

Return to Santiam Water Control Dist.



Why Small Farms Pay at

West Stayton

**MARION COUNTY
OREGON**





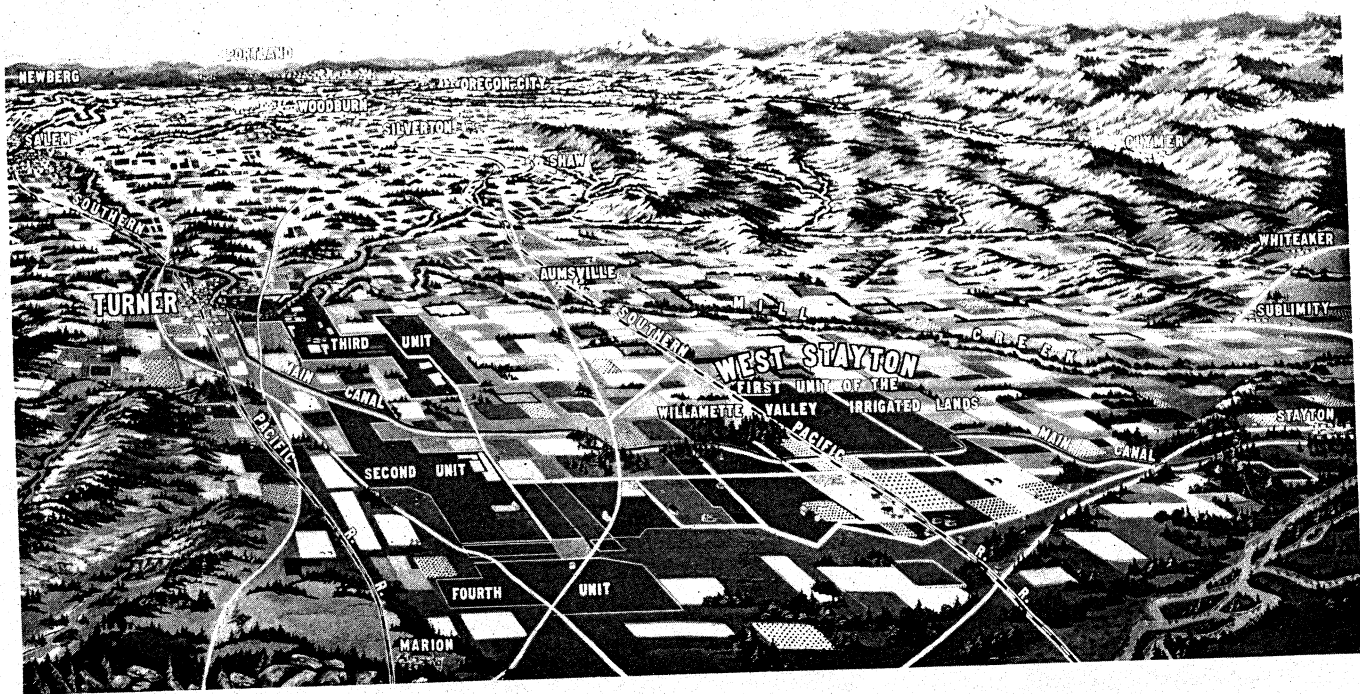
ORCHARD VIEW SHOWING WEST STAYTON IN THE DISTANCE.

WEST STAYTON

Marion County, Oregon

The Heart of the Beautiful
WILLAMETTE VALLEY
IRRIGATED LANDS

*“Where Irrigation
During the Dry Summers
Doubles and Trebles Your Crops.”*



PANORAMA SHOWING THE LOCATION OF WEST STAYTON, OREGON

Apropos of Life in the Willamette Valley

“MY GARDEN, with its silence and the pulses of fragrance that come and go on the airy undulations, affects me like sweet music. Care stops at the gates, and gazes at me wistfully through the bars. Among my flowers and trees, Nature takes me into her hands, and I breathe freely as the first man.”—*Alexander Smith.*

“Human beings, for whom was made this beautiful earth, with its trees and sunshine and cloud, are huddling in narrow, stony, sunless streets. In New York City five millions of human beings are gathered, living under false conditions. Their city is almost at the edge of the water and more than half of them have never seen the ocean. A beautiful river flows on one side of the city, the magnificent Hudson—and the majority of those who live in the huge city know as little about the Hudson as they do about the Orinoco.

As it is in New York City—the worst American example of human crowding—so it is to a lesser degree in Boston, Chicago and other great cities of the world.

Men gather together like swarming gnats. They look upon the faces of other men—worried, anxious, hurried, tired, bound to brick and stone and iron.

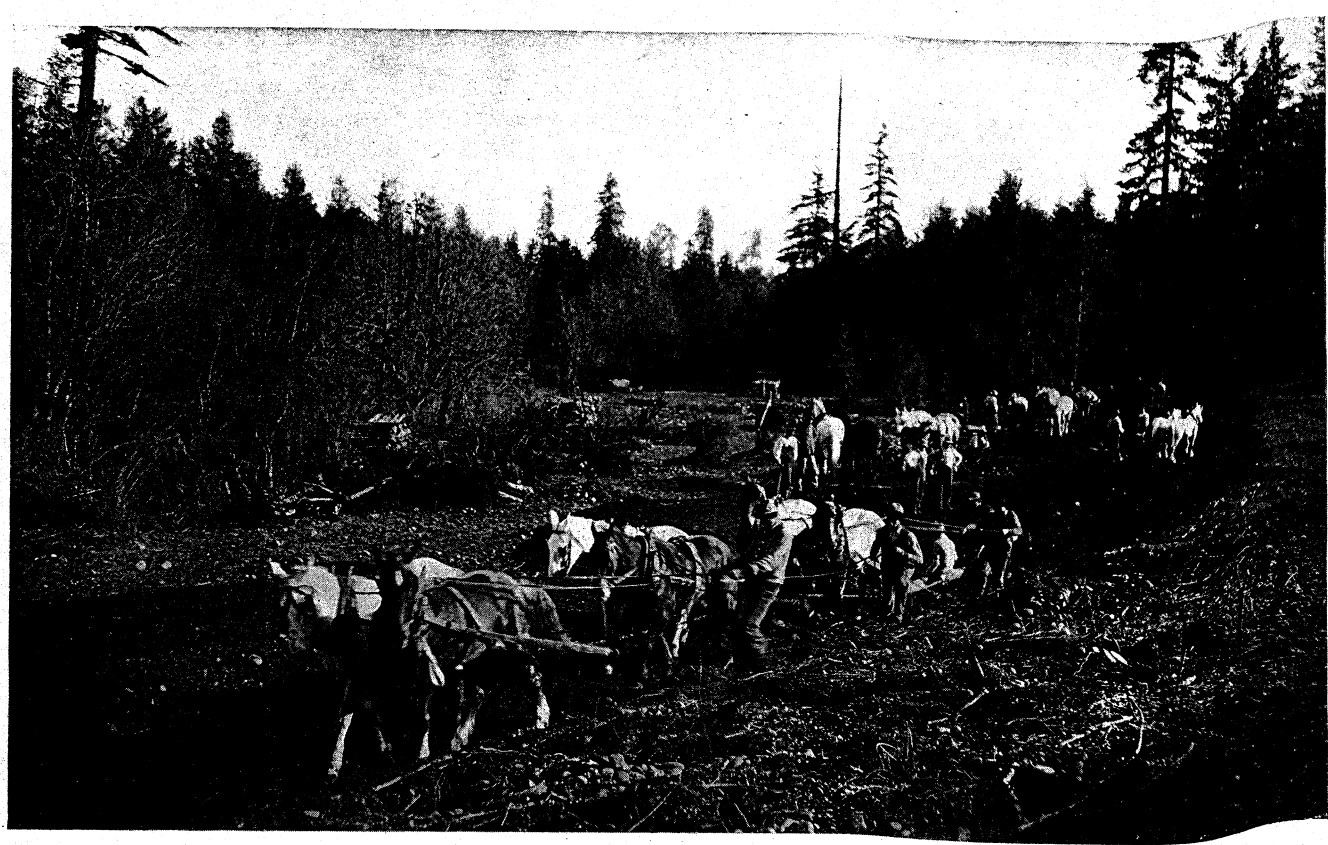
The sun rises and sets and, unless by accident, the city people see neither the rising sun nor the setting. They have forgotten that there is a moon and do not distinguish its light from the dull blue electric lamps swinging shadows above the street.

