

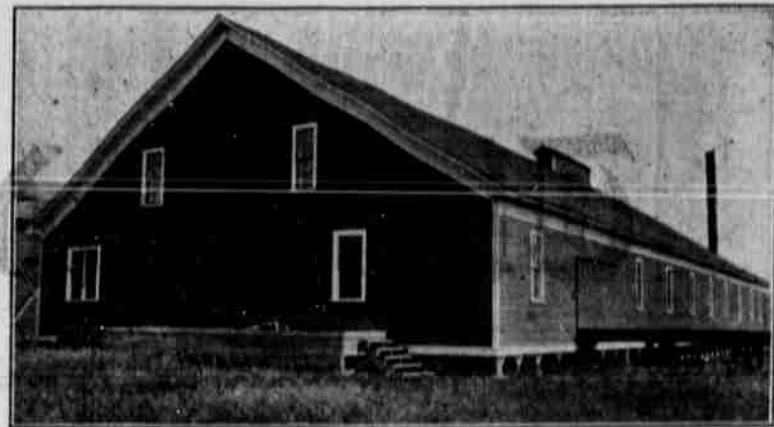


METHODIST CHURCH

not easily understood or appreciated. Our citizens have ever given the schools good and loyal support, and this is the secret of their success now. Good men have been chosen to administer the school offices—men who have been unremitting in the discharge of their duties and who have looked for remuneration only to that satisfaction which comes from the conscientious performance of duty. Our best citizens feel that it is an honor to serve upon the school board; and it is a fact of which our citizens feel proud that the domain of

coast. For the benefit of the traveling public we may say we have six passenger trains daily both coming and going, two boats daily between here and Salem, and three boats a week between here and Portland, the Portland steamer going up the river as far as Corvallis in high water season. The Oregon Electric Company is building a line from Portland to Eugene, and a little way across the river will be a station which will increase the passing accommodation.

thousands of acres of land which had been divided, subdivided, and otherwise manipulated to a price per acre which would suggest that agricultural pursuits were to become a thing of the past, that the whole country was about to move to town, and that there would not be lots enough in the Willamette Valley to go round. The people seemed to be possessed with a mania to buy—all were anxious to be among the early ones in the realization of fabulous sums for



Independence Cannery

repeated remark, "I want to make my home in Independence, Oregon." Prices of real estate in Independence are consistent with the many advantages afforded. A good home can be purchased for from \$1,000 to \$2,500, and upwards, or at a rental of from \$5.00 to \$15.00 per month. Farm lands are correspondingly low. Good farms are offered by our real estate men for very nominal prices, and the farmer looking for a future home in what is known to be the best climate on earth can buy here at Independence for less money than in any other place in Oregon.

Fire Department

One of the most important things for a business man or prospective resident of any city to inquire into, before locating or making an investment, is as to its system of protection against fire. In this feature Independence can answer all questions, for less money than in any other place in Oregon. In the state of Oregon, an electric system has been provided and by a manufacturing town, although at the first information of a fire within the city limits the alarm is sound-



PRESBYTERIAN CHURCH

The Salem and Falls City motor line runs a few miles from the city to the north and this is met by an auto stage regularly every day.

As to freight service and freight rates, Independence is better favored than perhaps any other town of its size in the state, not excepting those having more railroads. The officials of the railroad and boat service are always courteous and accommodating.

the holdings. It was intoxicating, maddening. But when it dawned upon the purchaser that those owning lots adjoining his were not to improve their holdings, that it was a mere matter of speculation with each, and as the deferred payments on the property soon became burdensome the situation resolved itself into a most anxious desire to sell. Subsequently there was a general stampede to unload, and a consequent slump in the prices of this boomed real estate.



BAPTIST CHURCH

school affairs has never been invaded by factional strife to any serious extent. It has always been the aim of the board of directors to secure the best teachers obtainable and retain them as long as possible; advantages appreciated by the people, which is shown by the constant increase in attendance of children whose parents consider that education should properly come before everything else.

The high school has, since its establishment, maintained a high grade of efficiency and scholarship, and now holds a high place in the estimation of those men whose money, brains and energy developed many of the cities in the Willamette Valley by their railroad systems. Being situated as it is, practically at the head of navigation on the Willamette river, the city was established at an early day and became important as a shipping point. Later the railroads entered this incorporation and furthered the development of what is now one of the best shipping points on the



CHRISTIAN CHURCH

of those men whose money, brains and energy developed many of the cities in the Willamette Valley by their railroad systems. Being situated as it is, practically at the head of navigation on the Willamette river, the city was established at an early day and became important as a shipping point. Later the railroads entered this incorporation and furthered the development of what is now one of the best shipping points on the



HOLY CHURCH



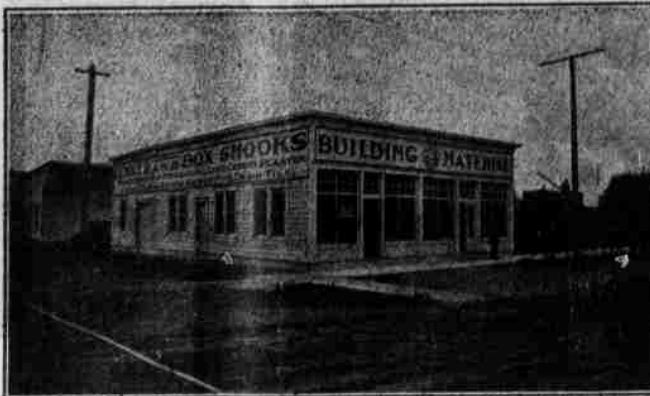
DR. H. CHAS. DUNSMORE

Pastor of Presbyterian Church, Independence.

