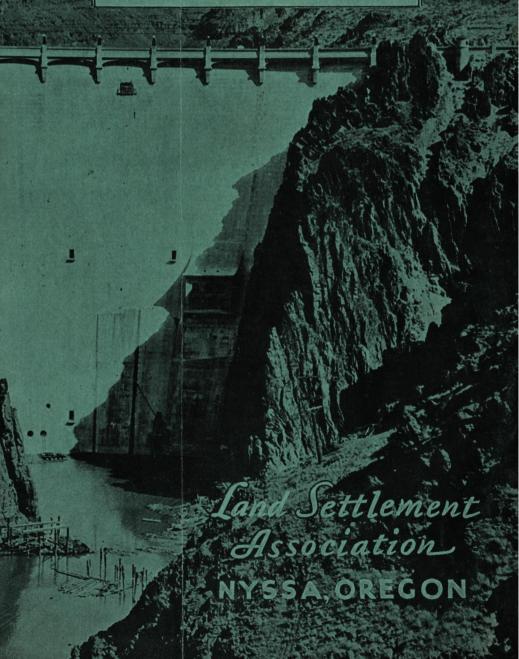
VALE-OWYHEE GOVERNMENT PROJECTS



FOREWORD

In 1924 and 1925, Congress made appropriations to start the construction of the Vale and Owyhee projects. These projects join one another in Malheur County, in southeastern Oregon, with about one-third of the Owyhee Project extending into Owyhee County, Idaho.

The projects are being constructed by the United States Bureau of Reclamation. The lands are being sold to settlers from the middle west and from all parts of the irrigated west, and are selling rapidly. The lands are available for settlement at the present time.

Water will be delivered to 14,000 acres known as the Dead Ox Flat Division in the spring of 1937. These well located lands lie north of the Malheur River.

The Bureau of Reclamation promised that irrigation water would be available on the first unit of the Vale Project (known as the Harper Unit) in 1930. This promise was fulfilled, and water was delivered into the canals on March 11, 1930; to the West Bully Creek unit in March, 1931; and to the East Bully Creek unit in March, 1932. At present there are 16,000 acres served with water from the canals of the Vale Project and construction is practically complete to water 10,000 acres on the Willow Creek unit on this project in 1936.

\$5,000,000 in 1933 and \$1,500,000 in 1934 was alloted from the P. W. A. funds to complete the Owyhee Project. Since then main canals, siphons, tunnels and lateral ditches have been constructed and water was delivered to 10,000 acres in the Spring of 1935 and is ready for delivery to 25,000 acres in the Spring of 1936. These lands lie in the Kingman and Mitchels Butte divisions from the Malheur River on the North to Adrian on the South.

PROJECT BRIEFS

The United States Bureau of Reclamation is spending twenty-two million dollars in the construction of the Vale and Owyhee projects. While these two projects join one another in Malheur County, Oregon, they are actually separate and distinct, and receive irrigation water from different sources—the Vale from the Malheur River, and the Owyhee from the Owyhee River. Note map on pages 10 and 11.

With the completion of the construction on the Willow Creek Unit of the Vale Project, this project will be completed and water is available for 10,000 acres in this unit for the spring of 1936.

It is expected that at least 25,000 acres of new lands under the Owyhee Project and 10,000 acres under the Vale Project will have water in the spring of 1936. Already the Owyhee Dam, the highest in the world, has been completed at a cost of \$6,000,000.00. Seven and one-half miles of tunnels are completed at a cost of \$4,000,000.00. In addition more tunnels, siphons and main canals are under construction, which will cost \$3,000,000.00. On January 1st, 1936 construction on the Owyhee Project was approximately 90% completed.

Unimproved lands were appraised and classified under the direction of the Secretary of the Interior, and can positively be bought for from \$5.00 to \$15.00 per acre.

Project construction charges are repayable, annually, over a period of forty years, and no interest is charged. Drainage of lands is included in the original cost of construction.

