

## ANOTHER BIG LAND DEAL

### Famous Davis Creek Fruit Section Scene of Operations

## SEAGERS AND ASSOCIATES PUT IT THROUGH

### Secure 2200 Acres of Choicest Lands, and Will Subdivide Into Ten and Twenty Acre Tracts

BY FRED J. BOWMAN

What is the cause, the meaning of this hunger for land? Why is it that from the tropical fringes of the Isthmus of Tehuantepec to the aurora crowned areas of the Canadian Northwest, the movement of the people thitherward is increasing day by day? The idea seems to have become general that "Back to the Land" has the hope of men for the present and for the future. To satisfy the demand, the inhospitable areas of the bleak snow covered prairies of the North-west and Canada have become peopled, whose cheer has made homes of comfort possible under the worst of conditions. Vast desert areas, at cost of millions for irrigation enterprises have been made habitable, and productive. Even the sterile wilds of Mexico attract and the New South draws many. Even our own beautiful fertile section, devoid as it is for the present of railroad transportation, is now the Mecca of many, which must soon swell to thousands of homeseekers.

In order to satisfy this demand for land, for homes, where a few acres, under intensive methods of farming or gardening, or fruit raising, will make a competency for a family. Men of capital, who firmly believe in the potentialities of this section, are securing large tracts of land heretofore devoted solely to the grazing of a few cattle and sheep, and are subdividing the same into small tracts, and planning to apply water thereon, for the use of homeseekers. Here we have a climate unequalled for salubrity. Our winters are mild and short, rarely does the mercury drop to zero. We have glorious sunshine, pure atmosphere, and pure mountain water.

All these conditions tend to produce the finest quality of fruit of all kinds, which for size, texture, flavor, quality, good keeping and handsome appearance, are the peer of any grown in any section of the Pacific Northwest, now famous in that line the world over. That such is the fact

is amply attested when men who have made a success in fruit production in Wenatchee, North Yakima, Hood River and Rogue river sections sell out their high priced land to those valleys and come and purchase our cheaper lands and prepare to engage in fruit raising here! In this work of preparing the way for homeseekers and who have the means and the energy to bring success, is the firm of Seagers Brothers, of Lakeview. Recently in company with Mr. John O'Neill, lately of North Dakota, and other capitalists of that state they have organized "the Davis Creek Orchards Company." This corporation has taken over 3000 acres of the finest land in the southern end of Goose Lake Valley, its surface is most admirably adapted for the purposes of irrigation, and its soil possesses every essential for successful fruit production. This latter fact stands out prominently, because all around the tract trees laden with fruit bear ample evidence of such adaptability. Among such tracts is the famous John Briles orchard, which produced apples that took first prize at the Alaska-Yukon Exposition at Seattle last year, over world wide competition. Could you have better evidence of the desirability of such lands for apple culture? Apples, the beauty of which would tempt even a modern Adam to submit to the domination of an Eve of today, if by so doing he could become the possessor of lands capable of growing them! But, aside from the luscious apple this land will and does produce peaches, apricots, nectarines, plums, and cherries that would make cherry producing Japan look like a dreary desert! The sight of those orchards now in full bloom, under the glow of our radiant sunshine, can well give a man a forecast of the beauties of the hereafter!

While much of the finest fruit grown in this section is produced from irrigated lands this company do not propose taking chances on failure

for lack of ample water. With that in view they have purchased some of the oldest and secure riparian rights in that section, and will build irrigation works thereon to insure success for their enterprise, and render doubly sure that those who may become interested and secure tracts for orchards of them will not meet with failure for lack of water.

Consequently their enterprise includes a perpetual water right for each 10 acre tract. The reservoir site comprises 250 acres of fine valley land that is to be sacrificed to a greater purpose. A dam is to be constructed across the valley its purpose is to retain, and conserve the flow of O'Neill's or Ewings Creek, as it is differently known. The flow in this creek is constant, except for a short period in July and August, which is a time that water would not be needed.