Real Estate

In order to give the reader a true situation of the land values in this vicinity, we will briefly make a statement of the matter in hand as it presents itself to us, after having heard circumstances of the past related by pioneer residents of Independence. For several years before the financial depression that swept over this section of the country in the early 90's, and in some instances since that time, towns of the "sudden sort"

Equities simply vanished. Mortgagees became owners and today the pictures of those boomed towns in the west but partly tell of the many hopes and prospects blasted. However, if there is a city in the entire Pacific Northwest to which this will not apply, but on the contrary seems to have ever been guided by the moral it teaches, it is our beloved city of Independence, situated in the best part of the Willamette valley and held within reach of men of moder-



Office of Spaulding Logging Co.

were springing into existence like magic. So magnified had become a prevailing idea among many of those "booming burghs" of Oregon that they in a short time would out rival such cities as San Francisco and Portland, that they forgot to "reckon with the host," as it were. Real estate in these instances was inflated far beyond all reason. The price the "boomers" asked, established the values; and the values thus established were basis on loans, placed on

ate means at the present time. Its progress has been marked by a steady, uniform growth; each year has added to our list of substantial improvements, business and homes, built as necessity seems to demand. One has only to traverse our streets, beautiful with shade trees, and view on all sides its pretty residences and cottages, with lawns bedecked with flowers at the present writing, and shrubbery of endless variety, to find expression in the off-



Electric Light Plant of Oregon Power Co.

tries worthy of more than passing note. The flouring mill, for instance, is one of the best in this section of Oregon, and its patronage extends far into other countries. The mill is modern in every respect and the product is in demand at home and abroad.

Besides this we have a sash and door factory, ice factory, supplying the entire local trade and making shipments to other cities in the season, a cannery factory, and a branch of

Electric Lights and Telephone

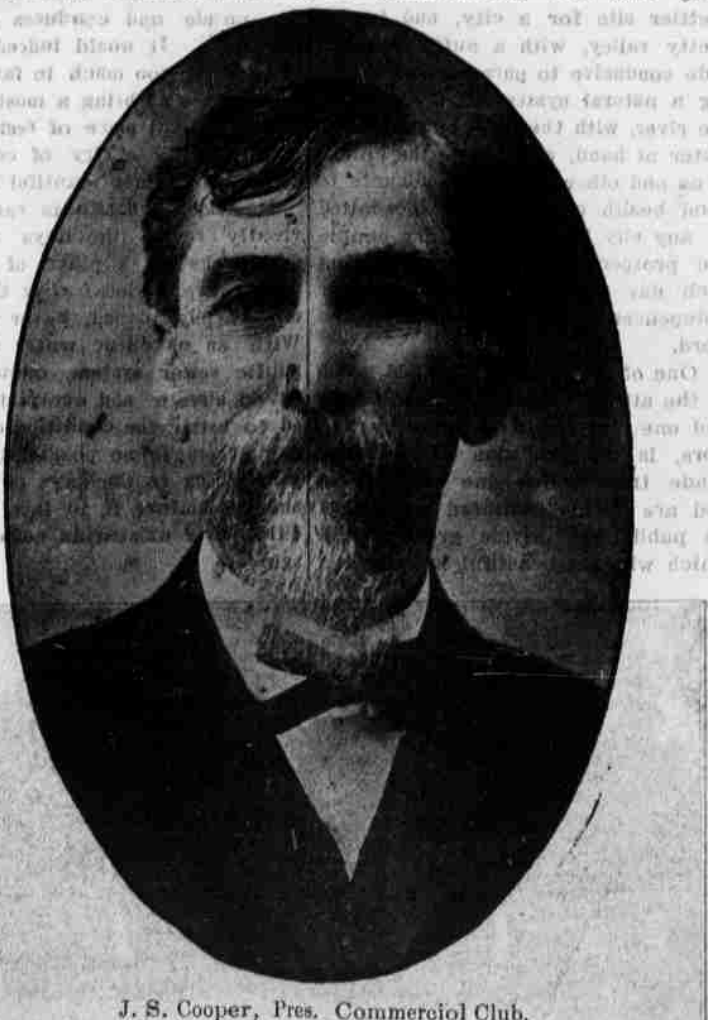
Independence is provided with a system of electric lighting equal to the best, and our city on an evening, lighted with its numerous lights, presents a pleasing sight. This is ably conducted by the Oregon Light and Power Co., with headquarters at Dallas. That we can boast of such a the entire local trade and making shipments to other cities in the season, a cannery factory, and a branch of



J. G. McIntosh, Sec. Commercial Club.

Office of the Spaulding Logging Co., the Pacific Telephone & Telegraph and the Dallas Lumber Co., both of Co., and the Home Telephone Co., whom supply the local lumber demand covers the field entirely and well, with a remarkable degree of satisfaction. Both companies have a large list of subscribers, and their lines are scattered throughout the farming country tributary until nearly every farm can only a short time when there will be communicated with over either

The lumber industry is yet in its infancy, and it will be a matter of tributary until nearly every farm can only a short time when there will be communicated with over either



J. S. Cooper, Pres. Commercial Club.

INDEPENDENCE APPLE ORCHARD