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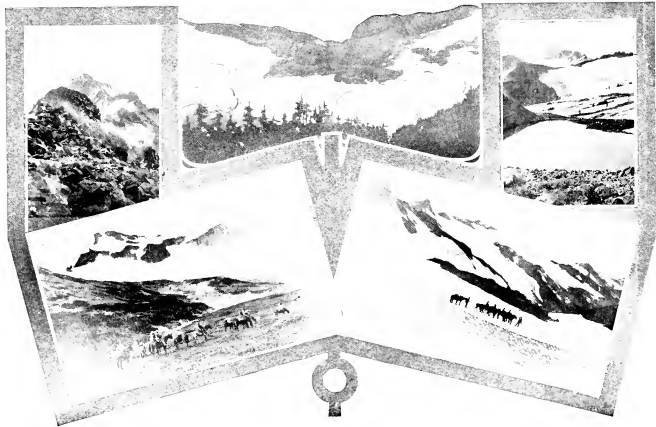


Yakima County



MT. ADAMS FROM THE

SUNNYSIDE CANAL °





Allen County Public Library
Ft. Wayne, Indiana

Fruit for the Millions

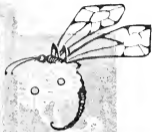
Some small fruit sections boast of raising high priced fruit for millionaires. Not so Yakima. We are planting a million trees additional each year. Ere another decade rolls around we will be shipping over many trans-continental railroads

tens of thousands of loads of apples and fruits annually, not luxuries for the rich, but healthful necessities for the millions of our citizens at a price the millions can afford to pay, and at prices which will make Yakima exceedingly wealthy.



The Yakima Valley.

Taking its name from the river that flows through its entire length for about 200 miles, the Yakima Valley embraces the smaller valleys formed by a multitude of tributary streams. In this valley "Irrigation is King," but let no one hastily judge that the mere turning of water upon any kind of soil, and that all kinds of climatic conditions will give Yakima results. The magic is found in the remarkable combination of soil, climate, sunshine—300 days of it—and water supply.



Sources of Our Water Supply



Yakima County

When a big reservation opens; when Uncle Sam releases a rich section of country to homesteaders anywhere, even remote from railroads, there is a wild race of thousands, more thrilling than Ben Hur's, for homes. But what is Uncle Sam doing in the Yakima Valley? He is not only opening a magnificent Indian Reservation. He is redeeming from the desert and opening for homes a half million acres of land, much of it richer than the orange groves of California. More. He is opening these same lands with the expenditure of \$15,000,000, loaned to the settlers without interest, making a homestead possible on every TEN acres, instead of every 160 acres. This is Uncle Sam's tribute to intensive farming, scientific agriculture and horticulture. Nowhere could the cold, calculating, unromantic engineers of the Reclamation service find another such opportunity, such possibilities; a demonstrated frost-proof area near railroads and established markets, separated only by an irrigating ditch from land worth \$2000 per acre, and sometimes producing that much in a single crop.

The man who elects to make his home here does not risk his money in a section undergoing a real estate boom; he takes no chances with the stability of any private corporation. He is taking land in a district in which the government practically guarantees the water rights.

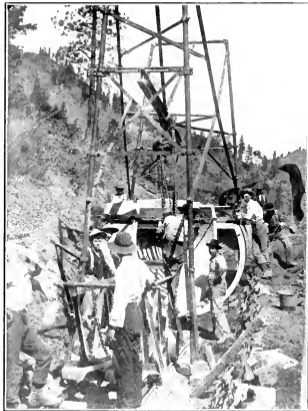
Yakima Tested

Farming and fruit growing in the Yakima Valley is not an experiment. In presenting the claims of this valley to the attention of homeseekers, they are not invited to consider a new proposition. The possibilities in agriculture, horticulture and stockraising, in every portion of the district, have been tested for years. The reputation of the Yakima country is based upon established facts. Among those who know, "Yakima" stands for the best.





Yakima Exhibit at the Spokane Apple Show, 1909



Loading Forms for Tieton Canal

The Tieton

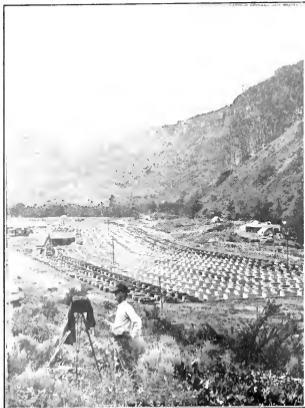
The Tieton Project, nearing completion by the Government at a cost of approximately \$2,000,000, will water 34,000 acres of fruit land lying immediately west of North Yakima. It is capable of supporting 2500 families and producing 15,000 car-loads of apples and other fruits annually—three times the present fruit production of the Yakima Valley.

Located on the slopes of the foothills of the Cascades, at an elevation of from 1200 to 2100 feet, covered with a deep deposit of volcanic ash, with perfect air and surface drainage, the lands of the Tieton are destined to be converted into orchards which, in a few years, will rival the world-famous orchards of Nob Hill and Fruityvale, near the city.

The surface is rolling, but not enough so to make leveling, as a rule, expensive. Work on the main canal is now practically completed, and the main laterals are under construction. Water is now being delivered to about 11,000 acres, and about 10,000 acres more will receive water in 1911.

Most of the land is held under private ownership and can be purchased on easy terms—a small cash payment and the balance on long time. Between 4000 and 5000 acres of this tract are federal and state lands. These lands probably will be available, the former for settlement, in forty-acre tracts, and the latter for purchase at auction, during the winter of 1910 and 1911. To provide homes for the largest number of actual settlers and to prevent speculation, the farm unit has been fixed at 40 acres.

The construction of the Tieton canal is one of the greatest engineering feats undertaken by the federal reclamation service. For miles the canal, of concrete, steel reinforced, is hung on the perpendicular walls of the Tieton canyon. It pierces a mountain of solid rock for a distance of two miles before emerging upon the Cowiche plateau, where its first delivery of water is made. Three main laterals, in large part concrete lined, will convey water for the irrigation of the lands under the three units of the Tieton project. So solid and



Making Forms for Tieton Canal.

substantial is the construction work on this gigantic project that the cost of maintenance will be the minimum.

Water Rights.

The supply of water for irrigation purposes, coming as it does from the Rainier National Forest, is superior to that of any other large section of the Pacific Northwest. Federal engineers have surveyed the acreage now under water and the acreage to be reclaimed; they have by careful measurements ascertained the minimum flow of the Yakima and Naches rivers, and, basing their operations upon the data thus obtained, they are storing sufficient water at the lakes in which these streams head to guarantee an abundance of water for every gravity canal having its source in either of these streams.

In other words, the federal government, by its perpetual control of the sources of the water supply for the Yakima Valley, assures an abundance of water and its equitable distribution among all users, from both private and government canals, in all time to come.

The cost of canals, when constructed by the government, is apportioned to the lands under them. Payment is made in ten equal annual installments without interest. When the canal is paid for, its management passes into the hands of the Water Users' Association. The government's estimate as to the cost of water per acre under the Tieton canal is \$80. The purchase of land in cultivation carries with it the water right.

Prices of Tieton Lands.

The Tieton lands are now selling at prices ranging from \$75 to \$250 an acre, exclusive of water right. These lands extend from points two miles from the city to a distance of fifteen miles. The higher priced lands are located near the city; the lower farther out. The quality of the soil is practically the same in all parts of the tract, location being the principal factor in determining prices.

To those not thoroughly familiar with conditions, the prices quoted above may seem unreasonable. That they are not unreasonable is proved by the fact that thousands of acres under this project are held by residents of Yakima county and are not for sale at prevailing prices.



Construction Work on the Teton Canal.



The Tieton Doubles Area of Fruit Land

Here you are looking over the magnificent orchards north of Nob Hill. The higher orchards are under the Tieton, but at present are being watered by a pumping plant. The sagebrush and foothills in the background will all be watered by the Tieton, which practically doubles the acreage of high class fruit land in Yakima County.

Practically all the 34,000 acres of Tieton lands are tributary to the city of North Yakima, not only the largest city of Yakima County, but of Central Washington.

Tieton Will Have Ideal Shipping Facilities.

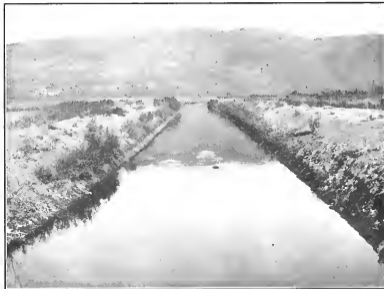
With the network of electric lines radiating from North Yakima into every section of the Tieton project, bringing in



the freight with a down-grade haul to the competing Northern Pacific and North Coast railroads, the last named now an assured transcontinental line, it is safe to venture the opinion that the Tieton, now largely cut up into ten-acre tracts, will show the most rapid transformation from desert to rose ever witnessed. Electric lines for this tract are not merely visionary. The system is being rapidly extended, and it will be ready for service on the Tieton lands as soon as they are ready to furnish tonnage.

Homesteads.

There are 226,000 acres of government land in Yakima County. Owing to the fact that dependence is had upon irrigation it is not advisable for newcomers to seek for homesteads on these vacant lands. The acreage that is likely to be watered in the near future has been largely taken. While dry farming is practiced, it is better to buy land under a well established canal. The increased productiveness of the latter will more than compensate for the difference in cost.



