



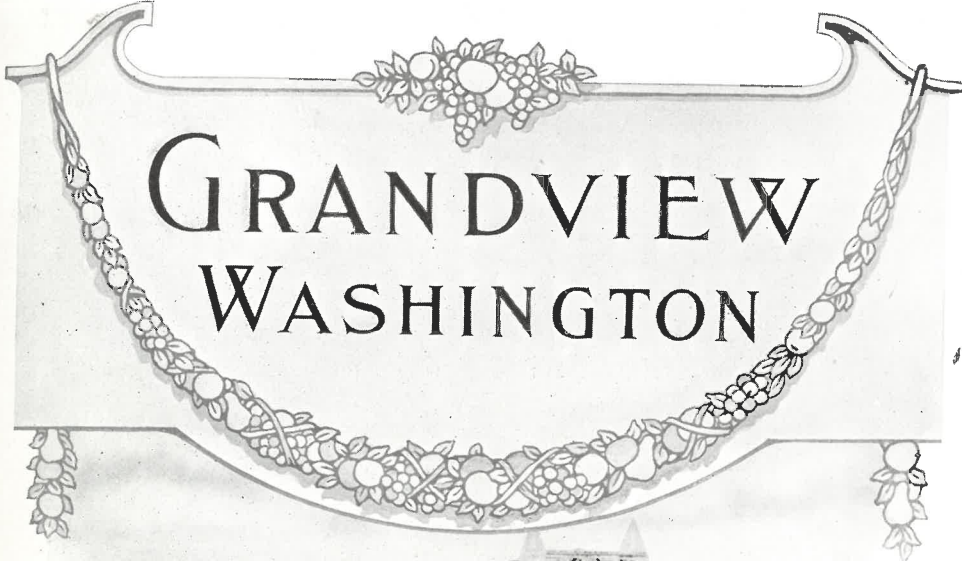
GRAND VIEW
YAKIMA VALLEY
WASHINGTON



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Grape vineyard, two acres in bearing, which yielded seven tons in 1910.



GRANDVIEW WASHINGTON



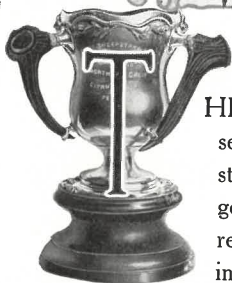
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THE GRANDVIEW COMMERCIAL CLUB
GRANDVIEW WASHINGTON



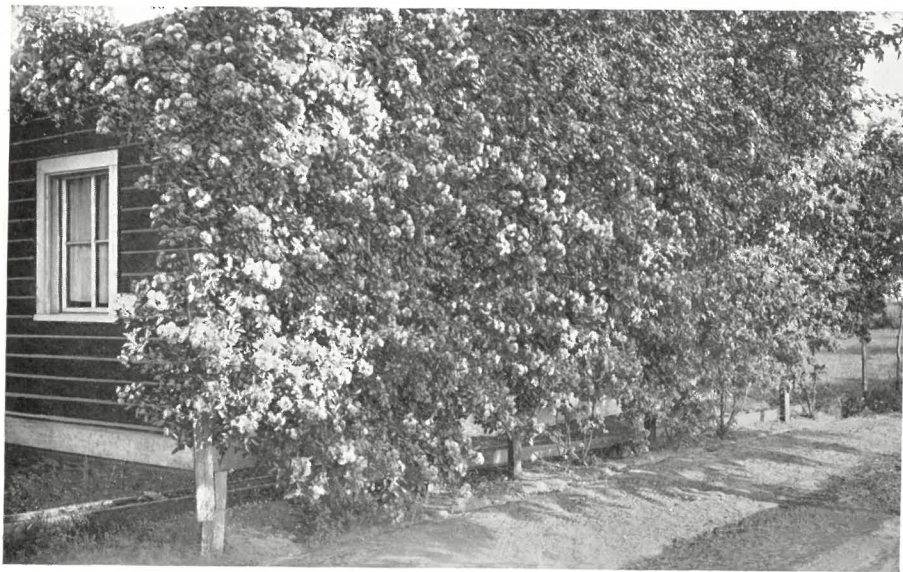


Four-year-old Richmond cherry tree, where profusion of bloom betokens a bountiful harvest of luscious fruit. Cherries of all varieties do exceedingly well here.

Grandview Washington



THE GRANDVIEW DISTRICT will appeal to the home-seeker and to the home-maker. The land here has a demonstrated value. After due investigation the United States government resolved upon the expenditure of millions in reclaiming the arid wastes of the Yakima Valley, in Washington. The section of which this publication treats is a part of a government project, a region where water was alone lacking to make it one of the most productive on earth. National aid has come to the relief of the man who wants a home, and it is no longer impossible to make a living and more with little expenditure of money or labor. Community literature is sometimes given to exaggerated statements. In the preparation of the material which goes to make up the pages of this booklet, the writer



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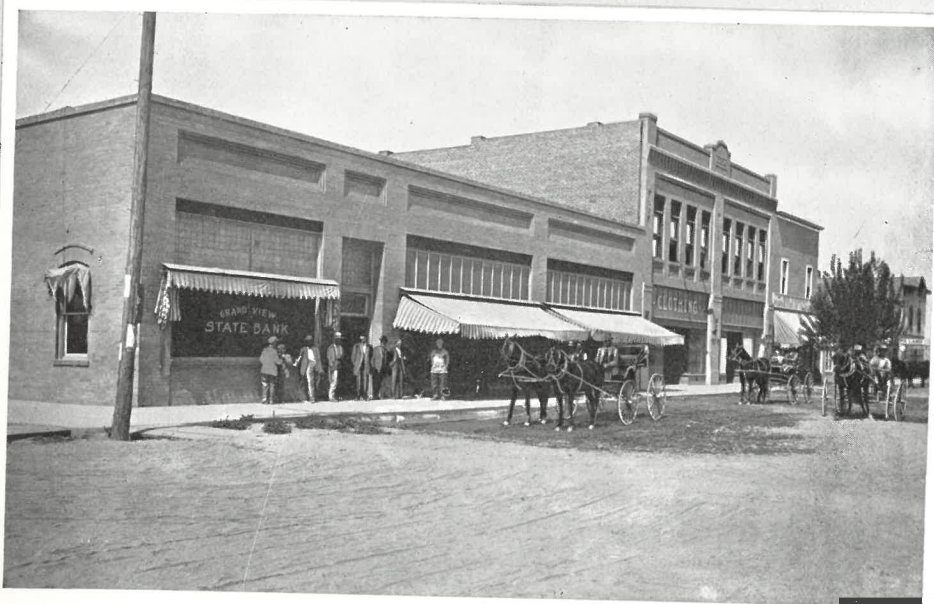
General view of City of Grandview, showing level character of adjacent country.

secured the information concerning products and profits from the men who are cultivating the land. These are statements of farmers, orchardists, stockmen, poultry raisers, beekeepers, published herewith showing what has been done. These people have no land for sale. Their stories are given simply to show the homeseeker what the man who owns and works the land has to say concerning it. The Commercial Club of Grandview, under whose auspices this booklet is printed, has nothing to sell as an organization. No particular locality in the district is favored. In the interest of all the district, and of all its people, and for the benefit of those who are looking for a home in the Northwest, this collection of data is published. Investigation is asked. Especially, is it asked that the stories of how men have succeeded here be read. There is equal opportunity now here. It should be remembered that the area is limited and the man who wants land in this favored section should act promptly.

GRANDVIEW DISTRICT, YAKIMA VALLEY.

