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Facts as to Lands, Towns, Climate, and Opportunities

The Future Garden Spot of the Northwest

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THIS article is designed for the information of our many correspondents, and all others, who are interested in learning the conditions that exist in this locality and what the inducements are for the wage earner, homeseeker, the capitalist and others to investigate the splendid possibilities that Lake County offers to you.

LAKE COUNTY

A Small Empire that Possesses Latent and Undeveloped Resources Superior to Those of Some Entire Eastern States

Lake County is in itself a small empire embracing 5,130,240 acres of land classified as follows:

July 1908, 2,361,608 acres of this remained unappropriated, 667,254 acres remain unsurveyed, 1,694,354 acres surveyed, three tenths of the unappropriated is timber, one tenth mountainous, three tenths agricultural, three tenths grazing.

There is at the present time approximately 260,000 sheep, 65,000 cattle and 25,000 horses and mules pastured in the county—the income the past year from live stock alone was in excess of \$360 per capita, in addition we should add 2,225,000 pounds of wool exported.

LANDS AND SOILS

Native Hay Lands

Are that portion of the valley or bottom lands that are inundated by the spring freshets which subside in ample season to insure good crops and after harvesting these hay lands afford magnificent pasturage during the fall and winter months.

Sub-Irrigated Lands

Are those adjacent to the hay lands, and also those which are but slightly elevated or above the water level of the lakes, the seepage and moisture from which insure unfailing crops of vegetables—hence are in great demand by the gardeners.

Grain, Orchard, Rich Farming Lands

Outlying and adjoining the lands described and intervening between them and the foothills is a level sage brush stretch of bottom land that grows undulating as it approaches the foothills; on these lands are produced grain and nearly every variety of farm products grown in the county WITHOUT IRRIGATION and is choice orchard and alfalfa land as evidenced by the bounteous crops and fruitful orchards now seen here.

Rolling Hill Land

The few places the experiment has been made here has proven it to be as choice, if not better alfalfa land than the bottom lands, and some contend that it will eventually prove to be our best fruit lands, being more immune from frost than the lower lands when irrigated. Although all these lands produce well without irrigation, it is evident that judicious irrigation would greatly increase their producing qualities.

Pasturage and Grazing Lands

These are the hill and mountainous lands and embrace more or less scattering pine and other timber; large areas of this land will in places be level and devoid of rock and show rich and productive soil as is evidenced by the growth of sage brush and other shrubs and herbage it produces.

Although these hill lands at this date are in little or no demand except as stock ranges, the time is not far distant when every glade, spring branch and small creek or open patch of hay land in the hills will be utilized as summer or dairy ranches, and possibly as permanent homes of stock-growers despite the altitude and early snows.

SOIL

The various types of soil would be difficult to delineate and nothing short of a map of soil surveys, indicated in colors would convey an approximately correct and unimpeachable description. Hence we will be content to say that the agricultural lands are slightly sandy, of a mixed alluvial loam of good depth and productive quality and devoid of rock.

In some localities we find small patches of alkaline land, but it is so small a proportion that when we reflect that one square rod is only the one hundred and sixtieth part of an acre we see nothing alarming in one or more such patches in a 160 or 640-acre tract and the little there is of it, is not the "killing black" kind, but is decidedly the best sugar beet land we have, for this quality of soil enhances the saccharine quality of the beets that makes them worth two dollars per ton more than those grown on less favorable soil,—further, a few years best growing will absorb and completely dissipate this alkaline quality more effectually than running water or any compost known.

Clearing and Plowing

These sage brush lands are cleared and plowed ready for use at a cost of from five to six dollars per acre.

TIMBER

In this country there are magnificent and vast forests of sugar and yellow pine, with some fir and tamarack, etc., interspersed. This timber is reputed to scale from two to five

million feet per quarter section. All the choice timber has been taken up or conserved in the National Forests, hence we do not encourage any one to come here expecting to get choice timber claims—yet there is considerable timber for ordinary purposes in small isolated groups, and might be called the border or sparsely timbered fringe of these large groups,—this last embraces the cedar, juniper, mahogany etc.