NEW RESERVATION CANAL

Yakima Indian Reservation

The United States Reclamation Service has a large number of surveying parties on the Reservation, with headquarters at Wapato and Toppenish. Storage reservoirs have been arranged, the estimates of cost of water per acre have been

made, and they are very low—approximately \$3.00 per acre each for ten years, without interest.

Laws Affecting the Reservation.

Laws have already been passed opening the Reservation. The lands, 1,200,000 acres, have been surveyed and are now being appraised. The 3000 allottee Indians, owning 240,000 acres of the most desirable land, have been given authority to sell 60 acres out of each 80-acre tract. The land of deceased Indians, representing about 80,000 acres, is now being sold under sealed bids as application is made by the respective Indian heirs.

Double Irrigated Yakima.

The opening and watering of the Reservation by the Interior Department means doubling the present area of irrigated lands in Yakima County. Contemplate what this means in opportunities for homemakers—mechanics, professional and business men and builders of the new cities on the Reservation.

A New Illinois—A New Iowa.

Are you looking for a vast expanse of rich bottom land and rolling prairie, something that reminds you of the states adjacent to the great city of Chicago? Stand on one of the low foothills overlooking the Yakima Indian Reservation. Surely the Indian made no mistake in selecting this, the most magnificent body of sagebrush land on the Pacific Coast. As far as eye can reach is a boundless area of sagebrush and hills, more than a million acres, much on rich bottom lands, and pleasant hill slopes, apparently multiplying Nob Hill many times. Scarcely has the eye of man ever beheld a grander prospect, agriculturally. One can easily imagine the magic to be wrought

by a few years, when this great Reservation will be dotted with homes and a diversified agriculture will support splendid cities.

1911 the Date.

Word has just been received from the Department of the Interior at Washington, D. C., indicating that the Reservation will open in 1911. If you are wise you will get a foothold in Yakima before the Reservation opens and the Indian lands are sold. It is barely possible that the opening may occur late in the fall of 1910.

Wapato Project.

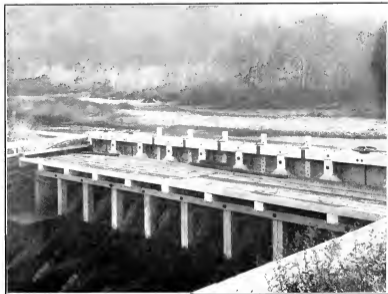
The Reclamation Service terms the first large project on the Yakima Indian Reservation the Wapato project. It consists of 120,000 acres of unexcelled sagebrush land, easily watered and put under cultivation. The Northern Pacific Railroad runs through the project for more than twenty miles. The survey of the North Coast Railroad, a corporation that has graded many miles in Yakima County and spent several hundred thousands of dollars for right of way, nearly parallels the Northern Pacific. The Toppenish, Fort Simcoe & Western is under construction, connecting with the Northern Pacific at Toppenish. The North Coast is surveying a branch to Fort Simcoe and the magnificent forests in the western part of the Reservation.

Six Thousand Homes.

The watering of the 120,000 acres under the Wapato project will make possible 6000 new homes. These homes will be largely tributary to the cities of Toppenish and Wapato, new cities of brick and stone business blocks. They offer splendid opportunities to business and professional men of all kinds. Opportunity is painted in big letters on the gates of every town and city of Yakima County, but on none more plainly than the new Reservation cities of Wapato and Toppenish.

Nurseries.

The question is often asked by prospective settlers as to the possibility of obtaining nursery stock in the Yakima country. Local nurseries have headquarters at North Yakima, Wapato, Toppenish and Sunnyside. These are among the largest concerns of the kind in the Pacific Northwest. Smaller concerns are located at Parker and Selah. Their stock is strictly first class in quality, true to name and in every way satisfactory. Besides supplying the local demand, hundreds of thousands of trees and shrubs are annually shipped to outside points.



Headgate Reservation Canal



Yukone River and Intake, Sunnyside Canal

The Sunnyside Project

The Sunnyside Canal, whose intake is located on the Yakima river about eight miles below North Yakima, is about sixty miles long and distributes water for irrigation throughout this entire distance, the first delivery being only a short distance below the intake. The lands covered by this, the largest canal in the State of Washington, were selected by the Northern Pacific Railroad Company from among its immense land grants, extending over several states, as offering the best opportunity of showing what can be done by irrigation, and subsequent results have demonstrated the wisdom of this selection. The first water was turned into the canal in 1892, since which time a continual development has taken place, and today about one half of the fruit shipped out of Yakima County is grown under the Sunnyside Canal. The railroad company disposed of the property to private interests, and in 1906 the Government purchased the canal and irrigation system and has continued to develop and enlarge it, until today it is probably the most successful irrigation project in operation by the United States Reclamation Service. Some 40,000 acres had been brought under cultivation when it was purchased, since which time the federal government has been extending it to cover new projects, some of them even beyond the confines of Yakima County, on lands in the lower valley of the Yakima river.

The most important of these extensions completed at the present time is the Mabton syphon, so called because it carries water to about 10,000 acres of land located adjacent to that town, which is reaping large benefits as a result of this enterprise. This structure, which has its intake near Grandview, is fifty-two inches in diameter and is constructed partly of wood stave pipe and partly of concrete sections. It pipes the water about six miles and passes under the Yakima river.

The Outlook pumping project will be the next one completed by the government. It takes its name from the town located near by and will consist of enormous pumps operated by water power. The project covers some 5000 acres lying



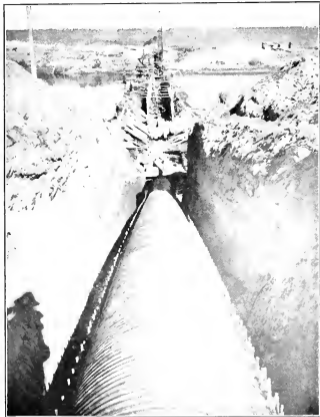
Stave Pipe Construction on Mabton Canal

above the main canal directly opposite Outlook and extending in either direction as far as Sunnyside and Granger.

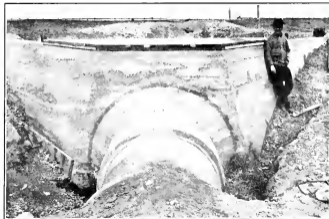
The Snipes Mountain project proposes to reclaim about 5000 acres of high land reaching from Granger to Sunnyside with Outlook located midway. This will be done by using a huge syphon combined with hydraulic pumps.

Another project will be the watering of an extensive area above the canal at Grandview, power for which will be developed by the water as it drops out of the canal on its way to enter the Mabton syphon. Grandview, because of its being located in the center of a large fruit-growing area and at the crossing point of two railroads, has become an attractive and prosperous town, and the additional area made tributary to it by this project adds to its future prospects.

Arrangements have been completed for increasing the size of the main canal to take care of all these additional areas,



Construction Under Yakima River.



Intake Mabton Siphon

and in a few weeks a specially built government dredge will begin at the intake and proceed down the canal, increasing its width by excavating from the bank on the upper side and depositing the material on the lower side, making it 48 feet wide at the bottom and 72 wide at the water surface, enabling it to carry 1000 cubic feet of water per second.

The headquarters for all this development work are at Sunnyside, where a large force of government employees make their home, and it might be added in passing that the rapid growth of Sunnyside at the present time is an index to the development of the entire country. Nine brick business blocks were constructed here during the past twelve months.

The operating headquarters are at Zillah, which thus reaps a large direct benefit. The main spillway from the canal to the river is located here and is constructed in such a way as

to divert the entire flow of the canal in less than two minutes. The present railroad development promises two competing roads to Zillah, which has resulted in the organizing of a bank and the establishment of other enterprises which will make it a substantial town.

The Sunnyside branch of the Northern Pacific enters the Sunnyside valley at Granger and, passing through the towns of Outlook and Sunnyside, has its terminus at Grandview. At the present time there is under construction the North Coast Railroad which enters from the east at Grandview, from which point the grade is complete to Granger, where it branches in three directions—the main line passing on through Zillah and the Parker district to North Yakima, another line running to Sunnyside, and a third to Toppenish and on across the wide, fertile Indian reservation to Fort Simcoe.

Owing to its fortunate position with reference to the loca-



Section Zillah Spillway



Weir at Head of Zillah Spillway

tions of the railroads, Granger has been selected for the establishment of a number of industrial enterprises.

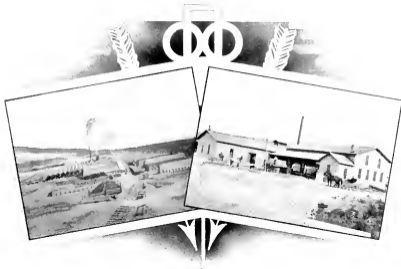
The North Yakima & Valley Railroad, a Northern Pacific feeder, is beginning the construction of a road from North Yakima to Granger via the Parker district and Zillah, and the main line of the Northern Pacific parallels the entire Sunnyside district just across the Yakima river and passes through Wapato, Toppenish and Malton, which have become very important shipping points. Malton not only handles large shipments of fruit and produce grown under the Sunnyside canal, but also is the largest grain shipping station in Yakima County, being directly tributary to the famous Horse Heaven-Glade-Bickleton wheat belt. Its annual shipment of wheat is approximately 500,000 bushels. The Zillah district makes most of its shipments from Toppenish, which also takes care of a large share of the products of the Parker district.

Toppenish has grown to be a town of about 2000 population and is one of the heaviest shipping points in Yakima County. One of its warehouses, a stone structure, has a frontage of 270 feet on the railroad track. Wapato, because of its convenient location with reference to the large Indian reservation, was in early days established by the reservation officials as the reservation station, then called Simcoe, and being the logical shipping point for the Parker district, has developed into a prosperous town with substantial buildings and large business concerns.