Elevation of land on the projects ranges from 2,250 to 2,500 feet above sea level. \bullet

Our growing seasons are exceptionally long; and our winters are usually short and mild.

Three Oregon State Highways, which are famous the country over, traverse the projects. $\cdot \quad \cdot \quad \cdot$

The main line and three branches of the Union Pacific Railroad traverse the projects and serve this area.

Irrigation has been practiced in this locality for forty years, and is a proven success.

The projects offer one of the outstanding corn-growing sections of the United States, and their average acre yields exceed those of Illinois and Iowa.

Alfalfa hay can be produced in abundant quantities on the projects. Fruits of all deciduous varieties, and of superior quality, are produced on the developed lands adjacent to the projects.

The Vale and Owyhee projects are the first ones to be constructed by the United States Government and offered for settlement at an "unimproved land" price, with speculation and commissions for selling absolutely eliminated.

The immediate settlement opportunity is on the Vale and Owyhee Projects where water is available for 35,000 acres of new land. These lands are some of the finest on the projects and the majority lie well for irrigation.

On March 15, 1936, the Owyhee Reservoir held live storage for two years irrigation of the entire project with the 1936 run-off yet to come.

Electric power is already in use by many of the new settlers.

VALE-OWYHEE GOVERNMENT PROJECTS LAND SETTLEMENT ASSOCIATION

In the two projects there are approximately 100,000 acres of sagebrush land to be settled; and to assist in the work of their colonization, a local organization, composed of farmers and business men, was formed, and is operating under the name shown above. The Board of Directors of the Association consists of the following members:

C. C. Hunt, Nyssa, Oregon, Farmer and Chairman of the Board.

Robt. D. Lytle, Vale, Oregon, Attorney and Vice Chairman.

H. C. Boyer, Ontario, Oregon, Merchant.

J. J. Sarazin, Nyssa, Oregon, Physician. Ed. Hendricks, Vale, Oregon, Farmer.

C. H. Harris, Jamieson, Oregon, Farmer.

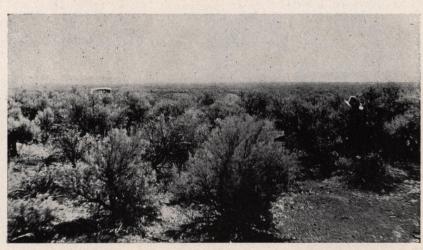
Earl Flock, Harper, Oregon, Farmer.

M. L. Judd, Nyssa, Oregon, Farmer.

Frank T. Morgan, Nyssa, Ore., Farmer and Secretary.

The Land Settlement Association is a non-profit organization, formed for the sole purpose of settling and developing the communities in which its members live, with industrious citizens who will help build up the country.

It is the intention and purpose of our Association to deal with the settlement of the Vale and Owyhee projects as though they were one, and to give only reliable and dependable information about them and the country in which they are located; also, to be conservative in our statements about crop yields, etc.



Good sagebrush growth denotes good soil-we have both



One of the new project homes

By following this plan, we hope to convince prospective settlers who visit the projects that we have UNDER rather than OVER stated their possibilities. Investigation will prove that we have abundant land, productive soil, an adequate water supply, and an exceptionally good climate; industrious settlers on every forty or eighty acres, with some capital to develop them, are all that are needed to complete a "set-up" that will bring satisfaction and contentment to all concerned.

THE OREGON STATE CHAMBER OF COMMERCE

The Oregon State Chamber of Commerce and the Portland Chamber of Commerce, Portland, Oregon and the On To Oregon Inc. have kept in close touch with developments on the Vale and Owyhee projects, and these organizations not only give their endorsement to, but are co-operating in the settlement activities which are under way.

OPPORTUNITY

The Vale and Owyhee projects offer exceptional opportunities—to the young man who wishes to adopt farming as a life career; to the farmer who hasn't found his present location profitable; to the city man on a salary who has had farming experience and is out of employment and instead of using up his accumulated savings he can be building a new home according to his ideals and can find contentment instead of worrying about present conditions.