The Grandview District is a part of the Sunnyside project in the Yakima Valley. That the lands here have exceptional value is shown by the fact that the government has already expended over five millions in reclamation work and it will require fifteen millions additional to carry out the irrigation plans outlined. There are 90,000 acres in the Sunnyside project. For the purpose of this publication the lands in either direction from Grandview for a

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*Street scene depicting substantial character of
Grandview business blocks.*

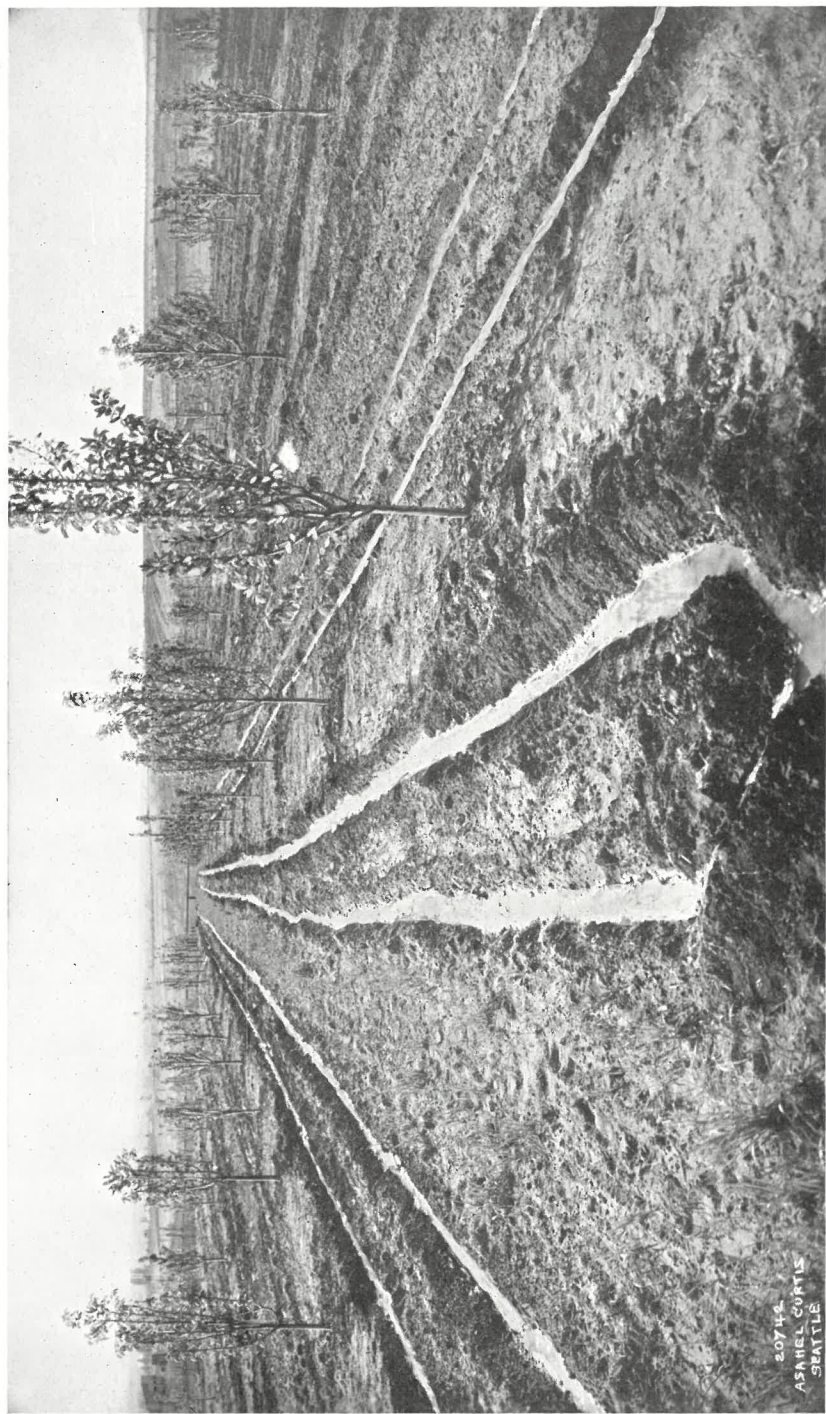
distance of four miles are to be considered. These areas are tributary to the City of Grandview. There are other towns in the Valley along the great canal which supplies the lands in the project, but this booklet has to do with the territory mentioned.

WATER RIGHTS ASSURED.

This being an irrigated country, the question as to the sufficiency of the water supply naturally arises. Under the system of construction and operation the water is apportioned to the land; the object of the reclamation law is not merely to reclaim the land, but to encourage the establishment of homes by the greatest number of persons and to bring about an intensive cultivation of the soil. The Federal government being in perpetual control of the source of supply assures an abundance of water and its equitable distribution to all users for all time to come. It is apportioned to the farm unit, and waste is not permitted. In view of what follows, this reference to the water supply of the lands in the Grandview District is deemed pertinent.

SOIL IS PRODUCTIVE.

The soil of the district is a volcanic ash. It is of good depth and easily cultivated. It has lain for ages in its unbleached condition. The fertility is here, and needs but the application of water to make it yield an increase, which is remarkably large. The formation of the country is such that the land is easily made ready for cultivation. With the removal of the sage-



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ASAHIEL CORTIS
SEATTLE

Three-year-old Bartlett pear trees in the Grandview District of the Yakima Valley, Washington. The yield of this variety is large and other varieties thrive. Pears grown here have superior keeping and shipping qualities and are in demand at good prices.



Five-year-old Jonathan apple tree evidencing the prodigality of growth in both tree and fruit. Commercial orchards are planted largely in the Grandview District, and the best varieties are being grown for eastern and foreign markets. Jonathans are among best sellers.

GRANDVIEW WASHINGTON



Substantial structures are encountered in the outbuildings on the farms.

brush, leveling is necessary to secure the flow of water, to prevent flooding and to insure drainage. In connection with this latter the land here is most favorably located, there being a natural slope toward the river.

FARM AND GARDEN PRODUCTS.

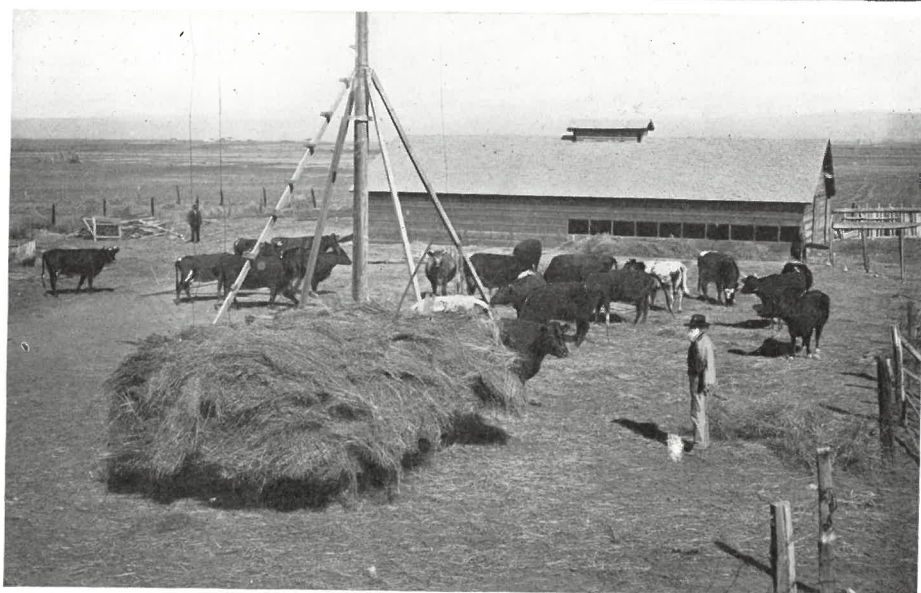
Owing to its value as a food for all kinds of stock and as a fertilizer, alfalfa is grown to a large extent. Three and four cuttings are had, besides pasturage, and the yield is from 6 to 8 tons per acre. Large quantities are sold in the stack for winter feeding and many carloads baled for shipment. In the stack the hay sells for from \$7 upward per ton. The baled product commands from \$9 to \$13. The timothy and clover yield is not so large. Baled timothy is sold for as high as \$20 per ton f. o. b. cars.

While cereals may be grown, they are not generally planted. Nearby are great dry-farming areas, where wheat is the principal product. Corn does well and yields from 85 to 125 bushels per acre. The product is said to be as good as in the corn-growing states.

VEGETABLES.