When the present railroad building is completed the Sunnyside country, measuring forty miles in length by an average width of about six miles, will be served by 125 miles of railroad track and no farm anywhere under the Sunnyside canal will be more than three miles from a railroad and every farmer will be within four miles of a good town.

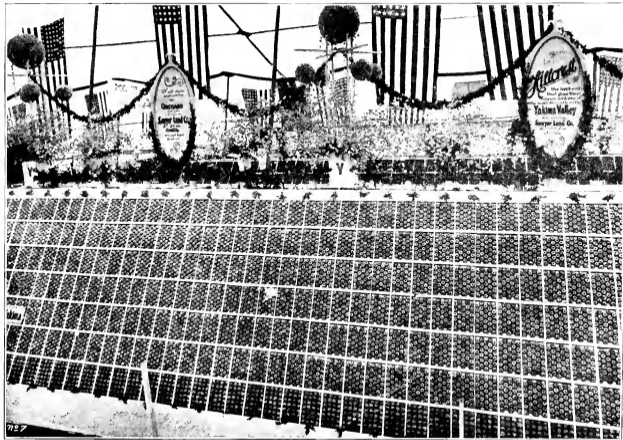
There are within the Sunnyside project sixteen schoolhouses, twenty church buildings, nearly two hundred miles of telephone wire, six rural mail routes and not a single saloon. Sunnyside was selected and established by the original promoters as the principal town and has continued to the present day to be the chief city. The owners of the townsite in passing title to purchasers included a clause, all deeds prohibiting the sale of liquor. This condition has since been removed but the character of the people who have been attracted is such that, by common consent, no saloon has ever been allowed to establish itself there, and at the present time there is not a liquor house in the entire Sunnyside country.

From the Parker district at the intake of the Sunnyside



Brickyard and Cannery at Granger.

canal to Grandview, at the eastern extremity of the county, the land is of a rolling character affording good drainage, and the soil is from thirty to sixty feet deep and free from rock. The Parker district is the oldest, and its general appearance is shown in the picture submitted for the front page cover of this book. Here we find the rich river bottom, partly covered with a dense growth of beautiful Balm of Gilead trees, but largely given to the growing of alfalfa and, by reason of its warm springs and timber shelter for cattle in severe weather, it is an ideal section for wintering cattle. These river bottoms are found scattered along the river throughout the entire length of the Sunnyside country and rising above them is the plateau or bench land sloping up to the big canal, and offering most



Sawyer Carload Winner of First Prize for Grimes Golden and Second Sweepstakes Spokane 1909



PANORAMA OF SUNNYSIDE VALLEY

beautiful and scenic sites for homes. The undulating hills are in the foreground covered with orchards and alfalfa fields and are bordered by the river a few miles below, while in the distance beyond the Cascade Mountains, with Mt. Adams and Mt. Rainier, are in plain view.

Located along the Yakima River about midway between Mabton and Grandview is the Belma district, which is one of the most successful fruit sections in the lower valley, as evidenced by the fact that her people have taken many prizes for fruit exhibits.

HONEY PRODUCT IS LARGE

Honey is shipped from the Yakima country by the carload. The honey product of the county in 1908 was approximately

200 tons. A few colonies of bees are to be found on many ranches and they are a most profitable side issue, to say nothing of their inestimable value to the orchards. Mr. White, who rears and pastures bees on his alfalfa acres in the Cowiche, nets over \$1,000 annually from their harvest. Jesse Thornton of Fruitvale last year built a home with the money his bees brought him.

COST OF PLANTING AND CARE

To prepare sage brush land for seeding or planting costs from \$5.00 to \$7.00 an acre. In the case of land that requires leveling, the cost is more, varying from \$5.00 to \$25.00 per acre. It costs from \$20.00 to \$30.00 per acre to buy trees and set them, and from \$10.00 to \$15.00 per acre annually for the



PANORAMA OF SUNNYSIDE VALLEY—Continued

care of the trees until bearing. Common labor is \$1.75 to \$2.00 per day. The hire of a man and team is \$4.50 to \$5.00 a day. A man with one horse can easily care for ten acres in orchard, doing all the work till the bearing period.

CARE OF ORCHARDS BY OTHERS

It is possible to purchase orchard tracts, have trees planted and orchards cared for until they come into bearing? Several reliable companies are presenting this plan to prospective purchasers. It has some attractive features. Among them is this—one can keep his salaried position while his orchard is developing into a profit-bearing proposition, and thus have an assured income. But, on the whole, the best orchards are the ones that receive the individual care of their owners, and the rule, "develop with the orchard," for those who can observe it, is a good one.

North Yakima, Wash., Dec. 1, 1907.

THE FIRST NATIONAL BANK, North Yakima, Wash.:

Gentlemen—In reply to your inquiry for some statement about my fruit crop for 1907, I submit the following statement:

The gross receipts for peaches were \$1489.00 per acre for my entire crop on three and four-year-old trees. The crop for the different aged trees was not kept separate, so I can only approximate on the amount for the different aged trees, but I think the right proportion is \$1200 per acre for the three-year-old trees, and if this is right, and I think it is, the four-year-old trees must be credited with \$2160.00 per acre, as there are two and one-third of the three-year-old trees for every one that is four years old.

Strawberries made \$570.00 per acre. W. I. HUXTABLE.



PANORAMA OF SUNNYSIDE VALLEY—Continued

RESULTS

Experience proves that an annual income of from \$350 to \$500 net per acre from well-cared-for orchards may reasonably be expected. In specially favorable years the proceeds may reach beyond the \$2000 point, as was the case in 1907. From general farming in this valley the net proceeds are extraordinary. The raising of alfalfa for market brings a large revenue. Alfalfa fed to dairy cows, to sheep and cattle for the market brings still larger revenue. A net profit from alfalfa of \$30.00 to \$40.00 an acre is not uncommon. This from land that can be purchased at \$125.00 to \$200.00 per acre is more than a fair return.

Available Land.

Land suitable for different farming purposes, both developed

and undeveloped, in large and in small tracts, can be purchased through local real estate agencies.

Each town named in this book is in the center of a rich farming and fruit growing territory, where the sage brush deserts have been transformed into the beautiful homes of a prosperous and contented people. Thousands of acres await the coming of other homeseekers, who shall turn the magic waters of the Cascades upon their brown, parched bosoms, and change the scene into one as fair and fruitful as fancy ever painted.

Prices.

Prices for raw land range from \$80 to \$250 an acre; for same with water right, from \$130 to \$300 an acre, the average being about \$225. The price depends largely upon location and adaptability of soil, fruit lands bringing the best figures



PANORAMA OF SUNNYSIDE VALLEY Concluded

Improved land varies in valuation, according to location and degree and kind of improvements, from \$125 to \$2500 an acre. The latter figures are for highly developed orchard tracts, near North Yakima, beautifully located, with modern and expensive buildings, supplied with city water, gas, electric lights and possessing all the advantages of a city residence with the added attractions of suburban life. Orchard tracts in full bearing, with comfortable buildings, located three to five miles from a good town, range in price from \$800 to \$1200 an acre.

A Potato Paradise.

Everett Cleveland, who raised 30 acres of potatoes last year in the Lower Naches valley, harvested such an excellent yield from the tract that he concluded to measure the tonnage per

acre on three acres of the field. The three acres measured yielded 73½ tons of spuds. That product brought him, gross, \$1155 in cash. That is \$385 an acre for the yield.

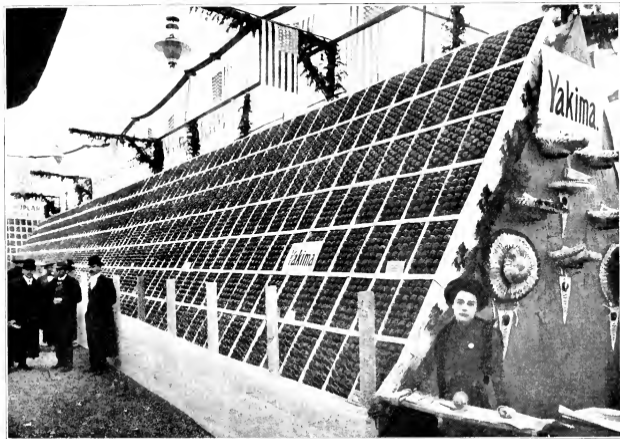
The total cost of producing these potatoes from the time of planting until they were in the sack was, at \$5 a ton, \$367.00, leaving a total for the three acres of \$787.50, or \$262.00 per acre net.

Crop Failures Unknown.

No crop failure of any kind has been experienced since the valley was settled. Twice in the last 20 years the peach crop has suffered because of intensely cold weather during the preceding winter, but the test of years proves that no other section of the country has so good a record for a continuous peach crop.



Apple Bloom in the Remy Orchard, 1910.



Prize Carbon Exhibited at Second Apple Show Spokane, Wash. by E. O. Hill, So. Yakima Valley

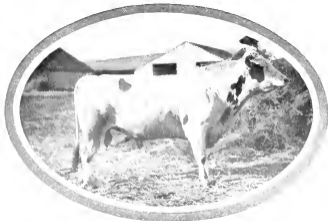


A Stockman's Paradise

Yakima County before the coming of the railroad in 1885, was given over to the stock men. Each spring the flocks followed the melting snow line to the Cascade summits where they summered, retreating slowly in the fall before the returning snow line, and wintering in the warm protected lowlands of the valleys where the bunch-grass furnished abundant winter pasturage. The same continuous sunshine and potash-charged soil now paint and sweeten the world's best peaches and apples, as then they sweetened the grass for the fattening stock. Yakima was the stockman's paradise.

