

ROGUELANDS

IRRIGATED ORCHARD TRACTS



FIVE-YEAR-OLD IRRIGATED PEACH TREE, GROWN ON THE ORCHARD TRACTS OF ROGUELANDS INC.—THIS TREE PRODUCED EIGHTEEN BOXES OF PEACHES, LAST SEASON.

Our monthly payment plan for the purchase of developed orchard tracts or undeveloped land with perpetual water right has met with instant favor, for it places the man who can pay a little every month on the same basis with the man who can pay cash for his purchase.

Many of our customers who are not ready to buy our developed orchard contract have found it a good plan to buy the land now and plant the orchard later. We are offering a most attractive contract, covering undeveloped land, and every prospective purchaser should not fail to investigate this splendid offer. Orchards planted to standard varieties of apples or pears are sold on monthly or annual payments, and if the purchaser desires, the company will contract for the care of these orchards during a period of five years.

Spokane Men Make Heavy Investments

Over \$100,000 Sold Since January 1st.—Roguelands Incorporated Does Big Business in Irrigated Orchard Tracts—Large Area to Be Planted to Pears.

(From the Medford Mail Tribune, Sunday, January 15, 1911.)

Roguelands Inc. has sold more than \$100,000 worth of irrigated orchard tracts since the beginning of the new year," said Fred N. Cummings, manager of the Rogue River Valley Canal company. "It is true that some of these sales were taken up during December, but every one of them has been closed since January 1.

"We have interested some of the leading bankers and business men of Spokane, and we believe that we will sell a number of other tracts to Washington people who are now in correspondence with our company.

"We have actually closed 20 ten-acre contracts in Spokane at an average price of \$550 per acre, or a total of \$112,000. The company will plant the area between the Boulevard, the Agate road and the Pacific & Eastern railroad, directly northwest of the Niles cottage, to a standard variety of pears. We have been advised by high authority that this part of our land is especially adapted to pears, and we have every reason to believe that we will be able to equal or excel any commercial pear orchard in the valley.

"These tracts will be cared for and be under the personal supervision of our experts for a period of five years, at which time they will be turned over to the purchaser.

"Here is a list of some of the Spokane purchasers who have invested in our irrigated orchard tracts:

- Charles E. McBroom, cashier the Exchange National bank of Spokane, ten acres, \$5500.
- W. J. C. Wakefield (Wakefield & Witherspoon, attorneys), ten acres, \$5500.
- E. J. Finnane, (Holly-Mason Hardware Co.), ten acres, \$5500.
- A. Kellett, ten acres, \$5733.
- A. E. Griffin, ten acres, \$5733.
- D. W. Twoby, (president Old National Bank of Spokane) ten acres, \$5500.
- Fred Wilson, ten acres, \$5500.
- George Cunningham, ten acres, \$5500.
- R. T. Olsen, ten acres, \$5800.
- E. F. Burns, ten acres, \$5800.
- John B. Jordan, ten acres, \$5500.
- D. A. Rankin, ten acres, \$5500.
- E. M. Brown, Vancouver, B. C., ten acres, \$5500.

E. F. White, ten acres, \$5700.

J. A. McAlpine, ten acres, \$5700.

"We are expecting a number of visitors during February and have received dozens of letters from eastern people who tell us they have decided to locate in the Rogue River valley. We have many letters from young farmers who are interested in intensive farming and in such cases we show them what can be done by raising strawberries and cantaloupes between the rows of trees.

"Last year's experience was so satisfactory that a number of our tracts will be planted to cantaloupes this spring and it has already been shown that strawberries in the future will be one of our most important products. Medford Rockyfords and Medford strawberries are destined to rival our apples and pears, and these products will prove to be the stepping stone for the man who wishes to develop an orchard property, for they will bridge him over the time when the orchard is developing and provide him with a splendid income while he is waiting for the income from his orchard."

Roguelands Inc. is largely a Spokane company and two of its principal owners are Spokane business men. R. K. Neill and P. Welch are directors of the company and both are men of large affairs and have large business interests.

R. K. Neill is the proprietor of the Grote-Rankin Co. of Spokane, which company operates the largest furniture store in Spokane as well as Seattle. He is the president of the Neill Development Co., which is a large mining corporation, operating placer mines in Mexico. Mr. Neill is also interested in a number of other enterprises and is one of the best known mining engineers of the Pacific coast.

Patrick Welch has large Spokane interests, being one of the largest railroad contractors of the northwest and operating several railroad construction companies. He is one of the largest contractors for the Canadian Trunk and is now building a large amount of railroad construction for the Hill system. He is a director of the Old National Bank of Spokane and is prominent in other Washington financial institutions.



VIEW OF MAIN CANAL OF THE ROGUE RIVER VALLEY CANAL CO., WHICH FURNISHES IRRIGATION FOR ROGUELANDS IRRIGATED ORCHARD TRACTS.

THE Rogue River Valley Canal Company has under construction the building of a canal system which will irrigate 55,000 acres of land with approximately 500 miles of main canals and laterals which will entirely surround the city of Medford, furnishing irrigation and reclaiming hundreds of acres of land which have heretofore been unproductive.

The source of water supply is Four Mile Lake and Fish Lake at the base of Mt. McLaughlin.

The Hopkins Lateral, a part of this system of irrigation is now completed and covers 27,000 acres. Water users under this lateral can be furnished with water for irrigation the coming season.

The Rogue River Valley Canal Company furnishes irrigation for Roguelands Irrigated Orchard Tracts, and every acre of land sold by Roguelands Inc. carries with it a perpetual water right from the Rogue River Valley Canal Company.

There Is Money for the Man Who Raises Strawberries and Medford Rockyfords in the Rogue River Valley

Irrigation answers the question of the man who asks: "What shall I do and how can I make a living while I am waiting for my orchard to come into bearing?"

Such men as Brommer Bros., Hall and Parker have demonstrated the fact beyond the question of a doubt that there is money to be made by intensive farming in the Rogue River valley. There is a strong demand for Rogue river berries; the last season's experience has proven that the desert soil under irrigation produces the finest cantaloupes that have been sold in the Portland markets.

The Rogue River valley in the next few years will gain additional laurels from her strawberries and cantaloupes, and these two products will in time rival the fame of the apples and pears. The man who buys an irrigated orchard tract, planted to trees, can make his living by raising berries and cantaloupes between the rows.

During the first year the orchardist can expect to make a profit at the rate of \$200 per acre from his cantaloupes. If he has a five-acre tract he can plant one acre of strawberries between the rows, and two acres of cantaloupes. The first year his strawberries will not be in bearing, but the second year he can expect to clear at the least \$500 from his berry patch. His cantaloupes should show a net return of \$400, so the first year the orchardist on a five-acre tract, besides the vegetables and poultry, which he can easily raise, can clear \$400, and after this time, he should easily make \$900 per annum by the cultivation of the space between his trees.



Four Year old Irrigated Newtown Apple Tree Grown on the Orchard tracts of Roguelands Inc. This tree will be in bearing this season.

The Irrigated Newtown Pippin Orchard of E. Renshaw, located one mile south of Roguelands Inc., won the first prize at the Canadian Apple Show.

ROGUELANDS INC.

FRED N. CUMMINGS, Manager, MEDFORD NATIONAL BANK BUILDING, MEDFORD, ORE.