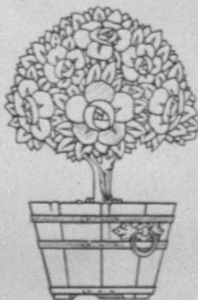


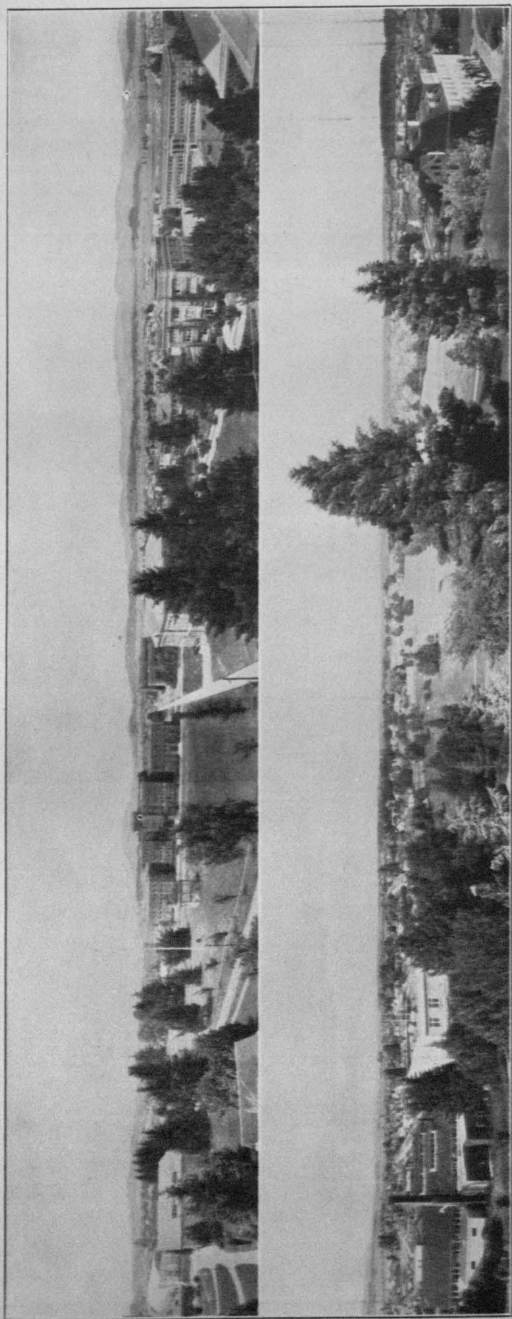
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BENTON

THE BLUE RIBBON COUNTY
OF OREGON



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Birdseye views of Corvallis from the Administration Building, O. A. C. Upper view looking west; lower view looking east



ENTON, the blue ribbon county of Oregon, is located in the very heart of the great Willamette Valley, an agricultural empire of 5,000,000 acres. It is blessed with fertile soil, a mild and equable climate, noble rivers and splendid forests, inhabited by the best stock of native Americans.

This favored spot consists of a broad and beautiful valley bounded on the east by the lovely Willamette River and rising on the west to the summit of the Coast Range, where Mary's Peak watches over the fruitful vale below. The level or gently rolling bottom lands give way to grassy and timbered hills, affording every variety of soil and location for the farmer, fruitman and stock grower. Trees for shade and fuel are plentiful everywhere: oak and alder, balm and maple, pine and cedar; while great forests of fir provide an abundant supply of building material.

Nestling on the grassy bank of the peaceful Willamette is the city of Corvallis, with a population of 6,000, to which is added during the school year 3,500 students in attendance at the Oregon Agricultural College, one of the world's greatest educational institutions. Both city and college are growing rapidly.

The Pacific Highway and S. P. railroad cross the county from north to the south, the former already smooth surfaced most of the way. The latter operates frequent fast electric trains to Portland, which is less than a hundred miles distant. The Oregon Electric also runs several trains a day into Corvallis, giving excellent interurban service both north and south. A branch of the S. P. runs through Corvallis to Newport, the popular ocean resort, only sixty miles away.