Only on the hills and mountains is there timber.

PRICES OF LANDS:

NATIVE HAY LANDS, sell from \$20 to \$60 per acre, the variation in price is occasioned by the location and other surroundings, rather than the yield.

SUB-IRRIGATED LANDS, from \$25 to \$75 per acre, these higher priced tracts are those that are in cultivation and improved as market gardens, with necessary buildings, etc.

GRAIN, ORCHARD AND FARM LANDS, from \$15 to \$75 per acre, embraces the improved, unimproved, partially fenced or all fenced, with more or less pretentious buildings and orchards on them.

ROLLING HILL LAND, from \$10 to \$20 per acre, is governed in price by the availability of irrigable water and outlet to free pasturage.

PASTURAGE AND GRAZING LAND, from \$6 to \$20 per acre, embracing open wild land, unimproved to those fenced and embracing more or less hay land, with all the conveniences complete as a home and stock ranch.

TIMBER LANDS, from \$8 to \$40 per acre, these prices are based on the location and stumpage, or rather what it is reputed to scale per acre.

STATE AND SCHOOL LANDS, from \$5.00 to \$8.75, are appraised according to location, quality and the timber and meadow they afford.

FOR FURTHER INFORMATION ON LAND VALUES, SEE OUR "Sample List of Property for Sale."

LAKEVIEW

Chief Business, Social and Industrial Center of Southern Oregon and Northwestern California

Lakeview is the county seat of Lake County, is situated fifteen miles north of the California and Oregon state line, in the rich and fertile Goose Lake Valley.—It has a population of 1400 or more, is the center of wealth, culture and refinement.

It is the principal supply point for fifteen miles south, fifty miles west, sixty north, and from fifty to one hundred and fifty east and northeast. The business part of the town is brick built, electric lighted, has a gravity water system, a graded school with an attendance of 300 pupils, a free public reading room, opera house, churches, telegraph and telephone lines throughout the county and connecting with all parts of the U. S. Here is located the U. S. Land Office, the U. S. National Forest Office, the Bank of Lakeview, the First National Bank and Lake County Savings Bank—these ordinarily have a deposit of about \$750,000 with a capital stock and surplus fully paid up of \$315,000 making their total \$1,015,000 and do business on a conservative basis that the recent financial flurry has had no appreciable effect on the banks or their depositors, and it is without doubt the most prosperous and best business town of its size in the state.

It has two hardware, farm implement and tin shops, one furniture store, two drug stores, two ladies' outfitters, two jewelers, two livery and feed stables, six saloons, one brewery, one soda factory, two newspapers, two black smith and wagon shops, one hotel, four boarding houses, three restaurants, two barber shops, one bicycle shop, two meat markets, five general merchandise stores that carry stocks that will aggregate \$200,000 the year round.

LAKEVIEW'S SOCIAL LIFE

Religious Denominations
Are the Methodist, Baptist, Catholic, Christian and Episcopal.

Civic Societies
CLUBS—The Athletic, Base Ball, Shakespeare and Dance Clubs.

BANDS—Brass and String.
A Public Library and Reading Room and the W. C. T. U., Ladies Aid Society, etc.

Secret Orders

Embracing the A. F. & A. M., Eastern Star and Chapter, I. O. O. F. and Rebekahs, Woodmen and Circle, Workmen and Degree of Honor, the Foresters, the Eagles, are all in a flourishing condition.

Basis of Future Growth of Lakeview
Outlying and subsidiary to the town is over 100,000 acres or more of good

level agricultural and orchard land, and the yet untouched forests which will eventually employ a small army of lumbering and mill men, the successful and unlimited storage and redistribution of the waters of Dry Creek, Drews Creek, Cottonwood, Thomas, and many other creeks that are booming mountain torrents six months of the year. Already has the Hewitt Company and the Oregon Valley Land Company secured water rights that will enable them to irrigate 100,000 acres if need be of these adjacent lands,—these companies' names alone are sufficient guarantee for the success of their enterprise.