The Stockmen Still With Us and More Are Needed.

Nor have the stockmen vanished. They are still among us, leading citizens with bank accounts much prized by our bankers. Their flocks and herds still roam the hills and mountains for hundreds of miles, and in winter consume, as they are fattened, vast quantities of alfalfa hay. Stockmen we have with the best Herefords and Holsteins and Jerseys in the herd.



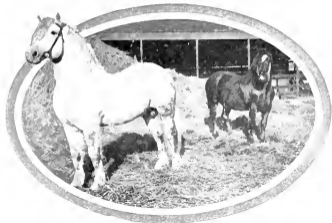
books, and we want more. In the big Yakima country there is room for the best stockmen and dairymen and breeders of draft horses in the middle west. To such Yakima offers splendid opportunities.

A Poultry Record

Statement of one year's work with 70 chicken hens and six turkey hens for the year 1907:

Eggs laid, \$142. Average price, 23 cents per dozen. Average number per hen, 116.	
Chickens sold	\$227.00
Turkeys sold	124.25
Eggs sold	154.42
Total	\$505.67
Feed bought outside of what was raised on farm	67.36
Total received, less feed	\$438.31

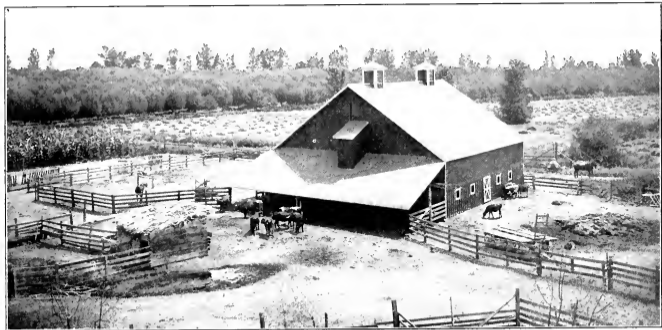
W. H. HARRISON.



Not a One Crop Country

That sage of agriculture, Secretary Wilson, has convinced every thinking farmer that a one-crop country is on the wrong track. Sooner or later such a section must diversify its crops or fall behind. Yakima's agriculture is diversified. The most important crop is apples, second, other fruit, but alfalfa with its attendant stock industries, is a very important adjunct. It fills the soil with nitrogen, fattens the cattle and sheep, feeds the bees and dairies, which in turn furnish fertilizer for the orchards, berries and gardens. **Yakima not only has the most acres of the best orchard land of any valley in the world, but it also has more alfalfa land than any other orchard section in the Northwest.** And the alfalfa land lies closely adjacent to the orchards and gardens, whose fertility and excellence alfalfa forever guarantees.





A Typical Farm Scene Showing Agriculture Diversified

"ALL CROPS OF TEMPERATE ZONE DEVELOP A PERFECTION UNEXCELLED ANYWHERE"

"In the Yakima Valley," says Bulletin 188 of the federal department of agriculture, "almost any crop can be grown that is known to the temperate zone, and many of the tenderer

fruits, such as peaches, apricots, grapes, etc., which require the most favorable climatic conditions, are raised with entire success and develop to a state of perfection unexcelled anywhere."



ONE ACRE IN YAKIMA EQUAL TO THREE IN ILLINOIS.

Alfalfa is easily the King of all forage plants. In all parts of Yakima it grows to wonderful perfection, often producing ten tons per acre of baled hay, rich in nitrogen and protein, growing and fattening all kinds of stock. Owing to the warm, dry atmosphere and continuous sunshine, alfalfa hay is cured to perfection. One acre in alfalfa in the Yakima produces as much as three acres in

Illinois and Iowa, where land is valued as high as \$200 per acre, and the forage is richer in fat, milk and growth producing qualities. Why, then, is Yakima land not really worth three times as much as Illinois land, \$600 per acre? Come, now, while you can buy raw land suitable for alfalfa for \$50 to \$100 per acre, and alfalfa fields that will pay you 15 to 20 per cent on your investment every year, and where in addition, the land is certain to double in value in five years.

Alfalfa Meal Mills.

One of the most recent industries in Yakima County is the alfalfa meal mill which cuts or chops alfalfa for compact baling or grinds it into a meal, as desired. When baled, after chopping, its bulk compared to its weight, is about one-half of the ordinary baled hay, enabling shippers to fill cars to capacity, making a great saving in the number of cars required. Two of these mills have been estab-

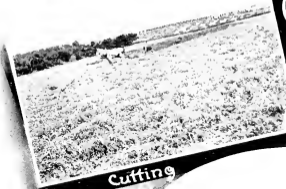
lished in the county—at Wapato and Sunnyside—and they are very successful. When one considers that hay heads the list in values of products shipped out of Yakima County at the present time, it becomes very apparent that the opportunities here are large for the establishment of alfalfa meal mills.

Creating a Greatly Enlarged Market.

These alfalfa mills are creating a greatly enlarged market. There is no limit to the uses of alfalfa. As it does not grow west of the Cascade Mountains nor in the immense lumber or mining districts, it is easy to see that the Pacific Coast cities (destined to rival the cities of the Atlantic), Alaska, the immense lumbering interests of the Coast, and the mines of the Cascades and the Rockies must ever look to the irrigated valleys for their forage supply. And Yakima County is the most convenient and largest supply point.

Yakima valley does not claim "to grow the best colored, best flavored, most uniform, largest and best yielding apples in the world," but it has yet to learn of any district that produces better apples, peaches, pears and cherries or more of them.





Cutting



Stacking

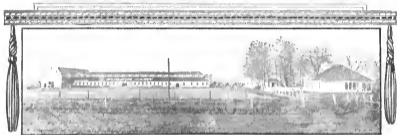


- Ready to ship -

Dairyman's Profits Multiplied by Four

The dairymen of Northern Illinois, Wisconsin and Iowa would find in Yakima a veritable Eldorado for the dairy business. With a mild climate, abundant, pure, cold water, alfalfa producing ten tons where hay in the east produces at most two to three tons, the cost of production would be at least divided by two. With the markets of the mines and lumber regions and the great cities of the Coast, and few dairy regions to supply them, prices are always high and profits are again doubled on this account. The dairymen of the east, if they want to multiply their profits by four, should come to Yakima.

Here is a scene from the Rudkin Dairy. The main building,



costing \$30,000, is splendidly equipped; mangers, stalls and floors are constructed of cement. The proprietor is Judge Frank H. Rudkin, a leading citizen of Yakima and Chief Justice of the Supreme Court of the State of Washington.

Mr. Peter Bach, of Fruitvale, has about one and one-half acres in peaches, fourth season, of which about two dozen are Early Crawford's, a few Late Crawford's, and balance Elbertas. From these trees Mr. Bach sold \$2200.00 worth of peaches.



Yakima Potatoes---Where Can You Equal Them?

Nowhere do better potatoes grow than in the Yakima Valley when the alfalfa or clover lands are plowed. A yield of 15 to 20 tons per acre on such lands is not uncommon. Potatoes should not be raised successively for many years on the same land. On new lands just cleared of sagebrush potatoes do well on the heavier soils, often yielding 10 to 15 tons per acre, and they are often grown between the trees of the young orchard. Yakima potatoes are always quoted separately in the large city markets of the Coast and at a higher price than others. This is owing to their higher percentage of starch. They always cook dry and mealy.





“How Can I Make a Living While My Orchard Grows?”

With splendid markets in the home cities, mines and lumber regions, with the State shipping in many hundreds of carloads of butter, cheese, eggs, honey, poultry, pork, canned goods, there is abundant opportunity to make a living while the orchard grows. Poultry raising, gardening, berry growing, bee keeping, and working at your trade for your neighbors and helping in the older orchards are some of the ways by which a living can be made.

A Poultry Paradise.

The conditions in Yakima County are ideal for poultry raising. Mild climate in winter with plenty of sunshine to stimulate laying, dry weather in spring for the small chicks, about double eastern prices for eggs, spring chickens netting fully

double eastern profits—what more could be desired? Already all breeds of poultry are well represented, and the annual poultry show in connection with the Washington State Fair is attended by scores of Yakima chicken fanciers with hundreds of exhibits, and Yakima County wins a big share of the blue ribbons. While Yakima fruit profits are much larger than big profits in poultry, still while the orchard is growing poultry raising is a very profitable adjunct.

Berries—Gardens and Vegetables.

You can also do as many of our most successful orchardists have done—plant strawberries between the trees, raise cantaloupes, potatoes, tomatoes and all kinds of garden crops. The growing cities of the valley offer increasing markets and



there is a large shipping demand for all these products. The eastern gardener, with water to turn on at pleasure in place of dry spells and rains at inopportune times, would make a fortune at gardening. And any hard working family can make expenses while the orchard grows.

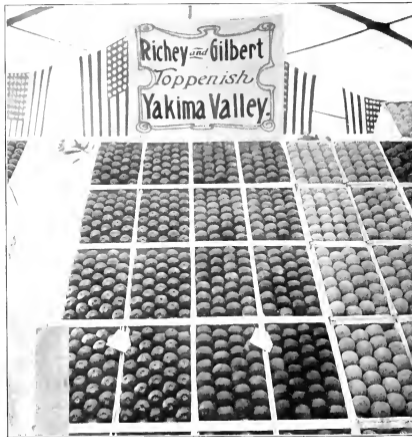
If You Are a Mechanic.

