

Independence Oregon

The Garden Spot of the Willamette Valley.

A Few Facts Relative to the Willamette Valley, Polk County and Independence.

THE SOIL

The soil in the Willamette Valley is either a sandy loam or dark alluvial deposit and the depth varies from 2 feet to 100 feet deep. The soil around Independence and tributary is rich and especially adapted to raising Hops, Dairying and diversified farming.

PRODUCTS

The products include almost everything grown in the temperate zone. Hops, Grains, Corn, Grasses, Vegetables and Fruits. Thousands of acres are being set out to Apples, Prunes, Peaches, Pears and Berries, all yielding abundantly, and finding ready markets.

AGRICULTURAL

Polk County is admirably adapted to general farming. The Rich Soil, Fine Climate and Abundant Rainfall, makes crops sure. Crop failures here are unknown. Clover, Wheat, Timothy, Vetch, Rape, Orchard Grass and Alfalfa grows fine, making three crops in one year.

FORESTS

In Polk County we have thousands of acres of fine Fir, Oak, Maple, Ash, Alder and Balsam. This will make cheap fuel for wood for years to come.



MAIN STREET, INDEPENDENCE, OREGON

CLIMATE

Oregon's climate is unsurpassed—no extreme heat, no extreme cold, and no disagreeable winds; winters are very mild, being tempered by warm, soft rains from November until March. Snow is a rarity in this part of Oregon.

DAIRYING

Dairying and Stock Raising are prominent features of this county. The farmers find it very profitable; abundance of pure water, no blizzards, no flies.

MARKETS

Are Portland, Seattle, San Francisco, Alaska, Philippine Islands, China, Japan, Australia and Europe. Ships are being daily loaded at Portland with our products for these markets.

INDEPENDENCE

Is located on the west side of the Willamette river, on the Southern Pacific railroad, 70 miles south of Portland and only 12 miles from Salem, the State Capital, and has a population of about 1800. We have six churches, a public school and a high school, the best creamery in the state, sash and door factory, flour mills, hotel, National bank, and is the Hop Center of the world.

INDEPENDENCE raises over 3,921 acres of Hops within a radius of six miles, which produces yearly about 588,150 pounds of Hops, which if sold on the present market at 19 cents per pound would bring the huge sum of \$111,748. Hop men annually pay out for hired labor the sum of \$41,170.50, employing an army of men, women and children the year round.

1.—1020 acres, 4 miles from town of 1600 people, 150 acres Bottom Land 50 acres under plow; 100 more has been plowed, 400 acres Piling and Saw Timber, balance fine Pasture Land all fenced goat tight. 9 room house, 3 good stock barns. Fine stock and goat ranch. Creek and several springs on place. Snap at \$20.00 per acre, 1-4 cash, long time at 5 per cent.

2.—781 acres, all located on fine gravelled road, with 3 complete sets of buildings and about one half under plow. Fine springs on this and would be fine for orchard purposes or general farming. Price only \$70.00 per acre, 1-2 cash balance long time at 7 per cent. Only 6 miles from Independence and one mile from R. R. station and depot.

3.—554 acres, 6 miles from Independence, 350 acres under plow, balance pasture and timber. Several fine springs; located on a fine gravelled road. Fine 8-room house, barns, out buildings. Would make fine orchard land or O. K. farming. Price \$65.00 per acre on terms of 1-2 down long time on balance at 7 per cent.

4.—515 acres, 5 1-2 miles from Independence, 345 acres under plow. One of the finest farms in Polk county. Good house, barn and out buildings; some fine springs. Located on good gravelled road, and would make fine orchard land. Price \$65.00 per acre. Terms: one-half down, time on balance at 7 per cent.

5.—320 acres 8 miles from Independence, 280 under plow, balance timber and pasture, 40 acres of this is bottom land, all fine grain or clover land. House and barn all new and up to date. Water system, Railroad and depot on place. Price \$85.00 per acre on terms.

6.—288 acres 7 miles from Independence. House and barn, 250 acres under the plow, balance pasture land, only 2 miles from steam motor line and is one of the best buys in Oregon at \$65.00 per acre. Good terms.