The water is to be taken from the reservoir, by means of two high line canals which will encircle the land. The supply will be more than sufficient for all needs of the tract. The beauty of the enterprise, as planned, is that water will be taken from the dam and immediately applied to the land. No extensive flumes, tunnels, or other costly accessories will be required, it is one that has been talked of for years by the farmers of that section, but none of them had the means or courage to undertake its construction. It remained for the Seagers and their associates to see the possibilities of the problem, and, who set about to make it serviceable and remunerative to the settler. That it will be such no one familiar with that part of the valley, as is the writer, for a moment doubts. For instance, last year off of 15 acres of young trees, which are yet far from being in full bearing condition, Mr. Briles sold in Lakeview 3,630 dollars worth of fruit. He has one Black Republican Cherry

tree from which last year were produced 80 gallons of cherries, and he sold them for 90 cents a gallon. At that rate of production and price 50 trees to the acre would yield \$4500 to the acre! It is given to show the possibilities of fruit culture in that end of the famous Goose Lake valley.

Another thing about this enterprise that should appeal strongly to the home seeker is the fact that the land lies in one compact body. With its settlement and development there will come all the desirable features of village life. The lower end of the tract is close to the beautiful lake, with sunny beaches, affording the finest of bathing, boating and fishing, with refreshing and health-giving outdoor life.

The water for irrigation is bestowed perpetually with the land. Each owner possesses his own water supply. The cost of its upkeep will be the least for any known similar enterprise, and best of all there will be no fat maintenance charge to be paid to some outsider. The lands will be sold on the easiest of terms so liberal in fact that no one here or elsewhere can afford to let the opportunity pass. A personal visit will satisfy any one that one tract is as good as another.

The question of transportation is assured, for an early date. Two rail roads are now surveyed, across the tract, and one the N. C. O. Ry. is now only 25 miles distant, and doubtless will be completed to these lands this fall.

In view of the foregoing it is important and essential that any one interested should not delay their selection, as such splendid orchard tracts in such remarkably fortunate environments will not long go searching for buyers. It is well in this case to also remember that "One Good Investment is Worth a Lifetime of Labor."

## SECOND BIG FAIR TO BE HELD THIS FALL

### Board of Trade Announces Plans for Holding Second Annual Exhibition of Wonderful Products of Goose Lake Valley

At a special meeting of the Board of Trade, held the first of the week, it was decided to hold another fair this fall, on plans similar to that of a year ago. The date fixed is September 26, 27 and 28. In addition to liberal premiums for farm and domestic products along the lines offered last year, the livestock industry will be included this year and there is no doubt that the exhibits in that department will be as great surprises as were the fruit exhibits last year.

While the fair will be conducted along the same general lines as that of a year ago, yet it is expected that the exhibits will be much more ex-

tensive, and if anything more meritorious if such is possible. Much interest is already manifest, and when the hustlers get to work there will surely be things doing. Let every one assist in the good work.

Mr. and Mrs. W. H. Mason arrived the first of the week from Klamath Falls. Mr. Mason was a sub-contractor on the O. V. L. Co.'s canal last summer and on other occasions has had occasion to visit Lakeview and he therefore was warmly congratulated by his numerous friends, he having recently wedded a charming lady of Klamath Falls, Mrs. Maston.

## IS GROWING RAPIDLY

### Many Improvements in Northern Lake

### Homesteaders Busy Making Substantial Improvements and Putting In Crops

That the people of Northern Lake County are awake and moving rapidly with unbounded confidence in their section of the state is the report of W. Roche Fick who has just returned after a few days spent in driving through the Silver and Christmas Lake Valleys where he found the people confident that they had a good country and not afraid to let every one they met know about it. Three years ago there was one fling made at Port Rock on a homestead that took in the famous land mark, and since that time every available acre in several townships around that point have been taken, a new town started, two stores erected, besides the post office building, a new school house that has quite a large number of pupils, a new Methodist congregation started who intend to erect a church at an early date, a small hotel, and another proposed soon, with every one working their homesteads and clearing the land to get it into crop as soon as possible. The roads have been laid out along the section lines and fences built on each side so that the territory presents an old settled condition that makes a person wonder if he is awake or dreaming. The homes built on the homesteads are generally better than one would expect in a newly settled country with quite a number

of barns and out buildings. Port Rock is expected to be the nearest point on the Oregon Eastern to Silver Lake when it is completed across the Christmas Lake Valley. The ranchers and farmers of Summer Lake Valley are very busy with their plowing and seeding while the orchards throughout the length of the west side are giving indications of surpassing any previous yield of this famed section. Prospects never looked brighter for a record yield of grain, hay, fruit and vegetables.