If you are a mechanic, strong and able to work, every portion of the Yakima Valley is calling you at good wages, and, after your 8-hour day's work, you can attend to the irrigation and cultivation of your orchard.

Better to Bring \$2000 With You.

Very many of the new orchard lands are bordered by bearing orchards where during fruit-picking season and also for

weeks, thinning fruit, there is abundant work at good wages. Boys and girls frequently make \$2.00 to \$4.00 per day making boxes and packing fruit. In no other kind of farming in a new country is there so much healthful, out-door work, suitable for women and boys, as in the fruit orchards and berry patches. Your neighbors' orchards often belong to professional and business men, living in the cities while their orchards grow. If you are a conscientious and willing worker you can find abundant work at good wages near your own home, but it will be a big advantage if you have \$2000 in cash or credit with which to make your first payment on your land and to start you in your new home.



Anybody Can Irrigate

Practical irrigation is not a complex problem. When once the laterals and head ditches are established any bright boy can irrigate the field, garden or orchard. New comers make a complete success the first season, only needing to take a few lessons watching their neighbors on similar ground.

When once you have managed the water business yourself for a single season you will never again want to risk your fortune with the clouds and floods and drouths. The time you waste trying to make hay between showers will irrigate the alfalfa, to say nothing about the hay cured without rain and dew being worth twice as much. The time wasted with rainy days in spring and with waiting for the frost "to go out" and the land to dry off, will be much more than the time it takes to irrigate. Irrigation means three times the quantity of better hay. Rainbelt often means ruined hay crops. Irrigation means perfect fertilization of the fruit blossoms, and fruit of large size and perfect color and quality. Rainbelt often means ruin of the blossoms, no fruit, or small apples on account of dry spells; poor in color and quality—uncertainty. You save time and make money by irrigating. Why stay out in the rain?

The average yield of Yakima bearing orchards is, conservatively, 10 tons per acre; average value, conservatively, \$45 per ton f. o. b. cars, or \$450 per acre. The return from Illinois corn, to be very liberal, is 60 bushels per acre, worth 50 cents a



bushel, or \$30. Comparing net profits, the advantage is much more in favor of the Yakima fruit grower, but even on the basis of 1 to 15, one acre of Yakima fruit land is worth 15 acres of Illinois corn land.

June 29, 1910.

Of the eleven carloads entered in competition at the second National Apple Show at Spokane, in 1909, the Yakima Valley contributed five. W. W. Sawyer, of Sunnyside, had a carload of Grimes Golden, which won second place in the grand sweepstakes and first in its class. J. M. Perry, of North Yakima, exhibited Winesaps which won first place. J. F. McCurdy, of Parker, won first on mixed carload. J. A. Bourgaize, of Top-

penish, won second on Rome Beauty. E. C. Hill, of Selah, won second on Spitzenbergs and third on sweepstakes—a total of seven grand prizes on five carloads. Richey & Gilbert and the Yakima Commercial Club won first on district display. Twenty-two entries were made from the Yakima district. Twenty-five awards were won by them.

That the fruit crop of the Valley for 1910 will be a "bumper" is assured. Between 4,000 and 5,000 carloads will be shipped.

Exhibits will be made at the National Apple Show, to be held in Spokane, at Chicago under the auspices of the above, and in connection with the National Land Show under the auspices of the Chicago Tribune.

For Six Consecutive Crops of Elberta Peaches \$6000

"I will give you \$2000, 1000 cars, for the peaches from one acre of these Elbertas," said J. B. Powles, a leading wholesale fruit dealer of Seattle, to the writer, speaking of the crop of 1907. These same trees, fillers in an apple orchard, yielded an average of over \$1000 per acre from their fourth season's growth. That is, over \$6000 per acre for the entire six consecutive crops up to and including the crop of 1908, when prices were very low. These trees were set in 1900 and in 1901.

4000 Boxes Peaches from Three and One-half Acres

Mr. Osborne Russell of the Fruitvale district, North Yakima, has about three and a half acres in Elberta peaches, in their fourth season, from which in 1907, he took 4000 boxes, which sold at an average of 70 cents per box.





Statement of W. P. Sawyer

616 Trees Planted in 1894—110 Trees to the Acre—Yielded:

Year	Boxes	Boxes per Acre	Sold for	Total Crop Brought
In 1898—5th	120	22	\$1.25	\$ 150.00
In 1899—6th	240	44	1.20	288.00
In 1900—7th	160	30	.65	104.00
In 1901—8th	1,687	307	1.22	2,058.00
In 1902—9th	1,150	209	.80	920.00
In 1903—10th	2,204	400	1.35 $\frac{3}{4}$	2,997.44
In 1904—11th	1,888	342	.70	1,321.60
In 1905—12th	3,350	609	1.25	4,187.50
In 1906—13th	2,350	430	1.20	2,820.00
In 1907—14th	4,600	836	2.07	9,522.00
In 1908—15th	3,600	654	.78 $\frac{1}{2}$	2,826.00

21,349

\$27,194.54

Average Annual Price . . . \$1.13 $\frac{1}{2}$

Average price received for all pears sold \$1,2680

Average yearly price first five years 1,0240

Average yearly price last six years 1,2275

Average receipts per acre for the 11 years, per acre . . . \$413.13

Average net profit per acre per year for the 11 years

that the trees have borne fruit 308.34

Average net cost per box delivered on cars 40

W. P. SAWYER,

Parker, Washington.

Yakima Challenges the World.

For certainty, for results extending over a number of years, making Yakima County easily champion of the world in fruit profits, we here present the concrete results of eleven consecutive years in a fifteen-year-old pear orchard in addition to the results for six consecutive years in a Yakima Elberta peach orchard on the previous page. On the following pages note our profits on Winesaps.



Greater than California Oranges

On the opposite page you are looking down a row of Winesaps, the peculiar glory of Yakima. In most sections the Winesap, owing to dry spells and shorter seasons, is small. In Yakima, with its long season and no dry spells, the Winesap often grows as large as an Eastern Belle Fleur, with perfection in color and quality. Not only is the Yakima Winesap large in size, the tree a vigorous grower, a regular and heavy bearer, but it is also the best shipper and longest keeper. Shipped to the warm climate of Texas last fall they kept perfectly, with no shrinkage, until late in the spring. Held in cold storage at North Yakima they are yearly shipped to Alaska in the spring with perfect satisfaction. Winesaps are being planted in larger quantities than all other varieties. In ten or fifteen years Yakima Winesaps will be shipped to all parts of the world in greater quantities than California oranges.

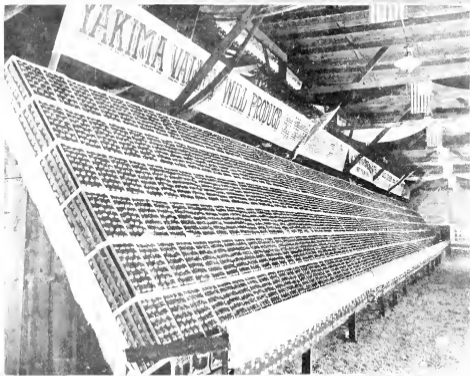
Apple, peach, pear, cherry and plum trees in nine counties. Report of F. A. Huntley, State Commissioner of Horticulture:

County.	No. Trees.
Asotin	251,418
Benton	283,954
Chelan	1,316,840
Okanogan	246,266
Spokane	983,617
Stevens	275,153
Walla Walla	164,892
Whitman	511,357
Yakima	3,490,492

In giving the figures from Mr. Huntley's report, the Spokesman-Review announces that there were 13,350,000 fruit trees growing in the State of Washington in 1908, comprising 6,507,083 apple, 1,682,591 peach, 748,209 cherry, 1,151,147 plum and prune and 4,101,800 of other varieties.

An estimate found in the Spokesman-Review of the number of fruit trees planted in the state in 1908 gives the total as 2,067,853. This is too small. J. M. Brown, fruit inspector for the Yakima Valley, says that Yakima County planted 1,100,000 trees in 1908.



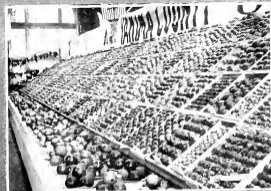


PRIZE CAR OF 70,560 WINESAP APPLES

On the opposite page is the prize carload of Winesaps at the Spokane National Apple Show of 1908. Every one of the 630 boxes contained exactly 112 apples. This carload was grown in one orchard by the exhibitor, H. M. Gilbert, and represented one-fifth of the crop grown in 1908 on 3½ acres of 8 and 10-year-old trees. In 1907 these same trees produced 2400 boxes which sold for \$6000, \$1700 per acre. In 1906 when 6 and 8 years old, with peach and apricot fillers occupying half the ground, they produced 1600 boxes. They bore well from their fifth year. These same trees have set a fair crop for this year, 1909. Careful computation brings out the fact that the gross receipts from this 3½ acres of Yakima Winesaps for the past four years have been \$18,000, or \$1285 per acre per year for four consecutive years. Let whosoever will compute the value of Yakima fruit lands.

Is Yakima Fruit Land Too High?