Desirable Climate

Few localities in all the world are blessed with climate and soil equal to that of the Willamette Valley in general and Benton county in particular. Extremes of temperature and sudden changes are very rare, mildness and equability being the chief characteristics of both summer and winter seasons. Hail and electrical storms very seldom occur, while blizzards, tornadoes and cyclones never visit this peaceful land.

The mildness of the winters is indicated by the fact that grass stays green during the coldest months and on only fifteen days does the mercury drop below the freezing point. Potatoes, cabbage, cauliflower, carrots and similar vegetables can be left in the garden and gathered any time during the winter.

As for the summers, during July and August the average extremes of temperature are 50 to 80 degrees, indicating cool nights, one of the most delightful features of western Oregon climate. The mercury rises above 90 only eight days during an average summer.

The growing season is six months long—a month longer than in middle western states—the average dates of the last killing frosts in the spring and first one in the fall being April 24 and October 16. The mean annual temperature is 52. Seldom does the wind blow very hard, although refreshing sea breezes are characteristic of this region.

“But doesn’t it rain all the time?” There are 232 absolutely dry days—nearly eight months—in an average year. Let this fact soak in, like the abundance of sunshine which is characteristic of our summers and makes possible the ripening and harvesting of such crops as yellow dent field corn.

On many of the days classed by weather observers as “rainy” there is only a slight sprinkle or light shower. The mean annual rainfall is 43 inches, the same as in Indiana and Missouri. The long, dry summers are

broken by occasional refreshing showers, which render irrigation unnecessary.

Fertile Soils

The chief soil of Benton County is a silt loam, which covers the valley floor and slightly rolling tablelands. It combines the good qualities of sandy and clay loams without the bad characteristics of either. The top seven inches on an average acre contains two tons each of nitrogen, and phosphorus and twenty-five tons of potassium.

It will thus be seen that our soil ranks with the best of the corn belt states, being rich in plant food, easily worked and responding quickly to intelligent tillage, crop rotation and fertilization. Lime and land plaster may often be applied to advantage.

Our so-called "white" land lacks natural



A view from the Corvallis Country Club. Corvallis in the distance

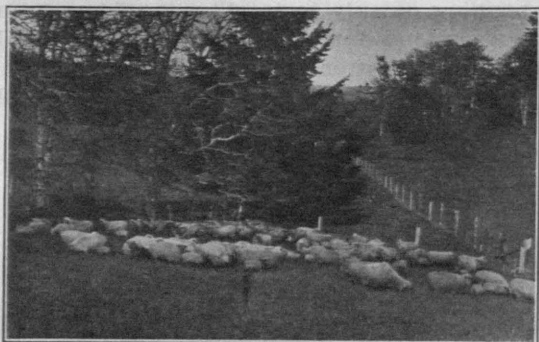
drainage, but is of nearly the same composition as the silt loam above described. It produces profitable crops of vetch, alsike clover and cheat hay and with proper drainage and other treatment becomes very valuable. There are attractive opportunities for developing lands of this character, which can be had comparatively cheap, around \$75 per acre.

The hill lands of Benton County are covered with a red clay loam which is very rich and especially valuable for orcharding and stock grazing.

Near the Willamette River there is a very fertile sandy loam which is subject to winter flooding, but is the most valuable of all our soils, being especially adapted to the growing of small fruits, vegetables, alfalfa and intensive dairying.

General Farm Crops Diversified

Wheat, oats and hay are the principal crops grown on Benton County's 100,000 cultivated acres. Some of the land has



Typical scene on a Benton County farm

been farmed continuously for 75 years without the aid of natural or artificial fertilizers, yet still produces fair crops. Because of this seemingly inexhaustible fertility little progress has been made in the adoption of soil building crop rotations, leaving great opportunities for enterprising newcomers.