At whatever cost, by whatever sacrifice, take your children, take yourself into the country. Get away from the noise, the stones, the microbes, the dullness. Let your children see the sky—that wonderful, ever changing picture that Nature spreads before her children.”—*A. Brisbane.*

West Stayton, on the Woodburn-Springfield line of the S. P. R. R., seven miles east of Turner, 14 miles southeast of Salem, is the center of as pretty a garden spot as you can find. Rainfall about 38 inches; summers never very hot and nights always cool; winters mild; snow, severe storms and thunder hardly known—where can you find a more delightful place to live?



CONSTRUCTING THE WEST STAYTON IRRIGATION CANAL (April, 1911)



PLOWING THROUGH A BIT OF TIMBER TO CONSTRUCT CANAL



POWER CANAL NEAR WEST STAYTON, OREGON



CONSTRUCTING HEADGATE FOR WEST STAYTON IRRIGATION CANAL (April, 1911)

THE previous pages show construction work on the Irrigation Canal, which brings the water from the Santiam River to West Stayton, an old settled community on the Woodburn-Springfield line of the Southern Pacific Company. Thence it flows west towards the towns of Turner and Marion on the Southern Pacific main line.

Every buyer of West Stayton irrigated land has the perpetual water right deeded to him with the land. The costly system eventually becomes the property of the owners of the irrigated tracts. Up to that time the maintenance of the system costs each user \$1.50 per acre per year. As more land comes under irrigation, the maintenance cost will gradually become less. Irrigation water is supplied from May to October.

The pictures show the nature of the soil and subsoil. The Government expert, A. P. Stover, pronounced it "admirably adapted to irrigation." The Supervising Engineer of the U. S. Reclamation Bureau examined it and reported it as "particularly adapted for the easy application of irrigation water and good drainage."

Write us for Mr. Stover's intensely interesting booklet on "Irrigation in the Willamette Valley." We will send you or your friends a copy postpaid, without charge.

The discharge of the Santiam River, North Fork, is 2,830,000 acre feet, an average of 3,930 cubic feet per second and this Fork has a drainage area of 740 square miles.

Salmon and trout are found here and in the Stayton Canal, so that lovers of fishing do not have to travel very far for a day's sport.

The best kind of drinking water is found within 15 feet of the surface.

The Santiam River is $1\frac{1}{4}$ miles south of West Stayton, while the Willamette River runs down to Portland, so that one can drive to Salem and take the boat from there to Oregon's metropolis. About 60 miles west is the Pacific Ocean with its many bathing beaches, within easy distance for a few day's recreation.



MILL POND AT STAYTON, OREGON. HEADGATE IN THE DISTANCE

HERE is shown an orchard view at West Stayton. It is a prune orchard, which, although consisting of only 16 acres, will give a family independence for life. The loose soil is admirably adapted for fruit. Prunes, plums, cherries, apples, etc., do splendidly here. Adjoining this orchard are several ten acre tracts all of which are delightful home sites.

Some small apple orchards have been recently set out by the Willamette Valley Irrigated Land Company on 10 acre tracts, ready for the newcomer. Between the rows of two year old trees, beans have been planted, providing an immediate income for the buyer.

Living is not only attractive among such delightful surroundings, but is cheap. The mild winters make fuel less of a question. Fire wood is \$3.00 a full cord. Many of the irrigated tracts have a little patch of timber at one end.

Note this: that while it may be right that everybody should own a city home, yet such a home is an expense and not an income creator. For the same money that you buy a home in town, you can buy here a home and a tract of land and besides owning a roof over your head, you have the farm or orchard which provides you an income. That indeed is true sagacity for the man of family who looks ahead and wants to provide for their future.

Here, one can have green pasture all the year around, can raise two crops of white potatoes and three or four of alfalfa per year. Or if one is inclined to fruit growing, prunes, apples, plums, etc., do fine and are sure moneymakers. Oregon is becoming famous for its walnuts and pears. Peaches are a quick bearer and can be set out as fillers between the other rows of trees. Anyone acquainted with West Stayton district knows that it is ideal for strawberries, blackberries, raspberries, loganberries, etc., while one must not forget that cantaloupes and watermelons often pay wonderful returns on such soil as is found here.

Why not invest your money on a sure dividend payer, where water insures your crop and everything is green when unirrigated lands lie parched and brown?



A PRUNE ORCHARD IN BLOOM AT WEST STAYTON, OREGON (April 20, 1911)

CLOSE proximity to a railroad station (not only to a railroad, but to a depot) is an important factor. The picture opposite shows the West Stayton depot, right in the center of the irrigated lands. And a new passenger station is among the improvements applied for.

Only 65 miles to Portland! One can leave West Stayton in the morning for Portland (via Woodburn), spend the greater part of the day in the metropolis and be back for supper.

The freight and express rates to Portland are:

EXPRESS

Merchandise 60c a 100 lbs. Butter, eggs, cheese, poultry, garden truck, etc. 50c a 100 lbs.

