goes begging at three and four per cent. I would guarantee to earn not less than six and up. In the way of railroad building there is some activity now, as eastern capital has awakened to the fact that in this particular field money can be made. And still there is room. Just look at the map of Oregon and you will see that in central Oregon there 56,000 square miles without a railroad, some of the finest country in the world lying idle

for lack of transportation facilities.

There is much work to be done in the way of irrigation, but we have millions of acres of arid land that would be a Garden of Eden if it had water. This also awaits capital.

Perhaps better opportunities are open in Oregon for the farmer, and particularly the farmer of limited means, than can be found anywhere else, as this is justly termed the poor man's paradise. Here we have a climate that is uniformly mild, having neither the extreme heat nor cold of the east or middle west. You neither freeze to death nor die of sunstroke, and cyclones are unknown. In winter we have rain instead of snow, but the rainfall is not so great as in the eastern states, though it covers a longer period. Most of the plowing is done in the winter and spring, and such a thing as crop failure is unknown. Stock too can graze the year round.

There is a demand for everything that can be raised, and the market is always good. To illustrate, the freight charge on the pork product from the eastern states to Portland is about \$150,000 per year, which would mean more than one million dollars worth of goods.

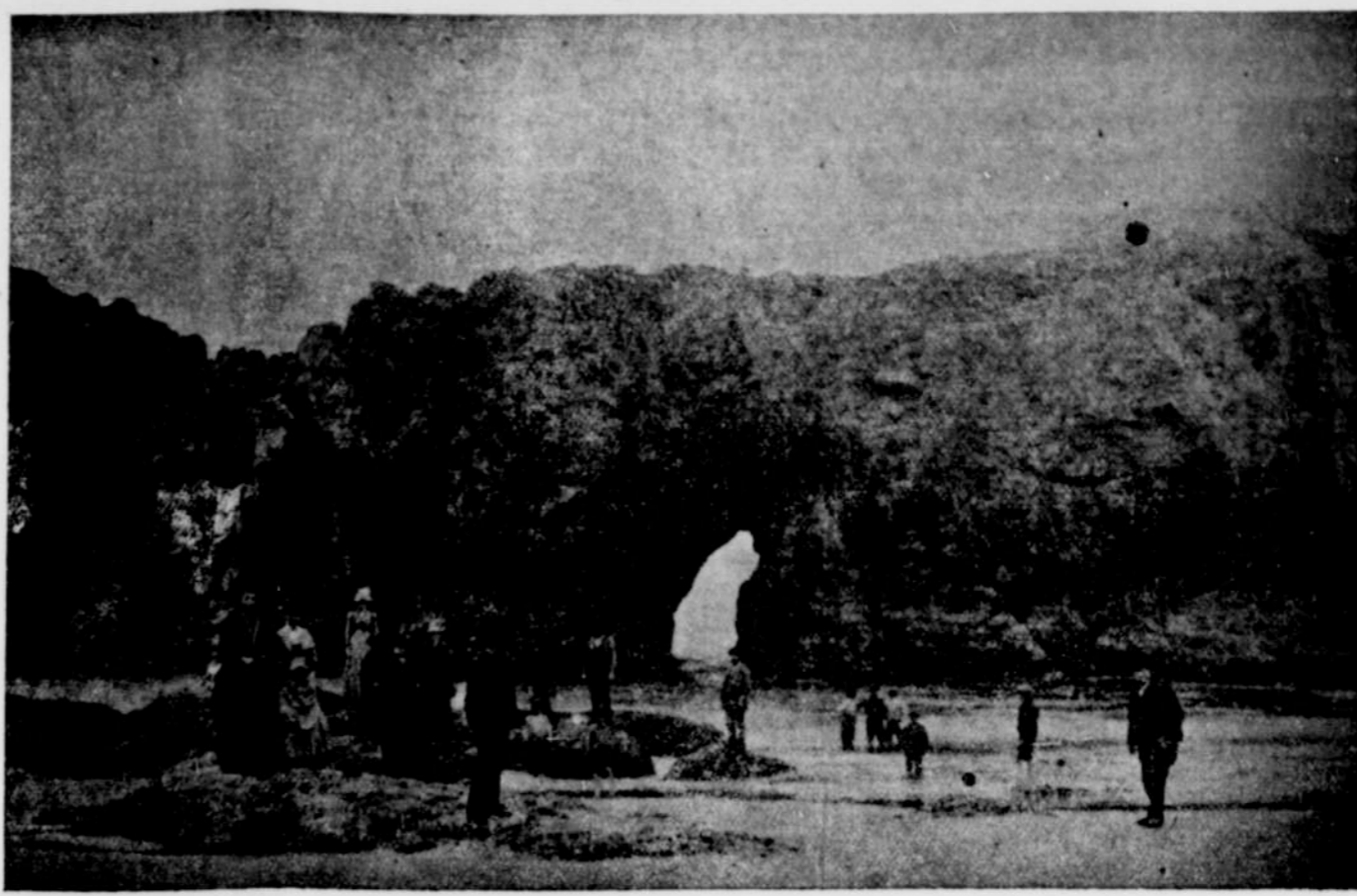
Chickens, turkeys, eggs and butter are shipped from the east in car loads and all these things can be produced here better than in the east, but owing to our limited population, particularly in the country, the supply does not equal the demand, hence I say the opportunities for the small farmer are great.