The past year has witnessed the construction of a \$50,000 Court House, and a Co-operative Flouring Mill of 50 bbl. capacity, while the coming year will see a Commercial Club building, Catholic and Episcopal Churches, Steam Laundry and many other structures contemplated by private parties, the converging of three railroads at this point, the employment in constructing and operating them, make us know we are not visionary in anticipating 40,000 of a population within the next ten years.

OTHER TOWNS

and Valleys in Lake County

New Pine Creek, Paisley, Summer Lake, Adel, Silver Lake and Plush. All these are valley towns in promising locations, have daily mail advantages, telephone lines, are on the main stage route, and the recently surveyed R. R. routes with surroundings similar to those of Lakeview, with every assurance that private enterprise will make certain the future irrigation of all the agricultural lands in their vicinities.

The brevity and comprehensiveness we attempt in this summary must serve as our excuse for not writing all we would like to, descriptive of the other towns; hence we will be content to say:

NEW PINE CREEK

located fifteen miles south of Lakeview, in Goose Lake valley, on the Oregon and California state line, also on the N. C. O. Ry.'s, survey, is a fast growing town of 300 population. It is the local supply point for the Pine Creek Mines, (five miles distant,) has a water power on which is an electric plant, two flouring mills, and one saw mill; in this vicinity is located some of the best developed farms, orchards and market gardens in Goose Lake valley.

DREWS VALLEY

One of the best watered valleys in this county, twenty two miles west of Lakeview, is skirted by timber and pasture lands on both sides, is ten or more miles long and from one to three miles wide, it is a meadow valley, remarkably rich in native and mixed hay lands and is pre-eminently the place for dairy men and stock growers.

CROOKED CREEK

A well watered valley, twelve miles north of Lakeview, will average one mile wide and six long, has a productive soil, is adapted to grain, alfalfa and fruit growing or stock raising, and is the home of several well-to-do-sheep and wool growers.

PAISLEY

Is situated forty eight miles north of Lakeview, in the beautiful and productive Chewaucan Valley, twenty-five miles long and ten miles wide on the Chewaucan river; it is the center of a prosperous farming and stock growing country, and the home of well-to-do stockmen who are alive to the social and educational advantages their children can have the benefit of here. Its advantages are simply marvelous, with its prospective railroads, water power and irrigable advantages combined with the outlying agricultural and orchard lands that will be sought after and utilized soon as advantage is taken of the irrigation possibilities now contemplated. There will be developed a fruit growing industry that is little dreamed of now, for here are grown grapes and other products more successfully than in less favored localities. It has a population of about 900.

At present there are three general merchandise stores, one drug store

one flouring mill, one hotel, two livery stables, two blacksmith shops, one barber shop, telephone office, two saloons, etc.

SUMMER LAKE VALLEY

This valley is approximately 28 miles long and from 4 to 12 miles wide, and situated about seven miles northwest of Paisley.—It is the ideal place for the horticulturist, as has been demonstrated by the stockgrowers and farmers who make their homes here, and have proved very satisfactorily that the soils and climatic conditions are such that the valley is destined to be one vast orchard—its full length and breadth. At present only the west side is utilized as farm and orchard land but there is already an enterprise nearing completion to irrigate all the land surrounding the lake which will make it available for the production of grain, fruit, vegetables, berries etc., galore.

SILVER LAKE

Situated 100 miles north of Lakeview, and 165 miles south of Shaniko, the present terminus of the Columbia Southern R. R. It is the principal supply point for a prodigiously large area of country, occupied principally by stockmen. The valley on the north and east merges on the Christian Lake valley, and desert country which has attracted considerable attention the past year, and is settling up rapidly.

In the town are two general merchandise stores, two hotels, church, school house, one blacksmith shop, barber shop, one newspaper.

The prodigious area of agricultural land that is tributary to its upbuilding, combined with its irrigable advantages, and being on the line of the survey for the extension of the R. R. from Shaniko on the north, and another contemplated R. R. from Klamath Falls on the south-west promises much for the future of the town and valley.

WARNER VALLEY, PLUSH, ADEL

This valley embraces an area of country 50 miles long and will average 10 miles wide, with an outlet on the north and east for winter pasturage grounds too extensive for description as they embrace the so-called desert.

