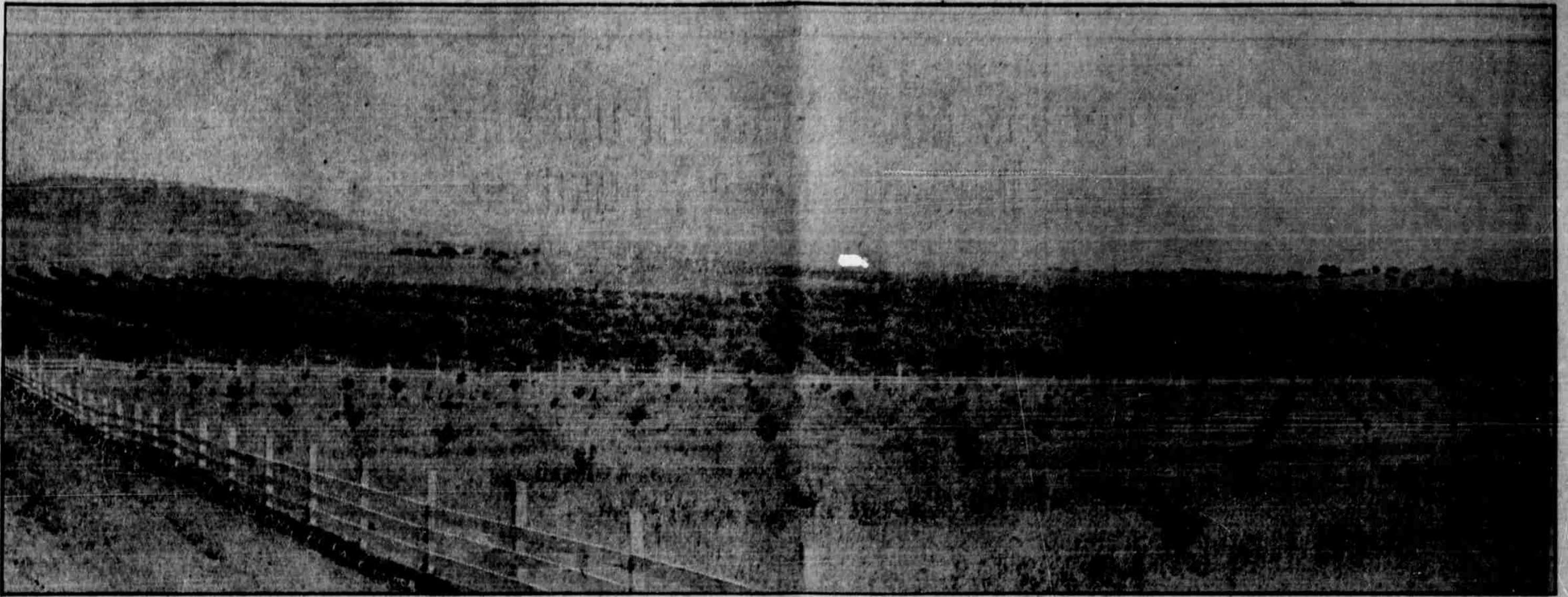


Subdivision of Larger Orchards Is Now the Tendency Throughout Valley



THE SUNCREST ORCHARDS, located southeast of Medford, consist of 461.56 acres, planted about equally to apples and pears, with peach fillers. This orchard has attracted attention of horticulturists, having a solid block of 136 acres of trees, 8 and 9 years old, considered the most uniform of any tract of equal size in the northwest. Suncrest is classed as a foothill orchard, although only one and one-half miles from the main line of the Southern-Pacific railroad, its shipping point. A conservative estimate places the shipment from this orchard, after five years, at over 100 cars annually. It is without doubt one of the best commercial orchards in the Rogue River valley.

Opportunity for Investment in Rogue River Valley By R. F. Guerin

It is with reluctance that actual facts in regard to this wonderful country, justly described only with a liberal use of superlatives, are published. It is a district abounding in opportunity for rich and poor alike, where investments are not subject to the vagaries of Wall street or to violent fluctuations, but as certain of a steady increase in value as the plant of its annual growth. There are no "bears" in this market; no temptation to "sell short." The profit is all with the "bulls." Prices rise steadily; no "stop orders" necessary. As the bankers say, "your money works while you sleep," and always to your profit.

either real or personal property, to lay great stress on two points in regard to their offerings, viz., safety of principal and adequacy of income. And quite rightly, too, as these are the main factors sought by the investing public. If you buy real estate you want to be certain that the purchase price will be returned to you, in event you desire to sell, plus a fair rate of interest on the money invested, either in rent or from profits arising from the natural increase in value of the property. So, also, with investments in bonds or mortgages. You aim to satisfy yourself as to the absolute safety of your principal and a reasonable interest return. Granted the security of your principal, your

chief concern is to get the largest income possible. The safest investment in either class is to be made in a growing community where property is steadily increasing in value. The increase may arise from any one of many causes, but this fact remains true—the greater the increase, the safer becomes your investment. These are truisms with which every one is familiar.