7.—300 acres joins Independence, all fine bottom land covered with timber, all fine hop, alfalfa, or pea and garden land. This overflows in extreme high water, but no wash. A snap at \$65.00 per acre on good terms.

8.—176 acres 6 miles from Arlie, miles from Independence, barns and

out buildings, no house, 49 acres under the plow, balance pasture and timber. This is a snap at \$60.00 on terms to suit.

10.—207 acres 6 miles from Independence, 20 acres under the plow covered with timber enough to pay for the place, all under fence. Place is quite rolling, but would make a good stock and goat ranch. Price per acre \$32.00. Terms to suit.

11.—205 acres, 70 acres under the plow. Balance timber and pasture. Good house, barns, several springs, and a creek on the place. Fine stock and goat ranch, only 4 miles from R. R. and town of Arlie. Price only \$50.00 per acre, one-half cash, balance 5 years at 5 per cent.

12.—160 acres 3 miles from Independence. One of the best improved farms in Polk county. Fine stock and farm, fine house and barns with good cement floors. Can't all be plowed, located on fine gravelled road only 7 miles from the state capital. Price \$100.00 per acre. Terms \$3000 cash, balance to suit at 7 per cent.

13.—153 acres 2 miles from Independence on a fine county gravelled road. Good house and barns, wood enough on place for posts and wood for several years. Practically all under the plow and a bargain at \$85.00 per acre on good terms.

14.—140 acres, 4 miles from Independence. Good house and barns, good orchard and all under plow. This place lays gently rolling and would make fine orchard land or is fine for farming. There are 4 springs on this place and its a bargain at \$75.00 per acre, on terms of 1-2 cash balance long time at 7 per cent.

15.—120 acres, all under the plow and the finest land in Oregon. All fenced and in fair state of cultivation; county road on two sides of this place and a fine location. Price \$100 per acre on terms. No improvements.

16.—105 acres, all under the plow and one of the best and most productive farms in the Willamette valley, all under fence and located on good gravelled road, 2 1-2 miles from Independence. No improvements except an old house and orchard on place. Price \$85.00 per acre on terms of 1-2 down, long time at 7 per cent on balance.

17.—100 acres, 3 miles from Independence, very fine rich land, and wood enough on place for family; wood and fence posts for years to come. Good gravelled road on two sides and all fenced; no improvements. Price only \$65.00 on terms of 1-2 down, balance long time at 7 per cent.

18.—96 acres, only 4 miles from Independence, the best town in Polk county, Oregon; all under the plow and all fenced and fine road on three sides of it; would cut up in small tracts fine. Good farming land and the best buy in Oregon at \$65.00 per acre, on terms.

19.—90 acres, all under the plow and one of the finest small farms in

Oregon; fine house and barns and other buildings. Family orchard; just the place for a person to settle down and enjoy farming. Located on a fine gravelled road, telephone, R. F. D. We are offering this place for a short time at \$500.00.

20.—64 acres with good house and barns, other buildings, this is bottom land and is the very richest, will grow anything. All under fence and located on a fine road only one mile from Independence. One of the best small farms in Oregon. 1-3 of the place is under the plow and the balance is timber and pasture. This place overflows in extreme high water, but it doesn't get into the house. It is really a fine buy at \$6300.00 on terms to suit.

21.—63 acres, joins Independence all under the plow and good 6-room house, small barn and some fruit, 2 good wells, place is on a fine road and will soon be worth more money. Price \$6000.00 on terms to suit.

22.—58 acres, 4 miles from Independence, fair improvements and all under the plow. Located on good road, electric line and station on this place. We are instructed to sell this place for only \$5200.00 on easy terms if desired.

23.—40 acres, all under the plow and 4 miles from Independence, all fenced, nice location, road on one side of it; land lays rolling and the best orchard land around here. Price \$2600.00.

24.—48 acres deeded and about 40 acres accrued to this; this is an island in the Willamette river, the very richest kind of bottom land. Fine peach or hops proposition, fine garden land; only overflows in extreme high water. Wood enough on the place to pay for it. Price only \$550.00 on terms if desired.