Potatoes are the leading crop in the vegetable line. As high as six hundred bushels to the acre have been picked. Onions, cabbage, rutabagas, turnips, cauliflower, beans, peas, tomatoes, lettuce, beets, radishes, parsnips, asparagus, celery, melons, yield large returns. The growing of vegetables

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Abundance of alfalfa makes dairying a profitable industry in the district.

in the young orchards is resorted to by many landowners, and they are thus enabled to earn a livelihood until the trees come into bearing. This orchard gardening serves a dual purpose. It not only provides a means of making a living, but it calls for cultivation which is helpful to the growing trees. Frequent cultivation tends to retain the moisture and the land is thus made productive without the application of water to an extent that is hurtful to the growing crop. Irrigation can be overdone very easily. Land owners are finding this out. Each year the irrigator is going to school in the college of experience and acquiring knowledge of great value in the application of water in the right quantity to produce the best results.

FRUIT GROWING.

Fruit growing on a commercial scale is a success here. Orchards now in bearing have proven that larger returns are possible from fruit than from any other source. As a result large areas are being planted to apples, peaches, pears, apricots and cherries. It is a remarkable fact that all the varieties which have been planted do well in the district. It must be borne in mind that commercial fruit growing in the United States is limited to a few localities and these localities must have certain peculiar qualities, chief of which are soil, water, climate and markets. The Grandview District has all these advantages. The grower does not have to specialize. The variety that is in greatest demand will do well. The orchardist here can pick the winners from the best sellers grown in the world's orchards.

GRANDVIEW WASHINGTON



Grape culture is largely engaged in and all standard varieties yield largely.

APPLES ARE PRIZE WINNERS.

At the meeting of the Fruit Jobbers' Association in Sacramento, California, February 13-18, 1911, a display of apples from Grandview orchards was awarded a \$500 prize for the best display of commercial apples. The varieties which were awarded the prize were Arkansas Blacks, Winesaps, Rome Beauties, Yellow Newtowns and Spitzenbergs. The trophy is a silver cup, mounted on an ebony pedestal. In this meeting Grandview was pitted against the apple-growing sections of the Union. The winning of the trophy was a distinct honor and a deserved tribute to the excellence of the fruit on display. Attention is directed to a statement made elsewhere as to the different varieties which may be grown.

GRANDVIEW ORCHARDS.

While orchards are not confined to any particular part of the district and every landowner who is not going into commercial fruit-growing has a family orchard and large areas planted to young trees are seen everywhere, especial attention is directed to a 1300-acre tract called the Grandview Orchard, located on the highlands just west of the city. This great tract is now planted in part to different varieties of commercial apples with peach fillers and pear orchards. Throughout, there are 40-foot streets and alleys, with sites for a public park, schools and churches dedicated to the use of the public forever. The land is cleared and cultivated and the trees are planted under

GRANDVIEW WASHINGTON



New home and outbuildings with an orchard setting of young peach trees.

the direction of an experienced horticulturist. The trees now set out are from one to four years old. The tracts vary in size from three to twenty acres. The land in its raw state, with water, is sold for \$250 per acre. The owners will set out trees and take care of the orchards until on a paying basis for the actual cost of maintenance. Some fifty families are now living on the tract. The location is not only sightly, but it has the advantage of being cared for by men who are skilled in orchard work, and is close to the shipping stations in the city of Grandview.

DAIRYING, STOCK GROWING AND POULTRY.

An irrigated country is always a good dairy section. Milch cows in the Grandview District net their owners from \$85 to \$100 per head per annum. Where the full-bred cows are milked, the latter sum is a certainty. The cream brings a good price right at the dairy, the skim milk is turned into money by being fed to hogs. There is abundance of feed at all times, with green, feed many months in the year. This means that the cows can feed in the open. Housing is unnecessary.

Large herds of stock are not seen in the valley except during the winter season when thousands of head are driven to the hay corrals. Fattening for market is an industry which pays. Draught horses are raised, and are very profitable. The prices are high, whether the animals are sold as two-year-olds or when ready for work. Hogs are among the best money makers on the



Three-year-old Concord grape vines which produced average yield of two tons to the acre. Table and wine grapes are profitable crops.



Three-year-old Rome Beauty apple tree, not supposed to be in bearing, but still a producer and promising to be a money maker.



Poultry farming is one of the recognized profitable industries, either by itself or as an adjunct to the farm or orchard.

farm. Poultry is also profitable. It is included in this enumeration of stock profits simply to class it with the paying ventures on the farm aside from the revenue derived from soil products. Read under the statements of land-owners what results they are getting. Read also of the profits which result from bee-keeping.

CLIMATE AND HEALTH.

The climate in the Grandview District is one of its attractions. The mean summer temperature is 77 degrees and the mean winter temperature 21 degrees above zero. There are times when the mercury reaches 100 degrees in July and zero weather has been experienced. But the heat is not oppressive. The air is dry. The warmest days are followed by cool nights. There is little rain or snow. The annual precipitation is 6.5 inches. There are 300 days of sunshine during the year on an average.

The people who live here are healthy and many who come from other sections are greatly benefited. The low altitude makes it desirable for persons afflicted with nervous disorders. Epidemics, like cyclones and blizzards, are unknown.

TRANSPORTATION AND MARKETS.

Grandview District is most favorably located with reference to market. Not an acre of the land under consideration is over four miles from the railroad shipping point and most of it is nearer. There are two railroad lines. The

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In the Grandview commercial orchard section where the ground has been prepared and planted to fruit trees of different varieties.

main line of the Oregon-Washington Railroad & Navigation Company extends through the valley, passing through the city. With its related lines, its rail and water connections, the markets of the world are to be reached expeditiously. The Northern Pacific Railroad operates a branch line into the city. Seattle, Spokane and Tacoma are the closest cities of importance. Portland, only 225 miles away—a few hours by rail—is one of the selling places. Alaskan, European, Oriental and other markets clamor for Yakima products. Five hundred carloads of fruit, hay and vegetables were shipped from the district in 1910, and the output for 1912 will unquestionably be much greater than in any previous year.

THE CITY OF GRANDVIEW.

Grandview was laid out in 1906. Its first building was the postoffice and the second structure erected was a bank building. Since then substantial business blocks, homes, churches, schools, warehouses and depots have been erected. Permits for buildings from February to May, 1910, were for buildings valued at \$53,000. A large concrete business block, a theatre and two large lumber storehouses, in addition to homes are under construction. One mile of 8 and 10-foot concrete sidewalk is laid. Streets are being graded, and parked between sidewalk and roadway. Trees will be set in the parking throughout the residence section. There is a large district school in which the grades and high school courses are taught. A city school is soon



Three-year-old cherry orchard where the tree growth is remarkable as the quality o

to be built. There are three church buildings, fraternal societies, hotels, restaurants, a newspaper, two telephone systems, and telegraph lines.

WHAT MEN ARE DOING ON THE LAND.

In the belief that the homeseeker is more interested in knowing what can be done in a section in which he contemplates locating, than in what may be said by some one who is not tilling the soil, the writer made a visit to farmers, orchardists, stockmen and others, and asked for a statement as to the results of their work. They were willing to tell the story of what they had done and were doing. These statements are given herewith, and the person whose name is used is given as a reference as to the accuracy of each:

KNEW NOTHING OF FARM WORK; CLEARED \$1500 PER YEAR.

W. C. Baker came to Grandview from Wisconsin in 1902. His capital was limited and he knew nothing whatever of farming. He concluded to try to learn how and bought a twenty-acre unit two miles west of the city, paying \$40 per acre with water. There is a ten-acre apple orchard with trees seven years old, two acres in three-year-old peach trees, one-third of an acre in strawberries and one and one-half acres in grapes, just coming into bearing. There is another small tract planted to cherries, peaches, plums, pears and apricots, and there is a garden, cows, chickens and an alfalfa meadow. In 1910 the seven-year-old apple trees netted \$300 per acre. While on



quality of the fruit which is grown. The cherries of the district are of unusual size and flavor.



s, a the farm Mr. Baker netted \$1500 per year besides paying for all the improvements. He sold last year for \$550 per acre, and has invested in other holdings in the city and country.

STORY OF A STRUGGLE WHICH ENDS IN SUCCESS.