Eighteen thousand dollars for four crops on three and one-half acres of Winesaps now only eight and ten years old, \$1285 per acre per year; \$27,194 received for six acres of Bartlett pears in eleven consecutive crops before the trees are fifteen years old; \$1000 per acre per year for six consecutive crops of Elbertas—What is such land really worth? People there are who say Yakima land is not worth \$1000 per acre even though the annual crop returns are in instances \$1000 to \$2000 per acre, and in one case over \$3000 for one acre of pears. You ask what the average is. On the high class fruit lands in Yakima County you can safely count on banking, taking the average for a number of years, \$300 to \$500 per acre. You can buy lands adjacent to these same lands with similar conditions of soil, elevation and apparent freedom from frost for \$200 to \$500 per acre. That is to say there is land still to be had at a price which a single crop will pay for before the orchard is ten years old. Is not that cheap enough? We say without hesitation, that, based on the average receipts per acre for the past five years, high class Yakima fruit land is cheaper than any fruit land in the Northwest.





NORTH YAKIMA TO LONDON

WHAT THE FEDERAL GOVERNMENT SAYS

"There is more of the very best land still unirrigated than there is under cultivation in the Yakima Valley, and its development will depend mainly upon the feasibility of storing the water to be used during two or two and a half months when the natural flow is insufficient."

"There is perhaps no other irrigated district in the west which is favored with a more abundant supply of water than is the Yakima Valley."

"In the Yakima Valley any crop can be grown that is known to the temperate zone, and many of the tenderer fruits, such as peaches, apricots, grapes, etc., which require the most favorable climatic conditions, are raised with entire success and develop to a state of perfection unexcelled anywhere. Even the English walnut may be grown with some success, and there are a number of places where trees have matured fair crops. As a natural outgrowth of the production of so great a variety of crops come other related industries, such as dairying, poultry raising, beekeeping, etc., which, although they take nothing directly from the soil, add immensely to the revenue from the farms. * * * Together with the ability to grow large and varied crops the markets are such as to make their production unusually profitable."—From Publication issued by the Department of Agriculture, entitled, "Irrigation in the Yakima Valley."

"The Yakima project, by reason of the large area it embraces and the exceptional advantages it enjoys in soil, climate and in crop possibilities, is the most important of all of the national reclamation works. Its several units, when completed, will provide water for 500,000 acres. It is believed that no richer body of agricultural land of similar area can be found anywhere in the world. When the present plans of the government are fully worked out and the reclaimed areas are brought to the proper state of cultivation, the crop returns from the valley will place it in the front ranks among the agricultural districts of the world. That this is no idle boast,

it will suffice to state that last year the returns from 40,000 acres of irrigated land had a value of \$2,000,000, or \$50 per acre. The Yakima apples have won a high reputation in the markets of the east and abroad, and this product alone has given to the lands adapted to this crop a value as high as the choicest orange lands in California.

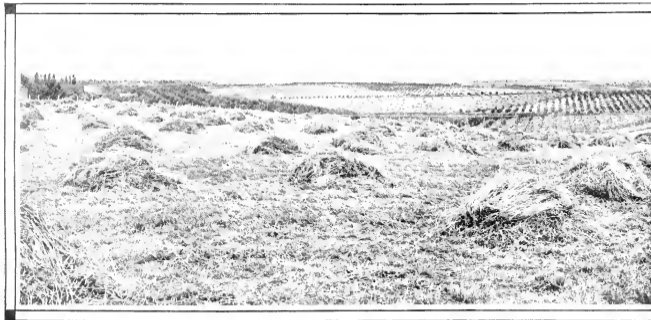
"The wide variety of crops produced in this section, many of which are high priced, the favorable climate and the fertile soil, predicate a compact agricultural community possessing the advantages of both rural and urban life."—C. J. Blanchard, Statistician U. S. Reclamation Service in Pacific Monthly for May.

TRANSPORTATION FACILITIES

Where ten acres mean a home—where one acre means a car-load of fruit to transport—is it any wonder that in the leading fruit valley of the Northwest the great transcontinental railroads are now fighting for every strategic point in their rush to the Coast? Already the North Coast and the Milwaukee have secured right of way and are building. Soon we will have three transcontinental railways. How different from the "one-railroad" fruit belt of California! Soon, with the railroads now actually building in our valley, we can reach almost all of the big cities of the United States with a single freight rate.

ELECTRIC RAILROADS

During the panic of 1907 the Yakima people constructed and equipped with their own money several miles of splendid electric railroad. This line is being extended, greatly increasing the value of adjacent property. The plan is to extend the



electric lines into all the six valleys or sections which center at North Yakima. It is the desire of the Yakima people to keep the control of the electric line in the hands of the home people or of those who will maintain the road independent of all the trans-continental roads, so that it may be a feeder for all the railroads on equal terms. With electric railroads extended as now seems certain, Yakima, already an ideal community in many ways, will expand with scarcely any limitation.

MARKETS

Situated midway between Spokane on the Northeast, Portland on the Southwest and Tacoma and Seattle on the Northwest, the Yakima Valley is in the midst of splendid home markets. It is the magnificent garden, not only of the cities of the coast, but of the unrivalled mining districts of the Rockies in Montana and Idaho, of the Cascades in Washing-



ton and British Columbia, and of Alaska. But more than this. The Orient, with its hundreds of millions awakening and catching step with the great world of commerce, is looking to the West, asking for our trade, especially wanting our fruits. When once the hundreds of millions of Asia get a taste of Yakima fruits the demand cannot be supplied.

In regard to yield of peaches in 1907, I take pleasure in

stating that from about 450 trees, planted in 1904, I have this season shipped over 3300 boxes of peaches. Returns are not fully in, but they were sold at 75 cents to \$1.00 per box, making probably \$3000 gross receipts, and approximately \$700 net. This is from three acres of trees at 150 to the acre. I sold culls at the cannery for enough to cover hauling expenses for the entire crop.

A. T. RICHARDSON.



A TYPICAL YAKIMA COUNTY HOME

Here you are looking at a typical Yakima County home. The irrigation water is conveyed in a wood-stave pipe line from the main lateral. Similar pipe lines are possible in nearly all portions of the valley. They are inexpensive, economize water, provide power and beautify the homes. There are five of these fountains in one small neighborhood and more soon

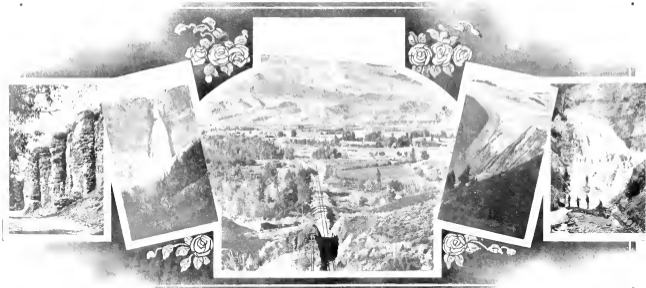
to be constructed. This is a country where beauty in landscape gardening means increased revenue, where man may coax nature to surround his home with her choicest gifts, and may know that the process will make him richer in his bank account, as well as in the finer things of life.



PRODUCTS OF THE YAKIMA VALLEY

Grapes on all the hillsides find their ideal home in Yakima, where they are free from disease. In the lower portions of the valley European grapes are raised successfully. As unfermented grape juice is now the healthful and nutritious pop-

ular drink, many carloads being shipped into the Northwest to supply the demand, the question is suggested, why not raise our own grape juice, especially as here grapes grow and yield so abundantly?



YAKIMA MOUNTAIN SCENERY

Here are some beautiful mountain scenes in the Switzerland of America, many of which all Yakima County citizens can see on a day's automobile drive to Bumping Lake, one of the beautiful lakes in the western part of the county, to which the Reclamation Service has constructed an excellent wagon road. Bumping Lake is at an elevation of 3435 feet and covers 1200 acres, where an immense dam to hold 34,000 acre-feet is being constructed, to store water to supplement the natural flow of the Yakima river during August and September.

Three hours by rail carry us to the most delightful lake and mountain resorts in the heart of the Cascades, where scenic wonders rival those of the National Park. Six hours' travel will enable one to enjoy the salt water breezes and restful scenes along the beautiful Puget Sound.

There are thousands struggling amid uncongenial surroundings and at great expense to make homes for their children, who would find some of their hardest problems solved if they would transfer their resources and energy to this wonderful Yakima country.

Valuable Mineral in Great Abundance

VALUABLE MINERAL IN GREAT ABUNDANCE

Practically all the valuable minerals are found in the heart of the mountains which comprise the western portion of Yakima County.

Anthracite Coal.

Sixty miles west of North Yakima, in Yakima County, lies the Cowlitz anthracite coal district, pronounced by I. S. Knight, a geologist of reputation in the east, to be one of the most extensive anthracite coal fields in America. Coal deposits have been discovered on some forty quarter sections which have been surveyed, located upon and proved up.

Zinc deposits are also rich in this region and the Ivanhoe Mining Company, principally capitalized by North Yakima men, has some twenty zinc claims on which it is doing development work. Numerous ledges of gold, silver and copper producing ore have been found in the country around Bumping Lake, all of which are still undeveloped owing to remoteness from transportation. Asbestos is found in the Tietou districts, as well as many iron deposits. Immense bodies of coral lime are here and the low, bare hills furnish a good grade of cement rock for quarrying. The native stone has been quite largely used in building operations in the valley.

DOMESTIC WATER SUPPLY

The water for domestic use comes, in large part, from mountain streams and is of excellent quality. In various parts of the valley good water is obtained from wells at a depth of from twenty to two hundred and fifty feet.

Healthfulness.

The conditions characteristic of the Northwest, where the death rate is notably less than in other parts of the country, prevail in the Yakima Valley.