Only 4% of the farm lands are planted to cultivated crops and only 2% to clover. The value of our lands can be greatly increased by enlarging these corn and clover areas, because such crops are not only profitable in themselves but increase succeeding grain crops one-half.

Our wheat is especially well suited to the making of pastry and hot bread flours. Oats

of the gray and winter variety are mainly grown and are highly prized by cereal mills and poultry feeders. Vetch is extensively grown in connection with oats and not only makes an immense amount of nutritious feed but greatly enriches the land. Red clover is the popular upland legume and alsike does well on poorly drained soils. Alfalfa succeeds on the sandy bottom lands. Potatoes are a valuable cash crop.

Seed production is a new and growing industry with great possibilities of profit. The only certified wheat in western Oregon was grown in this county last year. Red clover, vetch and alsike are largely grown for seed and yield heavily. Certified seed potatoes always bring good prices. Other root crops, also cabbage, kale and cauliflower, could profitably be grown for seed.

Irrigation is generally unnecessary, but there is an abundant supply of ground and stream water for this purpose.

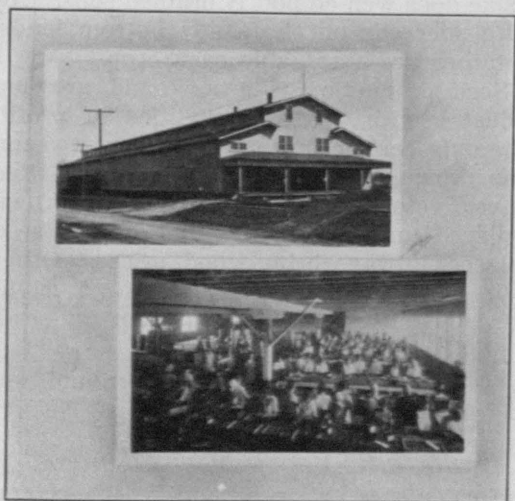
Fruits and Vegetables Abundant

Horticulture offers perhaps the best and greatest opportunities for the development of our natural resources. The recent establishment at Corvallis of one of the largest and most successful canneries in the state and the growing here of Oregon's biggest prune orchard—150 acres—and one of the largest apple orchards—420 acres—indicate that people are awakening to the possibilities of this industry. Although last year was an "off" year for fruit, Benton County produced 50 tons of loganberries, 400 tons of dried prunes and 50 carloads of pears and apples.

The Oaco Orchard at Monroe, although only beginning to bear, produced last year 24,000 boxes of apples and the present crop is expected to be twice as large. Similar land—red clay hill—can be bought for \$100 per acre.

The sandy loam first bottom land is best for berries and vegetables and is held around \$250 per acre. The yields secured

are enormous and both hill and bottom lands grow an abundance of the finest fruit without irrigation. The Corvallis cannery offers an excellent home market for both fruits and vegetables, while the state fruit association handles outside shipments in the best possible manner.



Plant of the Brownsville Canning Company, Corvallis

Stock and Dairying Important

Western Oregon, one of the most favored portions of which is included within the boundaries of Benton County, is known everywhere as an ideal dairy district, owing to the abundant rainfall, fertile soil, mild winters and cool summers. The world's record Jersey cow was produced here and half the prize animals of this popular breed in the United States were raised in this favored region. What has been done here along the line of heavy butterfat production, as indicated by the above facts, is proof positive of what can be accomplished.

Scientific, up-to-date dairying in this section is of very recent development. People are just beginning to realize the possibilities of improvement in breeding and feeding. Silos are being introduced and are working

a veritable transformation in dairy farming. The value of these provender picklers is two-fold: first, as conservers of palatable, nutritious and economical cow-feed; second, making possible the introduction of a cultivated crop—corn—into the system of rotation.