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C. E. Williams tells an interesting story. He says: "I came here seven years ago and saw this tract of land which had been passed up by two or three men after locating. I filed on an 80-acre homestead. I didn't know where the next sack of flour was coming from and I worked at anything I could get to do in the Valley from North Yakima to North Prosser. I have had water now for three years and I wouldn't trade one acre of my tract for two of any that were taken in its stead. I have 1300 young apple trees set out, with peach fillers, and have 44 acres of good alfalfa land. I have good work horses, cows, chickens and hogs. From two brood sows I sold five-weeks'-old pigs which netted me \$68.00. From less than one acre I got 150 bushels of corn. My land is worth today \$450 per acre. We are living in comfort, our children are being educated and it was worth the struggle I made to secure this home. I came here from Wisconsin. I cannot say too much in praise of this section."

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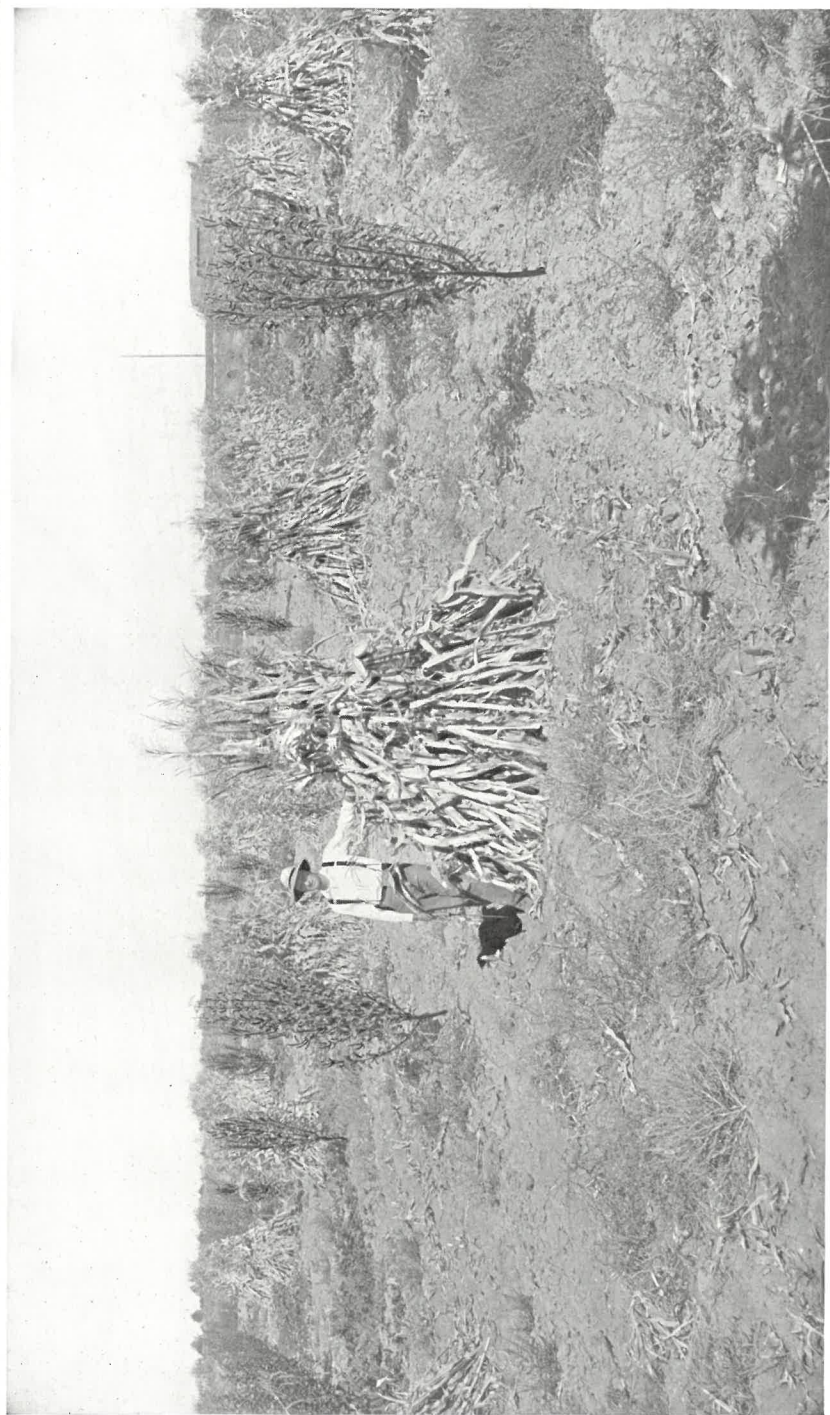
COWS, VEGETABLES AND FRUIT MAKE OWNER WEALTHY.

D. T. Wilson, whose farm is three miles from Grandview, says: "We came to the Yakima Valley from Iowa eight years ago. Our capital in cash was less than





Peach orchard of two-year-old trees with alfalfa growing as an inter-crop. The first cutting will give three tons to the acre. Later the alfalfa will be plowed under as a fertilizer for the fruit trees. Other crops are grown in young orchards.



Corn is another orchard crop and the yield is good. It is a profitable product when used to finish off beef and pork for the market. Cattle and hogs are largely fattened on alfalfa and are money-makers for their owners.

GRANDVIEW WASHINGTON



Land that has been leveled and prepared for orchard planting at Grandview.

\$2,000, and irrigation a sealed book. We bought 40 acres of raw land, making a single payment thereon. We put 12 acres in orchard and sowed the balance of our land to alfalfa and timothy. We then bought eight grade Jersey cows, borrowing the money to pay for them, and paying 10 per cent interest on the loan. The cows soon paid for themselves. We raised different kinds of vegetables in our young orchard, and made as high as \$300 per acre from table beets and \$150 per acre from onions. There is good money in strawberries, egg plant, asparagus and all other vegetables. The season is early here. We have good markets at Spokane, Tacoma, Portland and Seattle. Timothy hay is a good crop here mixed with clover. Our hay has made as much as four tons per acre, first cutting. Last year we sold at \$20 per ton. The second cutting makes about one and one-half tons per acre, which we keep for feed. After this is taken off we grow a good full pasture. Alfalfa being the main hay crop, we get four cuttings, running from seven to eight tons per acre, the selling price ranging from \$8.00 to \$15.00 per ton. Our five-year-old trees made us last year more than \$200 per acre. We have made off the place what we have spent on it in the way of improvements. We would not sell our ranch for less than \$25,000."

WHAT WAS DONE ON A FIVE-ACRE FARM.

T. J. Green, Grandview: "Following are some of the products of my farm for the year 1910. They show the productivity of the soil here.



The man with the hoe at work irrigating trees on a newly-planted tract.

From 145 apple trees we picked 1700 boxes of apples. We shipped 1336 boxes through the association, sold two hundred boxes locally and kept the balance for home use and the manufacture of cider. We sold \$315 worth of strawberries, onions and other vegetables. Our grape vines yielded 200 pounds. The strawberries and garden produce were raised between the rows of trees. We cut two tons of clover grown in our oldest orchard and in addition had a nice patch of corn. I did not keep a record of all the sales made. The fruit and vegetables, hay and corn were all grown on a five-acre tract where we have our house, barn and other buildings."

GOOD MONEY IN HAY AND LIVESTOCK.

W. H. Purbaugh, Grandview: "In 1910 I cut 38 tons of timothy from 11 acres which I sold for \$20.00 per ton. From 14 acres of alfalfa I cut 6 tons per acre in three cuttings and sold 45 tons at \$12.00 per ton. I own 33½ acres. Aside from my hay land the tract is planted to orchard and garden with ground reserved around the buildings. I have dairy cattle (Jerseys) which net me \$100 per head per annum. I sold last year 15 cows at an average price of \$65 each and six other cows for \$80 each. From my brood sows I sold last fall 13 pigs six weeks old for which I received \$300. I came here six years ago from Nebraska and took this land in the sage paying \$100 per acre with water. It is worth \$600 per acre today."