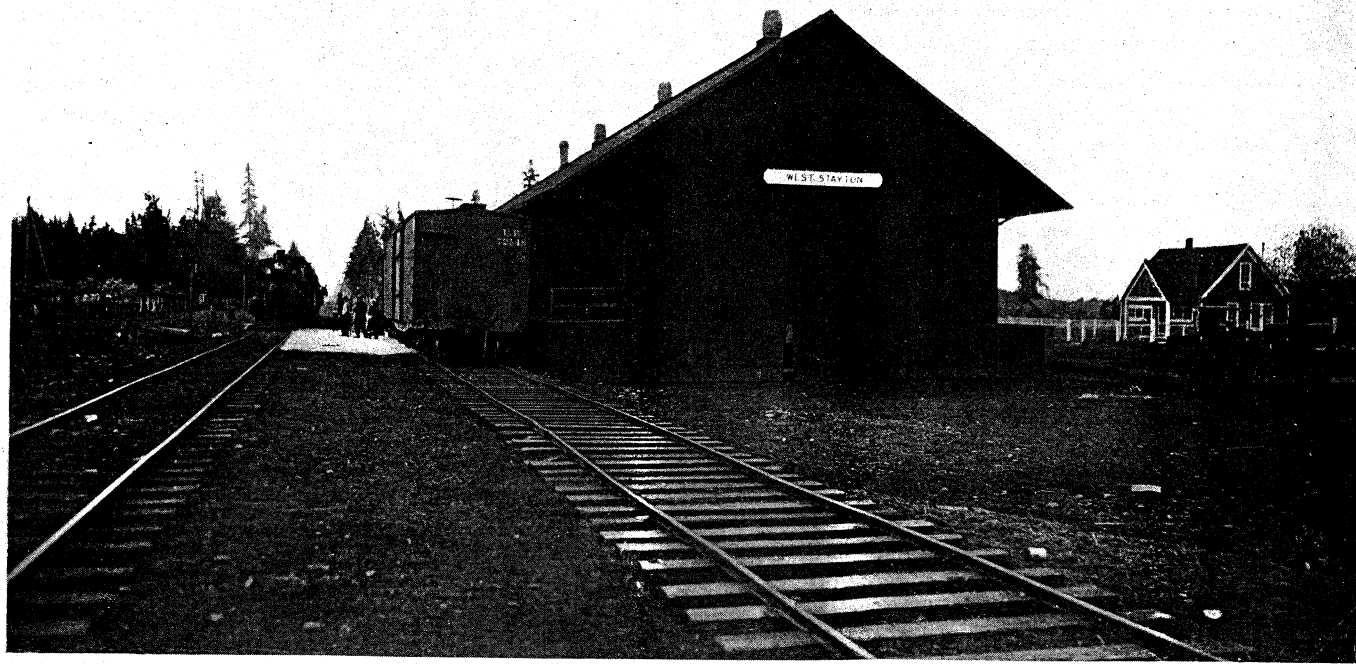
FREIGHT RATES

West Stayton to Portland

	<i>Car Load</i>	<i>Less than Car Load</i>		<i>Car Load</i>	<i>Less than Car Load</i>
Lumber	8c		Horses and mules	\$27	
Household goods.....	13c	31c	Fresh vegetables, garden truck, peaches, etc.		31c
Apples	16c	22c	Hay and straw.....	8c	
Poultry, dressed, 31c or live, double.....		62c	Grain, flour, mill feed, potatoes, onions..	10c	
Eggs, butter and cheese.....		26c	Prunes, dried.....	19c	22c
Groceries, first class.....		31c	Prunes, fresh, strawberries, etc.....	22c	31c
Hogs, sheep and cattle.....	\$24				

The fare to Portland is \$1.95, or on Saturdays, good until Monday, \$2.75 for a return ticket.

There are creameries and canneries at Salem and Portland to take your product. There is a gristmill within four miles, sawmills and planing mills nearby, while at the store of D. M. McInnis you get cash for your produce, and can buy the finest line of groceries at less than city prices.



WEST STAYTON FREIGHT DEPOT; OFFICE OF WILLAMETTE VALLEY IRRIGATED LAND CO. TO THE RIGHT

THE new fencing, as shown here in course of construction, taking the place of the old fence rails, has given the irrigated lands around West Stayton a distinct character of their own, an up-to-dateness and progressiveness, aiding the natural beauty of this lovely part of the Willamette Valley.

The charming evergreen trees dotted here and there make life attractive even in the heart of December.

And speaking of December, the Climatological Service of the U. S. Weather Bureau reports for December, 1910, gives the temperature as follows:

Salem, Marion County, Oregon, highest 56 degrees on December 2nd. Lowest, 30 degrees on December 20th. Average, 43.2 degrees, or 1.3 degrees over normal. (Salem is quoted, that being the nearest observation point, Salem being 14 miles N. W. of West Stayton.)

And speaking of weather, reminds one of the oft-asked query: "Does it rain all winter?" No, a thousand times No. We get less rain than does New York, and a little over half what New Orleans gets. It does not come down in floods, but as a rule gently, and most rainy days have some sunshine between showers. The above quoted authority gives:

Number of rainy days in Salem, Marion County, Oregon: December, 1910, 19; January, 1911, 15; February, 1911, 13.

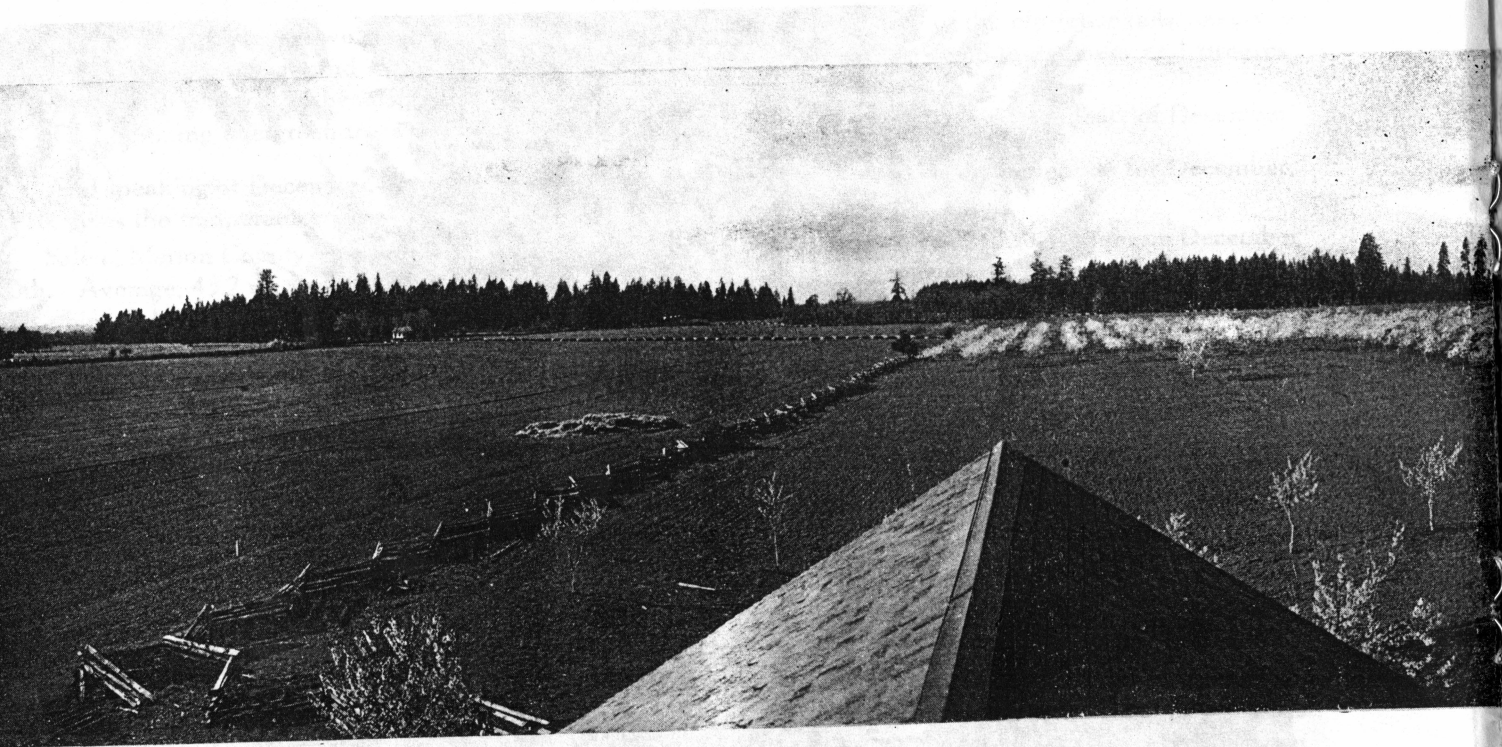
A "Rainy Day" in the Weather Bureau reports means a day when one-hundreth of an inch falls. That may mean clear all day and a shower at night.

