

R
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Irrigation
1893

THE ROAD TO HEALTH, WEALTH AND INDEPENDENCE.

Yakima Irrigating and Improvement Co.

Kennewick, Yakima Co., State of Washington.

Irrigated Fruit Farms, Hop Farms, Garden Tracts, and Town Sites.

LOW PRICES. - - - EASY TERMS.

MANUFACTURING SITES FREE.



Kennewick, where the Great Transcontinental Northern Pacific Railroad
Crosses the Columbia (Navigable) River.

FOR RATES OF PASSAGE TO COLONY, FOLDERS AND GENERAL
INFORMATION APPLY TO

YAKIMA IRRIGATING & IMPROVEMENT CO.

KENNEWICK, WASH.

OR TO AGENCIES OF

PENNSYLVANIA R. R. and LINES,
CHICAGO, MILWAUKEE & ST. PAUL,
NORTHERN PACIFIC R. R.
E. JOHNSON & CO., St. Paul & Minneapolis,
PATERSON, Herkimer St., Hamilton, Ont.,

A. D. SCORER, Irving Station, Pa.,
A. D. SCORER, Pittsburg Station, Pa.,
C. V. DASEY, Broad St., Boston, Mass.,
ROBT. KERR, Altoona, Pa.,
B. J. HUGHES, 145 Summit St., Brooklyn, N. Y.,
BORTHWICK & CO., Glasgow, Scotland,

OR TO ANY AGENCY OF

ENDERSON BROTHERS, Anchor Line S. S. Co. in United Kingdom or Continent of Europe.

CAPT. W. BROWN, Gen'l Colonizing Ag't,
ROCKFORD, ILL.



IRRIGATION

Means products bringing higher prices ; full crops always ; no failures. Small farms, near neighbors, nice rural homes, convenience to churches and schools, pleasant surroundings, good roads with shade trees, and all the conveniences for co-operative action of town life.



PRUNE ORCHARD.

IRRIGATION

Is older than history, and supports over half the human race, and is the only sure method to avoid famine and hard times, and secure profitable results and independence.



HERE is no mystery or scientific obscurity about the irrigation process. Every housewife who keeps house flowers or plants practically knows all about it. She knows that, however fine the soil chosen for her flower pets, and however cosy she may keep them in warmth and sunshine, WATER, and the proper feeding of the same, is the soul and secret of their successful life. Trees and plants, like birds and animals, are living creatures, you have only to be in sympathy with them to evolve their fullest capabilities ; an intelligent love of Nature is the only great quality requisite to be a successful fruit farmer. In the Yakima and Kennewick valleys nature herself abundantly supplies the best kind of soil, warmth and sunshine, the Irrigation Canals from practically inexhaustible sources supply the water, and by means always under perfect control, so that all that the fruit farmer has to do to secure abundant harvests is to give the usual protective care to his plants and fruit trees, and so regulate the water supply that his trees and plants may neither be starved to death by neglect, nor overfed to death by unwise prodigality of the vitalizing elements.

Utah, without irrigation, as all the world knows, was a sage-brush desert ; **with irrigation** she was transformed into a blooming garden, and if she had been favored with the climate of the Kennewick and Yakima valleys Utah would now be a perfect Eden in fertility and luxuriance, or just what the Kennewick and Yakima valleys will rapidly become under the superior methods of Irrigation as there applied.

LAND! LAND! LAND!

FRUIT FARMS, GRAPE LANDS, HOP FARMS, GARDEN
TRACTS, TOWN SITES.

MANUFACTURING SITES FREE.

The lower Yakima and Columbia River valleys, by reason of their wonderfully rich and diversified resources, are destined, in the near future, to become one of the most densely populated sections of the great Northwest. Moses P. Handy, in his article on the State of Washington, truthfully says: "It has been shown that nothing is impossible to the soil of Yakima County when reclaimed by irrigation; with water thus artificially distributed, enormous crops of fruit, grain and vegetables of the finest quality are grown, while as many as five crops of alfalfa have been cut in a single year from this land."

The Yakima Irrigating & Improvement Company owns over twenty thousand acres of this land. Their irrigating canals already built, extend seventy miles through this fruit land. Every ten-acre tract of land under irrigation in this vast tract is capable of supporting a family in comfort.

To those seeking homes, where land can be had at a nominal figure, we most heartily recommend these valleys.

The lands above the canal are especially adapted to stock raising when used in connection with this irrigated land that has produced nine tons per acre of alfalfa. Branding and feeding for a few weeks the only trouble, and cost of raising a mere trifle, as the range is free to all.