FISHING AND HUNTING

Sportsmen, whether it be the gun or the rod to which they devote their leisure hours, can find an outlet for their enthusiasm in Yakima County at any time of the year. The rivers and mountain streams abound in trout, the swamps

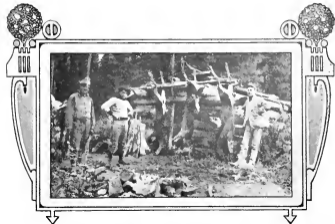
and lakes with wild fowl in season, the uplands with pheasant, sagehen, prairie chicken and other native birds and the sagelush wastes with coyotes and rabbits. Hungarian partridges, Chinese pheasants and quail have been

When I arrived here in August, 1900, and paid my hotel bill, I had left just \$4.31 to start out on. By Christmas I had saved enough to make a small cash payment on my ten acres of raw land. Before the end of five years my place had more than paid for itself.

Last year the gross income from four acres, just beginning to bear, was \$2,124.98.

Nothing less than \$15,000 would induce me to let go of my place. The Yakima Valley is good enough for me.

E. C. DICKERSON.



planted in large numbers and are thriving. Grouse are also to be found. The fall flight of ducks and geese fills all the likely spots with these waterfowl, and the bag limit fixed by law is easily obtained. Bear, deer and the large game of the country, are to be found in the mountains.

Irrigation means intensified farming. Intensified farming is another name for scientific farming. Success in the Yakima valley depends upon the persistent and intelligent observation of certain conditions. "Gold grows on trees" here, but there must be the right kind of a man behind the trees.

The successful fruit grower is a specialist. The conditions of success are easily learned.





Yakima County Schools

Nowhere in the country are to be found better schools. In North Yakima the school course has all the up-to-date features of the eastern city school, from the kindergarten to manual training and other novelties of special instruction in the high school. There are children's gardens for all the grammar grades, while the high school has a special course of instruction in agriculture and horticulture. Nowhere in the county is one at any great distance from a good grammar school, while Sunnyside, Grandview, Outlook, Toppenish and Granger have high schools which have either a full or a one or two years' course. According to a census taken in May 1908, there were 7,315 children in the schools of Yakima County. As the increase in attendance for the past three years in the North Yakima schools has been 100 per cent, the figures now should be considerably more. While North Yakima is the seventh city in the State in size it ranks fifth in school attendance. Toppenish built an \$18,000 school last year and has just let the contract for another to duplicate it. Wapato has within a few weeks bonded itself for \$30,000 for a school building. The size and quality of the school buildings, the attention to scientific detail in matters of heating and ventilation, reflect the character of the people who pay the taxes. The North Yakima high school, one of the most complete in the Northwest, cost \$120,000.00.

In answer to an inquiry as to what my fruit farm has earned me during the last three years, I will say, my farm of twenty acres, all of which is in fruit except about two acres, which we occupy by buildings, yards, etc., has netted me over ten per cent per annum on a \$3,000 valuation per acre. I have eighty Rome Beauty apple trees that will bring me \$2500 this year.

I have no hesitancy in saying that \$2,000 is a conservative valuation for an acre in a full bearing orchard in the Yakima Valley above the frost line.

W. L. WRIGHT.





YAKIMA COUNTY COURTHOUSE



**Young Men's Christian Association Building Costing \$80,000---Three Stone Churches
From \$30,000 to \$50,000 Each**

These Yakima buildings indicate that Yakima County is on an enduring basis. They are evidence of the faith of the people in the future of the Yakima Valley. Why try uncertainties?

It Beats the World



WHEN Nature distributed her gifts she did not put all the best things in one place, but she put so many of the good things in the Yakima Valley that it has become famous all around the world.

The source of this valley is in the Cascade range, where there are snow-capped mountains, beautiful lakes, dense forests of timber, vast deposits of coal and valuable minerals. From the lakes, nestling high above the valley, comes the water supply to irrigate the lands that are now being reclaimed from sage brush desert and turned into beautiful farms, orchards and gardens. These waters come rippling roaring and plunging down their channels toward the Columbia river, which is destined to be a great thoroughfare

of commerce. They furnish sufficient power to turn thousands of mills run electric car lines, and lights millions of homes. We have not yet harnessed this power except in rare cases and in small measure, but we have done enough to show some of the possibilities, and the rest is simply multiplication.

The melting snows in the mountains supply the lakes, the lakes are the mountains of the streams tributary to the Yakima river; these streams furnish the water supply for irrigation; irrigation makes intensive farming possible; intensive farming produces large profits on small areas of land; large profits on small areas of land make great wealth and dense population practical. That which is possible is actually coming to pass, for our well-developed country districts are so thickly populated that they look almost like the suburban portions of the city.

The density of the population makes possible a high grade of public improvements. Where a family can make as much money on five acres of land as the average family of the United States

will make on 160 acres of land, it is possible to place 32 families on the same area that will support one family in the un-



irrigated regions. Thirty-two families on a small area like this contribute in a larger degree to the building of all public institutions, such as schools, churches, public highways, inter-urban car lines, and the building of commercial centers, than is possible in the more sparsely settled districts or the unirrigated farming communities. This produces a new type of social and intellectual life, in fact, the city and the country are brought so close together that socially and intellectually there are no class distinctions.

The climate is healthful, the air is pure and invigorating; its summers are not excessively hot, because every night the cool air coming down from the mountain ranges lowers the temperature and makes sleep refreshing; its winters are not extremely cold, because the prevailing winds are from the northwest and the warm air of the coast, tempered by the Japan current, is conveyed across the mountain range and

prevents the extreme cold that prevails in the same latitudes farther inland. Its soil is a volcanic ash, rich in the chemicals necessary to produce the best fruits.

R. K. Schlosser, residing near Sunnyside, has made a success in raising alfalfa seed. From eighteen acres of alfalfa, he cut the first crop of hay, amounting to forty-five tons,

which he sold for \$5 per ton in the stack. He saved the second crop for seed, from which he threshed 3150 pounds, and sold at 16 cents per pound. Besides this he had about 36 tons of chaff, worth \$2.50 per ton, which he fed.

Total receipts, hay	\$225.00
Seed	504.00
Chaff	90.00
Total	\$819.00



CHOOSE A CERTAINTY

You are leaving the rainbelt with its rigorous climate, floods, drouths, tornadoes, crop failures and uncertainties, and seeking certainties. Hundreds of new and untried projects, with uncertain water rights, untried soil, undemonstrated fruit possibilities, unknown frost areas, are inviting you to cast your lot with them. The mistake may be your life mistake. Choose a water-right guaranteed by the United States government. Choose a fruit belt tested by many years, where the frost areas are well defined and known; where every kind of agriculture pays; where many have made fortunes in ten years; where everybody is making money; where crop failures are unknown.

Select a Country With a Future.

Do not forget, in selecting a location, that a large fruit valley with diversified agriculture (and all the fruit valleys of the Northwest would not fill a corner of the Yakima Valley) means better markets, better prices, better transportation, larger cities, better schools, churches, Y. M. C. A.'s, more electric railroads and a more important community. Select the largest and best, for there the opportunity is the greatest.

Yakima Valley Citizens.

The people of Yakima are in the main the alert, educated, venturesome, progressive, daring sons and daughters of the middle west, north and south—typical Americans. A large per cent. are college educated. They left the home nest, buoyant, optimistic and confident of winning a fortune in the Far West. Many of them have in a decade won fortunes they scarcely dreamed of. All are confident. Nor are they selfish and miserly in their victories. They are public spirited, building magnificent churches and Y. M. C. A. buildings, combining in civic federation clubs and commercial clubs, inspired with motives to place the Yakima Valley at the front in character and progress.

The Pacific in the Line of Greatest Commercial Development.

When the Panama Canal is completed the cities of the Pacific will outstrip those of the Atlantic. Our apples will be exported from the cities of the west coast to every market of the world. He who has his ear to the ground already hears the rumble of a mighty westward commerce. With the development by the government of the great arid regions of the Northwest (and the arid regions produce fruits far excelling in long shipping qualities those of the rainbelt); with the completion of the Panama Canal, connecting the west coast by water with the markets of the world; with the mighty awakening of Asia; with the wonderful development in Alaska, it is not hard to see that for the next generation at least, the world's great progress will be on the Pacific in the Great Northwest. Why not, then, get in line with this greatest development?

Milton Skinner of Sunnyside, last season, harvested 14 acres of oats that made 117 bushels per acre, a total of 25 tons, which he sold for \$26 per ton, making a total of

Oats	\$650.00
25 tons straw at \$2 per ton ..	50.00
Fall pasture, 14 acres at \$2 per acre ..	28.00

Total

Making an avrage of \$52 per acre, receipts.

North Yakima, Wash., March 10, 1908.

In addition to the government projects, there are several corporate enterprises at work on canal systems which will add 12,000 to 15,000 acres to the irrigated area.

The total mileage of all main laterals in Yakima county, now in operation and soon to be completed, is considerably in excess of 500 miles.

Yakima Indian Reservation

The latest advices from the General Land Office at Washington indicate that the opening of the Reservation will not occur before 1911. No registration will be held. The available lands will consist almost entirely of grazing lands. Entry upon these lands can be made in the usual manner, the opening coming under the provisions of the Homestead law. Valuable allotted lands will be for sale after the Reservation is opened.

The Yakima Valley has a developed artesian flow of water in the Moxee district, where several thousand acres are irrigated from flowing wells. This area is likely to be extended.