Rogue River valley property is steadily increasing in value and advancing in price because of intrinsic merit. Medford, the logical center of this beautiful valley, is growing in population (second largest percentage of growth in the United States during the last decade) and its property is

increasing in value because investors are rapidly developing property in the valley and creating business that justifies a much larger city than the Medford of today. It is a fact that Medford is unique in the Pacific northwest in that the country tributary is developing more rapidly than the city itself; that the valley already warrants a much bigger and richer Medford. The increase in value of Medford's real estate and its rapid growth in population is certain—not speculative or dependent on the growth of additional outside business. This being true, Medford offers to investors a truly bewildering variety of excellent investments. They may take their choice of nearly every known form of legitimate

investment and make no mistake. The only real question to be solved is what form of investment will best satisfy each individual person. Nothing is overdone. You may pick up your life here where you left off at home and feel assured of a hitherto unknown success.

Medford really needs many things that would prove the very best of investments. A few illustrations will show the broad range of opportunities that immediately suggest themselves in this connection.

We need thousands of thrifty farmers to locate on small, close-in tracts, five to ten acres to the family, and raise fruit, berries, garden truck, poultry, etc. A large income awaits every man who will intelli-

gently devote his labor and a minimum amount of capital to this industry. The soil and climatic conditions are the best—your labor will do the rest, and such independence as is unknown in less favored localities will result.

There are thousands of acres of logged-off lands, that are admirably adapted to agriculture and horticulture, that can be purchased at a low price and on easy terms. These lands will be suited to the man of small means who desires a fairly large farm and the cost of improving such property will be returned many fold to the owner. On such farms dairying will prove very profitable. We need more dairy farmers and need them badly. No spot on earth is better adapted to this industry than the country surrounding Medford, nor is there a better market to be found for the dairy products than right here, and yet but little is done. Your income begins immediately and is certain—and large.

Men who would like to invest in land in the Rogue River valley, but are unable to leave their present home and employment, will have no difficulty in arranging, with one of the several companies developing orchards, to purchase land, have it set to fruit trees, cultivated and scientifically cared for during the growing period and turned over to him a producing and income-bearing prop-

(Continued on Page 6.)

Jackson County Timber By M. L. Erickson, Supervisor Crater National Forest

Development of the timber resources of southern Oregon in the hands of the government will probably take place rapidly within the next few years, no doubt much more quickly than the timber in possession of private owners. Of the 20,000,000,000 feet of standing timbers in Jackson county more than one-half of it is in the hands of private owners. Yet the lumbering industry in Jackson county is in its infancy, while it should be foremost among all industries in the county. In some future time it certainly will be, but such development depends on better transportation facilities. Owners of large tracts of timber have so much capital involved in the equipment of their holdings that they are reluctant to invest heavier in the construction of railroads in order to get their timber to market. Market values for lumber have constantly been increasing and they feel it a good investment to continue holding their timber. The government is willing to sell its mature timber at any time, and its recently fire killed timber it is advertising for sale now at extraordinary low prices, and in large enough bodies to warrant the construction of railroads to the timber.

To buy timber from the national forest involves a comparatively small amount of capital. The timber is paid for by installments as cut and leaves the purchaser free to use his available money to install logging equipment. Any business proposition which saves tying up large amounts of capital is the greatest inducement to industries. It is reasonably certain that the next few years will bring about railroad extensions in several parts of Jackson county to the timber within the Crater National forest.

Such development will mean much for Jackson county. It will furnish transportation to remote districts, mean the employment of hundreds of men with a corresponding big payroll and mean money to the merchants of the cities in the county who will furnish the logging camps with their equipment and supplies.

Not only this, but as everyone knows, 25 per cent of all receipts from national forests go back to the county, in which the forests are lo-

ated. For the fiscal year ending June 30, 1909, Jackson county received over \$4500. During the present year it will receive more and in future years a sum of 30 to 50 thousand dollars will be a low average of the amount Jackson county will receive each year. This sum goes into the counties' school and road fund.