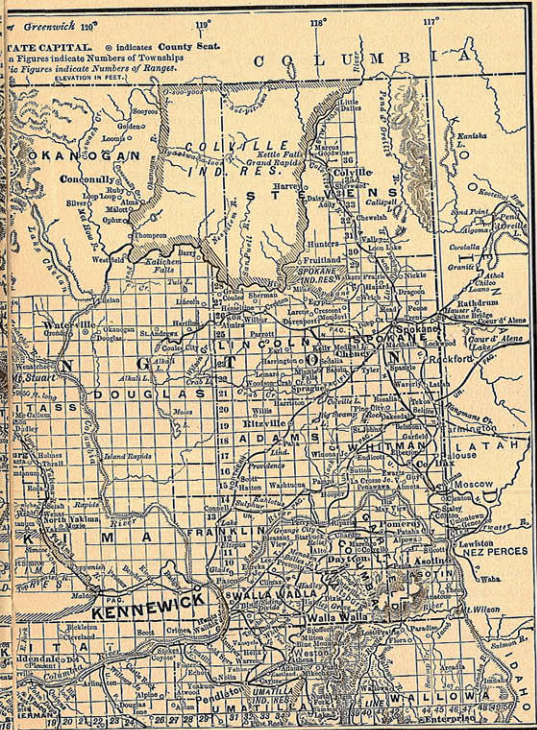
THE STATE OF WASHINGTON

Is comprised within the $45\frac{1}{2}^{\circ}$ and 49° parallels of latitude, and the 117° and 125° meridians of west longitude; and on the east we have Idaho and the Cœur d'Alene Mountains, on the north, British Columbia's Mining Region, on the south, Oregon and California, and on the west, the lofty ore-bearing Cascade Mountains and the Pacific Ocean.

GEOGRAPHICALLY AND CLIMATICALLY

Washington is divided into two partly distinct regions. Eastern Washington being that vast tract of country intervening between the Cœur d'Alene and the Blue Mountains on the east and south, and the Cascade Mountains on the west, and watered by the great Columbia River, and its numerous tributaries, and western Washington west of the great Cascade Range, and between the Cascade Range and the Pacific Ocean. The Kura Siwa, "black stream," or, as it is called here, the warm Japan Current, flows continuously on the Pacific Coast of the State, and which, together with the predominating southwest winds, thus continuously bathes western Washington with the warm moist vapors of the warm Japan Current, and the warm breath of the southwest winds from the southern tropics of the Pacific, thus giving western Washington all, and sometimes more than all, the rain it wants, while the great lofty range of the Cascade Mountains, so to speak, sieve and filter this vast incessant tide of warm humidity, so that, by the time it reaches the great valleys of eastern Washington, the surplus humidity has been dissolved, to the benefit of the great forest and grazing regions of western Washington, and thus wonderfully, and by a perfectly natural process, so tempered and dried as to render it absolutely perfect, for a country preëminently adapted and destined for a great irrigation country, like the Kennewick and Yakima Valley. This great irrigable region having its center at Kennewick, and that center being just at the junction of the navigable Columbia River with that great transcontinental highway, the Northern Pacific Railway, which connects with all the great traffic centers of the old world, through New York, Boston, Philadelphia and Baltimore, on the east, and Yokohama, Shanghai, Hong Kong, Singapore, Bombay,

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Calcutta, etc., on the west, thus shows how great was the wisdom and foresight of the originators of the Yakima Irrigating & Improvement Company, both in their own interest, and that of the population here in general, in choosing Kennewick for the centre and site of their enterprise; as to the probable future of Kennewick, one has only to glance over the map, note the vast lofty, forest-robed ranges of the Cascade and other mountains, all laden with precious and industrial minerals, and growing populations of hardy miners, and in the midst of all this an area greater than that of Great Britain. A vast expanse of alluvial valleys, latent with incalculable agricultural resources, only awaiting the incoming tide of intelligent and industrious agriculturists to develop great populational wealth, of which the city of Kennewick is the geographical and traffic centre.

HOTEL COLUMBIA AT KENNEWICK.

The Yakima Irrigating & Improvement Company have an \$18,000 hotel fitted up with all modern improvements, capable of accommodating fifty families, and part of which will be available at merely nominal rates for incoming parties of colonists desiring the use of same, pending the selection of their farms.

The company's Hotel Columbia will also prove a desirable place of sojourn for land seekers, as well as for sportsmen, for the fine fishing and hunting in the valley, as also, particularly in winter, for families seeking for health.

IRRIGATION OF LOTS.

The leading of the water from the main canal, or lateral canals, to any given section, will be arranged and done by the settlers on such section. Making a water lead from main canal or lateral is a very simple process, being effected by a furrow made by a common plow or scraper. The water leads, will, as a rule, follow the roadways, and be led therefrom, into the farms, as the owner may find most convenient.

ORGANIZING OF THE COLONY PARTIES

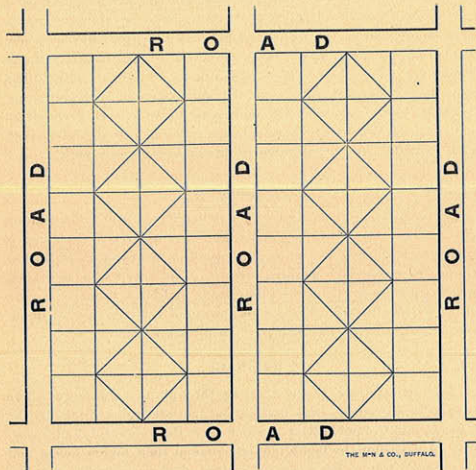
will be done as follows:

Whenever in any particular district in Eastern or Western states or Europe, a party of friends and neighbors of the several nation-

This plate shows the proposed method of subdivision of any given section, to facilitate the co-operation of the colonists for irrigating, school, church, and social purposes.

1 Section — one mile square — 640 acres.

A ten-acre lot is one eighth of a mile, or 660 feet, square.