Grain, hay and pasture are cheap and easily grown, which reduces feed bills to the minimum. Grass stays green all winter, as does kale and similar crops, making possible fall freshening and consequently heavy milk

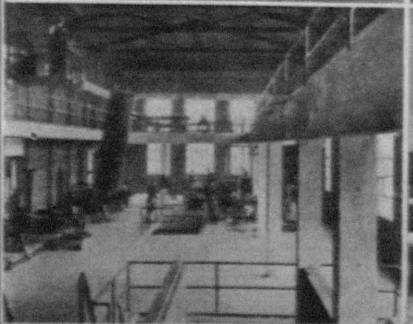
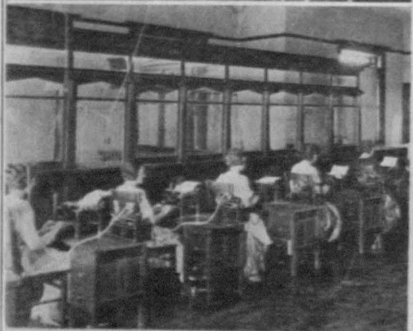


Dairy Building, Oregon Agricultural College

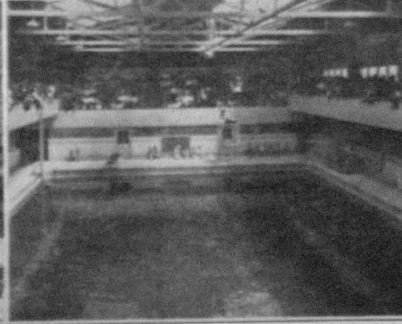
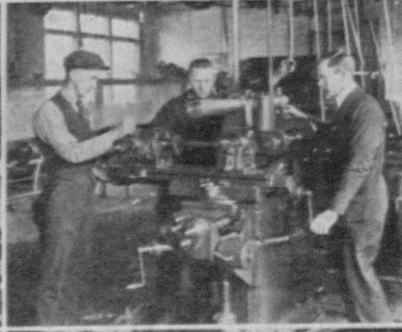
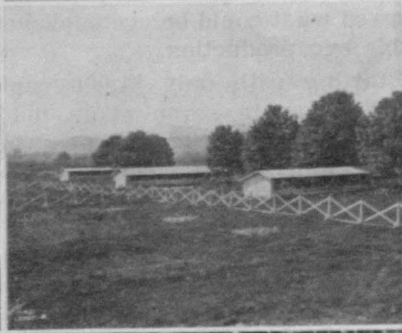
production during the season of high prices. There are three creameries at Corvallis, metropolitan markets nearby, shade trees and running streams plentiful. What more could a dairyman desire?

If all the livestock in Benton County were divided equally each farm would have three horses, two beef and six dairy cattle, six goats, sixteen sheep and five hogs. The goats and beef cattle are found mostly in the hills in the western part of the county. The sheep and dairy animals are of exceptionally high quality. Many pure-bred rams and beef bulls are sent each year to the range country of eastern Oregon.

The advantages for dairying found here apply, in a general way, to other branches of the livestock industry. The opportunities in this line are great and ready for grasping.



Views showing practical nature of student



work at the Oregon Agricultural College

Poultry Industry Growing

That Corvallis is destined to become the Petaluma of Oregon is the prediction of competent observers. The recent remarkable growth of the poultry industry here is due mainly to three causes: first, excellent natural advantages in the way of suitable soil, cheap land and nearness to a big city market; second, the development at the state agricultural college at Corvallis of a very heavy laying strain of hens; third, the example of a practical poultryman, who showed what could be accomplished in profitable egg production.

Starting with only \$1,000 capital J. A. Hanson has in seven years made nearly \$30,000 in the chicken business, in addition to his family living expenses. Most of this money was made by selling market eggs, although during the last year or so the baby chick business has taken the lead, the present annual output of this plant numbering over 75,000. About 35,000 eggs for hatching were sold last year. These figures indicate the extent to which people are engaging in the poultry business. Other Corvallis poultrymen sell immense numbers of chicks and hatching eggs, yet during the height of the season are unable to supply the demand.