The Oregon Agricultural College is less than a score of miles away, being located at Corvallis, southwest of West Stayton.

Salem, the State's capital, 14 miles northwest of West Stayton, is one of the most important fruit centers of Oregon, and one of the only two United States pre-cooling stations in existence. Its Cherry Fair is an annual event of importance. Most of the State's institutions are located in or near Salem.



A COUNTY ROAD AT WEST STAYTON, OREGON



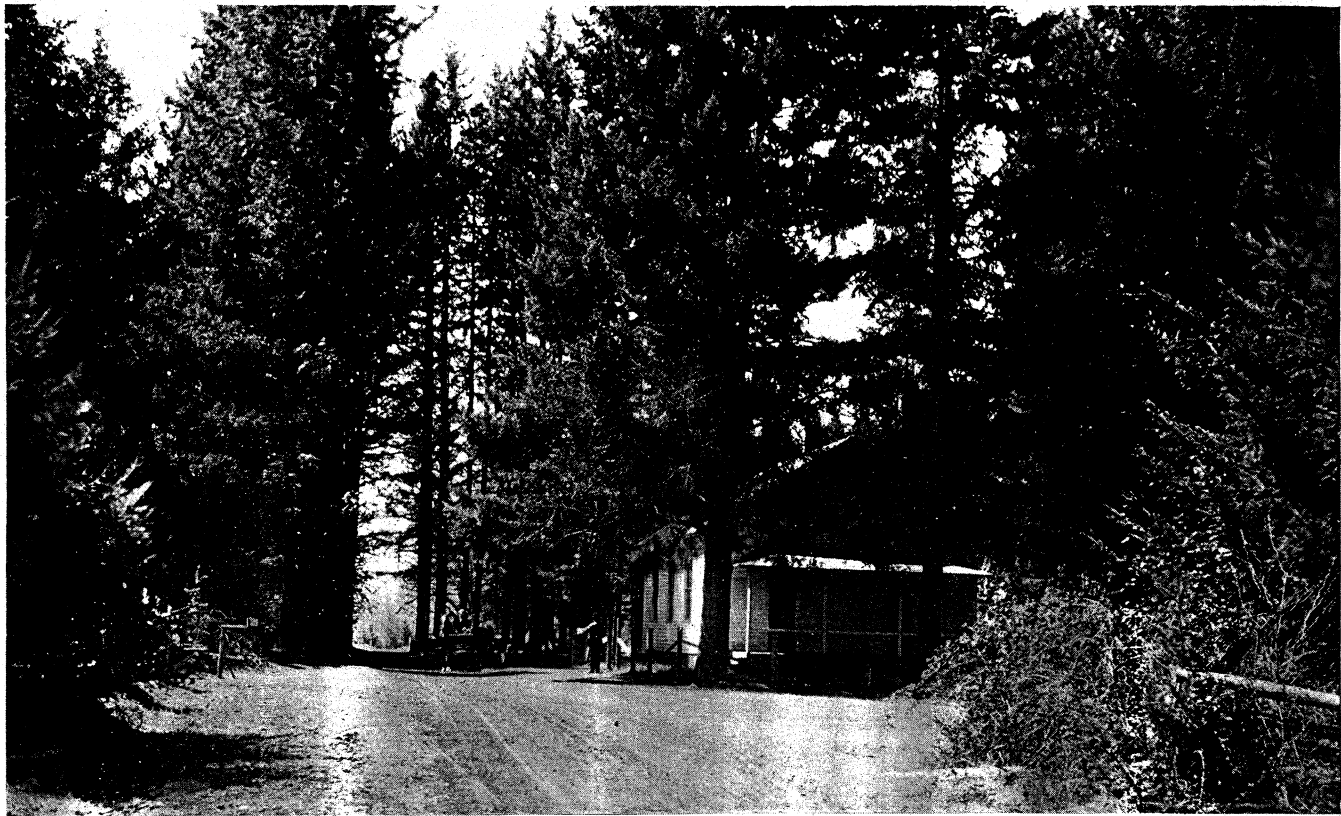
PANORAMIC VIEW OF LANDS TO BE



IRRIGATED AT WEST STAYTON, OREGON



WEST STAYTON SCHOOL ON THE LAND OF THE WILLAMETTE VALLEY IRRIGATED LAND CO. (April, 1911)



CHURCH AT WEST STAYTON, OREGON

THE previous pages show the West Stayton school on a "rainy day." The next picture shows the "little church around the corner," but more especially the delightful winter foliage. Here again you notice the parklike evergreens spoken of before, planted here for man's use and delight by the world's allwise Gardener.

The picture opposite shows a newly-set apple orchard and one of the new roads laid out and fenced by the Willamette Valley Irrigated Land Company, which roads have been graded since this picture was taken. You will notice the Company's standard style of fencing.

One of the promising industries is dairying. The State Dairy Commissioner's report of 1911 gives on page 41 a test of 20 cows. Monthly income of highest producer is \$13.65; lowest, \$1.58; average, \$6.51. Deducting cost of feed, net profit per cow, \$5.06 per month. Page 42 shows test of nine cows. Highest monthly return, \$23.76; lowest, \$8.76; average, \$16.02. Net profit per cow, \$8.07 per month. Page 43, test of 17 cows. Highest monthly return, \$21.24; lowest, \$5.64; average, \$13.44. Net profit per cow, \$7.50 per month. Page 64 states that one Portland firm alone imported in 1910, 500,000 pounds of butter.

Oregon's dairy output value for 1910 is put at:

Butter	\$4,500,000.00	Ice Cream.....	\$1,000,000.00
Milk and cream.....	3,575,000.00	Cheese.....	<u>1,000,000.00</u>
Condensed Milk.....	2,000,000.00	Total	\$12,075,000.00

Irrigation, making possible green feed during the summer, would add millions to this aggregate.

The above are facts in common cases. To mention the record of that famous Oregon cow, Adelaide of Beechlands, would show a net yearly profit of \$267.98.

