

LAKE'S POSSIBILITIES.

A Description of Lake County, Its Future, Resources, etc.

In answer to the hundreds of letters received at this office from people all over the United States concerning Lake County, we have decided to give the following facts. They come as near answering the questions as any information we could give.

The principal towns of the county, we will briefly mention as being, Lakeview, the county seat, New Pine Creek, at the Oregon and California state line, Paisley in the Che-waucan valley on the Che-waucan river, Silver Lake, in the northern part of the county, Plush, in North Warner and Adel in South Warner.

There are 5,130,240 acres of land, classified as follows: Agricultural and alfalfa land, 1,129,647 acres; timber land, 1,124,353 acres and grazing land, 2,876,240 acres. — of this 700,000 acres is unsurveyed, 1,801,550 acres in reserves, 1,646,293 acres surveyed and open to entry and location, and 921,457 acres entered, showing it to be a small empire in area, of which there has been only a small fraction over 18 percent of it taken up.

Its altitude varies from 3500 to 5000 feet. The valley lands of Lake County are unsurpassed in fertility and productivity, and grow large crops of wheat, oats, barley, rye, alfalfa and meadow grasses, while apples, peaches, pears, cherries, plums, apricots and the small fruits are produced in great abundance.

There is at the present time about 300,000 sheep, 77,000 cattle and 30,000 head of horses and mules. Its income for live stock, for this year alone, has been more than \$300.00 per capita. Her merchants import goods annually from San Francisco amounting to more than 5,000,000 pounds and her export of wool, alone is about 2,500,000 pounds.

TAXES:—For the purpose of assessment, all property is listed and assessed by the assessor, at about one fourth of its cash value, and upon this assessed valuation, the tax rate for all purposes is sixteen mills.

The great interest shown by our people in Public Schools, is manifest by the fact that a sum equal to about twelve dollars per capita, is set aside each year by the County for School purposes, for every pupil in the County between the ages of four and twenty years.

October 1, 1905, the County was out of debt, and had a surplus of \$19,567.90 in the treasury.

The assessment roll for 1905 will show the lowest tax levy in comparison to the assessed value of any county in the state of Oregon.

Lake County is pre-eminently a stock raising county. Stock raising wool growing being the principal industry, and has yielded the greatest gain, with less labor than any other industry. Generally speaking this is a broken, hilly country, yet not mountainous in the full sense of the word; in short, its name "Lake County," expresses fully what it is.

Its many lakes, rivers and creeks, abound in fish; and these same lakes, rivers and creeks nearly all have valleys and bottom lands bordering them, the soil of which in most cases is a rich alluvial loam, and is very productive. This class of land does not require irrigation. Bordered on these valleys, is an upland or rolling sage-brush country, which is in many instances quite level or miles, and is reputed to be our most productive soil when so situated that it can be irrigated.

Much of this class of land is yet unclaimed, and can be procured at government price, or else taken up under the Desert Land Act. School land, there is none vacant that is really desirable. As to what is deemed today real desirable farm land, especially near the town, being vacant, there is none. But, unimproved farm lands can be bought from \$3 to \$12 per acre, while the improved will cost from \$7 to \$100 per acre, the quality of soil, improvements, nearness to town, timber and water advantages govern the price.

Outlying these lands is the hill, (or as the Eastern people express it) mountainous country, on which snow falls from one to three feet during the winter, and when dissipated by the warm weather, affords the natural irrigation for the lower lands which afford splendid pasturage for the vast herds of stock that feed in the valleys until the snow is off of the hills.

Within the county is a plateau roughly estimated as embracing two thousand five hundred square miles in area, which is called the "Desert." This is a misnomer, it is simply a level plain covered with sagebrush and native grass, but not a river or stream of any kind running through it, nevertheless, herders and vaqueros will tell you that there are more water holes to be found on it than people realize, and that many of them have dug for and found water in many places from four to six feet below the surface. As for dry, barren sandwastes, they are few and small in area, and generally speaking, the soil is a rich, alluvial earth, which produces excellent pasturage, making, in fact the stockgrowers winter paradise, because less snow falls there and stock winters better than they do in the valleys. Yet we do not advise the homeseeker to go there yet—it is so far out, the isolation would be too great. Nevertheless, we realize that the time is not far distant when this same semi-arid locality will be made to blossom as the rose, for it affords the most magnificent fields on this side the mountains for innumerable colonization schemes if properly equipped. I will say in connection with this subject I will be glad to correspond with colony promoters, and flatter myself I can give them much desirable information on the feasibility of developing the possibilities referred to in this line, and I will be glad of an opportunity to co-operate with them.