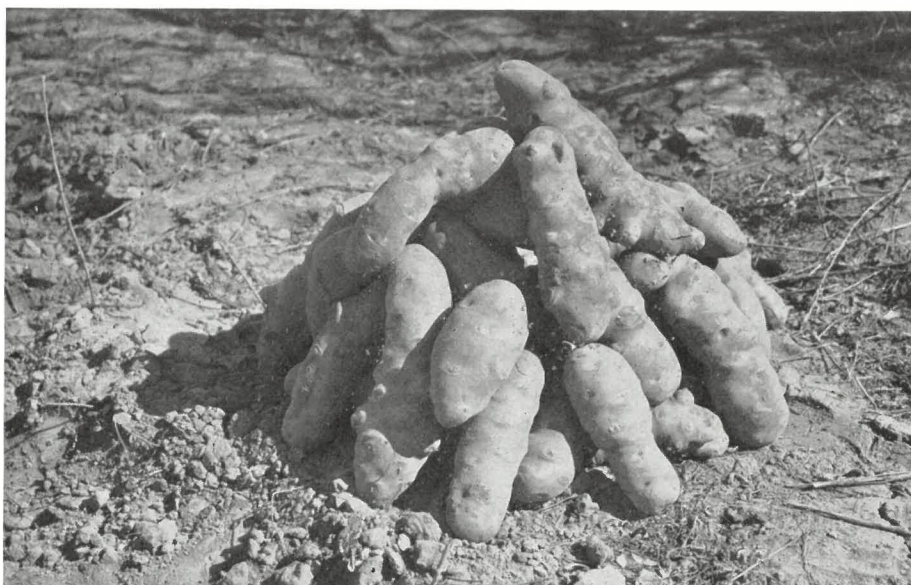
One hundred and twenty-five colonies of bees averaged seventy-six pounds of honey to colony. Owner has sold twenty-five tons since settling here.

ALASKAN MINER FINDS RICH PAY STREAK AT GRANDVIEW.

Alfred Hicks came to Grandview from the Klondike four years ago and bought 40 acres, with water, paying \$175 per acre. He has 35 acres in orchard—18 acres in Winesaps, 16 acres in Rome Beauties, Winesaps, Spitzenbergs and Rome Beauties, and one acre in pears. Here are some of the clean-ups made from his "sluice boxes" on his Grandview claim: He cut 25 tons of alfalfa from two and three-fifth acres. From one-sixth of an acre he sold \$77 worth of cabbage. He has a large flock of chickens and each hen netted him \$2.10 for the year 1910. Mr. Hicks values the place for which he paid \$7,000 four years ago at \$16,000, and is not anxious to sell.

DRAUGHT HORSES BRING FROM \$500 TO \$800 A SPAN.

E. C. Puterbaugh owns 80 acres 2 miles west of Grandview, 70 acres of which are under cultivation. He has 60 acres in alfalfa and he cut six tons per acre in 1910. From 45 acres he sold 190 tons, for which he received \$12 per ton. Mr. Puterbaugh is engaged in horse raising and sells a four and five-year-old work span for from \$500 to \$800. In addition to his hay and stock he has a five-acre commercial orchard of three-year-old trees. His plantings are Spitzenbergs, Yellow Newtowns, Jonathans and Winesaps.



Potatoes are a certain and profitable crop in the district. As high as six hundred bushels to the acre have been picked.

HOME COMFORTS COMBINED WITH MONEY-MAKING SURROUNDINGS.

At the Stover ranch, two and one-half miles west of Grandview, the modern home and well-kept grounds are vivid reminders of the down-east farm home. Great trees line the pathway to the main entrance. There are shrubs and flower beds and a well-kept lawn. Adjoining the homestead are cottages where the "children" live. A tennis court shows that there is something besides work here. The holdings consist of 100 acres, eighty of which are in alfalfa. Usually the owners bale and sell 400 tons. The 1910 crop was disposed of for \$14.50 per ton. Mr. Stover bought three units, paying for them at the rate of \$45, \$70 and \$90 per acre. The valuation today is \$250 per acre. There is a twelve-acre orchard tract—ten acres in young commercial trees and two acres of a family orchard in bearing. Nearly an acre is planted to grapes—Empire State, Wordens, Concord, Moores and Flame Tokays. The vines are young, the first grapes being picked in 1910. From a half acre in blackberries \$75 worth were sold. Mr. Stover, the head of the household, says: "We have been here seven years. This district is away ahead of Ohio. We have made three times as much as we could there."

WOMAN IS BUILT UP IN HEALTH AND FORTUNE.

Mrs. W. F. Elser, of Grandview, was told by physicians in Illinois that she had at most three months' lease on life. She was, the doctors said, "going

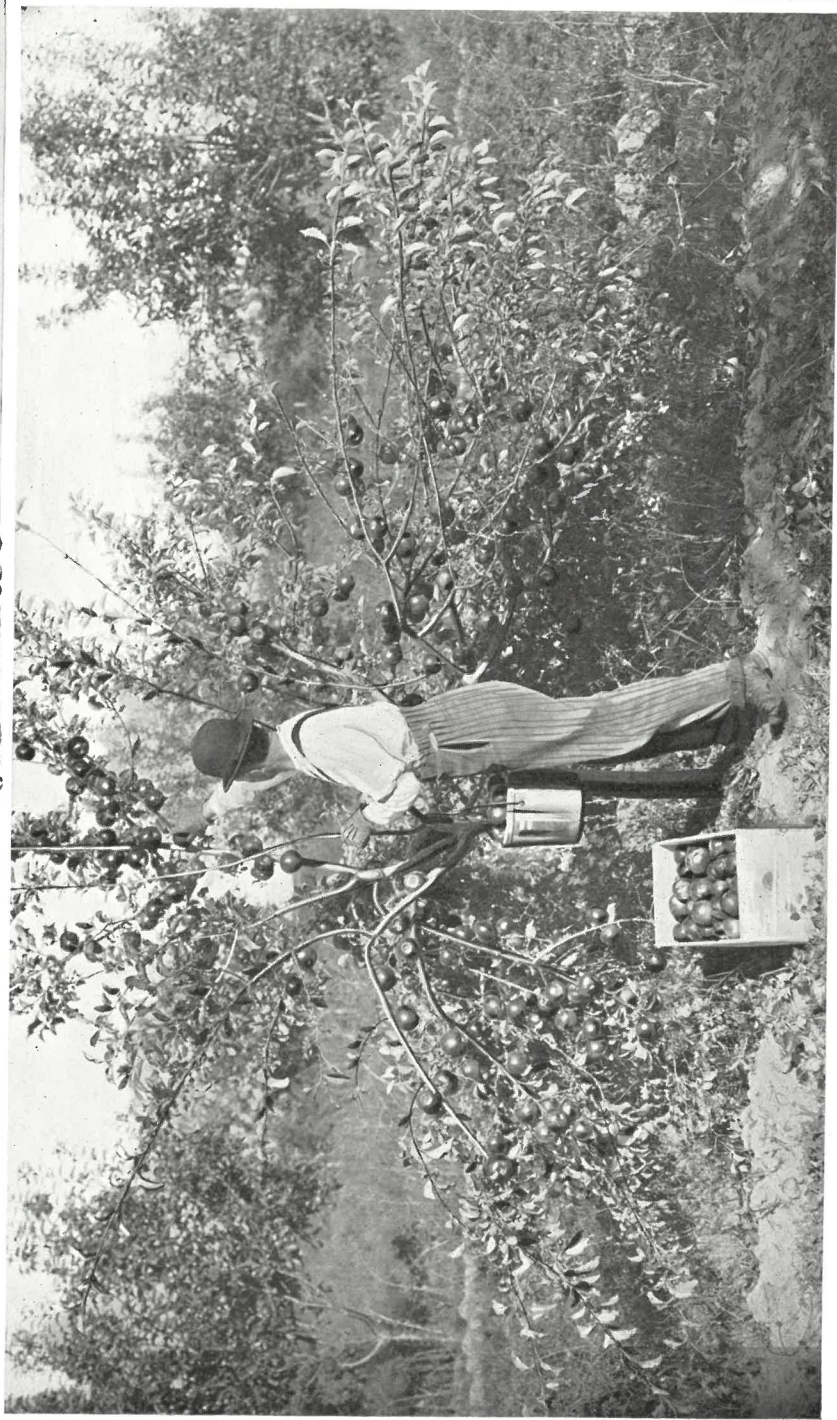
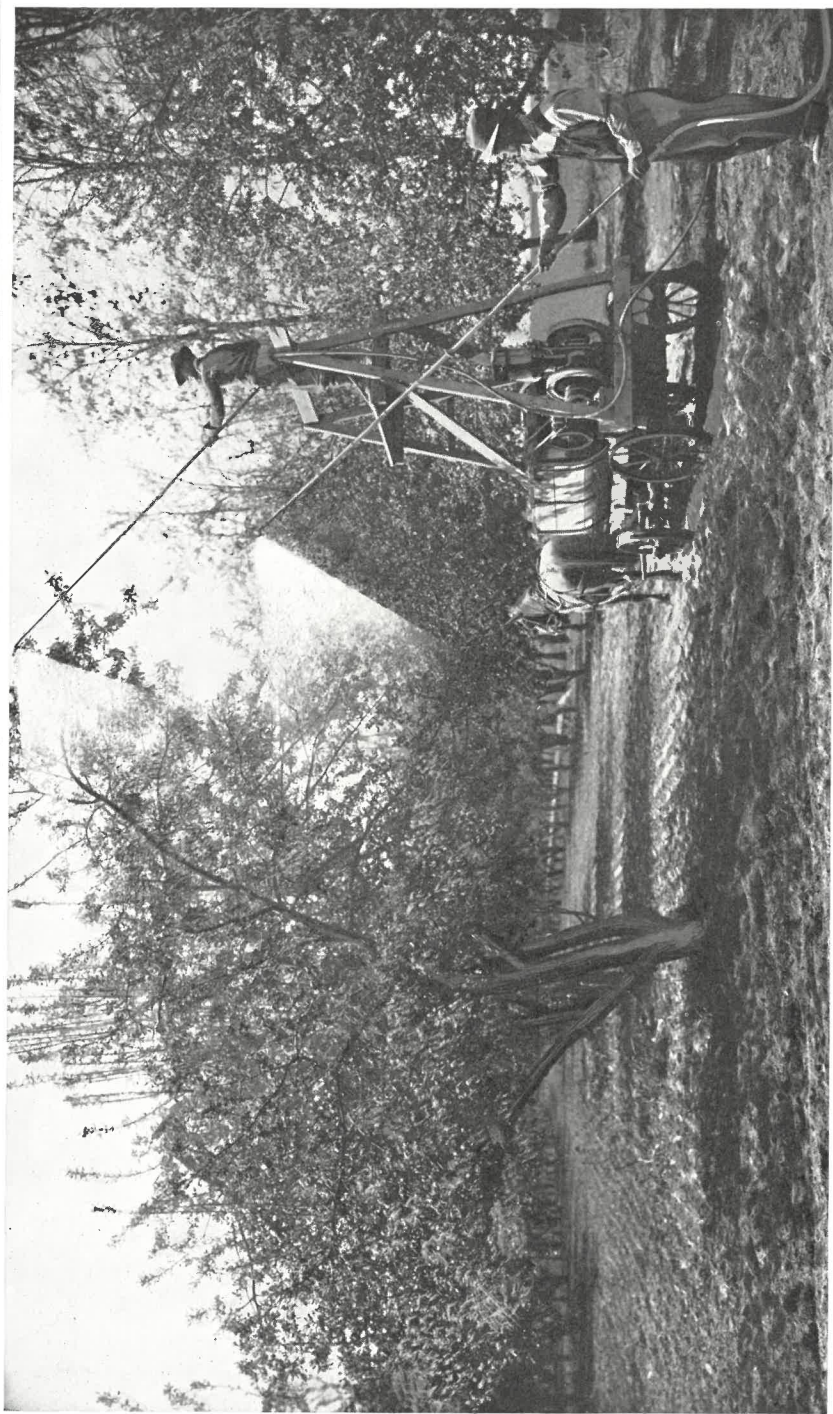


