

**MAKE GOOD MONEY  
STOP AT GRANTS PASS**

**Opportunities Offered the Man Who  
Wants to Make a Profitable  
Investment.**

There are vast sources of newly created wealth in the country around Grants Pass. This has been done by the building of the 50 miles of irrigating ditches. These ditches more than double the producing capacity of every acre of land under them, consequently doubling the value of the land after adding the cost of ditch construction.

There are no opportunities in any county surpassing those around the city mentioned. There are large and small tracts which can be purchased and divided and put back on the market in five, ten, and twenty-acre tracts at double the price for which they were purchased.

This has been done many times during the past year. One instance is where a young man purchased a 120-acre place for \$3,500, after a few months he sold a forty of it for \$2000 and a little later he sold another at the same price, thus selling two-thirds of his land at \$4000, \$500 more than he paid for the whole place. Another party who purchased a large farm cleaned up \$10,000 over and above the money put in the deal. We could go on naming deals of this kind to the number of at least fifty where from \$2000 to \$10,000 was made in each case. There is no possible way in which the writer of this or the publisher of this paper can make even a dollar out of any land deal, so it will be seen that there is nothing to be gained by exaggerating the conditions around Grants Pass.

To those who are passing through we would say stop over and see the opportunities for yourselves; it will cost you nothing extra and may result in making good money for you with small outlay.

We remember once of reading that grape growing is the aristocracy of all horticultural pursuits. If this is

true this favored county should be the home of the real aristocracy of the state and Mr. A. H. Carson, the pioneer commercial grape grower of Southern Oregon is the leader of the clan. Josephine county, Mr. Carson says, has within its borders the very finest land adapted to the cultivation of the grape and it is his opinion that with the push and energy that is now taking place in the development of these cheap lands by planting them to grapes the county will in the near future be largely an aristocracy of grape growers. A talk with this pioneer who has a vineyard of 60 acres in this county in bearing is worthy of publication and we therefore give below what he has to say.

"I came to Josephine county in 1874 from the East. Two years later I located on my present place known as Redland vineyard. I saw the wonderful fruits of all kinds grown by the pioneers for home use and that early date predicted the

apples, pears, peaches and prunes were taken up and planted to grapes.

The newspaper man wishing to get for his readers valuable information asked:

"What do you find the profits of a vineyard annually, Mr. Carson?"

"The question is a leading one, but as I have promised you the facts as I know them, will answer your question. With Tokay, Malaga and Cornichon varieties I have at five years old been able to realize \$125 per acre net. As the vines attain age, at eight to ten years old, I have realized \$250 net per acre on Tokays, and one season I was able to get \$485 net to the acre. Books were kept, and there is no guess work in this statement. Why, Yes, there are thousands of acres of choice grape land in Josephine county that are awaiting brawn and brain to be developed. No, there is no secret in the growing of the grape. Any reasonably intelligent man can plant and care for a vine-



Photo by Grants Pass Art Studio.  
L. B. HALL, PRESIDENT COMMERCIAL CLUB

great possibilities of commercial fruit growing in Josephine county. My place is located on the reds hills overlooking the fertile valley of the Applegate river. I began clearing the land, and as fast as my labor prepared an acre I planted it to various fruits. I planted about an acre to grapes, such varieties as I could procure cuttings of from my pioneer neighbors. With care this little vineyard thrived and bore wonderful grapes, that brought many of my pioneer friends to my place to see them. A few years later I planted twelve acres to vines, Rose of Perse and Mission varieties. My success with this twelve acres were such that I believed that Josephine county could grow and mature the best European types of grapes, such as the Tokay, Malaga and Cornichon varieties that had made the great state of California famous for its fine grapes. I sent to California and got cuttings of these three varieties, propagated and planted them in the vineyard. In due time they bore fruit and developed characteristics of quality in flavor and color in their growth that makes them a superior table grape when grown here than when grown in California. I have gathered many clusters of these grapes that weighed from four to six pounds, and every grape in the cluster perfect. I found the growing of the grape so profitable that more than forty acres I had planted to

yard and make it a success, providing he is willing to work and look after the details.

"Yes, ten acres of grapes after they become eight years old will keep any family well. Why, the owner of ten acres of Tokays should have an annual income of \$2500. How many families in any other line of endeavor get half of that amount? Well, as to the market demands for such grapes we grow here, were every available acre in the county planted and in full bearing, with the Eastern demand which is annually growing faster than we are producing we cannot supply it, nor will we ever be able to for this reason, these European grapes are tender varieties, their zone of growth is limited to a very small area of this Western coast. Remember the Concord and American grapes grown in the East do not compete in the markets with our European types, hence the small districts wherein these Tokays can be grown and matured have an independent market that is always demanding more.

"We have a decided advantage over our California friends in growing these choice grapes. We do not have to grow them on any of our slopes by irrigation as does our California neighbors, hence their shipping qualities are superior to their's. I have shipped many crates of these grapes East by express to every state east of the Rockies and every grape

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"With increased acreage planted to these fine grapes we then can organize an association and market these grapes in New York and other Eastern markets in car lots at a profit greater by twenty-five per cent than I have been getting for the output of my vineyard. This extra twenty-five per cent is my selfish motive in desiring the expansion of the vineyards of Josephine county. My small sixty-acre vineyard is not enough for me to go East where I know after five years careful investigation of the market demands of the East for these choice Tokays and other grapes we can so successfully grow here my profits will be increased.

"Why a novice can take my paper 'On How to Start and Manage a Vineyard,' written several years ago, and have no trouble to grow a vineyard. Varieties, and how to do it, are all set out in that paper that any intelligent man cannot make a mistake if he follows my advice in that paper."

**EMPLOYMENT FOR  
MEN AND TEAMS**

Employment for men and teams has been furnished by the irrigation company this spring. At the present time there are twenty-four teams in the service. Heavy teams have been hard to get and more of them would be employed if they could be found. The price of men per day is \$2 and where men furnish a team, the price is \$4 for man and team, or \$6 for a man and two teams. There will be work on these ditches all of this year and part of next, and perhaps longer. The construction of the irrigating ditch has been a source of great revenue to a considerable number of men. The one trouble the company has found was to secure strong, heavy teams and it was finally forced to purchase several of these in order to keep the work going. The irrigation company has the latest improved machinery for ditch construction and thus secures the building of a ditch at a minimum cost.

Grants Pass is the center of a

large area of timber lands; the sugar pine, the fir, cedar and other merchantable timber. It is estimated that it has 9,000,000,000 feet of standing timber. Many men and hundreds of teams are employed in this business during the season.

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1889 TO 1909

**The R. L. Coe Co.  
BIG STORE**

Was opened for business October 1st, 1889, in the small wooden building back of the First National Bank. This Store was the first to begin business on the north side of the Railroad tracks, and is now the oldest and largest store room in Josephine County, carrying double the floor space of any house in the city.