The country in which they are situated is well adapted to general farming, dairying, livestock and poultry raising, fruit growing and truck farming such as onions, potatoes, beans, peas, cabbage, celery and berries.

The unimproved project lands—which are actually being offered for sale at from \$5.00 to \$15.00 per acre—were appraised at "dry land" values by an impartial board of appraisal, consisting of

one representative of the United States Bureau of Reclamation, one representative of the interested irrigation district, and a third member was selected by the two first mentioned. Their appraisals were accepted and approved by the United States Bureau of Reclamation.

As stated, these lands were appraised as "dry", without regard to their increased value when irrigated; and when they receive water they will actually be worth many times the original cost, as our climatic and soil conditions compare favorably with any in the United States.

The feature which will be of greatest interest to many prospective settlers is that the construction charge of the irrigation systems is repayable to the Government in 40 annual payments—without interest; in other words, a purchaser of land on the projects is given 40 years in which to repay, without interest, his proportionate share of the cost of their construction.

PRESENT DEVELOPMENT

The projects are served by three State highways: the Central Oregon, the Oregon Trail, and the John Day. The Union Pacific Railroad, one of the major trans-cont nental railroads of the country furnishes quick and convenient rail transportation to such larger market centers as Portland, Seattle, Tacoma, Spokane, San Francisco, Salt Lake City, Los Angeles as well as to large eastern cities. None of the land in either of the projects is located more than five miles from the railroad.

In 1932 the State of Oregon constructed a fourth highway which traverses the East and West Bully Creek units.

The project lands are immediately adjacent to large areas in the Snake River Valley that have been irrigated and producing for



Paved highways are one of our most important assets



Highest quality fruits are grown in our community

forty years. In this developed section are co-operative creameries; poultry, stock, wool, dairy and fruit associations; and Malheur County, co-operating with the Oregon Agricultural College, has maintained two advisory agricultural agents for several years. These men give special attention to the problems of new settlers. Good towns, paved highways, excellent railroad facilities, electric power, telephone lines, schools, churches and libraries, are conveniently close.

As previously stated, irrigation has been practiced in this section of the country for forty years, and has proven very successful. The bottom lands along the rivers are now watered by gravity or by pumping. The Vale and Owyhee projects will water by gravity the upper benches which have been proven equal or superior and which join the developed lands; therefore the production possibilities that are predicted for the new lands are based upon actual performance and not upon guesswork. High yields of all crops are the rule in these developed areas.

TERMS OF PURCHASE

The lands offered for sale are privately owned lands and the terms vary somewhat with the various sellers but generally they are as follows: One-half down at the date of purchase and the balance in five years at six per cent.

The topography and physical aspects of the projects are such that water is available and the land settled in units. We do not encourage the purchase of land in any unit by the settler more than one year before water is available for that unit. In this manner we bring under settlement each year a new body of land and are able to offer you a wide selection of the best lands under the projects.

Four outstanding safeguards have been put into effect on the Vale and Owyhee projects as follows:

- 1. The land has been classified as to quality and suitability for irrigation.
- 2. The land was appraised as to its value without water, or on a dry land valuation.
- 3. Drainage costs are included in the original estimate for construction.
- 4. Only lands susceptible of irrigation shall carry construction and operation charges.

Then, to prevent speculation and to insure prompt settlement of the lands, the present owners were urged to and did execute contracts agreeing to the following conditions:

All land owners who own more than 160 acres must offer their excess lands for sale at the appraised valuation.

All land owners, owning less than 160 acres, may sell at any price obtainable; but fifty percent of the money received over the appraised value must be paid into the Irrigation District treasury, and there used to apply to the credit of the purchaser on the future water assessments of the lands sold.

It is the intent of the contract provision that the money to be paid into the District treasury should be paid at the time of the sale.

One of the Reclamation Bureau's requirements was to the effect that owners of seventy-five percent of the land on the projects must sign contracts agreeing to the above conditions before construction would start. Up to date, owners representing over ninety



First year alfalfa, East Bully Creek bench



Ours is a natural corn country, and heavy yields are the rule

percent of the lands, have signed contracts. This explains why these lands may be purchased at from \$5.00 to \$15.00 per acre.