There is yet some good vacant timber lands which is being rapidly taken up. There is also, some less desirable scattering tracts that may not be taken up for years.

Our nearest shipping point is Madeline, the terminus of the Nevada-California-Oregon Railway, ninety five miles distant, consequently when our farmers or other producers have a surplus, the home demand is the only market, as it does not pay to haul ninety five miles by wagon trains at from 1/4 ct. to 1 ct. per pound, hence it is that our farmers do not attempt any great out-put, and the industry is neglected to that extent, that we sometimes pay exorbitant prices for many farm products, as instanced this spring when wheat sold readily for 2 cts. per pound, cracked barley 1 1/2 cts. per pound and potatoes 4 cts. per pound. Even now we are paying 2 cts. per pound for apples, and the past season we paid 6 cts. per pound for peaches, 3 cts. for cherries, 3 cts. for pears, 2 cts. for plums, 2 cts. for plums, 20 cts. per gallon for currants, 60 cts. per gallon for strawberries, 50 cts. per gallon for raspberries, 1 1/2 cts. per pound for crab apples, 3 cts. per pound for peas, 2 cts. per pound for carrots, 1 1/2 cts. per pound for beets, 4 cts. per pound for onions, 3 cts. per pound for tomatoes, 15 cts. per dozen for cucumbers, from 10 cts. to 50 cts. each for melons, 2 cts. per pound for potatoes, 2 cts. per pound for squash, 3 cts. per pound for cabbage, 1 1/2 cts. per pound for wheat, \$1.35 per 100 pounds for rolled barley, 2 cts. per pound for oats, 2 cts. per pound for rye, \$2.60 per 100 pounds for flour, 1 ct. per pound for bran, \$6 per ton for hay, from \$4 to \$5 per cord for wood.

Poultry does well here, yet we pay from 15 cts. to 50 cts. per dozen for eggs. Grown chickens sell for \$3 to \$6 per dozen, and broilers from \$3 to \$3.90 per dozen. Butter is 20 cts. and 25 cts. per pound the year round.

Notwithstanding the productivity of the soil, the favorable climatic conditions, and the large acreage our farmers could utilize, we know to a certainty that these prices will obtain until the next season's crop comes in. Yet with these prices in evidence, our farmers and gardeners tell us it does not pay to farm—too far from market or too far from railroad, etc.

Thank fortune that plea will soon be ended, for three rail-ways are trending this way and we can pretty positively assert that we will have a rail-road from the south in less than two years. Lakeview, the county seat has a population of 800.

It has an electric light, and water system, and is without doubt the liveliest and best business town of its size in the state.

It has two banks; the Bank of Lakeview, and the First National Bank, with Deposits above \$500,000, and a Capital Stock and Surplus fully paid of \$220,000, making their total assets about 1/2 of a million dollars. One jewelry store, one shoe store, one Ladies Outfitting store, two churches, two drug stores, one hardware store, one news-paper, one tinshop, one agricultural and implement store, one planing mill, two saddle and

harness shops, six saloons, one brewery, one variety store, two hotels, three eating houses, two livery and feed stables, one soda factory, one bicycle repair shop, two black-smith shops, two wagon shops, one barber shop, two vegetable and fruit stands, one furniture store, and four general merchandise stores that carry from \$7000.00 to \$60,000.00 of a stock the year round.

The U. S. Land Office is located here. Five years since, the business portion of the town was in ashes; now the same district is all built in brick stores, valued at from \$5000.00 to \$30,000.00 per building. Our school facilities we are proud of, especially in Lakeview, we have a graded school that employs six teachers, and has an attendance of 300 pupils nine months in the year.