Plan showing proposed method of distribution of the lands. Back lots are those crossed, as on above plan, and may be reserved, when practical, until end of year in which said purchase was made, subject to special arrangement.

alities are sufficiently decided in their plans to form a colony and to require special full particulars, the General Colonizing Agent, Capt. W. Brown, or other representative of the Yakima Irrigating & Improvement Company, will, on receiving notice of the same from intending colonists, proceed to their district, and personally give the colonists the fullest possible particulars, and also assist in arranging all matters of transportation of the party and their effects so as to secure for said party the minimum of inconvenience and expense on the journey, and the maximum of advantage in every way available for organized parties of colonists, and further, to accompany said parties right through to Kennewick, and see them settled on the land chosen by them. Capt. W. Brown, late of the Passenger Department Pennsylvania R. R. Lines at the World's Fair, has organized and conducted many parties of hundreds of colonists, both from the old country to North America, and from one part of North America to another, and can be relied on, both as regards his ability and integrity for such important work.

SOIL.

Deep black alluvial along the Yakima River, sandy loam along on the lower flats of the Columbia, and sloping back to the canal is mixed with volcanic ash, thus offering all of the varieties of soil for the products specially adapted thereto. The finer fruits, as grapes, peaches and apricots on the sandy loam, and hops, tobacco, onions, etc., on the alluvial. These soils are noted for their special qualities and virtues for the absorption of moisture, and

DRAINAGE.

all surplus moisture easily draining through the soil, even where deepest, and passing away in the great natural drains formed by the Yakima and Columbia Rivers, which serve the important double purpose of irrigation, by being tapped above at their higher levels, and as natural drains, by lying below the country irrigated, as is the case with all of the lands of the Yakima Irrigating & Improvement Company, a fact much increased in importance by its favorable influence on the health of the inhabitants.

CLIMATE.

The climate in general resembles California. The winters are short and mild; autumn weather continuing till Christmas, with fresh,

bright, warm days, and spring opening in February—the very finest for people with rheumatism, and for consumptives. Thus forming a most desirable place of settlement for families having any dread of these ailments. The mildness of the winter, which admits of even delicate children playing about in the open air in midwinter, adds a great security against typhoid, pneumonia and diphtheria, that so afflict residents in other States and countries whose severe climates do not permit, as this does, the daily advantages of open-air exercise so conducive to perfect health. Though within four hours' ride by rail of Spokane Falls, with its elevation of two thousand feet, these lands are only 330 feet above the level of the sea. The atmosphere is dry, and the heart of the resident is gladdened by sunshine almost unending. Cyclones, or severe storms accompanied by thunder and lightning, are unknown. If snow ever falls it soon disappears, as if by magic, under the warm breath of the Chinook "southwest wind," so that COAL COMBINES have no terror for the people of Kennewick.

WATER SUPPLY.

Irrigation gives artificial rain when needed and without devastating storms.

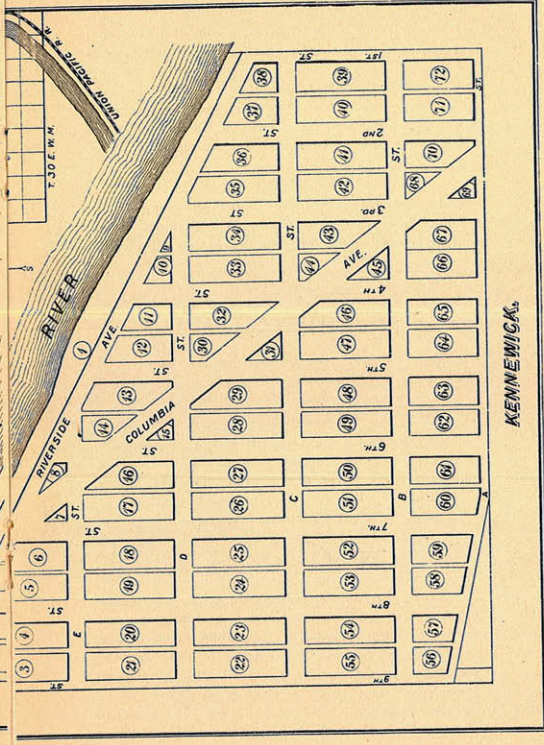
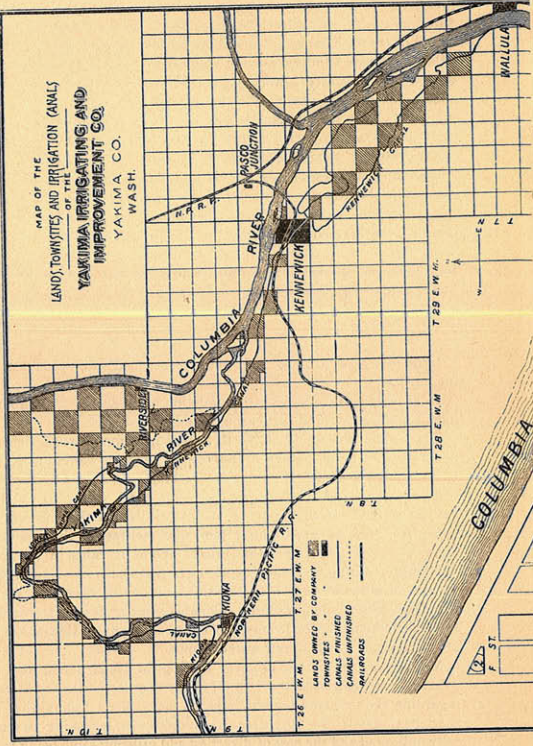
In all irrigated countries the foundation of prosperity is an abundant supply of water at all seasons when needed.

Throughout the whole of North America, Europe, or Asia there is not a valley more favored in this respect than the valleys of Kennewick and Yakima, in the State of Washington.