The territory of timber tributary to Medford extends far beyond the limits of Jackson county. While the forest area of upper Rogue river is immense, there is an equally vast area to the south and west, extending into Josephine county, in Oregon, and into Siskiyou, the mountain barriers being such as to make it impossible to move the timber except from the Oregon side, and through Medford, the nearest railroad point.

The Pacific & Eastern railroad already touches the timber belt of upper Rogue river, and the railroad proposed to the Blue Ledge copper mines will open up the vast timbered region of the Siskiyou range.

The milling of the lumber from these great forests will be reduced to minimum cost because of the unlimited water power afforded by Rogue river and Butte creeks on the one hand and by the Applegate, Little Applegate, Joe and Elliott creeks on the other.

All the merchantable timber included in this estimate is of first grade. The trees are long-bodied, towering from 100 to 300 feet, the straight brown trunks free of limbs for many feet up. Most of these trees will cut five to eight 16-foot logs and are from three to eight feet in diameter on the stump. Fully 65 per cent of the logs are surface clear, free of knots.

A native fir or pine tree on the Pacific coast grows much more rapidly than any commercial species in the eastern United States. In Minnesota, Wisconsin and Michigan nearly all timber land has been cut over two or three times. In early days the lumberman took from the forest all the trees that were at that time merchantable. Fifteen years later he often cut from the same tract an amount of timber equal to the first cutting, and again after fifteen or twenty years more went over the same ground for a third crop. Each



time the lumbering operation was a profitable undertaking and usually in the last cutting, modern methods introducing logging railroads and steam loaders were instituted.

In western and southern Oregon, where conditions for tree growth are more favorable than in the Lake states, it seems reasonable to believe that similar or even better development can be achieved in the lumber industry. An when these results are attained without any attempt toward proper management or fire protection, the outlook for still better results under systematic forestry practice appears sanguine indeed.

Ordinary logging operations take from the forest merely the sawlog size trees, and leave numerous small trees varying in size from 10 to 20 inches in diameter standing on the ground after the logging is completed. Such trees if protected from fire will grow into merchantable sawlog timber in 15 to 20 years. Besides these, there are still many more smaller trees which grow twice as rapidly after the large over topping trees are removed. Natural reproduction always occurs readily on logged off lands and if protected from fire, the seedlings and small trees will continue to flourish and eventually develop into merchantable saw timber. The one year old seedling will ordinarily reach merchantable size in 100 years. In the meantime, beginning with the original stand the forester has cut at least four crops of timber. At the end of the 100 year rotation the one year old seedling has become a full grown forest tree, ripe for the axe.

In this connection it should be understood that what is commonly spoken of as the "mature tree," several hundred years old, does not exist in practical forestry. A tree in the primeval forest of southern Oregon may be 500 years old and in the Sequoia belt of California often over 1000 years of age, yet that tree, if grown in a forest of proper density or not suppressed by big trees overhead, did attain its maximum growth in approximately 100 years. A forest tree, after reaching merchantable dimensions, may continue to live for hundreds of years and still not in diameter more than a few inches. Thus it is easily seen that retaining

trees in the forest which have attained their maximum annual increment is poor economy since to nourish them after growth becomes so slow means loss of money and a detriment to the vigorous healthy younger trees in the forest struggling for a place in the stand.

However, on account of excessive tax levies on standing timber no present owners can afford to hold timber land and protect growing timber for the purpose of securing successive forest crops. Private forestry will never assume prominence, even among the holders of large estates, until the present system of valuing timber lands for taxation purposes is abolished. The better plan and one from which the state and county would derive equally as much revenue in the long run, would be to impose a tax on the timber at the time of marketing instead of on the growing timber as at present. Unless some such change in the tax laws are made it seems that the practice of forestry must remain chiefly under the control of the federal government, which has no taxes to pay and can well afford to maintain forest land for the purpose of growing successive crops of timber.

Under federal control natural forest land is held in perpetuity for the purpose of conserving and producing wood. By wise use, such land can be made doubly more productive than if allowed to remain in its natural state. If each cutting is carefully conducted so as to protect the small timber while removing the mature and large trees and for all time after a logging operation, the best use of our mountain forest land will be attained. The forest service in its administration of the national forests realizes this and practices it as far as their means permit.

Hampered by lack of sufficient appropriations from congress, the forest service cannot accomplish the necessary improvements in the way of building telephone lines, trails and employment of the additional fire guards needed to fully protect the forests as they should be protected. Yet with the small force available the fire loss even in unusual years has been comparatively small considering the large area such guards is required to protect.