Figuring the price of butter here and in Illinois this Oregon cow will net \$62.83 per year more here than in Illinois and smaller producers in proportion. (Taken from Circular 5, "Dairying & Stock Raising," issued by Portland Chamber of Commerce.)



NEWLY SET-OUT APPLE ORCHARD AT WEST STAYTON, SHOWING STANDARD FENCING OF THE W. V. IRRIGATED LAND CO.

WHEN, instead of slaving on a large grain farm, you are making a small irrigated tract provide you a living, there will be many a day when you can take a few hours pleasure near by, as you see the man doing in the picture opposite.

As to whether a 10-acre irrigated farm will really furnish you a living, we quote from the Portland Chamber of Commerce Circular No. 3, just a few items: Onions yield from 350 to 800 bushels per acre. Cabbage, from 24,000 to 40,000 pounds. Cauliflower, from \$350.00 to \$400.00 per acre gross. Asparagus, from \$500 to \$1000 gross per annum. Eggs average from 25c to 55c per dozen (says the pamphlet. I would qualify this and say from 15c to 55c per dozen). In few places can eggs be produced at as low a food cost as here. Many chicken raisers report from 125 to 150 eggs per fowl per year, which is decidedly over the average for the United States.

M. C. Looney sold \$200 worth of poultry and eggs from 73 hens and had 100 chickens left.

C. J. Krause sold \$295 worth of pork in 30 months besides supplying two families from one 50-cent pig and had 6 brood sows and 34 shoats left.

Dueist Bros. realized \$30 in wool and lambs per ewe from 40 ewes.

R. Y. Porter got \$105 worth of mohair from 100 Angora goats.

Thos. Holman made the cost price, \$13,000, from 40 acres of hops in the first year.

Lyman Damon got 3000 pounds of hops per acre from 20 acres. At 14 cents this would mean \$8400, at 20 cents, \$12,000.

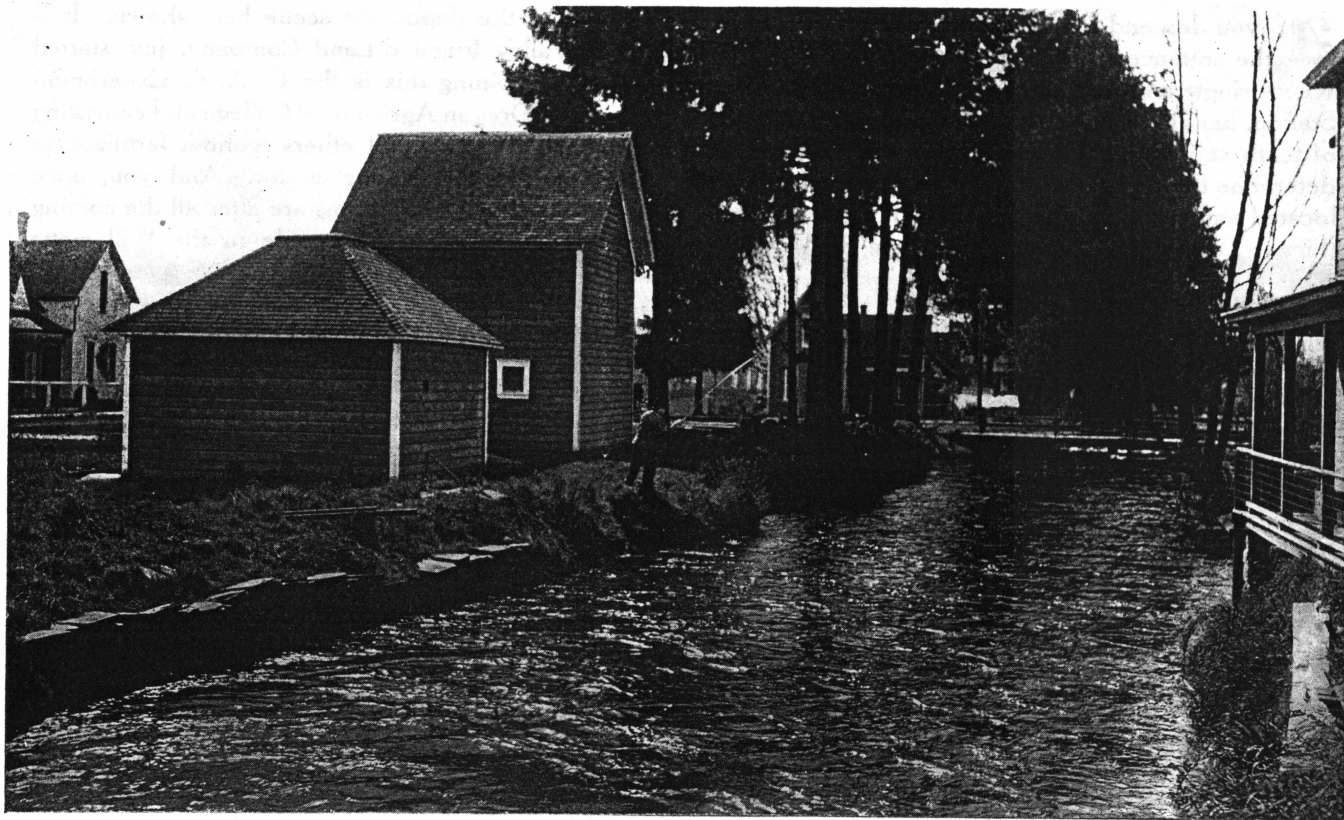
Frank Diem sold \$54 worth of English walnuts from one tree.

Thos. Prince got 18,000 pounds of English walnuts from 1500 nine-year-old trees.

L. T. Reynolds reported 13,000 pounds of strawberries from one acre, and 9000 pounds the following year.

All these people are Marion County producers—within a few miles of our lands.

One of the usual drawbacks of country life is its lonesomeness, caused by the distances between homes, the bigness of the ranches. But intensive farming under irrigation means homes close together, means sociability and neighborly intercourse.



FISHING FOR TROUT IN STAYTON CANAL (April, 1911)

As you descend from the train at West Stayton, you see right at the depot the scene here shown. It is the entrance to the Demonstration Farm of the Willamette Valley Irrigated Land Company, just started where single and half acres are being sown to different crops. Adjoining this is the O. A. C. Experiment Station, handled by the same Company, but under direction of the Oregon Agricultural College and consisting of tenth and twentieth acres, some with, others without irrigation, some with and others without fertilizer, to determine the best way to make intensive farming pay. That's what this station is for. And you, once located among us, get the benefit of it, without having to travel to see it. Small farms are after all the coming thing. To show you what others are doing, we cite some results obtained by people in the Willamette Valley.

F. A Bennett, of Forest Grove, Ore., last year realized \$1762.54 from 13 cows, or \$135.58 per animal.

S. E. McBee, of Springfield, Ore., grew 80 tons of carrots to the acre and sold them for \$7.50 a ton, or \$600 an acre.

A. Heise, of Salem, Ore., conducts a truck garden of 40 acres and averages \$2500 profit per year.

J. H. Staines got 225 bushels of potatoes to the acre. At the price prevailing in June, 1911, this would mean \$6000 from his 20 acres.