The man from the east who is accustomed to prairie or level land might be frightened at our hills, but these same hills which can now be had at a nominal figure, will pay a better revenue than land that sells for \$100 or 150 per acre in the east, for the reason that they will produce as fine a grape as can be found in any country. At present grape culture is conducted in a very small way, but some day we will supply the world. There are many things which I could point out to the prospective homeseeker that would be to his benefit, as I was for a number of years connected with the Southern Pacific Company, and as a consequence gained a knowledge of the country and its possibilities, but time and space forbid; nevertheless I will be glad to answer any communication and impart such information as is desired by those contemplating coming to this country.

Fishing an Important Industry in Coos County.

Salmon fishing is one of Coos county's important resources. Coos Bay and the Coquille river have an excellent run of Chinook, silverside and steelhead salmon of excellent quality, and the government hatcheries, which have been established on South Coos river and Coquille river insure a continuance of a good run. There are at present three canneries and two cold storage plants handling these fish in season. Large quantities of steelheads are also shipped to Coos Bay from the Umpqua and Rogue rivers and packed by the cold storage plant in Marshfield.

There are also two clam canneries and two crab canneries, which find a ready market for their product. An experiment has recently been made in freezing Coos Bay clams in the same manner as eastern oysters, which meet with ready sale. A company is now preparing to handle Coos Bay clams in this manner on a large scale, with every indication of success.



CAVE ROCK, BANDON BEACH.

Coos County Dairy Industry.

Coos county is pre-eminently a dairy country; its mild climate, abundant rainfall and wealth of soil making it especially adapted to dairying and stock raising. Better climatic conditions cannot be found anywhere; rain takes the place of snow in winter, and showers come near enough to gather in summer to keep the foot hills and pasture ranges green with native grasses 100 days round.

The immense fertility of the numerous small valleys and river bottoms coupled with a mild climate and frequent rainfall, make it certain that the dairying industry will become one of the most important of her various resources. With abundant feed for the winter months—when the price of dairy products is at the highest notch—Coos county dairymen have a great advantage over their competitors in less favored sections. Besides the saving in expenses for feed, the equable climate avoids the necessity of constructing expensive buildings for housing and sheltering stock, nor is extra feed required to keep the animal warm, as is the case in colder climates.

This is one of the important industries of the county, as the excellent pasturage throughout the year, and the absence of snow or severe storms render the feeding of stock cattle unnecessary. Besides supplying the local demand, thousands of cattle are shipped from Coos county annually.

Hogs—The rapid increase and development in the dairy industry in connection with which the hog is a by-product, favors the raising and feeding of swine. Each creamery has continually a band of hogs fattening

on the skim milk and other waste products.

Angora goats—The generous showers, mild climate, and responsive soil of Coos county peculiarly adapt it for the Angora goat. No where is browse more plentiful or more nourishing. Oregon is second in the list of States in the production of mohair, but this is one of the newer, tho' rapidly growing, industries of Coos county.

Coos County has:

- The finest harbors between San Francisco and Puget Sound.
- Four hundred square miles under land with coal.
- Forty million feet of merchantable timber.
- Great natural resources in diverse branches.
- Balance of trade always very largely in its favor.
- Cheap freight rates by sea to all Pacific ports.
- Cheap fuel and power for manufacturing plants.
- Its own lumber, coal, food, wool and leather.
- Cheap lands in abundance.
- Good wages for workmen in each each month.
- Equable temperature, insuring bodily comfort.
- Healthfulness, especially absence of fevers and malaria.
- Cheap lumber, making improvements inexpensive.
- Diversity of products, giving variety in occupations.
- Abundant rainfall, guaranteeing crops and water.
- Good schools within reach of every home.
- Good county government, honestly administered.
- An honest, peaceful, law-abiding population.
- It has not:
- Irrigation, with its expense and litigation.
- Spanish grants to cloud titles and bar settlement.
- Railroad land grants to interfere