The soil and climatic conditions that obtain in this valley are most instructively read in the abundant crops of hay, wheat, oats, rye, barley, vegetables, apples, pears, peaches, prunes, apricots, plums, cherries, grapes, currants, and berries of all kinds that grow here, seemingly with so little care or attention.

It is a rare thing to see snow on the ground, and yet more rare to see it lay twelve hours.

Forty miles northeast of Lakeview is the town of Plush in Warner valley; it is the local supply point for that locality, and the "Windy Hollow" gold mines 8 miles distant, and 20 miles south on the west side of the valley is the town of Adel; both places have daily stage and mail service and are in telephone connection with Lakeview and all other points.

Much of this valley is subirrigated, and more will be irrigated from the available streams emptying into the lake as soon as R. R. communication will justify a greater production of hay, grain, and fruit.

"THE DESERT"

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, as it is simply a level sagebrush and bunch grass covered plain or prairie, that is destined to eventually prove to be one of the greatest grain and fruit producing localities in the State.

The fact of its being so far inland, and not a river or stream of any kind running through it, is the only known reason why it has not received the favorable attention that less inviting localities in the county have received, for it is a well known fact that there is more water in the form of Springs to be found on it, than people realize, and that many herders and vaqueros have dug for and found water in many

places from four to six feet below the surface.

As for dry barren sand wastes, 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 stockman's 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 too 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 blossom as the rose, for it affords the most magnificent fields on this side the mountains for innumerable colonization schemes if properly equipped.

RAILROADS

The Nevada-California-Oregon Ry. is operated from Reno Nevada, on the Southern Pacific, to Alturas in California; at present this is our nearest shipping point, 57 miles south of Lakeview. With this 184 miles of road completed, and the remarkably light grade this 57 miles impose, combined with the assurance we have from the management, make us know that a completed R. R. to Lakeview at an early date is a well assured fact. The fare (rail and stage) from Reno to Lakeview is \$18.50. The recent R. R. surveys and location of the main Oregon Eastern from Eugene on the west, connecting with the Oregon Short line on the east at Ontario, with its Malheur branch via, Warner Lake to Lakeview also its eastern branch via Abert Lake, Chewaucan valley all concentrating at Lakeview and trending down Goose Lake valley to San Francisco, make us know that Lakeview is destined to be a R. R. point of no small importance. Not only this, we know almost to a certainty, that during the coming season construction on the Harriman lines will be commenced and vigorously pushed to completion. Late in the fall allied with Hill interests have been looking into the possibility of a line from the Columbia River to San Francisco. This line would have to pass through Lakeview.

WATER

From every rivulet, mountain stream, or wall sunk in any one of these valleys to a depth of from 10 to 24 feet—we drink the purest, coldest and best water that ever refreshed man, or helped him wash down the petty disappointments of his every day life.

CLIMATOGRAPHY

Cold Weather

Generally speaking we have one cold spell during the winter, when the mercury occasionally drops to five or six degrees below zero.—this may be for one day only, or it may last as many as four or five days—this does not occur every winter. Correctly speaking, we have about two months of winter weather.

Snow and Rain

During the winter 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 lie on but a short time in the valleys; some winters, sleighs are not to be seen on the streets. Our altitude is 4925 feet by official survey, the average rain fall is about nineteen inches. The maximum temperature is about 59 and the mean about 33.

Ice

The thickest forms in large pools of still water, sometimes as much as 14 inches thick so we are told, but the writer has never seen it. The usual thickness put up here for summer use is from six to eight inches, and some winters it does not form thick enough to put up for summer use.

Destructive Storms or Winds

We have neither cyclones, hurricanes or destructive wind storms, but just enough wind to be healthful and invigorating. We have, occasionally what is called a thunder shower, and yet it is a very rare thing to hear distinct, nerve-shaking thunder, or see sharp lightning, consequently you will not find a lightning rod in this country.

Stock Feeding

Commences about first of January and stock are turned out to skimish for themselves about March 15th.

Housing Stock

No stock is housed during the winter except it be the milch cows, team horses and young stock of small farmers and much of that never gets inside a barn or shelter.