The Yakima and all its tributaries have their source up in the summit of the Cascade range of mountains, where the snow falls every year from twenty to forty feet, and melting as the summer advances keeps the river well filled. While it rains in western Washington during the winter, it snows in the mountains, and in the valleys on the eastern side the sun shines nearly all the time. Thus there is provided the grandest imaginable system of natural storage reservoirs, obviating the necessity of constructing expensive masonry at the fountain heads of our water supply.

Maj. Powell, of the Government Geological Department, who is generally recognized as the best-informed man in the United States regarding the irrigated regions, says of the Yakima Valley, that it is an ideal country for irrigation, the supply of water being practically unlimited and the cost of diverting and utilizing same being less

MAP OF THE
LANDS, TOWNSITES AND IRRIGATION CANALS
OF THE
**YAKIMA IRRIGATING AND
IMPROVEMENT CO.**
YAKIMA CO.
WASH.



than in any other country known. The soil, too, is naturally adapted to irrigation, being a volcanic ash and porous; it does not bake even after it has been flooded, and its fertility is most wonderful and practically inexhaustible. The Yakima Irrigating & Improvement Company's lands are all supplied from this grand and infallible source—the Yakima River.

The constructions for the perfect irrigation of their lands comprising a most perfect dam system, built of masonry and cement, head gates and waste gates, over the 70 miles of their canal already completed. The canal water is shut off when not needed between fall and spring.

DRINKING WATER

of most excellent quality from wells ten to forty feet deep, according to elevation of land above the Columbia or Yakima rivers. The water in these rivers is pure and cold, being melted snow and ice from the CASCADES and ROCKY MOUNTAINS.

PRODUCTS.

The range of products specially adapted to this soil and climate being very wide, we will only specify such as are of most general interest.

FRUIT.

This land is the center of the finest fruit country in Washington, here the crop never fails. Mr. Thrasher, who has a prolific peach orchard in this valley, has never lost a crop. Peaches, apples, plums, apricots, prunes, nectarines, pears, grapes, melons, and all kinds of small fruits grow to great perfection and in profusion.

GRAPES.

Grapes of nearly every variety thrive and yield abundantly, bearing a little the second year, and increasing every year afterwards. Hardier varieties, such as the Concord, Niagara, a white grape, and the old Catawba, Delaware, Isabella, etc., requiring the least care, are thus favored by some farmers; while with the usual care the Muscat of Alexandria yields heavily, is a good table grape, and also makes good wine. The Tokay being a good shipper, and a favorite in eastern markets, is also a very profitable grape to grow. The Sweetwater is the earliest variety, ripening usually in

July. Its name indicates its character, but it is appreciated because it is first, although the later varieties have much finer and more distinctive flavor.

All of the European or California and Washington grapes, having thick skins, and being attached to the pulp, are more easily shipped, and less liable to bruise than the ordinary eastern varieties, and they yield seven to ten tons per acre, while the hardier American



A VINEYARD, NEAR KENNEWICK.

grapes yield from four to six tons per acre. During the winter it is sometimes necessary to protect the Hamburg, Muscat, Tokay and similar vines, either by a little straw or other mulching, or by laying down the vines, and turning a furrow over on them each way—the latter is the commonest and most effective method.

Few things in our State Exhibit at the World's Fair surprised eastern fruit growers more than the large clusters of black Hamburgs (some of them twelve pounds each), grown in the open air in the Yakima Valley.



The cost to set a vineyard, when the labor is done by the settler, is about seven dollars per acre. Six hundred vines, costing about \$36.00, according to variety. The average yield is about five tons per acre, and upwards. Average price, $3\frac{1}{2}$ cents per pound. Total value of product, per acre, about \$350.00, and upwards.

Prunes, peaches, apricots, nectarines, cherries, pears, apples, etc., all thrive exceptionally well, and, according to the practical experience of one of the oldest fruit-growers in this section, the average



APPLE ORCHARD, NEAR KENNEWICK.

yield per vine, tree or plant, and commencing three years from the graft, is as shown by following table :

	1ST YEAR.	2D YEAR.	3D YEAR.	4TH YEAR.	VALUE PER POUND.
Apples,	20 lbs.	59 lbs.	125 lbs.	250 lbs.	2- 5 Cts.
Peaches,	15 "	35 "	100 "	200 "	4- 8 "
Pears,	20 "	50 "	125 "	150 "	5-10 "
Plums,	20 "	50 "	125 "	250 "	3- 8 "
Cherries,	5 "	15 "	50 "	100 "	5-10 "
Blackberries,	3 "	8 "	15 "	25 "	10 "
Raspberries,	3 "	10 "	20 "	40 "	10 "
Strawberries,	1 1/2 "	5 "	2 "	2 "	5- 8 "
Grapes (2 years),	3 "	10 "	25 "	75 "	5-10 "
Gooseberries,	2 "	5 "	10 "	20 "	10 "
Currants,	2 "	5 "	10 "	20 "	5-10 "
Pie Plant,	8 "	20 "	20 "	10 "	2- 8 "

Cost of fruit trees is from \$3.00 upwards, according to age, per 100.

HOPS.

Hops have been grown successfully in the Yakima Valley, on irrigated land, for the past twenty years; but not till within the last three years has its superiority over nearly every other hop district in the world been fully demonstrated.

Hop men from California, from England, and from various parts of America are appreciating this fact, and pronounce the Yakima and Kennewick Valley the finest hop district in the world.