Illustration shows another Jonathan apple tree in the Grandview District from which the fruit is being picked. "Low head" trees enable the pickers to do much of their work of gathering the crop without having to resort to the use of ladders.



This is one of the older orchards in the district and shows manner of spraying for destruction of pests which appear after trees have blossomed. Spraying is proving effectual and splendid fruit is grown in the district.



Thirteen-year-old apricot tree whose spread of branch and abundant bloom spell profit.

into consumption." She came with her husband to the Yakima Valley seven years ago and they settled on a little tract of rented land on the present townsite. Theirs was the only house in the neighborhood. Government surveyors at work on the canal and laterals came to their home and asked to be fed, and five years ago when the townsite was platted others came and asked for accommodations. Mrs. Elser, despite her husband's protests, opened a boarding house. She did all the work. The guests outnumbered her sittings in the dining room and her capacity to provide them with lodging. She decided to build a hotel. Still more protests. But when a woman will, she will, and so the Grandview Hotel, a modern two-story 20-room structure was built. Its size is already insufficient and another hotel is to be built right away. Mrs. Elser has forgot all about dying. She weighs 190 pounds and still manages the hotel, though she hires others to do the work. In addition to Mrs. Elser's hotel, Mr. Elser has a 14-acre fruit farm adjoining the town. They had no money when they came and their property is worth \$30,000 today at a modest valuation.

GOOD MONEY IN DAIRY CATTLE AND HOGS.

C. H. Sawyer is farming 160 acres two miles west of Grandview. "Last year," said Mr. Sawyer, "we had 27 acres in potatoes and we picked eight tons of merchantable size from every acre. We sold 200 tons at \$20 and \$25 per ton. We had ten acres of as fine corn as ever grew in anybody's

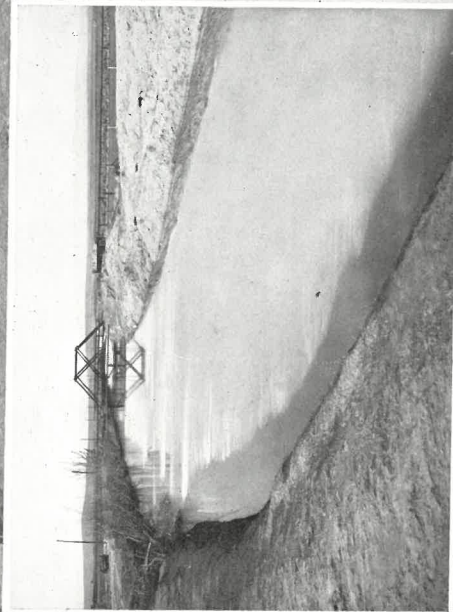
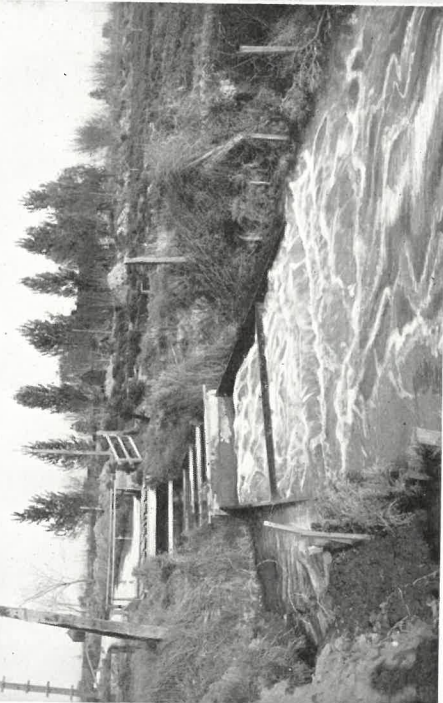
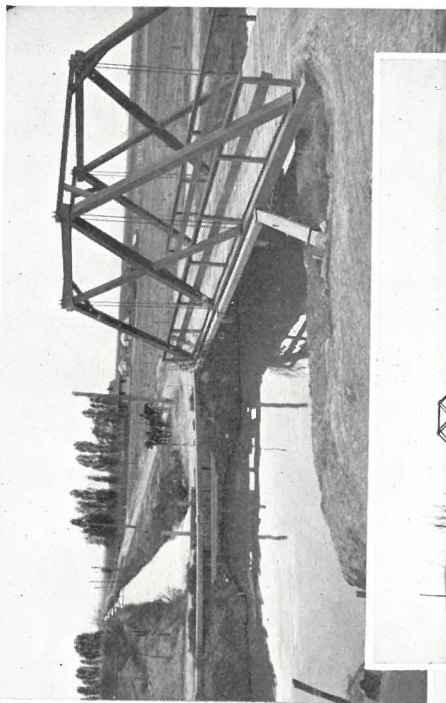
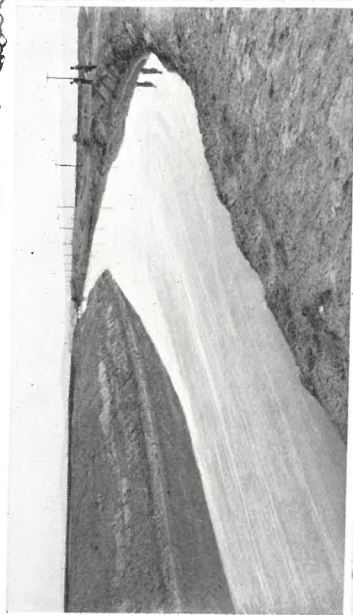


Arkansas Black apple tree four years old. One of the paying varieties.