Geo. A Dorris, of Springfield, Ore., is said to make about \$500 an acre from asparagus.

Mrs. W. T. Simmons, of Junction City, Ore., has 40 acres, of which 25 are devoted to garden truck. Her income is about \$4000 a year.

A Washington County, Oregon, farm near Portland, produced 60,000 pounds of onions per acre. They sold at 2c a pound, giving an income of \$6000 for the five acres.

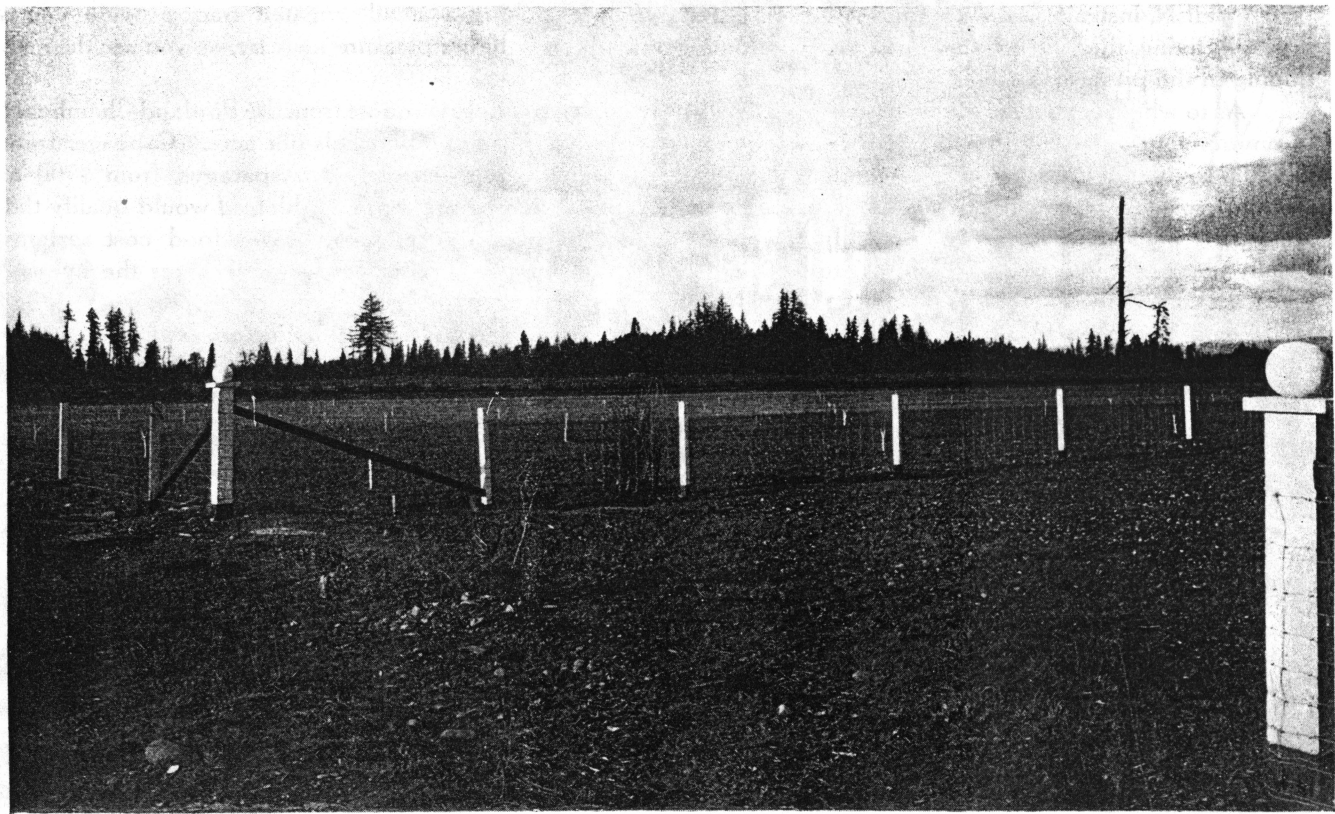
C. J. Kurtz, of Salem, realized over \$6000 from 30 acres of prunes.

Rev. F. N. George sold cherries amounting to \$640 an acre.

D. A. White of Salem, Ore., sold 800 pound of cherries at 5c a pound from one tree, \$40 worth.

B. I. Ferguson of Salem, Ore., 14 tons of cherries at \$100 a ton, or \$1400 worth from 143 trees.

Geo. Hall of Oakland, Ore., started last spring with 30 turkey hens and 2 gobblers, value \$80. He sold for the holidays, 255 birds at \$803.75 and still has 55 birds left, worth \$164.60, total \$968.35.



NEWLY SET-OUT APPLE ORCHARD AT WEST STAYTON, SHOWING STANDARD FENCING OF THE W. V. IRRIGATED LAND CO.

ON the opposite page you see one of the West Stayton residences, 10 rooms complete, worth about \$3000. A four room bungalow can be built from \$500 and up. Lumber is very cheap; \$10 per M for rough lumber, while partition lumber, dressed, can be had at \$13 per M delivered.

The bare maples in this photo, taken in February, show that spring has not yet arrived, and yet see how attractive the evergreen trees look.

Now let us see what you need to start anew in this country.

You buy 10 acres of irrigated land, including a perpetual water-right, and your first payment is, say...	\$500.00
If you have no children, a four room bungalow would do very nicely, say.....	600.00
If you are going in for fruit, one cow will probably do you, say.....	40.00
Team of horses, harness and wagon, say.....	280.00
A sow and a few young pigs, say.....	30.00
Two dozen chickens, say.....	12.00
Plow, harrow and tools, say.....	28.00
Poultry houses, small barn, etc., say.....	100.00
Total	\$1590.00