A considerable acreage of the so-called "excess lands" (over 160 acres) is under the ownership of the State, County, and large land companies, and MUST be offered for sale at their appraised value.

The appraised values of the lands on the Vale project are on file with the Vale Oregon Irrigation District, also at the offices of the Bureau of Reclamation, and are recorded in the office of the County Clerk, all at Vale, Oregon.

The appraised values of the lands on the Owyhee project are on file with the Owyhee Irrigation District, Nyssa, Oregon, with the Bureau of Reclamation offices, Ontario, Oregon, and are recorded in the office of the County Clerk, at Vale, Oregon.

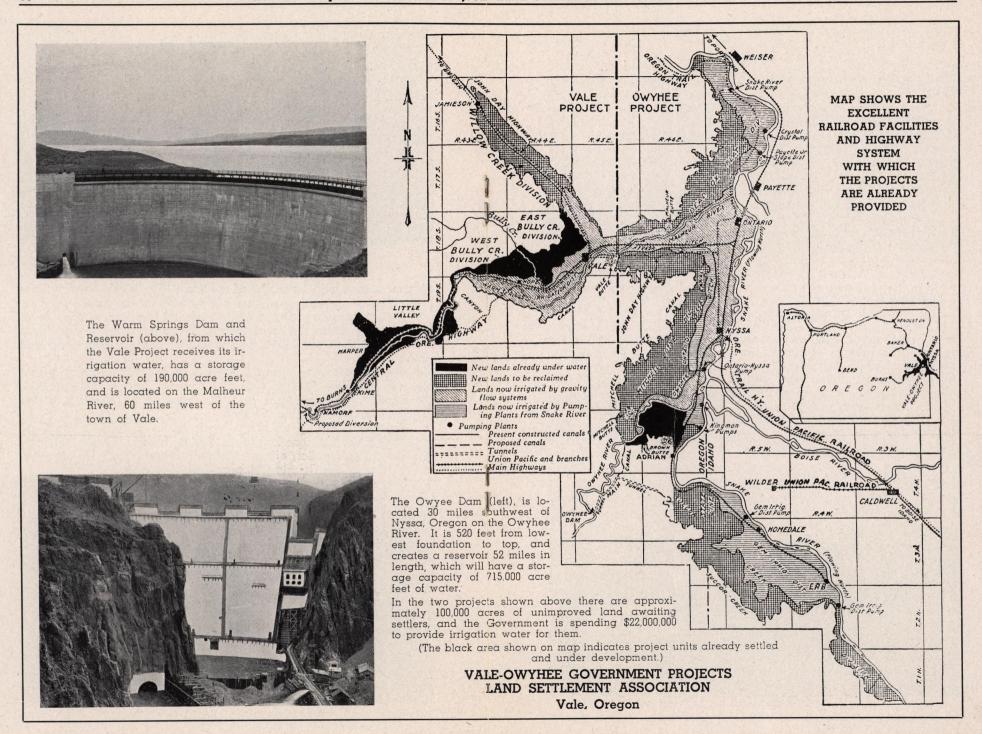
Everyone interested is invited to consult these records at the places named.

WATER COSTS

The construction costs of the projects are payable over the period of forty years after completion without any interest. It is contemplated that while the lands are being brought into cultivation that construction costs will be kept at a minimum.

It is estimated that for at least 14 years construction payments, together with operation and maintenance charges will not exceed \$4 per acre. It can safely be stated that for the next two to four years the total annual cost will be about \$1.50 per acre.

Lands on other irrigation projects are usually sold at from \$50.00 to \$100.00 per acre, while lands on the Vale and Owyhee projects can be purchased at an average price of \$10.00 per acre. The average farmer should have no difficulty in meeting such nominal payments. The low first-cost of the land, together with the forty-year payment plan covering construction charges, make these



lands available under more liberal terms than have ever before been offered.