Waldvogel's Market

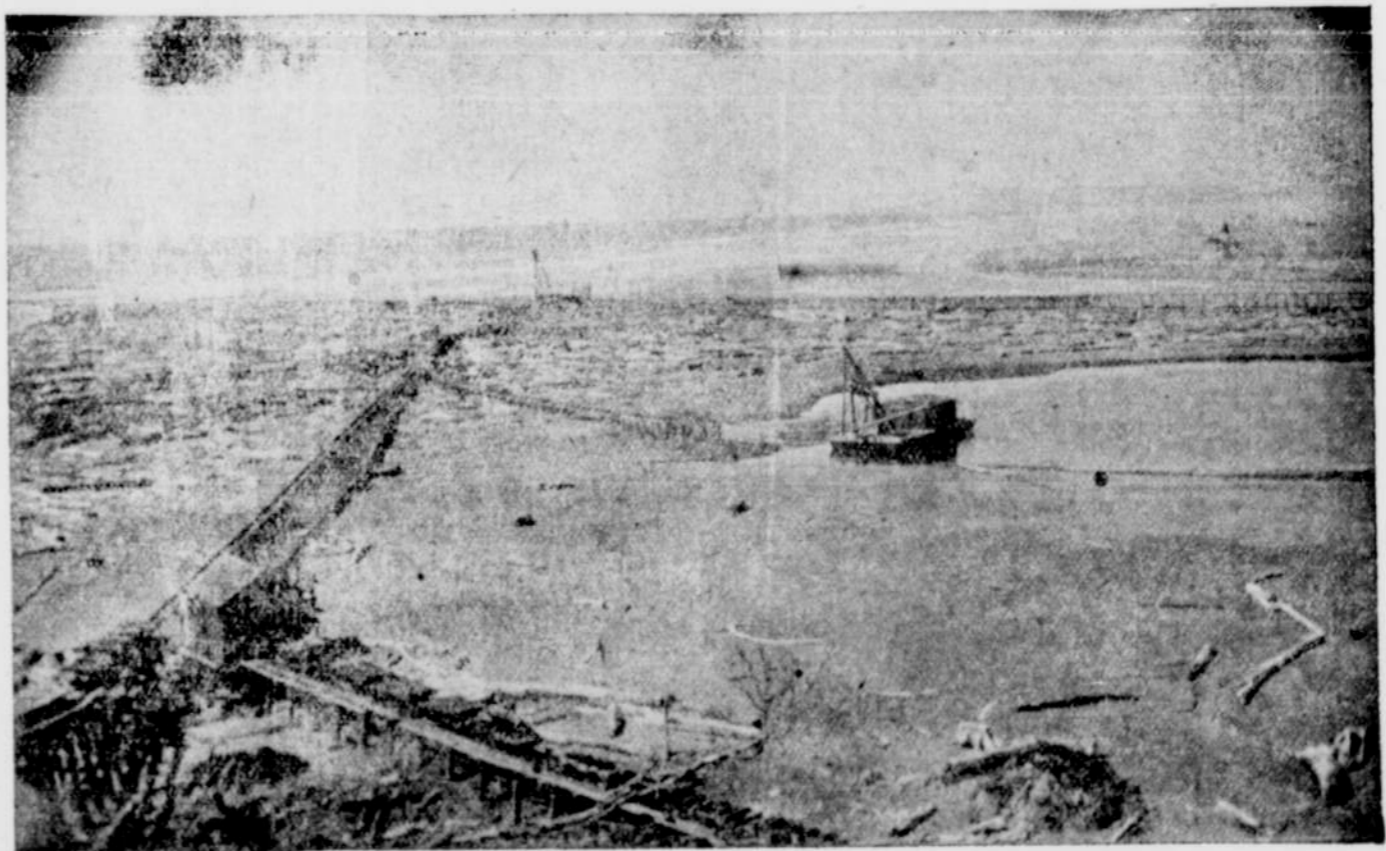


All kinds of fresh and cured meats. Lard and tallow, poultry and eggs, fruit and vegetables. Next door to postoffice.

J. WALDVOGEL & SON, Proprietors.

BANDON, OREGON.

- with progress.
 - Cooling methods, to destroy apples.
 - Colorado beetles to destroy potatoes.
 - Summer thunder storms to interfere with harvests.
 - Long winters when stock must be fed.
 - Severe frosts to destroy vegetation.
 - Crop failures, from any cause whatever.
 - Cyclones, blizzards, tramps or strikes.
 - It needs:
 - A railroad to connect it with the world.
 - More manufactures, in nearly all lines.
 - Capable, energetic settlers, who mean business.
- OUTDOOR LIFE.
- Coos county is truly the sportsman's paradise. In this section, elk, deer, bear, cougar, lynx, coon, beaver, and other wild animals, which are fast becoming extinct, still roam the woods at the headwaters of the Coos and Coquille rivers in large herds. As many as fifty of these noble animals have been seen in a single herd in this locality within the past year.
- The various rivers and sloughs and the sand hill lakes, of which there are a large number, abound in trout, shad and salmon, while the bays teem with flounder, perch, tom cod, sardines, crabs, etc., while the tidal flats abound with clams of many varieties. Deep sea fishing on the banks outside is beginning to form an important industry, in addition to affording excellent sport to daring anglers.
- Wild ducks, geese, brandt and snipe are found in countless numbers, in the various sloughs and rivers, as well as in the sand hill lakes, where water fowl remain all summer and rear their young. Quail, grouse and pheasants are also numerous in the river valleys and foot hills.



OLD GOVERNMENT WORKS, BANDON.