The state poultry association has solved the selling problem, making Portland the best egg market in the Northwest. Feed is cheap, the climate mild and expert advice and assistance always near at hand.

Land Prices Reasonable

Perhaps nowhere else in the United States is land cheaper, everything considered, than in the Willamette Valley, especially in Benton County. This is partly because prices have not been kited by unhealthy booms and also on account of the one-crop system of grain growing which has been generally followed for many years. The few who have adopted advanced methods of the more

profitable systems of agriculture hold their land at good prices, on which they earn satisfactory dividends.

Ordinary bench lands on the valley floor are priced at from \$100 to \$200 per acre; best first bottom, \$150 to \$300; "white" land, \$65 to \$100; hill, \$30 to \$100; timber, \$50 to \$100. Improved farms are held at about the same figures, the value of the buildings being usually offset by some pasture or timber land. Most farms contain two or more different kinds of land and are priced accordingly.

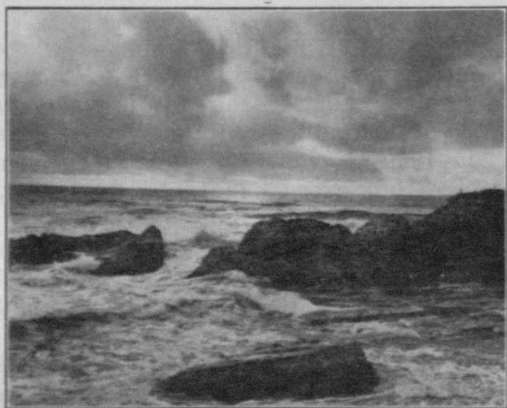
O. A. C. Big Asset

The Oregon Agricultural College, located in Corvallis, is one of the two largest institutions of its kind in the United States. During the 1920-21 year 3,651 students enrolled, coming from every county in Oregon, 38 other states and 15 foreign countries. There are nearly 500 instructors and others engaged in carrying on the work of the college in 40 substantial, well-equipped buildings on 350 acres of land.

The O. A. C. is more than its name indicates, being in reality a great university of liberal and practical arts, composed of various schools and colleges devoted principally to commercial and industrial education. In addition to very thorough courses in all branches of agriculture, horticulture, landscape and vegetable gardening, dairying, poultry and animal husbandry, irrigation and farm management, there are complete schools of home economics, mines, music, forestry, pharmacy, commerce, military science and tactics, vocational education and civil, chemical, mechanical and electrical engineering. The extension service, through various agents and specialists, carries the benefits of the institution to the homes of the people in all parts of the state.

Among educators and scientists the O. A. C. occupies a very high position, on account of the very thorough and practical courses

of study given and because of the many important discoveries made in the experimental and research work carried on in connection with instruction. The heads of the various departments keep in close touch with the leading industries and natural resources of the state, which renders their work of the greatest possible value to both students and citizens. Hundreds of pupils come here from other states on account of the lower living costs and because there is no entrance fee, which ranges from \$50 to \$1,000 in similar institutions elsewhere.



Corvallis is the gateway to one of the most attractive beaches on the Pacific Coast

About half the students make their homes with the people of Corvallis, the rest being quartered in about 50 private club houses and four college halls. Young men and women always live in separate buildings and all are under the personal supervision of faculty members. The moral tone of Corvallis is well illustrated by the fact that theaters are not allowed to open on Sunday. The men students receive military instruction in one of the world's largest armories and under the guidance of a large group of officers of superior attainments and character as well as a considerable number of enlisted men. The National Government has placed at the college, for student use, military equipment valued at three quarters of a million dollars.

Corvallis, the County Seat

Corvallis, the second fastest growing city in Oregon—according to the last census—has a population of about 6,000. During the school year some 3,500 students live here, while there are 10,000 additional people in Benton county.