25.—45 acres, 3 miles from Independence. This is all bottom land the very richest kind, all covered with timber which would pay for the land. This overflows in extremely high water but it would make a fine hop ranch or would raise fine peaches and garden truck. This is a snap at \$50.00 per acre on terms of one-half down and the balance to suit at 6 per cent.

26.—46 acres all good bottom land, located on a good road, fair 4 room house, and barn and hop house with 8 acres of hops and about 20 acres cleared, balance pasture and timber. Wood enough on the place to pay for it. This is really a snap at \$2,150, half cash balance 3 years at 7 per cent. Overflows in extreme high water.

27.—30 acres all fine bottom land. This overflows in extreme high water. It is one of the finest pieces of bottom land in Oregon, and land adjoining cannot be bought for less than \$150 per acre up to \$400 per acre. It is located on a fine county road and would make a good home. All fenced and about two-thirds under the plow. No buildings, but there

is some orchard on it. Price \$3500, on terms to suit.

28.—30 acres less than one mile from the post office here with a fine good road on two sides, all under the plow, all very dark loam, suitable for gardening, general farming or orchard purposes. This is one of the finest tracts of land near Independence, and would make a fine home, all under the plow, with a family orchard. It is owned by a non-resident and he has instructed us to sell this for \$3650 on terms of \$1000 down and 2 years time on balance at 7 per cent.

29.—50 acres 4 miles from Independence and located on an electric railroad and on a good county road, and is all under cultivation. This is only 7 miles from the state Capital, and a fine gravelled road. No improvements, all fenced. Price \$52, half down, long time on the balance.

30.—22 acres, less than 1 mile from Independence, located on a good Co. road, good house and barn, lots of orchard and small fruit, this is a fine garden proposition and a fine little home. Price only \$4,100. \$3,000 cash and time on the balance at 7 per cent.

31.—20 acres less than 1 mile from the postoffice, all under the plow and fenced. This is fine dark loam soil, suitable for general farming and gardening or for orchard purposes. It lays gently rolling, a dandy tract, only \$2500 on terms. \$750 down and 2 years on balance at 7 per cent. Family orchard on this, no improvements.

32.—32 acres 1 mile from Independence, one-half under the plow, balance timber and pasture. This is all very fine bottom land and with hops, peaches, potatoes, etc. grain and wheat land. Located on a fine gravelled road, all under fence and fine 6 room house, large barn, etc. This place overflows in extreme high water, but don't get into the house. Price \$3500 on easy terms.

33.—21 acres 3 miles from Independence, all fenced, good five room house, barn, and fine well, and orchard, lots of small fruit. Price \$3000, one-half down, terms on balance.

34.—22 acres, 17 in hops, balance is timber and pasture. This is one of the finest trellised hop yards in the county. All up in fine shape, all under a good fence. One good crop would about pay for the place, 2 miles from Independence. On good road. Hop house and everything complete, tools, etc. Price \$4000. One-half down, terms to suit on the balance at 7 per cent.

35.—30 acres, 27 in hops. This is one of the best hop yards in the state of Oregon for its size, 3 miles from Independence, all trellised and in the very best kind of shape. One good crop at fair prices will pay for this at \$6200, on terms if desired.

36.—23 acre one-year old orchard, consisting of ten acres of Spitzenbergs, polynized with Arkansas

Blacks. Balance of orchard is Yellow Newtowns, polynized with Grimes Golden. This place is only one mile from Independence, for only \$4500, on terms if desired.

36.—16 acres all under plow, fine 7-room house, all modern, fine barns and out buildings. This is the finest little place in Oregon. All kinds of apples, pears, and small fruits. Berries of all kinds. Located on a fine gravelled road 1 mile from Independence, for only \$4500, on terms if desired.

38.—10 acres right in the edge of Independence. A fine little bungalow, and a nice tract of land located on a fine gravelled road, and a genuine snap at \$3000, part terms.

3.—10 acres right in the edge of Independence, all under the plow, and fenced. This the finest tract on our list. Fine building site on this and on a fine road. Price \$1150. Terms: \$350 down and 2 years at 7 per cent on the balance.

39.—10 acres in the edge of town, all under the plow, bottom land, very richest kind. Price \$1600, on terms to suit.