The cost of raising, harvesting, picking, curing and putting hops in the bale ready for market, is between eight and nine cents per pound. That means if all the work is done by hired help. All over that price represents net profit. For twenty years past the average price has been over twenty cents per pound.

In the State of Washington there are over 7,000 acres in that crop, yielding, according to age of yard, from 700 pounds, the year they are set out, to as much as 2,800 pounds per acre in after years, with an average price of seventeen cents per pound, the average cost of production being seven or eight cents per pound.

One advantage in growing hops here is that our dry climate allows plenty of time for picking, and thus leaving no chance of loss of crop from rain or fog. No fertilizer is needed here, while in New York State \$20 per acre is paid for same.

TOBACCO.

Tobacco raised here is considered equal to Cuban, and the yield is about 1,000 pounds per acre, and has been sold for \$1.00 per pound, but the price of tobacco, of course, fluctuates, according to the general market.

VEGETABLES.

Potatoes, sweet potatoes, cabbage, onions, beets, etc., all grow here to great size, and of very superior quality, potatoes yielding 300 to 600 bushels per acre and onions 300 to 500 bushels per acre.

SUGAR BEET AND SORGHUM

also grow here most favorably and profitably. Growers of the products have the advantage of a State bounty of $1\frac{1}{2}$ cents per

pound for all sugar produced by them from sugar beet and sorghum raised in the State.

FISHING.

The Columbia and Yakima rivers abound in excellent salmon and other fine fish, which, during the season, can be caught by fly and otherwise.

HUNTING.

In the adjacent uplands and hills there is good hunting — rabbits, geese, ducks, prairie chickens, etc.

PLACER MINING.

All the gravel bars in the Columbia and Yakima rivers contain fine gold to the extent that, with a common rocker and shovel, two men working steadily will make for each at least one dollar per day, an important consideration for colonists having grown, hustling boys, delighting in romantic as well as profitable employment.

ALFALFA.

which grows here in great luxuriance, furnishes pasture from March to December, and, as under irrigation it can be cut every thirty days, it is the best forage crop known. The crop increases every year without additional expense. In raising alfalfa for market purposes, as much as five crops can be cut in a single season, equal to eight tons per acre, and salable in the stack for at least \$12.50 per ton; and, for fattening

HOGS.

it produces better results than any other kind of feed.

PRICES OF DOMESTIC CATTLE.

Horses, untrained, \$3 to \$75, as to weight.
Work and farm Horses (broke), \$5 to \$100, as to weight.
Saddle Horses, \$3 and upwards.
Saddle Ponies, \$3 and upwards.
Cows, \$30 and upwards.
Sheep, \$2 or \$3 per head.
Breeding Hogs, 4c. per pound, and upwards, on foot.

DOMESTIC SUPPLIES.

Coal, per ton, \$5.00.

Wood, per cord, \$2.50.

The sage-brush from the clearings makes excellent fire-wood, and costs only the labor of getting it.

Building lumber, per thousand, \$7.00 and upwards.

Hardware, groceries and clothing about same as in Central Western States.

POULTRY

thrive here particularly well, and both this and

DAIRY PRODUCTS

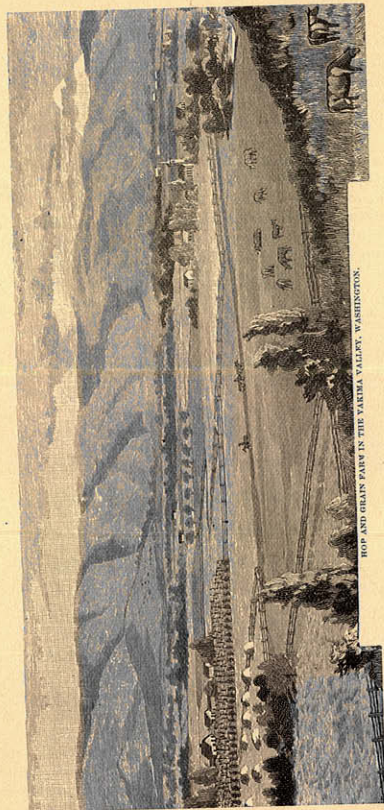
bring very profitable prices.

MARKETS.

Our market is the best and surest in the West. There is no fruit country between these lands and the mining districts of the Northwest. We can ship direct to the mines, Helena, Butte and Anaconda, and supply all these markets at cost of shipment from California, and with profit to producer. Fruit is now profitably shipped even to Denver, by the car-load, from this part of Washington. The State of Washington does not raise enough pork to supply fresh pork market, let alone cured pork, hams, bacon, etc. The mining regions afford extensive markets, at best prices, for everything we can produce.

Washington is nearer the great markets of Asia and Australia than the other States of the Union, and the commerce now going from Chicago and New York via Liverpool, etc., to European continent and Asia will soon go through Kennewick and direct, via the Pacific Ocean. At present, vessels are leaving Washington ports for Guatemala, Chile, China, Japan, England, Hong Kong, Australia and British India.