TOWNS

Only general mention will be made here regarding the towns on the projects. They are all modern, and possess excellent school facilities, churches, and libraries; and most of the important religious and fraternal organizations are represented there. All except the very smallest have electricity, water and sewer systems. All of the towns are on at least one State highway. This section has the distinction of using $3\frac{1}{2}$ times the electricity used on an average in the United States.

Vale, Harper and Jamieson are the principal towns on the Vale project. Vale is the county seat of Malheur County.

The principal towns on the Owyhee project are Ontario,

Nyssa, Adrian and Homedale.

Boise, the capital of Idaho, varies from forty to one hundred miles from the towns on the Vale and Owyhee projects, and Portland, Oregon, is about 400 miles distant. The drive to Portland is made in one day over the choice of three State highways centering in this section.

PRINCIPAL PRODUCTS

Agriculture in Malheur County consists chiefly of hay, corn and fruit production, dairying, stock raising and poultry, supplemented by a considerable acreage of cash crops, such as small grains, potatoes, clover seed, lettuce and onions. The chief fruit crops are apples, prunes, pears, cherries, apricots and all small fruits. These lands, properly cared for, will raise 50 bushels of wheat, 60 bushels of corn, 65 bushels of barley, 80 bushels of oats, 300 bushels of potatoes, 400 bushels of onions, 7 bushels of clover seed and six tons of alfalfa hay, per acre.



Our country is naturally adapted to dairying



Garden green peas, Vale project

Present irrigated lands have the following record yields to their credit: 107 bushels of wheat per acre, 102 bushels of barley, 128 bushels of corn, 125 bushels of oats, 550 sacks of potatoes and 1000 sacks of onions, 13 bushels of clover seed, and 11 tons of alfalfa hay, from three cuttings.

When these lands were first watered, approximately 95 percent were devoted to raising alfalfa. The hay was sold to sheep and cattle men to winter their stock. This practice is still in vogue, but not as extensively as in the past. On account of the great interest in dairying in this section, this industry is providing an excellent market for the alfalfa hay that is grown locally; in fact, the returns from hay fed to dairy cows are more than double those realized for hay that is sold off the farms.

This section has been aptly termed "The Dairyman's Paradise," for combined with its superior climatic conditions, which are unexcelled for livestock, it produces an abundance of feed at an exceptionally low cost; and its butter is marketed, profitably, at points as distant as Los Angeles, California.

The Oregon Agricultural College recently made a survey of 514 dairy herds in 22 counties in Oregon—Malheur County having 20 herds—and found that butterfat is produced in the irrigated districts of Malheur County at a cost of from 5 to 7 cents per pound less than in the more highly developed dairy districts west of the Cascade mountains.

Another survey made by the Oregon Agricultural College within the last few years showed that the cost of producing alfalfa hay on irrigated land in Malheur County was the lowest of any county in Oregon.

The fattening of lambs and beef are important livestock activities in this section and seem destined to reach the proportions of

a major industry. The exceptionally good yields of alfalfa hay and corn are gradually bringing this about.

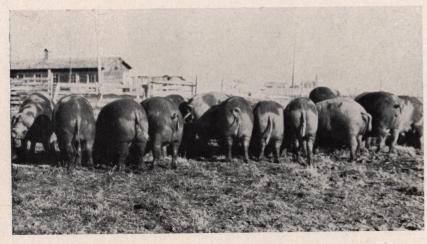
The country adjacent to the new project is one of the superior corn producing sections of the Northwest, and its average yield per acre exceeds that of Iowa and Illinois, and according to the records of the County Agent the maximum yield for 1932 was 121 bushels per acre with an average for the county of 55 bushels. With our irrigation and long growing season, crop failures are unknown.

The 1925 report of the Oregon Agricultural College shows that the average yields per acre, for all crops, on the irrigated lands of Malheur County, exceeded those of all other counties of the State.

