

HUBBARD RICHEST SOIL

GARDEN SPOT OF THE VALLEY

Fruit Tracts and Onion Lands=New Bank=Lumber Yard and Residences

Homeseekers Attention!

The sub-dividing of the Dimick Homestead near Hubbard, Oregon, places on the market 5 and 10 acres tracts of land suitable to any purpose, and properly worked will produce enough in one crop to pay for the land.

Fine Beaver Dam bottom land at \$75 to \$400 per acre, according to the quality and location.

Some of this land now netting \$500 per acre as onion land.

Upland, well drained, ready to plant, suitable for orchard tracts, at \$150, \$162 and \$180 per acre.

Beautiful building sites with standing timber in small tracts, \$112.50 per acre.

Roads to every tract; water for irrigating; in fact, everything you want to get perfect crops results.

It will pay you to investigate this opportunity to obtain a piece of the finest farm in the Willamette Valley.

Plat is now ready and land open to inspection. Above prices only good to May 15th, after which they will be raised.

Hubbard Investment Co.

Hubbard, Oregon
C. H. TRULLINGER, Pres. and Gen. Mgr.

John Scholl & Son

HARDWARE AND FARMING IMPLEMENTS

LARGE STOCK OF Vehicles, Pumps and Gasoline Engines

Geo. M. Beck & Son

Lumber Yard and All Kinds Building Material

Lets Figure on Your Supplies

H.F. SCHOLL

MOTORCAR AND BICYCLE REPAIRS

General Machine Shop--Gasoline Engines Put in Order

DESCRIPTION OF HUBBARD BUSINESS ENTERPRISES, ORCHARD TRACTS, ETC.

Hubbard has nearly 500 people, is situated on the main line of the Southern Pacific railroad, 32 miles south of Portland, the state's metropolis, and 22 miles north of Salem, the state capital and county seat of Marion county, and in the heart of the renowned Willamette valley. It is named for Charles Hubbard, who originally owned all of the land in and around the city. Perhaps no other part of Marion county is better adapted to general farming, stock raising, hop and fruit growing purposes than that portion surrounding Hubbard. In the midst of this rich agricultural region the city of Hubbard appears as an emerald setting, and the cultivated fields which may be seen on every side are an indication of the prosperity and industry of our farmers.

The surrounding country has been producing one of the finest varieties of hops in the world, but a gradual trend is being made to more diversified farming, and especially towards horticulture on a commercial basis. Mr. M.S. Shrock, one of our leading horticulturists, says: "Ever since the first pioneer orchards were planted, this part of the Willamette valley has been noted for producing the finest fruit obtainable, but owing to the desire for quicker returns, and the wonderful fertility of the soil in growing other crops, horticulture has been seriously neglected."

One of Best Towns.

Hubbard is one of the best towns in Marion county. Its business men are organizing to push it to the front, are laying off fruit tracts, building many new houses, laying sidewalks, and encouraged by outside capital coming in and putting up the price of land. Orchards are coming into bearing, industries are being built up, and there is a general forward movement.

New Bank Going In.

The first concrete fire proof building, 24 by 40, going up and will be occupied by the State Bank of Hubbard, capital \$25,000. It will be located at the corner of Third and D streets, one of the best corners in the city. The officers will be Dr. S. W. Weaver, president; George M. Fry, vice-president; Jos. L. Calvert, cashier; C. H. Trullinger, Geo. N. Beck, Bud Thompson, and Geo. W. Knight, with the officers, are the Board of Directors. The bank will be run by home capital and home men and is a strong organization.

Hubbard Investment Co.

Another local influence that will do a great deal to bring Hubbard into the limelight is the above corporation to handle fruit and vegetable tracts. The officers are C. H. Trullinger, president and manager; Geo. N. Beck, treasurer; Wm. S. Hurst, secretary. This company has bought the J. B. Dimick ranch of 320 acres and has had it platted in 5 and 10 acre tracts. It is the finest body of fruit and vegetable land in Oregon, with over an hundred acres of the world-famous Beverdam onion land. It lies a mile and a half east of the city, has main roads on three sides of it, a sixty foot road is laid off north-south through the tract, and another driveway on the bench so that there are many sites left for fine residence places, with groups of fine old trees, orchard tracts, and garden tracts on the lower ground. There is the finest kind of water under this land, running streams, timber and a soil of wonderful richness. Big cherry, apple and pear trees show that this soil is well adapted for fruit, while berries of all kinds grow remarkable crops. The onion land and the upland has records of production that will be furnished by the Hubbard Investment Co. for a period of forty years that cannot be equalled in Oregon.