Warm Weather

In July the mercury will run up as high as 95 or 93 degrees for one or

two days, but when night comes you will require the usual number of blankets on your bed.

Annual Precipitation for Six Years			
Year ending	Oct. 1st,	1901-16.57 in.	
" "	" "	1902-15.84 "	" "
" "	" "	1903-22.96 "	" "
" "	" "	1904-13.27 "	" "
" "	" "	1905-16.03 "	" "
" "	" "	1906-12.00 "	" "
" "	" "	1907-26.75 "	" "

Temperature for Two Years
For 1906 lowest min. 2 deg. below.
For 1906 highest max. 102 deg. above.
For 1907 lowest min. 2 deg. below.
For 1907 highest max. 100 deg. above.

HARVEST

During July and August is the hay making season, then follows the grain harvest and threshing season during September and October, the usual wages paid for this kind of work being from two to three dollars and found, per day.

WAGES

WAGES: Herders \$30 to \$40 per month; buccaroos \$30 to \$50 a month, wood choppers \$2 to \$2.50 per day, day laborers about \$2 per day, bar tenders about \$75 per month, carpenters \$3.50 to \$4 per day, clerks \$40 to \$75 per month, brick layers \$5 per day, stone masons \$5 per day, tenders \$2.50 to \$3 per day, teachers \$40 to \$110 per month, painters \$3 to \$3.50 per day.

LABORERS

Many ask the question,—Can I get work there? Judging the future by the past, we can answer yes—especially the coming year, for we are assured of the building of a steam laundry, Unitarian Church, Catholic church, and many other private buildings that are contemplated. We can say to the sober industrious laborer, 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 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 homeseeker, for we want that you should share with us the good things we anticipate from our young and growing industries.

GOLD MINES

Conservative as we try to be,—we are forced to admit that there is yet a possibility, that the Pine Creek and Windy Hollow mines will out rival the famous Goldfield, Tonpaoh and Rawhide mines in mineral wealth. Stawling as this may sound, the assumption is well predicted in mining parlance, on the fact that the "overflow" or "capping" has not been penetrated—yet marvelously rich free gold-bearing rock is found in small rifts and seams in both camps, where it is much in evidence that vaporized gold has during the cooling period, affixed with the foliated iron, it is found in conjunction with, leads many old miners to conjecture that lower down in these seemingly surface rifts and seams, repose untold wealth, awaiting the chug of the drill and force of powder backed by capital and intelligent mining to bring it to the surface.

YIELD OF CROPS

Wheat, from 20 to 40 bushels per acre. Barley, from 40 to 90; Oats, from 20 to 60; Rye, from 9 to 25, these yields have been obtained in some so-called semi-arid localities, without irrigation, in fact, the writer does not know of a single instance in the county where irrigation has been done for the above named grains.

CORN

Corn is grown here, and nearly every 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 the market, but as a general thing, it is not a success, because of our cool nights.

FRUIT

The abundant crops of fruit grown in the county are almost incredible when we realize how little attention was given these old orchards: It seemed to be a "hit or miss" proposition in selection of suitable varieties, adaptability to soil and climate, little or no attention given or attempted at skilful pruning, or heading back in proportion to the vigor shown by the growth, no yearly trimming out,—any place near the dwelling was good enough for the orchard: apples, peaches, pears, plums, cherries, prunes and apricots were all supposed to do well on the same tree food,—and for a wonder they have, proving the fertility of the soil suitable to tree growth of all kinds, and producing abundantly bright colored, highly flavored apples, peaches, pears, prunes and cherries of exceptionally good shipping quality.

Strawberries, black berries, goose berries, raspberries and currants, dew berries, logan berries etc., do remarkably well. It may be well to explain here that wherever water is available our gardeners and fruit growers utilize it, with gratifying results.

VEGETABLES

Potatoes, onions, cabbage, carrots, parsnips, beets, squash, pumpkins, cucumbers, melons, beans, radishes, asparagus, celery—in short, nearly everything that can be grown in the middle west states.

POULTRY

Poultry does well here, yet we pay from 20 cts. to 70 cts. per dozen for

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