Hog raising is engaged in extensively. They are marketed at Portland, Oregon, one of the best hog markets in the United States. Hog prices average from one to one and a half cents per pound higher in Portland than in Omaha. Good pasture in this section can be converted into 2,000 pounds, or more, of pork, by placing from 20 to 24 pigs and their mothers, to the acre, bring the pigs to an average weight of 100 pounds, with a very small grain supplement. The quality of alfalfa hay produced on these lands, ground and properly balanced with other feeds, is equally as profitable for dry lot feeding.

The absence of disease, such as hog cholera, and the high yields of corn, barley, wheat, and alfalfa hay, affords this section many advantages in the production and finishing of hogs; and these conditions, coupled with the short haul to the Portland market, combine to make the location one of the most satisfactory for this industry in the West.

Range sheep production is engaged in extensively on the projects and the country adjacent thereto, and has proven a great success. Winter lambing is usually accomplished in February, and high percentages are made annually. Hay and grain from the



Visible evidence that hogs do well in our country



The Vale Project produced this fine "first crop" of onions

projects are fed until about March 15th. The flocks are then driven to the hills, where lambs are finished for market in early June, weighing about 75 or 80 pounds. It is generally considered that an average gross return from good ewes is about \$8.00 per year. Small flocks of sheep on the farms are proving profitable.

Poultry production has been increasing in this section fully as rapidly as dairying. Turkey raising has reached large scale production, and has proven highly profitable. The mild, short winters, and long summers, make this section a favored one for poultry raising.

An average farmer, on average land, who will adopt a live-stock program for his foundation, and who will raise clover seed, potatoes, corn, onions or beans, for a cash crop, should easily secure a gross return of \$50.00 per acre, annually—and many are already exceeding this figure.

CO-OPERATIVE MARKETING

The Vale Project has been in operation since 1930, but its settlers have not as yet organized to engage in cooperative marketing; however, some of them are affiliated with near-by cooperative associations, among which are the Farmers' Cooperative Creamery, Intermountain Agricultural Credit Ass'n., Northwest Turkey Growers' Ass'n., Idaho-Oregon Turkey Growers' Ass'n., Hay Growers' Ass'n., Seed Growers' Ass'n., Bean Growers' Ass'n., Egg Producers' Ass'n., and the Snake River Grain Growers, Inc., which is affiliated with the Farmers National Grain Corporation. Each of these organizations employ trained field men, who instruct their prospective members in the up-to-date methods in vogue in their particular industries.

DOMESTIC WATER

A good quality of soft water can be obtained from wells at a depth of from 80 to 300 feet at a cost for drilling of 50 cents per foot.

SOIL

The soil generally over the project is a deep silt loam free from stone and easily workable. It is of a sedimentary deposit from the surrounding hills and is wonderfully rich in the mineral elements necessary for plant growth. It is ideal for irrigation. Our high record yields speak for its quality and fertility.

STATE AND COUNTY TAXES

The new lands on this project that are being settled at the present time have a tax rate of from 40 to 45 mills on a valuation of \$2.50 per acre. However, this valuation may be increased as the lands are improved.

COST OF CLEARING

The majority of this land can be contracted to be cleared and leveled in condition for irrigation at a cost not to exceed \$10.00 to \$20.00 per acre.

The climate is favorable to crop production, as the growing periods are long and not interrupted by serious frosts. All crops are easily matured as the average growing season is from 137 days to 167 days. The nights are always cool and refreshing.

HUNTING AND FISHING

Malheur County has more Chinese pheasants than any other county in Oregon, and these provide excellent shooting each fall. Hungarian partridge and sage hens have increased rapidly and provide excellent shooting during the open seasons. Some of the best "deer country" in the west can be reached within a few hours' drive from the projects. The smaller streams in and adjacent to the country provide excellent trout fishing, while in the larger rivers good Black Bass and Crappie fishing can be found.



Good fishing

GENERAL INFORMATION

Our association recommends that new settlers should have a capital of two to three thousand dollars in cash, or the equivalent in farm equipment, and reasonable experience to be successful.

Water has been brought to the Harper Unit, the West, and East Bully Creek Benches and the Willow Creek Unit on the Vale Project—and to the Kingman, and Mitchell Butte Units on the Owyhee Project.