Soils of This Section.

The soils of this section are principally a dark, rich loam and beaverdam, with a little sandy loam on river bottoms. The products are hops, onions, grain, grasses, abundant fruits, berries, vegetables and dairy. Timothy and clover grow in abundance, and cattle, sheep, goats, hogs and poultry are extensively raised. Much interest is being manifested in breeding blooded horses. Almost everything that grows in the temperate zone will thrive here, and some semi-tropical plants do well.

Dr. James Withcombe, director

of the Experimental Station of the Oregon Agricultural College, is authority for the statement that the strip of country running from Scotts Mills through Hubbard and west for a distance of 36 miles to the Coast Range, is not only the cream of the Willamette valley, but the richest and most prolific section in the world; that it will produce a larger variety of crops and respond to an intense cultivation with more profit than any other known spot. He believes it possible for every acre in this belt to produce a profit of \$500 annually, and predicts that within a short time, as soon as the large farms are cut into smaller tracts and settled with new people, the entire country will yield an average profit of \$50 an acre.

The Onion Industry.

Hubbard is the home of the onion industry and the story of the soil proves conclusively that an acre of this land will support a family. Two to three acres will support the owner in comfort, if he hires all his work done. Mr. A. Sanders has for six years taken an average of \$500 an acre off three acres put in onions. In 1905 his three acres turned off \$2400 of the beautiful vegetable. The writer has seen a great deal of Willamette Valley beaverdam land, but none so good as the Dimick land on the Pudding river bottoms. He has seen the Hon. J. B. Dimick run a six-foot wooden rake handle down into it full length with one hand, and pull it out as clear as it went in and water was within a foot of the top in July.

Land Values Advancing.

While lands are still cheaper at Hubbard than at almost any town in the valley, town lots, acreage and farm lands are all advancing. Lands that sold about five years ago at \$50 an acre are selling at \$100 to \$200 an acre. Near the Dimick farm Mrs. Mills recently sold 20 acres at \$4400. Forty acres of the Hatchard place sold for \$6000. Six acres one mile from town sold for \$1500. Mr. Gearis bought 19 acres of the Miller place for \$3000. Two Hood River men bought young orchards east of town for prices not to be named. Hubbard has the finest soils in the world.

Garden Spot of Valley.

Go to Hubbard in early spring and you will find all vegetables advanced, clover six inches to a foot high, fruits and flowers in bloom, rhubarb ready for pies. The soil is rich deep brown mold, no sand or gravel, not a rock to almost any depth, land that seems to have in it all the original fertility and an inexhaustible wealth of productivity. Good wells are found at twenty to forty feet according to location on the prairies and springs bubbling out of all the ravines. The finest cherries, strawberries, blackberries, loganberries, raspberries, currants, gooseberries and all kinds of vegetables are grown here and dairying is very profitable.

Schools, Churches and Lodges.

Hubbard is an ideal home city and has a fine ten-grade high school, with one of the best principals in the state in the person of Wm. C. Ganut, who is giving the city splendid satisfaction. The four rooms are crowded with children, all doing good work. The district has about 200 children. There are five churches, Catholic, Methodist, Congregational, Adventist and Free Methodist. All have houses of worship, the last named owning an old hop warehouse where they are as happy in their services as they would be in the finest cathedral. Lodges are represented by Odd Fellows, Good Templars, Knights of Pythias, and a lodge of Rebekahs is about to be organized. Hubbard has all the social and moral advantages of large places.

Fine Armory Here.

The public hall and opera house was formerly the armory of "E" Co., Oregon National Guards, which disbanded after the war in the Philippines. Hubbard sent sixteen men to the Spanish war, under Chas. Platts, as lieutenant, and J. M. Povey as Woodburn captain. The armory is 34x80, owned by the city, but after the guardsmen returned from the Philippines the military organization disbanded and the large hall is now dedicated to public assemblies, social dances and school meetings.