40.—5 acres right in town, fine 7 room house. Land all under plow, all kinds of fruit, apples, pears, peaches, and berries of all kinds. A fine little home. All machinery and crop goes with the place for a short time only at \$2500, or will trade for house and lot.

41.—4 acres right in the edge of Independence, fine little house and barn, etc. Lots of fruit, living water on place. A fine poultry garden proposition and a fine little home for only \$1600.

42.—3 acres right in town all under plow, fine orchard and small fruits, one of the finest modern plastered houses in Polk county, good barn, private water system, windmill, everything up in fine shape, and the house alone could not be built for what we are asking for the entire place. Price only \$3100, one-half down and terms to suit.

43.—4 acres in the edge of Independence, good six room house with a private water system. All kinds of small fruit and orchard. Good barn and out buildings, fine for poultry or garden. Fine home for \$2100. Terms.

44.—6 acres, fine modern house, barn, etc. all fine land set out mostly to apples and small fruit. This is one of the good little places that we can recommend for a home, located on a fine gravelled road one mile from Independence. Price \$3000. Terms if desired.

45.—4 acres six miles from Independence, all bottom land, two acres of this is in fine timber, good 4 room house, barn, woodshed, etc., a fine garden spot and a snap at \$1900. Half cash and balance to suit at 7 per cent.

46.—12 acres, good house, barn, and all good land, with three wells on

the place so a person could irrigate the entire tract if desired. Gasoline engine and feed chopper and cream separator, 12 good cows, 1 c heifer, and 1 bull; 1 team, wagon and everything to run a first-class milk route. This place is now paying over \$3000 per year to the owner above expenses. Is located on a fine gravelled road with a motor car running by the door where a person can get on and go to Portland or any place several times a day. Our price for a short time only, \$6000, part cash. This place is paying over 50 per cent profit on the money invested and to be conservative it is worth double the price we ask.

CITY PROPERTY.

47.—1 acre, good six room house, barn, some small fruit and a young orchard. Water piped to house and a fine little home, all good land. A snap at \$1000. Terms to suit.

48.—1 acre right in town, fenced on two sides, all good land. A snap at \$325 cash.

49.—1 acre right in town, fine land, good 7 room house, barn, poultry & wood house, good well, some fruit, and a fine home only \$1200, on terms if desired.

50.—One of the finest residences in Independence, 10 room house & 1 acre of land. Place all furnished and up-to-date. Stoves, etc., and in the finest location in town. A snap at \$2100.

51.—One of the finest bungalows in town. 1 lot, 66 x 138 feet, eight rooms, fine location and only \$1600. Terms.

52.—Fine 9 room bungalow and a well location, large lot, bath and all modern in every way, and positively a snap at \$1600.

53.—6 room house and nice location, in good shape, only \$850.

54.—6 room house and 2 lots, barn, and some fruit. A bargain at \$850.

55.—Good 5 room house and lot, barn and some fruit. Snap at \$500.

56.—Good 4 room house and lot, nice little place. A snap at \$425.

57.—Good 4 room house and 2 lots, some fruit and barn. Only \$400.

58.—11 fine lots, well and cellar, partly fenced at only \$800.

59.—8 good lots in the edge of the city, only \$250.

42 room hotel, only hotel in town of 1500 people and a chance for someone to clear \$4000 a year. This is all furnished and complete with a piano, etc., ready to step into. Do you want it? Price only \$8500. One-half cash, time to suit on balance. Block of land.

Sash and door factory doing fine business, only \$3000. Terms.

Stock of dry goods at about 90c on the dollar. Invoices about \$6,000. Owner wishes to retire account of poor health.

Delivery business, a money maker, and a fine 6 room house, lot, good barn, all go for \$1600. Horses, wagons and everything.

NOTHING TOO LARGE FOR OUR FACILITIES. NONE TOO SMALL FOR OUR ATTENTION. REFERENCE:— ANY BUSINESS HOUSE IN INDEPENDENCE. AUTO IN WHICH TO SHOW YOU THE COUNTRY.

For Further Particulars Address or Call on

The Independence Real Estate Company,
Independence, Polk County Oregon.