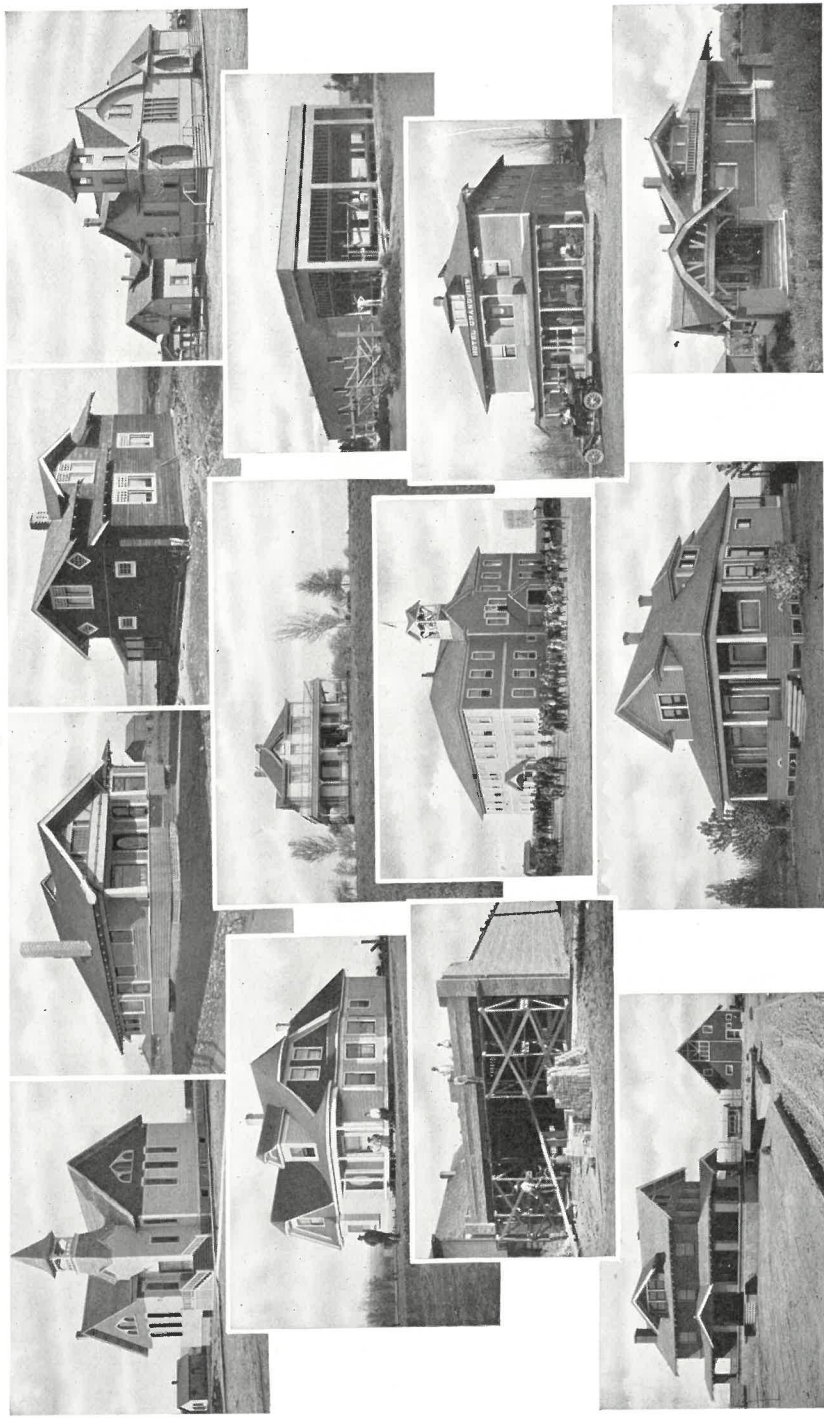
country. We fed the corn in connection with alfalfa to our hogs. We have Poland China and Duroc-Jerseys. We have a dairy herd of 17 to 18 cows with a thoroughbred Shorthorn at the head. Our cream checks for 1910 were about \$1800. In addition to this we sold beef cattle and calves. Hog growing is very profitable here, either in connection with dairying or as a separate industry. There is good money in these animals. We get 8½ cents a pound on foot, 11 and 12 cents for dressed animals and \$4 and \$5 for a month old pig that a dollar bill will cover. We came here from Northern Wisconsin and you couldn't drive me or my family back with a club. This is a good country. A man has to work in order to succeed, but I don't know where he can go from here to better himself. The farmer can't miss it here. There is a good market for everything. The crops are sure if the farmer does his part."

BIG MONEY IN STRAWBERRY PLANTS AND BEES.

C. W. Sager has a ten-acre fruit farm 3½ miles west of Grandview. In 1909 he sold \$1130 worth of farm products grown in his orchard. Strawberry plants sold netted him at the rate of \$1000 per acre. From an acre and a half of grape vines he picked seven tons of grapes. Mr. Sager has 125 colonies of bees. The average yield per colony for seven years has been 76 pounds. In one year he sold \$1038 worth of honey from 130 colonies. His bees have produced 25 tons of honey in seven years. "Prior to coming



Uncle Sam's Yakima Valley Waterway, better known as the Sunnyside Canal, which is carrying water to thousands of acres of land in the various districts and rendering once barren wastes fruitful. Size of canal is shown by the bridges.



Homes, churches and high school buildings in Grandview. The bungalow type of residence is popular and many homes of handsome exterior finish and cosy and comfortable interior are to be found in Grandview and its environment.



Five-year-old Rome Beauty apple trees where cultivation is a first consideration.

here," said Mr. Sager, "I lived in Vermont, Virginia, Minnesota and North Dakota. This suits me better than any place I ever saw. I bought this land seven years ago, paying \$60 per acre. I will sell it for \$1000 per acre, as I want to go into the bee keeping business."

TURNED \$500 INTO A FORTUNE IN SEVEN YEARS.

H. A. Kinney came to Grandview district seven years ago from Michigan with cash amounting to \$500. He made a payment on 60 acres of land and then got busy cultivating it. When planted to suit him he had 45 acres in alfalfa, which he pastured at times, and the remainder in vegetables and fruit. He cut from six to seven tons of hay per acre, which he sold at \$10, \$12.50 and \$14 per ton. From four acres he picked 18 tons of potatoes. He raised Percheron horses; he sold his two-year-olds at \$400 to \$450 per span. Mr. Kinney sold out in 1910 for \$23,000, and \$22,000 of this represented the profits of his seven years' work, plus the sales of his stock and hay and other crops. Mr. Kinney says: "This is the best country I ever struck for making money," and his neighbors who know what he did agree with him.

TEN ACRES IN APPLES NET OWNER \$6400.

H. D. Smith, four miles northwest of Grandview, has a 20-acre unit on which he has ten acres of apples in bearing from which he picked 8800 boxes, which netted him \$6400.



Strawberries are grown here. They foot the bill until the orchard comes into bearing.

CANTELOUPES NET GROWER \$200 PER ACRE.