The prospect for fruit of all kinds for the year 1910 is excellent. It is estimated that the shipments will reach 4,500 carloads from the Yakima Valley.

In most sections where men live and work, a home of one's own, like a rented house, is a matter of expense, and must be included in the annual bill of expenses. Here, a home may be ideal in its appointments and yet, at the same time, may represent the most profitable sort of investment. It may be made a source of revenue instead of an expense, paying from ten per cent. net upward annually on the entire amount of capital invested.





THE CASCADE LUMBER CO.

Not only has Yakima County a diversified agriculture and the most extensive orchard area as a basis of wealth. It has an immense lumber manufacturing plant, as can be seen from the pictures on the opposite page. In addition to the alfalfa meal mills, mentioned elsewhere, there are canneries at the important fruit centers, cement block, brick and tile factories at several places, and there is room for more manufacturing plants.

The Cascade Lumber Company is a two-hand saw mill, capacity 125,000 feet per ten hour day and 250,000 feet by running night and day. They own their own timber lands at the headwaters of the Yakima. Their annual cut is 30 to 35 million feet. They have a planing mill, sash and door factory, box factory and are equipped with the latest machinery, turning out splendid mill products, office furniture and store fixtures. They have their own electric light and water systems. Thus Yakima County people have lumber and boxes manufactured at their very doors. The Cascade Lumber Company's annual pay roll of \$450,000 adds much to the wealth and prosperity of Yakima County. The total number of men employed is 450, including logging crew. The annual log drive down the Yakima River is an interesting sight. In the log jam a mile in length, as seen on the opposite page, are twenty million feet of lumber.

POWER

There are many thousands of horsepower still unharnessed in the mountain torrents of Yakima county only awaiting capital. The Northwest Light & Water company has constructed an immense power plant twelve miles above North Yakima by which the city of North Yakima is lighted. A power line is now completed 90 miles from North Yakima to Kennewick, at the mouth of the Yakima river, furnishing the towns and cities and ranch houses on the way with power

and light at reasonable cost, and furnishing power for the immense pumping plants for the Kennewick Highlands. With the electric lights, power by pressing a button, country telephones everywhere, rural free delivery bringing the two daily papers of Yakima County to the ranch homes daily, who will say Yakima County citizens are not highly favored?

GOOD ROADS MOVEMENT

Yakima County has a Good Roads Club fully alive to the necessity of good roads. Already sample Macadam roads have been constructed in various parts of the valley under State supervision. The State has secured a site in the Yakima Valley where there is a mountain of the best road material so located as to be loaded on railroad cars by gravity. On this site an immense rock crushing plant is being established, the intention being to employ the State convicts in crushing rock here for the entire central part of the State.

NORTH YAKIMA

Somewhere between one hundred and a thousand descriptive writers from various parts of the country have attempted in the past few years to give a brilliant setting in high sounding but well chosen words to the city of North Yakima. They have told of the marvelous transition from a wind and sand swept desert to a beautiful and progressive city with paved streets, boasting a population of 15,500 souls, with every luxury and refinement both in public and private affairs that go to make up the ideal home city.

It is probably true that all of the best writers about North Yakima in the past six or eight years have told the story in much the same way. Yet, as a matter of fact, although the scene is one that would charm the imagination of the romanticist, the really best and most satisfactory way in which

to learn how North Yakima was built from the sage brush to a modern city of paved streets, electric lights, street cars, theaters, etc., is to go there yourself and spend a week or two visiting the city.

Located in Rich Valley.

North Yakima takes its name, as does the Yakima Valley from the river of that name, which heads in glacier-fed lakes in the Cascade Mountains and flows eastward to the Columbia for a distance of 200 miles through a district of marvelous fruit growing and agricultural possibilities. The citizens of North Yakima boast of the soil of the Yakima Valley as incomparable, and they say the same thing about their climate—three hundred days of sunshine every year—while the water supply is as good as either of the other assets. The residents of North Yakima, in discussing the well-nigh unprecedented development of the district in the past few years, point to the fact that farming and fruit growing in the Yakima Valley ceased to be an experiment years ago, and that the marvelously rich proceeds from these resources every year is a matter of established record.

Frequently people living out West write back to the old folks at home. In fact, it happens every day, and from the East and Middle West come thousands of letters annually asking for information and facts concerning North Yakima and the Yakima Valley. The citizens of North Yakima have always been willing to let the world know how superbly situated is that city, how beautiful is the surrounding country and how great are the opportunities to be found there. They point out that in the first place a man coming to North Yakima finds in a well developed community, with railroads, electric lines, churches, schools and all the elements of up-to-date civilization.

Such a stranger, on planting himself squarely on a busy corner in a busy district, would gaze on modern brick and stone buildings, on well-laid brick pavements and concrete walks, with street cars handling local and interurban traffic, and with plenty of automobiles to give the scene just the finishing touch.

Raw Lands Not High.

Yet, in spite of all these attractions, undeveloped lands are no higher here than in other districts of the Northwest which are absolutely new and raw, and which are yet to go through the transformation which follows the long and patient application of hard work by pioneers.

It is a striking thing to note at this place that the new comer cannot settle in the Yakima Valley on irrigable land and get farther away than four miles from a railroad or a good town.

This last statement in a word furnishes the keynote to one of the most surpassing of Yakima's charms to the man from the East or Middle West seeking a new home in a mild climate—a cheerful climate with plenty of sunshine, mild winters, fertile lands and equally important, the social life that cannot be found in any of the wheat, corn or stock raising states of the East or Middle West.

In Yakima a man can till a ten-acre fruit ranch, drive to town in 10 minutes, and back in the same space of time if he owns an automobile, transact his city business, get his daily papers dropped on his front porch and so also receive his daily mail. In addition there are electric lights and telephones and an abundance of cold, pure water taken from the Naches River, which springs from the eternal snow fields of the Cascades.

As may be supposed, the people of North Yakima are entirely typical of the new generation. They are strictly modern in everything they undertake, both in public and private affairs. In public affairs they were satisfied with nothing less than the very best of vitrified brick pavements for the business district, and they are now preparing to add several miles of well-laid asphalt paving for the residential districts, while a large sum has been pledged for the construction of good roads leading into the city from the surrounding valleys. These will be put into shape not only for ordinary team traffic, but also for automobiles. (Seattle Times.)



Per capita bank deposits in Yakima County will average over \$125. They are now \$265 per capita in North Yakima. Everybody has money to bank and everybody banks it, with the result that North Yakima, with 15,000 people, supports five banks. Sunnyside has two, Toppenish has two, Mabton has two, and Granger, Grandview, Wapato, Outlook and Zillah have each a local depository for their savings. The two

national banks of North Yakima, the First and the Yakima, have prominent places on the roll of honor published by the "Financier" of New York City. Total deposits in the five North Yakima banks are at present \$5,000,000. North Yakima has a clearing house association, clearings for June, 1910, being \$2,093,176.27.

Statement of the Value of Products of Yakima County for the
Year 1908.

Apples and other fruits	\$ 1,350,000
Potatoes and other vegetables	875,000
Grain crops	550,000
Hay crops	2,250,000
Live stock and wool	1,400,000
Hops	118,000
Nursery stocks	250,000
Cannery products	375,000
Dairy and poultry products	880,000
Manufactured products	2,100,000
Total value of products	\$10,148,000
Population of county, 42,000	
Per capita production, \$241.60	

CROPS AND PRICES

Average yield per acre—	
Hops	1800 lbs.
Potatoes on alluvial land	ten tons
Timothy first cutting	Three tons
Timothy and clover, second cutting	Two tons
Alluvial, three cuttings	Seven tons

(With from two to six weeks pastures.)

Fruits vary according to age and variety of trees:	
Berries, from	\$200 to \$700 per acre
Apples, 70 trees per acre	500 to 2000 boxes
Pears, 100 trees per acre	200 to 1000 boxes
Peaches, 100 trees per acre	200 to 1000 boxes
Apricots, 120 trees per acre	200 to 2000 boxes
Cherries	100 to 1000 lbs. per tree
Grapes	from \$200 to \$800 per acre

Average Prices.

Hops	from 10c to 30c per lb.
Potatoes	from \$12 to \$25 per ton
Timothy	from \$12 to \$19 per ton
Timothy and clover	\$9.00 to \$11 per ton

Alluvial	\$8.00 to \$12 per ton
Fruit varies according to quality and variety:	
Apples average	\$1.25 per box
Pears average	\$1.00 per box
Peaches average	50c per box
Apricots average	50c per box
Plums average	15c per box
Cherries average	8c per lb.
Strawberries average	\$2.25 per crate

Federal Reclamation Work in Yakima County Now in Progress

SUNNYSIDE CANAL—	
Number miles main canal	60
Number miles laterals (estimated)	100
Number acres now under irrigation	50,000
Total expenditure	\$1,250,000

Is being still further improved and extended and several thousand acres additional will soon be brought under cultivation.

WAPATO PROJECT—	
Number miles main canal	25
Number miles main laterals	55
Number acres irrigated	40,000
Total expenditure	\$ 250,000

New reservation canal, No. 2 (a part of the Wapato project) is soon to be extended about 60 miles and will have three laterals with a combined length of 25 miles. This extension will reclaim more than 100,000 acres. Estimated cost

TIETON CANAL (now under construction)—	
Number miles main canal	12
(With three main laterals of a combined length of about 25 miles.)	
Number acres to be irrigated	834,000
Total cost when completed (estimated)	\$1,800,000





TIE-TOH CANYON



HECKMAN
BINDERY INC.



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