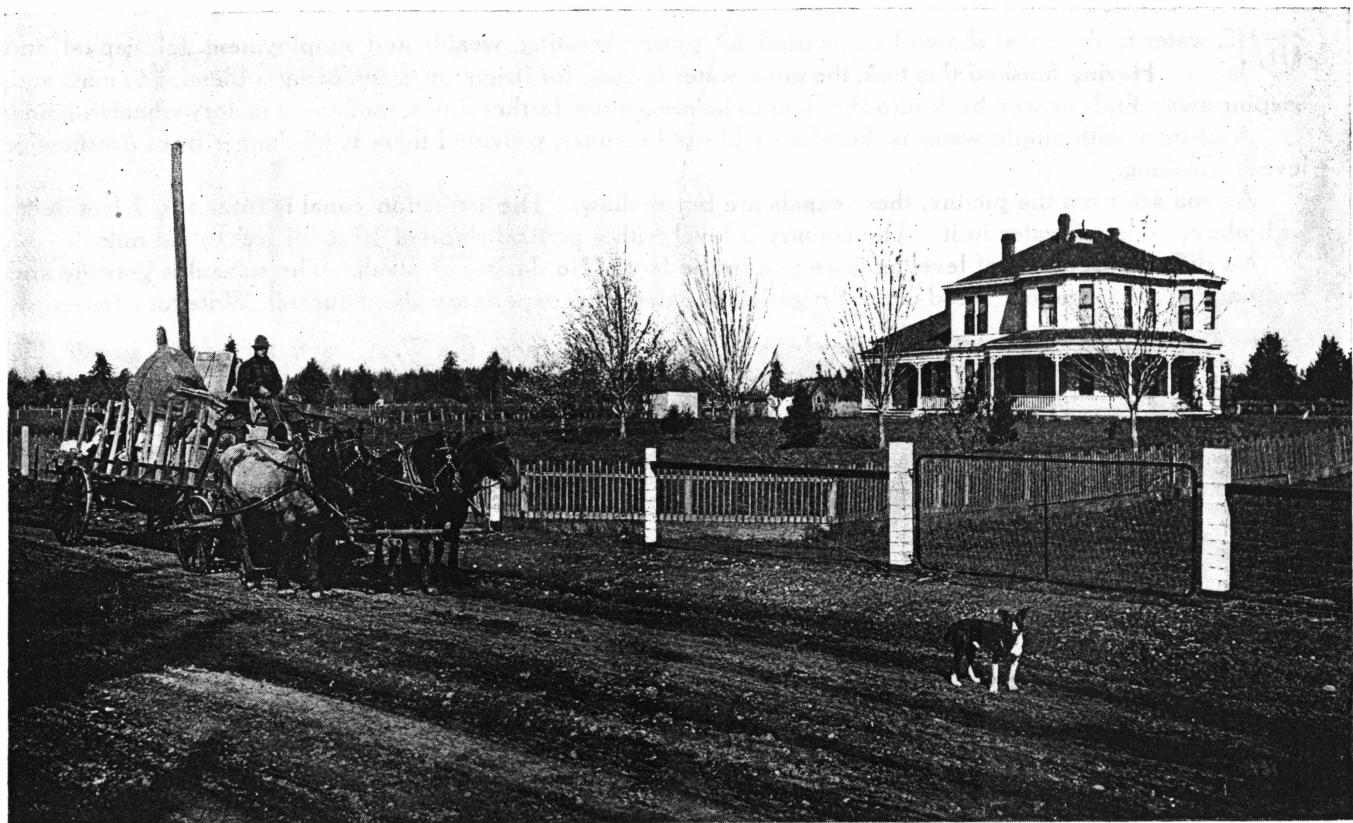
So a man is reasonably safe even if he has only \$2,000, for his living will cost him but little: he can raise most of his own stuff and his crops ought to take care of the further payments.

These are estimates based on truth. Think them over and act. Buy your ticket via the Southern Pacific Co. to West Stayton and be your own boss! Happy and independent! A producer, leading a life that is worth while!

Marion County prides itself on its many good roads. Those around West Stayton clear up to Turner have just been put in excellent condition.

Besides the fruit mentioned, we should not forget pears. Comice pears shipped from Salem brought \$7.10 per box in New York in 1910.

L. T. Reynolds of Salem harvested 90,000 pounds of Bartlett Pears from 5 acres.



WEST STAYTON RESIDENCE OF THE MANAGING DIRECTOR OF THE WILLAMETTE VALLEY IRRIGATED LAND CO.
(New Fencing in Course of Construction, April, 1911)

THE water in the canal shown here is used for power, creating wealth and employment for capital and labor. Having finished this task, the same water is used for irrigation, again being a blessing to man, and, seeping away, finds its way back into the river to be once more, farther down, used to set factory wheels a-going.

A country with ample water is therefore a blessed country, provided there is no danger from overflow or levees breaking.

As you see from the picture, these canals are but shallow. The irrigation canal is from 5 to 7 feet deep, with about 3 feet of water in it. The country is level with a general slope of 10 to 14 feet to the mile.

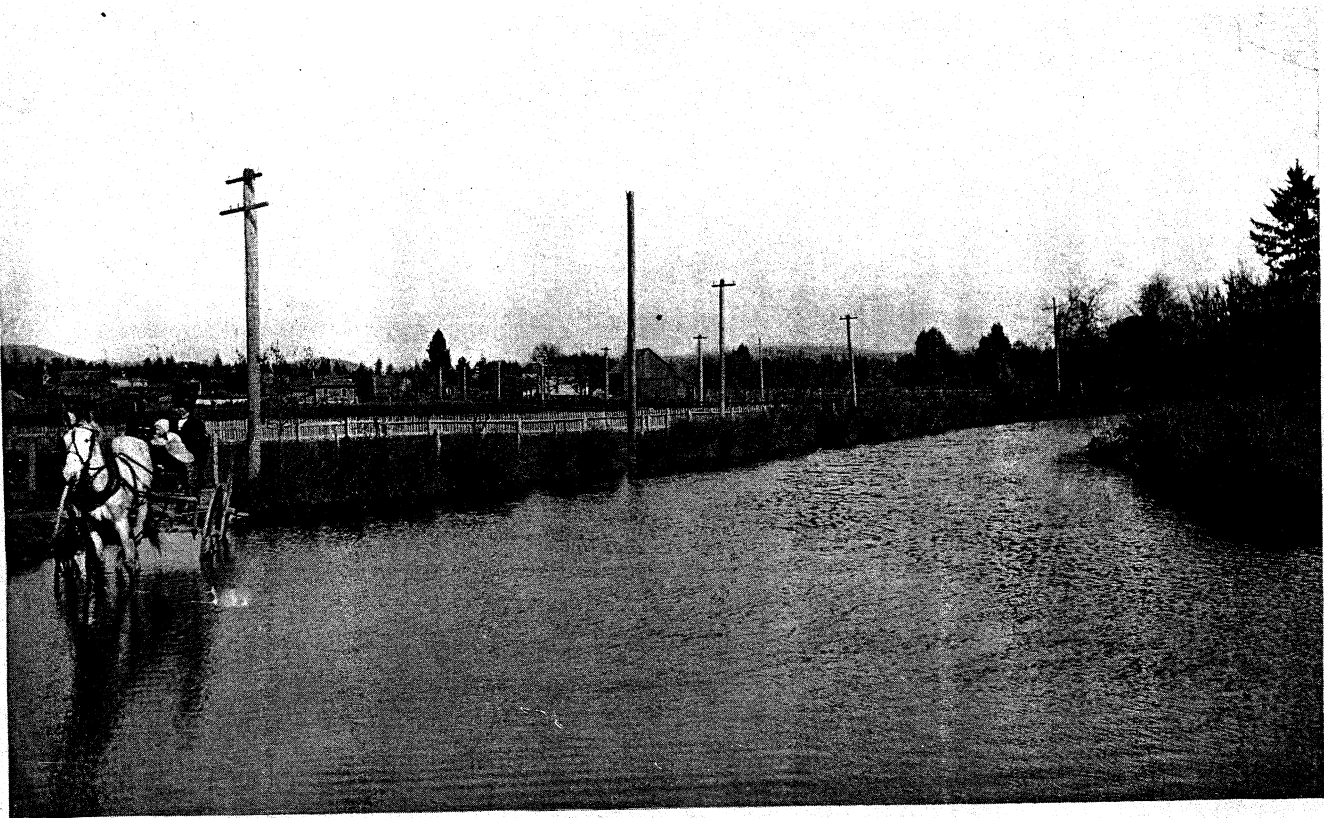
No difficult problems of leveling stare you in the face. No danger of alkali. The subsoil is gravelly and porous, ideal for irrigation. Read in our "Irrigation Booklet" what experts say about our soil. Write for a free copy.