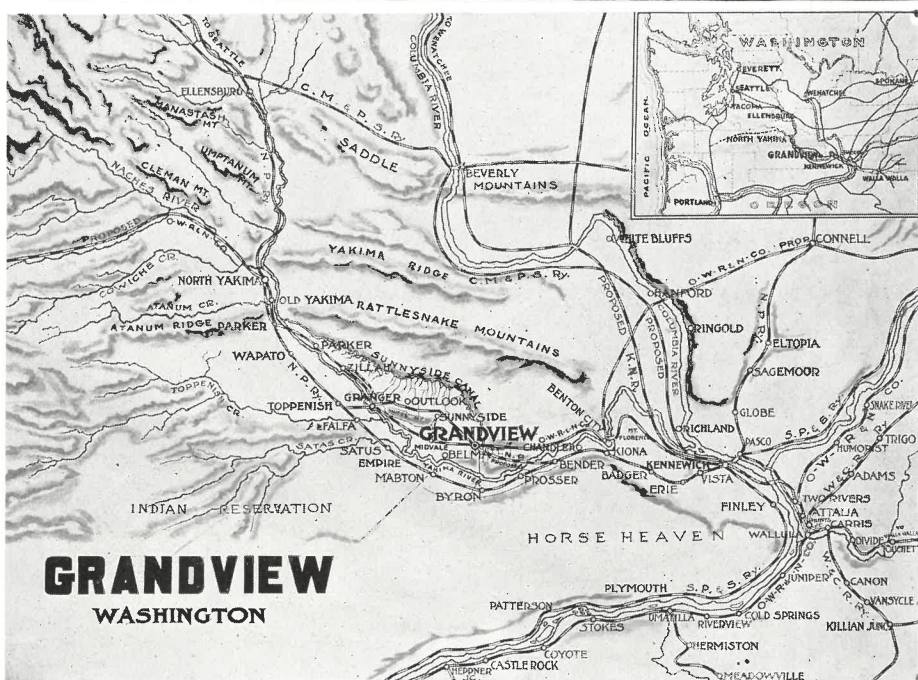
D. W. Early, who has a young orchard, is farming his brother's land while waiting for his trees to bear. In 1910 he planted canteloupe seed on new land and the melons netted him \$200 per acre. The country is a good one for this product according to Mr. Early.

SOLD APPLE CROP ON TREES FOR \$1.20 PER BOX.

C. C. Georgeson is another Alaska man who is interested in the Grandview district. L. L. Carr, who is in charge of his orchard, in 1910 sold the crop of fruit on seven acres for \$1.20 per box on the trees. The buyers picked 3800 boxes of commercial apples. The cost of spraying, including labor and material, was \$210. The culls paid all other expenses, such as cultivation, irrigation, etc.

PRICE OF LAND.

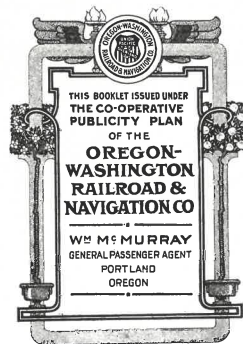
Raw land, in sage brush, with water sells for \$150 per acre; alfalfa land with water, adapted to fruit growing, \$250 per acre; young orchards, \$350 per acre upwards; bearing orchards, \$600 to \$1000 per acre. The cost of clearing and leveling land will vary, but will run from \$25 to \$50 per acre. There are men in the valley who can be hired to do the work. Most of the new settlers prefer to buy land either ready to plant or set to orchard. The cost is not considered when they want to get results in crops. Orchard



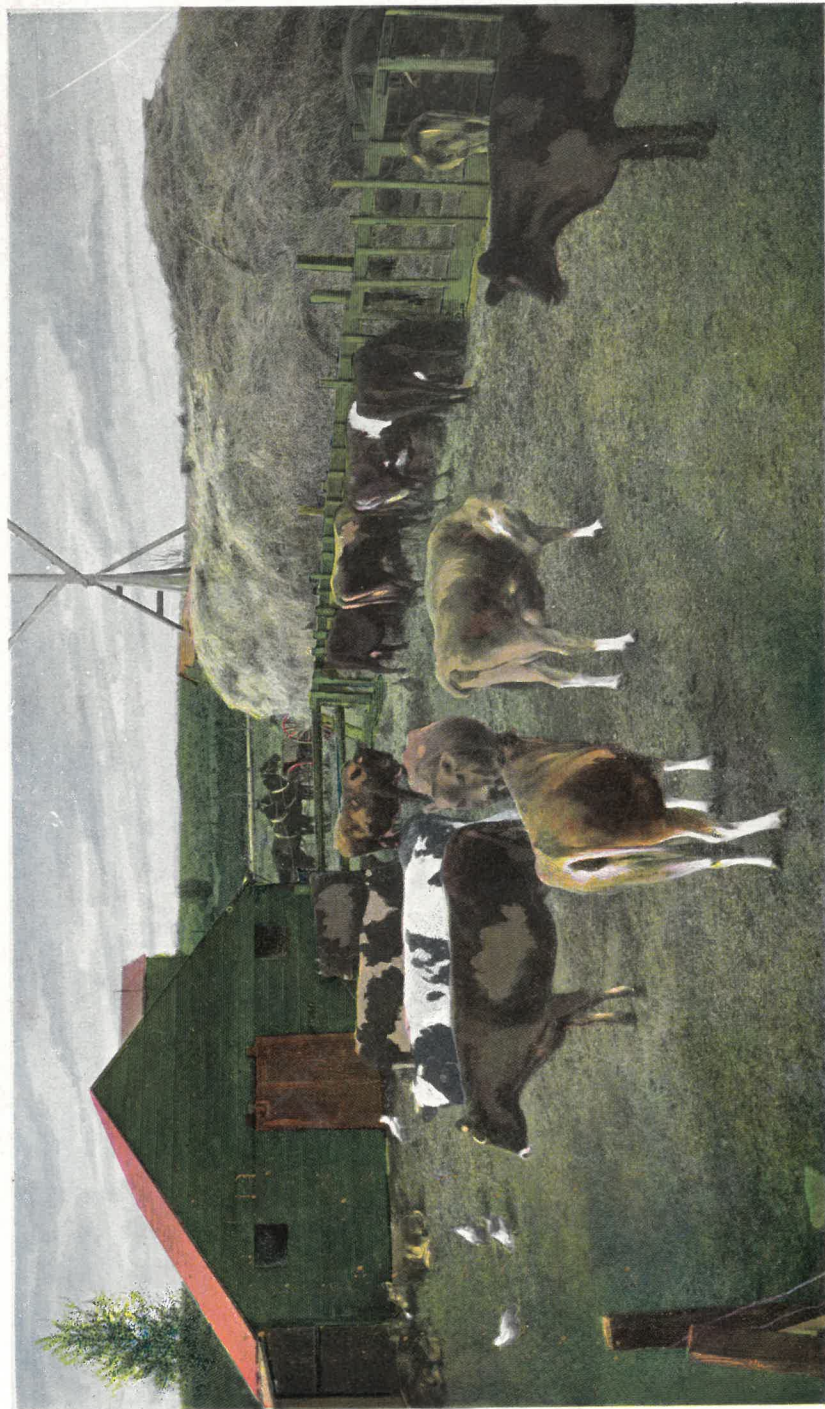
tracts in young trees are to be had at prices quoted elsewhere and on reasonable terms. If these prices as quoted seem high, the prospective locator is asked to read what the land owners are getting from their farms and orchards. Land is worth what it will produce, and the real productive capacity of the soil here is not yet known, even though very large returns are received.

MORE SETTLERS ARE WANTED.

There is increasing demand for fruits, vegetables and other farm products grown in the Yakima Valley, and Grandview District can meet this demand only by getting more people to till the land. The Commercial Club will be pleased to answer all inquiries concerning this section and to supply information concerning any subject. It is not possible to incorporate into a booklet extended mention of our many advantages and opportunities. Any one interested in knowing more about Grandview District will receive prompt reply to any inquiry made. Address secretary Commercial Club, Grandview, Washington.



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Milch cows. Full-blooded Jersey in foreground sold for \$162 and her five-months-old calf for \$37.50.



**GRAND VIEW
YAKIMA VALLEY
WASHINGTON**