During the winter considerable snow falls, in the mountains from 2 to 6 feet deep, but in the valleys from 2 to 12 inches deep. But it does not as a general thing lay but a short time in the valleys; some winters sleighs are not to be seen in the streets. Our altitude is 4825 feet by official survey. The average rainfall is from ten to fifteen inches. The maximum temperature is about 59 fr, and the mean about 33.

Wages: Herders \$30 to \$40 per month, buccaroos \$40 to \$75 per month wood choppers \$2 to \$2.50 per day, day laborers about \$2 per day, bar tenders about \$75 per month, carpenters \$3.20 per day, clerks \$40 to \$75 per month, brick layers \$5 per day, stone masons \$4 per day, tenders \$2.50 to \$3 per day, teachers \$40 to \$110 per month, painters \$3 to \$3.50 per day.

HORSES:—Weighing from 1200 to 1,500 pounds, well broke, sell from \$75 to \$150 each. Those weighing from 1000 to 1200 pounds, broke team or farm horses, will sell from \$40 to \$50 each, and range or unbroken horses sell from \$5 to \$30 per head.

CATTLE:—In small mixed bunches will average about \$14 per head for everything marked and branded.

MILK COWS:—Selected, will bring from \$35 to \$50 per head.

SHEEP:—When brought from the desert in April and May to lamb and be sheared, will sell we conjecture, for about \$2.20 to \$3 per head after sheared.

LUMBER:—Delivered in Lakeview, \$15 per M. for rough; dressed, \$18 to \$28 per M.; 4-inch flooring, \$35 per M.; shingles, \$4 per M.

BRICK:—Sell at \$10 per M., and are generally furnished and laid at \$15 per M., other material, such as lime and sand being furnished the mason.

LIME:—Costs 1 1/2 to 2 cents per pound.

STONE COAL:—None found near here.

CHARCOAL:—Costs 20 cts per bushel delivered.

RENTS:—A two-room unfurnished dwelling that will sell from \$400 to \$700, rents from four to six dollars per month, and a house of four to nine rooms that will sell from \$800 to \$2000, rents from \$8 to \$15 per month.

RELIGIOUS DENOMINATIONS:—Are the Methodist, Baptist and Christian. The first owns its church and parsonage valued at \$2000, the second owns a church and parsonage valued at \$2500. The Christian occupies the other churches almost at their own pleasure.

The coming season we have reason to know a Catholic Church will be built.

CLUBS:—The Athletic, Base Ball, and Dance Clubs.

BANDS:—Brass and String. A Public Library and reading room and the W. C. T. U., Ladies Aid Society etc., etc.

MALARIA:—We do not know of a Malaria infected locality in the county.

FRUITS:—Successfully grown here are apples, pears, plums, quinces, prunes, cherries and peaches.

BERRIES:—Strawberries, blackberries, gooseberries, raspberries and currants, dew berries logan etc.

VEGETABLES:—Potatoes, onions, cabbage, carrots, parsnips, beets, squash, pumpkins, cucumbers, melons, beans, radishes, rhubarb, celery,—in short, nearly everything that can be grown in a sub-tropical climate—Tomatoes are grown in abundance in favored spots where they are not subjected to cur early and late frosts.

YIELD OF CROPS:—Wheat, from 20 to 50 bushels per acre. Barley; from 40 to 90; Oats, from 20 to 100; Rye, from 9 to 25, and as for potatoes, beets, cabbage, rutabagas, parsnips, carrots—in short, all products of this character are grown in abundance and will admit of favorable comparison with like products grown in the Middle West States.

FRUIT:—There may be more perfect and better flavored fruits and berries grown than those grown here,

but we doubt it. Corn is grown here, and nearly every farmer and small gardener raises enough for roasting-ears, and in some few favored localities, where the soil is warm, and more protected by being in sheltered nooks, there is some raised for market, but as a general thing, it is not a success, because of our cool nights.