On the next page you will find a newly started poultry business, the West Stayton Poultry Farm, in the course of construction. While on a previous page mention was made of eggs ranging from 15c to 55c per dozen, eggs from full-bred fowls will bring \$2 to \$3 per setting, which is quite a different story.

There's money in poultry here. The city is crying out for more eggs and poultry. The city dweller has to put up with store eggs at big prices the greater part of the year. Look into the poultry business. It is one of the most promising industries open to you.

The next picture shows the road to Turner, the next unit of the Willamette Valley Irrigated Land Co. On both sides of this road are their lands. The two tracts shown here comprise some 775 acres, occupied by two families! Imagine the change when on this 775 acres, from 50 to 75 families make a living by intensive farming, made possible by irrigation. It means a tremendous enhancement in values of which you can have your share if you are wise and locate with us and get in on the ground floor.

For orchard results we might state that M. N. Bouman and L. S. Fuller cleared \$140 per acre on 16 acres of prunes; C. J. Kurtz, \$6000 from 30 acres; and Bruce Cunningham in a light year sold \$4000 worth of prunes off 3000 trees. All these are Marion County facts, which you can duplicate.



CANAL ALONG THE ROAD TO WEST STAYTON, OREGON



A NEWCOMER FROM NORTH DAKOTA CONSTRUCTING THE "WEST STAYTON POULTRY FARM" (April, 1911)



ROAD TO TURNER, ORE., SHOWING ON BOTH SIDES THE LAND TO BE IRRIGATED BY THE W. V. IRRIGATED LAND CO.

In Retrospect

HAVING shown you a few views around West Stayton, we bid you not goodbye, but Au Revoir. In spirit you have traveled with us among the charming scenery. We have tried to condense the matter for you but omitted to say that C. A. Park of Salem sold 15,000 boxes of apples off 45 acres or 333 boxes per acre. L. T. Reynolds, 3300 boxes from 8 acres. So besides a beautiful country we have one that is prolific to an amazing degree.

You may admire the picture opposite, showing early spring along the canal, with the many flowers native here, the lovely verdure and the rippling water. But you cannot form any idea of its true beauty, for the human artist at his best is absurdly impotent compared with the handiwork of God.

Study this picture and tell us: Would you not like to live amidst such surroundings?

A glorious climate, cool while the East is sweltering, mild while the East is freezing; in summer the nights cooled by the eternal snow on the distant mountain tops; in winter, the mild air purified by showers; a soil that responds to your touch, a community of law-abiding progressive citizens — an ideal project, no shacks, no paupers, no nabobs. In short, no false vanity, but the real life!

A man reckoned by his intrinsic worth, not by his dollars! No man bending the knee to anyone, but each one independent and prosperous according to his own efforts!

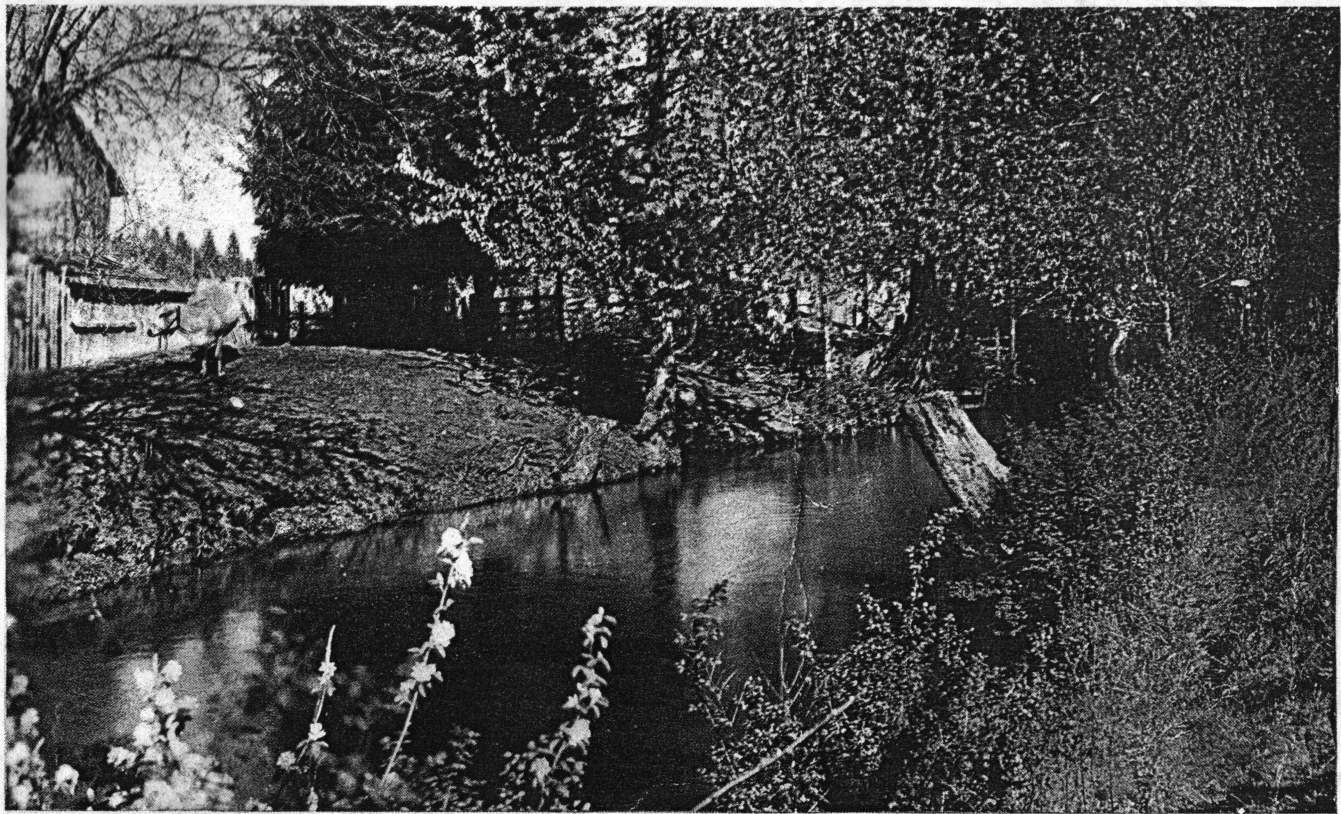
If your conscience tells you you ought to come among us and start anew, don't still the call of the land, the voice that calls you back to the soil, but heed it, and you'll exclaim on arriving in this glorious country, "Verily, not half has been told."

Sincerely yours,

WEST STAYTON COMMERCIAL CLUB.



Com. 49A (7-30-11) 10M



SPRINGTIME ALONG THE STAYTON CANAL (April 19, 1911)

Panoramic View
of West Stayton
"Where Water in Summer
Insures your Crop"