A most important peculiarity of the Yakima and Kennewick valleys, relative to markets, is that the total irrigable acreage is unequal to even the present demands for its fruit and vegetable products, from the large cities and great mining districts surrounding it, making it thereby absolutely certain that these valleys, for all time to come,



HOP AND GRAIN FARM IN THE YAKIMA VALLEY, WASHINGTON.

have a certain and sufficient market, at best competitive prices as in proportion, as the great mining cities and mountain districts develop, just in the same proportion will the demand for the products of the Kennewick and Yakima valleys increase. For example, eight hours by rail, west of us, are Olympia, Tacoma and Seattle, each with over 50,000 inhabitants, and rapidly growing, and Spokane, only four hours northeast of us, with 55,000 inhabitants, besides the innumerable smaller cities and towns, in which our early fruits and vegetables can come in several weeks earlier than they can be obtained anywhere else, and thus placing the important question of superior competitive position for good markets and good prices, beyond the possibility of doubt.

TRANSPORTATION.

In order to secure the best possible treatment and safety of our colonists from the continent of Europe, Great Britain, the Eastern and Western States, the route chosen is the following lines, all of world-wide, high reputation:

Glasgow to New York by the

ANCHOR LINE OF GLASGOW.

New York and intermediate stations to Chicago by the

PENNSYLVANIA R. R. AND LINES.

Chicago and intermediate stations to St. Paul by the

CHICAGO, MILWAUKEE & ST. PAUL R. R.

From St. Paul and intermediate stations to Kennewick, Wash., by the

NORTHERN PACIFIC R. R.

thus following the great trans-continental highway, and which, from the Atlantic Seaboard to the Pacific Coast, is one continuous panorama of all that is instructive, beautiful and grand in artificial and natural scenery. The journey, in scenery, from the Bad Lands, in Dakota, to Tacoma and Seattle, Wash., being unsurpassed by

anything in Norway, or in the Swiss and Italian Alps, the grandeur of the Mount Ceniz, St. Gothard and Simmering passes being far excelled by the indescribable grandeur and sublimity of the scenery along the route of the Northern Pacific R. R. over and through the great Cascade Mountains.

There will be special through rates and arrangements for all colony parties from principal Eastern and Western States.

NORTHERN PACIFIC RAILROAD

will provide

Free Colonist Sleepers from St. Paul to Kennewick.

These cars are fitted with sections similar to first-class sleepers, having upper and lower berths, the only material difference being that the berths in the former are not upholstered. No charge is made for berths in these sleepers, but passengers furnish their own blankets, and such other bedding as they may desire, or they can purchase at the news-stand in the Union Depot, St. Paul, and on all passenger trains going east or west, single-tufted tick mattresses and pillow, \$1.00, curtains \$1.00 per pair, and single blankets for \$1.00.

Second-Class Passengers can get meals at regular "Eating Stations" along the line, or they can carry cooked provisions with them, and buy tea or coffee at the eating houses, and eat on the train.

For Parties of Colonists of 15 or more,

proceeding to Kennewick to the lands in the

Yakima Irrigating & Improvement Company's Colonies,

the Northern Pacific Railroad will provide

SPECIAL COLONISTS' CARS;

— AS ALSO —

SPECIAL CARS FOR EXCURSIONISTS, HUNTING AND FISHING PARTIES

to the Yakima and Columbia River Districts, and all others desiring the use of a private car, the Northern Pacific Railroad have the Special Excursion Car "Minnewaska," designed especially for parties of the above nature.

This car is built after the plan of Pullman Sleepers (the interior is finished in ash and walnut), it being equipped with the Miller Platform and Coupler with drop-floors and side-gates, and Westinghouse Automatic Air Brake. It is heated by a Searl's hot-water heater, and contains drawing-room, berths, saloons (ladies' and gentlemen's), desks, kitchen, and in fact all the conveniences of a hotel car.

There are accommodations for fourteen persons, exclusive of porters' berths. For the use of this car a charge will be made of \$30.00 per day for ten days or under, and \$25.00 per day for over ten days; this price to include the service of a porter, linen, and such equipment as usually goes with a car of this nature.

If desired, car will be provisioned, and cooks, porters and waiters furnished at actual cost.

Fifteen full tickets will be required for transportation of special car and party of fifteen persons, or less; for more than fifteen persons, one ticket each.

Ordinary passenger coaches can not be chartered for carrying passengers; each person must be provided with a ticket. The exclusive use of a coach, however, will be given to an organized party holding 30 full tickets of the same form, bought at same time and place.

For rates and more detailed information, call on or address

CHARLES S. FEE.
Gen'l Pass'g and Ticket Agent,
ST. PAUL, MINN.

Transportation from the settlements of the Yakima Irrigating & Improvement Company to depot of the Northern Pacific Railroad at Kennewick will be by teams or wagons over

GOOD ROADS,

or by the fine steamers of the Northern Pacific Railroad, from wharf at settlement to the Northern Pacific Railroad wharf at Kennewick.

The question has been asked: "Why is it that one can secure more profit by working these lands than by going to some other part of Washington?" The answer is very easy to such an inquiry. The lands of the Yakima Irrigating & Improvement Company are but 330 feet above the level of the sea, while other lands have a higher altitude. The farmer finds his products are from two to three weeks earlier than those of settlers who have selected other localities, and he finds that his fruit and vegetables bring higher prices in consequence. Can you rest contented while making but a fair living on your present farm or present employment, when an

investigation will prove to you that the Yakima Valley will bring you riches, with the same labor you are now putting forth? You should, with proper vigilance, have from a twenty-acre tract a net income to exceed that from any equal acreage in any other part of the United States.

Do not delay, as there is a limit to the acreage in the valley, and the opportunity to secure such property, at present bottom prices, may never come again.

Read the following letter of Mr. Bauer, a practical farmer:

KIONA, WASH., July 27, 1893.