The Oregon Agricultural College, located in the middle of the city, is an asset whose value can scarcely be overestimated, morally, educationally and commercially. The state, federal government and 'students spend something like \$3,000,000 a year in Corvallis. Unlike that which is derived from other industries, this great college income can always be depended upon, increasing as the assessed valuation of the state increases.

Corvallis has no slums and the foreign element is conspicuous by its absence, most of the residents being native Americans of the better class. In addition to the usual business enterprises, there are 11 churches, four of which have very large buildings; a high-school with over 500 students; three grade schools; three banks, with combined deposits of over \$2,000,000; three creameries; a sawmill, brickyard, cannery and flouring mill; a semi-weekly and a daily newspaper; 10 miles of paved streets; pure spring water piped from the mountain; auto park; live commercial club; strong fraternal societies; women's club with 500 members; and the best fire department in the state.

Last year the college erected two large buildings and extensive additions to three others; one is now in the course of construction and others planned to accommodate the ever-widening stream of 'students. A \$75,000 theater, \$50,000 hospital, three business blocks and scores of substantial residences complete the year's building program. One hundred thousand dollars is being expended to improve the water system and a dozen blocks of streets are being paved. The Methodist church is to con-

struct a \$100,000 edifice and the Church of Christ one costing around \$40,000 next year. All these public and private improvements, together with others being planned for, will increase the price of property here and the desirability of Corvallis as a place to live and engage in business.

Philomath Second City

Philomath, the second city of Benton county, has a population of 600 and is situated a half-dozen miles west of Corvallis, on the railroad which runs through the city to Newport, the popular seaside resort. The United Brethren College is located at Philomath, which is the nearest railroad point to the Alsea Valley, 20 miles southwest. An unusually rich farming district extends east and south from the city, while to the west is an extensive forest of saw timber, which is being worked into lumber from this point. The mains of the Corvallis water system run through Philomath, supplying the inhabitants with an abundance of pure mountain water.

Nestling against the emerald foothills of the Coast Range, at the western edge of the great Willamette Valley, Philomath, the "City of Brotherly Love," offers exceptional advantages as a home town. Fernwood, the home of Dennis Stovall, the well known writer of children's stories, is just outside of Philomath, which was chosen by the author as a place of residence in preference to all others.

Alsea Productive

One of the most attractive sections of Benton County is the Alsea Valley, located in the extreme southwest corner of the county. Being west of the Coast Range, this favored region enjoys more moisture than the Willamette Valley and a more equable climate, making it still better adapted to dairying and berry culture. The soil is a fertile, sandy loam, very productive

when properly worked. Land prices are about the same as in other parts of the county. There is a creamery and cheese factory in the valley.

The village of Alsea is 27 miles southwest of Corvallis, with which it is connected by a good road, over which three auto trucks make daily trips. A daily stage line extends from a few miles above Alsea to the ocean, 30 miles west. The people of Alsea are among the most progressive in the county, practically all belonging to the farm bureau, with a strong community organization. The Alsea high-school maintains a regular course in agriculture, which was taken by 27 students last year.

Monroe Attractive

Monroe, an incorporated town of 200 inhabitants, is 20 miles south of Corvallis, on the S. P. railroad and the paved Pacific Highway. Level farm lands stretch northward, while rolling hills, admirably adapted to fruit growing, rise to the west and south. Rich bottom lands, on most of which there is more or less timber, extend eastward to the Willamette River, three miles distant. Long Tom, a sluggish though beautiful stream, flows close by.

Monroe has a large flouring mill and extensive warehouses. The Oregon Apple Company has near Monroe one of the finest and largest orchard properties in the state. Although the trees are only beginning to bear, the crop this year is estimated at 48,000 boxes, or 60 car-loads. Caring for for this immense orchard and picking and packing the crop furnishes employment for a large and increasing number of workers.

Situated in the midst of a fertile farming country and with exceptional transportation facilities, Monroe offers attractive inducements to the investor, orchardist and farmer.