## New Butchering Firm

W. F. Grob, familiarly known as Pete, has purchased C. L. Beebe's interest in the butcher business of Hayes & Beebe, and the firm name will be Hayes & Grob. Mr. Grob has an enviable reputation in the art of making sausages and cured meats, as well as being an expert cutter. The firm has heretofore enjoyed a liberal patronage, and that it will continue is a foregone conclusion. C. V. Beebe, who disposed of his interest in the firm of Hayes and Beebe, expects to spend a month in California and will then return to Lake County to again engage in business of some sort although he is not certain just what line he will follow.

Forest Supervisor Ingram was called to New Pine Creek Monday evening on account of a small fire which started in the National Forest adjoining the Fremont on the south. Mr. Ingram chartered D. P. Malloy's auto, and the run to Pine Creek was made in 55 minutes. Besides Mr. Malloy Mr. Ingram was accompanied by Pearl V. Ingram and Mr. Woods, a traveling man, but when they reached the source of the incipient conflagration it was under control, and their services were not needed.

## HOME STANDING FINE

### Good Send-Off for Examiner's New Foreman

### Klamath Falls Herald Speaks in High Terms of Wellknown Newspaper Man

Klamath Falls Herald: S. C. Graves will leave in the morning for Bonanza, to complete arrangements for his departure for Lakeview, where he goes to take charge of the Examiner recently acquired by F. P. Cronemiller. Klamath County is sorry to lose "Chap", for he is the Nestor of the printing trade of the county. He has witnessed the ups and downs of the printing business and shared the joys and sorrows of those engaged in publishing papers in this county until he has become a part of the production of the publications of Klamath. Mr. Cronemiller has secured the services of a man who will ever work for the interest of his paper and a man who will prove a valuable assistant to him. The Herald wishes him Godspeed and hopes to see the day when Chap will own and publish a big paper of his own. He has earned that honor and is fully entitled to it.

Mr. Graves reached Lakeview Tuesday evening, and at once took charge of the mechanical department of the Examiner. He is authorized to collect and receipt for all moneys due the Examiner, and to transact the business generally.

Lakeview won the baseball game at Cedarville by a score of 10 to 8.

## TOUR OF INSPECTION

### N. C. O. Chief Engineer Inspects Valley

### Pleased With the Possibilities of Goose Lake Valley and O. V. L. Co.'s Work

Geo S. Oliver, chief engineer of the N. C. O. Ry., arrived in Lakeview Saturday evening, and the following day was shown over Goose Lake Valley by Chief Engineer Rice, of the O. V. L. Co. While Mr. Oliver had previously visited Lakeview, yet it was his first trip out through the valley, and he was greatly surprised at not only the vast amount of fine agricultural land, but also the great amount of work done by the O. V. L. Co. in the way of building canals for the irrigation of the rich sagebrush lands.

The purpose of Mr. Oliver's visit at this time was not explained, except to the effect that he desired to post himself in regard to the possibilities of this section in the way of furnishing traffic for a railroad, and he gave no intimation as to when the N. C. O. would likely reach Lakeview. However, he seemed not only surprised but well pleased with the situation as he found it, and it is not at all improbable something definite will be announced as to the plans of his road in the near future.