The Odd Fellows own their own lodge building, one of the best in the county.

A Doctor Who Does Things.

A public spirited professional man is a godsend to a small town, and Dr. S. W. Weaver is to Hubbard what Dr. Scarrbrough is to Creswell or Dr. Dedman is to Canby. He has practiced medicine here for 24 years. He was graduated from the College of Physicians and Surgeons of Baltimore in 1882. He has an extensive country practice and travels nearly all the time. He is a progressive man and uses an automobile to save time in getting to his patients. Dr. Weaver is a booster for Hubbard. He is dead certain that Hubbard has the best location of any town on the railroad. The ground drains in every direction from Hubbard. The land at Hubbard is higher than anywhere on the line between Portland and Salem. Dr. Weaver says there has been no typhoid fever at Hubbard for 18 years and the town itself would not support a physician. The streets are clean and dry summer and winter. There is splendid drinking water at Hubbard and only one saloon in the town.

Climate and Health.

One of the strongest factors in the development of this section is the equable weather conditions. Snow is rarely seen and very seldom does the thermometer register below 20 degrees above zero. Sunstrokes are unheard of here and a temperature of 90 degrees is about the maximum in summer, with cool nights. There are no tornadoes or cyclones, no blizzards or violent electric storms. Statistics show the annual mean temperature to be about 52.3 degrees and annual mean precipitation about 44.18 inches, which is less than in some of the Eastern States. This location is especially favored with excellent drainage, which in all probability is the cause of the very low death rate, as shown by the following data prepared by Dr. S. W. Weaver, of Hubbard.

"Owing perhaps to its peculiarly favorable location in regard to drainage, Hubbard occupies an enviable position as to health. The health statistics for over 20 years—that being as far back as we can get—show deaths as follows: Typhoid fever, 3; scarlet fever, none; diptheria, none; pneumonia or lung fever, 2; septicaemia, 1; tuberculosis, 5; cancer, 3; apoplexy, 3; accident, 1; appendicitis, 1; heart disease, 3; old age, 1; total, 23. Of these were: infants, 3; between 80 and 97 years, 5; between 60 and 80 years, 5. A glance at these figures will show that Hubbard compares more than favorably with any place known from a sanitary point of view."

A Local Industry.

D. W. Hershberger who lives a mile east of Hubbard has built up a cider and apple butter industry that is entitled to a great deal of credit. His pure home-made apple butter has had a good sale wherever introduced and one Portland jobber offers to take all he can produce. For five years he has been doing an increasing business. This year if the apple crop is good he expects to put up 5000 gallons at least. He is having a neat label made to put up the apple butter in small packages for family use. Mr. Hershberger also has a feed mill. Hubbard is favorably located to build up an apple butter industry. There is a large amount of fruit going to waste each year. The raw material can be obtained so cheaply that it does not pay to adulterate the apple butter and Mr. Hershberger is determined to build up his trade for an absolutely pure article. The jobbers of this state all speak highly of the Hubbard apple butter. He will also make jellies and cider vinegar.

Recleaning Clover Seed.

L. L. Hershberger is building up a fine trade at his large warehouse recleaning clover and grass seed and vetches. He also recleans grain. Large amounts of clover and vetch seed are grown about Hubbard. In addition he handles onion sets at his warehouse, of which large quantities are grown in this vicinity. Crops are rotated as follows: wheat and clover two years, followed by pota-

(Continued on page four.)

C. M. CRITTENDEN Real Estate

City and Farm Property Properties Exchanged

CORRESPONDENCE SOLICITED

Knight & Susbauer GENERAL Merchandise

All Kinds of Produce Bought

LARGEST STOCK IN NORTHERN MARION COUNTY

D. W. Hershberger

CIDER AND ROLLER FEED MILL

Cider, Vinegar, Apple Butter and Jelly
Our Specialty "Home Made Apple Butter"

HUBBARD MARKET Fresh and Cured

MEATS

J. M. MISHLER
Buyer and Shipper of Live Stock

LEE L. HERSHBERGER



Special Facilities For Recleaning Clover Seed

Seed Merchant
CLOVER SEED, GRAIN AND VETCH RECLEANED