Until recently our farmers did not realize that these sagebrush lands would raise alfalfa without irrigation, and just now it seems to be the ambition of all our farmers to put in all the alfalfa they can. Heretofore, all land that showed alkali on the surface, was shunned by the farmer as plague spots—fit for nothing. But experience has proven that such lands are not only well adapted to the growing of sugar beets, but that continuous crops of beets grown will absorb and render nugatory—or rather, absorb and dissipate the alkali in the soil more effectually than running water or any compost yet known will. Not only that; it is said that this alkaline condition enhances the saccharine quality of the beet as nothing else will. This being a fact, it requires no stretch of the imagination to expect the building up of a great industry in this line in the near future.

We do not claim this to be the Garden of Eden, but we do claim it is productive, and a remarkably healthy country. Chills and fever are unknown, we experience neither excessive heat or cold, and you can only know by experience what healthful and invigorating breezes fan this ozone-laden mountain land, making it a haven of bliss to all those suffering from that fell ailment, asthma. We drink the purest, coldest and best water that ever refreshed man, or helped him waver down the petty disappointments of his every day life.

We have no cyclones, no frightful and devastating thunder storms, or epidemics of Cholera, Yellow fever, etc. We have cheap lands, an abundance of water for irrigable purposes when properly stored and redistributed as our Lake County Development League is now making an effort to have done. We have fine forests of pine and fir timber. It may be well to explain here that our lakes and rivers are not skirted with timber as many would suppose, for on the hills and mountains only does it grow. We have good mail and telegraph facilities, we have innumerable hot springs, we have salt mines, gold mines, borax and nitre deposits. We have a population of about 3000 and we have room for many more, but with all the advantages that are obtainable here, it is no place for the loafer, or those who are poverty stricken when they arrive here and must live from hand to mouth until they mature a crop, but we do know that we can say to the man of small means, the man of wealth and the brainy man, the man fertile in expedient and resources, we want you here and can assure you that your mentality will find wide scope and nowhere on earth will you find people more appreciative of your moral and mental worth than here, none so willing to extend the glad hand of welcome to the meritorious home seeker, for we want that you should share with us the good things we anticipate from our young and growing industries and irrigation schemes and last but not least, the wealth that so recently is being developed in our mineral deposits—these it is not our province to dwell on, for we do not wish to be called a boomer or enthusiast and will simply say, come and see for yourself, and if you have any misgivings that we have overdrawn one fact, and do not feel justified in making the individual venture, delegate some representative man of your community to investigate for you—a dozen or more of you could do this at a small expense to the individual.

The most unfavorable feature that presents itself to the eye of the stranger is the denuded appearance of the pasture lands, for nowhere on earth have we ever known of ranges so excessively and destructively pastured as these have been, that will rehabilitate themselves in their mantle of green so quickly as these do, if protected for one or two seasons, this alone is proof of an equable climate and productive soil. The fact is we hardly know the meaning of the word drought, or failure of crops, neither have we known any country where the "early to bed and late to rise" class of farmer has reaped so abundant a reward for his grudgingly expended labor.

After all is said that is commendable of this locality there is only one argument that can be advanced that



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TIMBER LAND NOTICE

United States Land Office Lakeview, Oregon, Nov. 15, 1905. Notice is hereby given that in compliance with the provisions of the Act of June 3, 1878, entitled "An act for the sale of timber lands in the States of California, Oregon, Nevada and Washington Territory," as extended to all the Public Land States by act of August 4, 1892, Horace R. Dunlap, of Lakeview, county of Lake, state of Oregon, has this day filed in this office his sworn statement No. 2964, for the purchase of the SW 1/4 of sec. No. 17 in township No. 37 S., range No. 19 East, W. M., and will offer proof to show that the land sought is more valuable for its timber or stone than for agricultural purposes, and to establish his claim to said land before Register and Receiver at Lakeview, Oregon, on Friday, the 26th day of January, 1906. He names as witnesses: w. R. Bernard, w. A. Massingill, Geo. Lynch, Wm. McUlley, all of Lakeview, Oregon. Any and all persons claiming adversely the above-described lands are requested to file their claims in this office on or before said 26th day of Jan. 1906. 47-4 J. N. Watson, Register.

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