The work of the O. V. L. Co. is progressing nicely and the finishing touches are now being given to the main canal. In a few days work will commence on the south canal, which will cover the lands south of Drava creek and on down to the State line. There are now about 150 men work-

## NEW HIGH SCHOOL SITE

### School Board Plans to Make Lakeview Educational Center

## SPECIAL ELECTION CALLED FOR MAY 14

### Grounds Sufficiently Large to Provide For All Emergencies, Not Only For Present But Ten Years Hence

When the people of this district by practically unanimous consent decided to erect a high school building it was conceded that it would be modern and up to date in every respect. But the members of the school board have reached the conclusion that to have the building and grounds up to date will not answer the purpose and needs of Lakeview as an educational center, and therefore are now planning for what will probably be the requirements ten years hence.

To that end an endeavor is now being made to not only secure a suitable site but also to obtain grounds sufficiently large to answer every purpose, and even in advance of many of the high schools of the larger cities and perhaps encroach upon lines which are now being taught in state universities and agricultural colleges. It is the intention to not only provide ground, sufficiently large for outdoor games of all kinds, but also of such extent as to make a study of horticultural and agricultural methods possible.

It is also intended to have departments of manual training and domestic science, where the young men can gain an insight to the different trades, while the young ladies will have the opportunity of learning how best to gain a husband by providing well prepared food for his stomach, and knowing how to make their own wearing apparel. While several sites have been considered, yet none of those offered met the requirements of the Board in all particulars and at a cost that was not prohibitive with the exception of that offered in the Sherlock Addition. Two offers were submitted from the owner, Chas. E. Sherlock, through his agents, W. F. Paine & Co. The first offer is for one solid block 300 feet by 300 feet, immediately west of G. D. Brown's residence and south of Mrs. Colvins. The price on that tract is \$2000, which includes the grading and graveling of the streets. The second offer includes the above block and also another immediately west the

price being \$3200. Should the latter offer be accepted it is expected that the streets between the two blocks would be vacated, thus giving a tract of land 430 feet in width and 920 feet in length, which it is considered would be ample for all future needs. There is sufficient slope to the land to afford ample drainage, and the excavation for the basement would be used for grading the grounds.

A special election will be held May 14th next to choose a location, and any one having property suitable for the purpose should communicate with the School Board at once.

## Heavy Travel Now On

Spring travel into Lake County is opening up in fine shape, and judging from present conditions the several transportation companies will be taxed to their utmost before the season ends. Thursday evening last 18 passengers came in on the Southern stage, and about every evening it is loaded down with passengers and mails and express. Manager Cory is handling the business in excellent shape and frequently runs an extra in order to avoid inconvenience to passengers and to have the excess shipments arrive promptly.

## Another Hup In Town

Clarence Riebert, of the Auto Liver, went down to Alturas a few days since and returned with another of the pretty little Hupmobiles. This is the second of the natty little cars to be received in Lakeview, the first having been purchased by F. O. Bunting. There are more than a few people who would like to own a Hup and it is not likely that the one that has just arrived will remain long in the possession of the Auto Liver.

C. M. Sain, who has been at Paisley for some time past, leaves this week for Lovelock, Nev., where he has some property interests. He expects to return in the course of a few weeks.

## LEO IS GOING SOME

### Purchases Labor-Saving Machinery

### Wellknown Shoemaker Prepares To Keep Lake County in the Front Rank

Leo Hasel, the popular boot and shoe man, as well as the leader of the local Socialist colony, has just installed a Champion shoe manufacturing machine and repairing outfit. It consists of a stitcher, finisher, trimmer, buffer and sand paper machine and is operated by a two horse power gasoline engine. The outfit will be a great labor saver, as it will enable Mr. Hasel to turn out three times the amount of work that he did under conditions which formerly prevailed in his shop. The stitcher is used for stitching and reinforcing tops of boots and shoes, as well as stitching on soles of new work and half soles on old shoes. The cost of the latter will be the same as navied work, which is \$1.00 per pair. The other machinery is also adapted to new and old work, and Mr. Hasel will now be able to handle expeditiously all work entrusted to him.

The cost of the plant was close to \$1000, and the necessity of such an outfit is a fair index of the remarkable growth of Lake county.

The novel sight of a town being moved to another locality is to be met with at Rosland, Crook Co., where the buildings are on wheels or rollers with motive power taking them to a new town site on the survey of the Oregon and Eastern Ry.