"MR. ELY:—

"Dear Sir,—I came here from California and purchased my land of the Yakima Irrigating & Improvement Company, three years ago, all in sage brush except one corner of same, which had some cherry trees on that had just been set out. I paid \$35.00 per acre including water right. Strawberries ripened the 18th of May, '93, and the season was two weeks late at that; I found ready sale for them at a dollar per gallon, and could have sold many times as many as I raised, at the above price. I had orders from North Yakima that I could not fill; there, strawberries did not ripen until about the 10th of June, in any quantity. My raspberries ripened in May, and the cherries the last of May. Had ripe peaches on my trees about the 12th of July, '93, also apricots; I will have peaches as late as September.

"I received \$53.00 for the melons, from about one-half acre among the trees, last year. The early melons sold for 40 cents apiece, and late ones for 20 cents; we had them in the market more than two weeks earlier than farther up the Yakima River. I picked the first ripe melon of the season to-day.

"My alfalfa in 1892 cut about two tons to the acre, each time for four cuttings, and sold at \$12.50 per ton in the stack. We can cut five crops in one year. This year the yield is heavier than last; I am cutting more than two tons per acre, per cutting. Vegetables of all kinds grow in abundance. I send you some samples.

"I have raised a watermelon as heavy as fifty-five pounds. This melon I send you is small, because it is early for this backward year. Am having good success in raising hogs on alfalfa, and am not feeding them any grain; 'tis the best forage crop for hogs known, and pork will yield more profit here than anywhere I know of. I expect to sell about fifty tons of alfalfa this year, from seven acres, besides what I feed.

"I will gladly give any information I can, to any one who wishes to correspond with me.

Yours truly,

W. J. BAUER."

"P. O. address,
Kiona, Washington."

In the lower Yakima Valley and Kennewick Valley, along the Columbia River, are found hundreds of prosperous fruit-growers. The choicest of peaches and apricots are grown here. Henry Bucey, Esq., the President of the State Horticultural Society, is authority for the following: "Here peaches are grown very success-

fully and profitably, while small fruit-growing is made immensely profitable. Grapes and melons are also produced in great abundance. The cause of these particular localities being so favorable to fruit culture is attributed to the influence of the warm winds from the Japan Current, which sweeps across the Pacific Ocean in a north-easterly course from the South Sea Islands, striking the shores of Washington and flowing up the Columbia River."

That this is considered the true cause and theory is further demonstrated from this fact: That in certain localities on the Columbia River where the river suddenly curves, and there is low land on one side and high on the other, which somewhat arrests the current of air and causes an accumulation at this point, it will be found that those places are admirably adapted to growing peaches and grapes, and other less hardy fruits, in great abundance and of excellent quality. The best curve in this respect is at the lower end of the Kennewick Valley. Here the nectarine, apricot and peach flourish better than elsewhere in the Northwest, because of the warmer summer climate.

EDUCATIONAL AND OTHER ADVANTAGES.

All lands irrigated by the Yakima Irrigating & Improvement Company are within from one to ten miles of depots, post-offices, telegraph offices, good schools and churches. The Washington State Agricultural College is in this part of the State. The State Normal School is in this valley.

KENNEWICK

is located on the Northern Pacific R. R., at the great bridge across the Columbia River, nearly midway between Spokane Falls and Tacoma. Where can you find a great trunk line of railroad, crossing a large and navigable river, that a city does not spring up as by magic? Kennewick is the distributing point, by land and water, for the fruit country, and the great wheat fields near by. Large shipments of horses, cattle and sheep are made from this point.

SUMMARY.

The town derives its business from a radius presently over 20 miles, but of great expansive extent, as population pours in. This is the place for the small capitalist as well as the large. If you have fifty dollars, five hundred dollars, or five thousand dollars that you want to invest in a safe, growing town, where it will

earn you from 25 to 100 per cent. per annum, regardless of whether you live there or not, put it into Kennewick property.

Remember that property in a small, growing town has an intrinsic value, just as well as it has in New York City, and the thing necessary to determine its real value is to figure it out upon the basis of improvements, considering its agricultural, fruit and grazing lands, for which it is the only distributing point.



A YOUNG ORCHARD.

NO BONDS, NO MORTGAGES, NO SECURITIES

can equal a productive orchard in this fruit valley, for an income-paying investment. We offer you the best business proposition now on the market.

Ten acres is enough for independence, twenty acres is wealth.

We give you five years to make payments. If your farm be kept properly cultivated, at the end of five years its cash value will

be \$500 and upwards per acre, and in the meantime producing income that never fails. More solvent than a bank.

Each acre produces an annual income greater than its whole cost. Money invested in land of this character *cannot be lost*.

Ten or forty-acre tracts, with a perpetual water-right on the Yakima River or the Columbia River, can be had at prices ranging from \$35 to \$50 per acre. Acre tracts, extending to the beautiful Columbia River, in sight of the business center of Kennewick, at prices ranging from \$150 to \$200. Residence lots in original town-site of Kennewick, 50 x 120 feet each, all level, cleared, and surrounded by dwellings within a few blocks of the business center, can be had for a short time only, at \$50 and upwards. Manufacturing sites on the river, free.

Business property on the principal streets, all level, cleared, and within a block of an \$18,000 hotel, will be sold with a view of developing the town site, at prices that will be extremely profitable to the purchaser.

TITLE PERFECT. ABSTRACT OF TITLE.

No. 1. LETTERS PATENT.