Alpine and Glenbrook

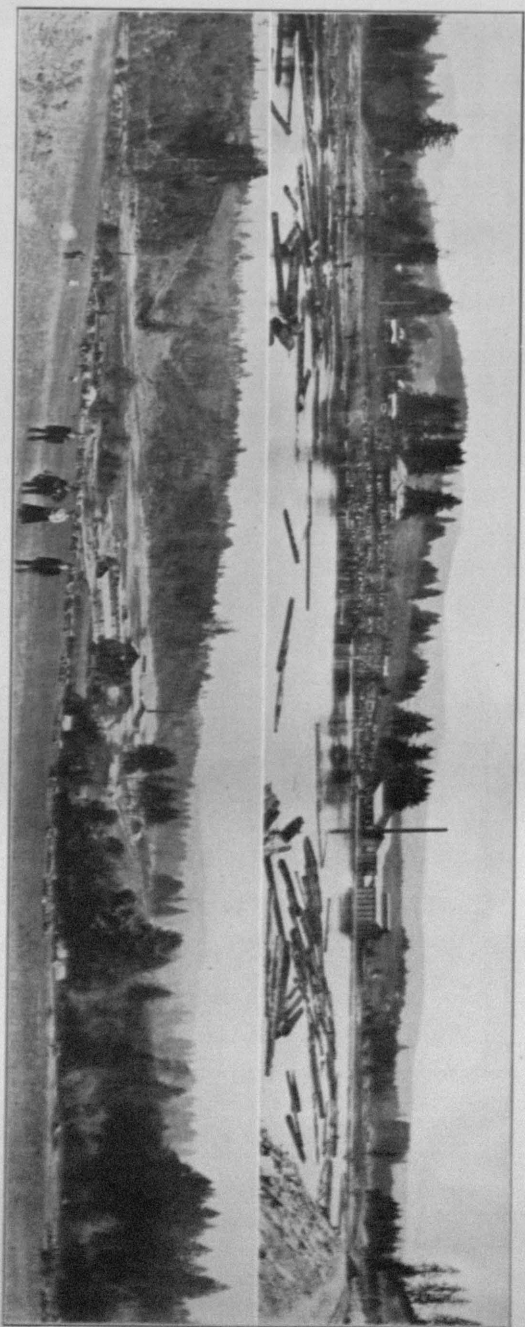
Alpine nestles among the rolling hills four miles northwest of Monroe, on a branch line of the S. P. railroad running to Glenbrook, the new sawmill town. The surrounding land is devoted mainly to general farming, stock raising and fruit growing. Several hundred acres have been planted to apple orchard, for which the land is well suited. Poultrying is also a prominent industry. Land is cheap, wood and water plentiful, climate and scenery first-class. The same general description applies to Bellfountain, which is about two miles north of Alpine, on a railroad which branches from the Glenbrook line and taps a fine tract of saw timber. Glenbrook is $2\frac{1}{2}$ miles southwest of Alpine and is connected by a good gravel road with the state highway near Monroe and with the S. P. railroad by a branch line. Here is located one of the largest and most modern sawmills in the country, having a capacity, when complete, of nearly a half million feet of lumber every 24 hours. Just west of the village is one of the finest bodies of saw timber in the United States. There are 2,000,000,000 feet, mostly old growth yellow fir, accessible to the Glenbrook plant.

Kings Valley and North Albany

Hoskins, the trading point for Kings Valley, is located in the northwestern part of the county, on the Valley and Siletz railroad and the Luckiamute river. Farming and lumbering are the chief industries.

At the extreme eastern end of the county, just across the Willamette River from Albany, there is a large tract of very fertile bottom land devoted principally to growing fruits and vegetables. The land is divided into small tracts and is very desirable suburban property.

Wells is on the S. P. railroad near the north line of Benton County, with fine, level farm land on all sides.



Two views of the Alsea River Lumber Company's Plant, at Glenbrook

ROAD MAP WILLAMETTE VALLEY