United States Government
to

The Northern Pacific Railroad Company.

No. 2. WARRANTY DEED.

The Northern Pacific Railroad Company
to
Yakima Irrigating & Improvement Company.

No. 3. WARRANTY DEED.

Yakima Irrigating & Improvement Company
to
Purchaser.

Other companies charge \$50 per acre, with water. Yakima Irrigating & Improvement Company charge only \$35 per acre, district water, or \$50 per acre, with water-right under their other canals, and five years' time. Terms one fifth cash, one fifth after two years, and one fifth each year thereafter for three years, or one third cash, one third after two years, and one third after three years. Ten per cent. off for cash.

WONDERS OF WASHINGTON.

An apple weighing two pounds and four ounces.
One strawberry ten inches in circumference.

A bunch of grapes weighing twelve and one half pounds.
Strawberries fresh from the garden in October.

An onion weighing four pounds and one ounce.

A potato weighing eight pounds and four ounces

A radish weighing nine and one half pounds.

A beet weighing thirty pounds.

A pumpkin weighing ninety-three pounds.

A watermelon weighing sixty-four pounds.

Sixty-seven pounds of potatoes from two pounds planted, etc.

In the compilation of this pamphlet sentimentality of expression and description has been most carefully avoided, and only absolute facts given, where the testimonies of disinterested sources are over such names as are a sufficient guarantee to the statements made by them.

It can now only be added in conclusion that if you want to be a fruit farmer or a general farmer on irrigated lands, secure against droughts or untimely rains, and on a small and easily-worked acreage, secure an independent living for yourself and family, or for constitutional and health reasons, desire for yourself and family a comfortable home, and certain income, in one of the healthiest climates in the world, where the summers, although warm and dry during the day, are cool and refreshing at night, and the winters such, that even at midwinter your children, although ever so delicate, would be able to exercise freely in the open air, with only early autumn clothing, then *do not* delay, as there is a limit to the acreage in this valley, and the opportunity to secure such property at bottom prices, as is here offered, may never occur again.

American, German, Scottish and Scandinavian colonies are now organizing in Eastern and Western States and Europe.

One of the great advantages of our system of colonizing is that any number of families, of any nationality or sect, can settle in a group, and thus maintain their old home associations, and secure the utmost economy and convenience in their church, school and social life, as, also, every facility for coöperation relative to the proper irrigating of their lands, domestic supplies, and marketing of their products.

Capt. W. Brown, the general Colonizing Agent, speaks fluently German, French, Italian, Spanish, and the Scandinavian and other languages, and can be communicated with in said languages by applicants not fully conversant in English.

— THE —
Northern Pacific Railroad

IS THE ONLY LINE

THAT REACHES THE CELEBRATED

YAKIMA VALLEY.

Pullman Sleeping Cars,

Pullman Tourist Sleeping Cars,

Free Colonist Sleeping Cars

ARE RUN ON ALL THROUGH TRAINS.

Those desiring to reach this wonderful fruit, vine and vegetable country, can board the Northern Pacific trains at Ashland, West Superior, Duluth, St. Paul or Minneapolis.

Any Traveling Passenger Agent of this road will be glad to give all information possible about rates, trains, etc., upon being notified by any one wishing such knowledge. Apply to

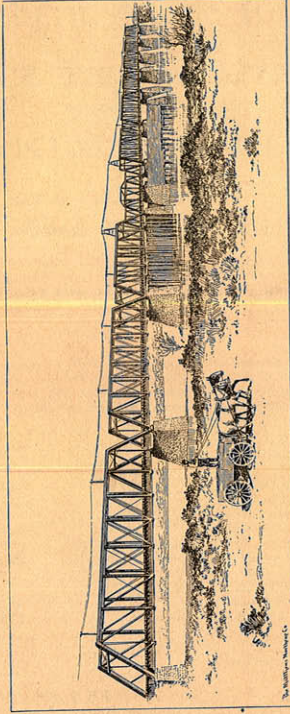
WM. N. MEARS,	15 State Street, Boston.
J. H. ROGERS, JR.,	47 S. 3d Street, Philadelphia.
L. L. BILLINGSLEA,	47 S. 3d Street, Philadelphia.
GEO. D. TELLER,	44 Exchange Street, Buffalo.
WM. G. MASON,	44 Exchange Street, Buffalo.
THOS. HENRY,	128 St. James Street, Mont., Q.
W. H. WHITAKER,	153 Jefferson Avenue, Detroit, Mich.
J. J. FERRY,	32 Carew Building, Fifth and Vine streets, Cincinnati, O.
JNO. E. TURNER,	Jackson Place, Indianapolis.
C. G. LEMMON,	104 N. 4th Street, St. Louis.
C. G. LEMMON,	210 S. Clark Street, Chicago.
J. N. ROBINSON,	99 Wisconsin Street, Milwaukee, Wis.
O. VANDERBILT,	403 Locust Street, Des Moines, Ia.
C. E. JOHNSON,	St. Paul, Minn.
T. S. PATTY,	Chattanooga, Tenn.
F. O'NEILL,	121 First Street, Portland, Ore.

— OR —

CHAS. S. FEE,

GENERAL PASSENGER AND TICKET AGENT,

ST. PAUL, MINN.



The Northern Pacific Co.

NORTHERN PACIFIC MAIN LINE RAILROAD BRIDGE, AT KENNEWICK, WASHINGTON.
Intersecting the Lands of the Yakima Irrigating & Improvement Company.