The lands on both projects are exceptionally choice and very close to highways and towns. They are all served by the Union Pacific Railroad, one of the superior railroads of the country, and by three state highways. Persons interested in lands on the Vale Project should go to Vale, Oregon and call on C. C. Ketchum, Project Engineer for the Vale Project. Those interested in lands on the Owyhee Project should go to Nyssa, Oregon, and call on Frank T. Morgan, Secretary of the Vale Owyhee Land Settlement Association.

The Bureau of Reclamation maintains offices in Vale, Ontario and Nyssa and they will give any information desired about the projects. You will find the Commercial Clubs of the towns on the projects, as well as the Portland Chamber of Commerce, ready to assist the prospective settlers with information about the country without cost to the inquirers.

We earnestly invite everyone interested to investigate the farming possibilities of the Vale and Owyhee projects; and we feel certain that a personal inspection of the lands will convince any individual with an open mind that they offer exceptional and superior opportunities to prospective settlers. For further information relative to the Owyhee lands write the Association at Nyssa and relative to the Vale lands, write the Association at Vale.



Sound horses and excellent soil make cultivation easy

LETTERS FROM FARMERS IN VALE AND OWYHEE DEVELOPED AREA

Nyssa, Oregon, April 27, 1936.

Vale-Owyhee Land Settlement Asociation, Nyssa, Oregon.

Dear Sirs:

I emigrated to Nyssa from Utah in 1901. Shipped up a car of dairy cows, and have been dairying ever since. We are fortunate in having one of the largest co-op creameries in the country, in this territory. The man who milks the cows gets all but the actual cost of making and selling the various dairy products. This is a natural dairy country, wonderful climate and big crops of alfalfa and grain make "contented cows." I have traveled around enough to know that there is no use telling how large a yield we get from different crops. No one will believe us, and I do not like being called a liar.

H. R. SHERWOOD.

Nyssa, Oregon, April 27, 1936.

Vale-Owyhee Land Settlement Asociation, Nyssa, Oregon.

Dear Sirs:

I came to this part of Oregon in 1908 from Wisconsin. I have followed general farming and specialized in thoroughbred Jersey cattle for the past 15 years. I consider this an ideal place to practice dairying. Alfalfa and corn produce bumper crops which, coupled with the mild winters and green pastures eight months of the year, fits right in with dairying. Butterfat is marketed here through co-operatives at a price of 2c to 4c above the Elgin market.

C. M. BEAUMONT.

Nyssa, Oregon, April 23, 1936.

Vale-Owyhee Land Settlement Asociation, Nyssa, Oregon.

Dear Sirs:

I came to Nyssa 33 years ago, a single man, without a dollar. Worked by the month for three years, took up 160 acres homestead, tried dry farming without any success, and finally in 1915 rented 120 acres and farmed it one year, bought 80 acres of raw land for 5,000, all on time. This land was under a pumping plant, and in four years we had the place paid for. Since then have bought 120 acres where we now live.

On an average, the following crops are raised to the acre:

Alfalfa hay, 5 to 8 tons; wheat, 40 to 80 bus.; oats, 50 to 100 bus.; barley, 50 to 100 bus.; potatoes, 200 to 400 sacks; onions, 300 to 700 sacks.

Clover seed and alfalfa seed do exceedingly well here and all kinds of pasture grasses do well which make this an ideal place for dairying.

Anyone coming here to look over this country may look me up. I live $3\frac{1}{2}$ miles from Nyssa, and will always be glad to tell what I know about the country, and always have time to swap yarns with anyone passing through.

LEM WILSON.

SUMMARY OF CROP YIELD SURVEY

The County Agricultural Agent made a survey of crop yields on the developed and irrigated farms which are adjacent to the Projects in Malheur County, in order that authentic information might be available in answering questions concerning production in this area.

It is felt that the facts brought out by this survey are an accurate indication of yields that may be expected on the new lands when they are fully developed, and therefore they are summarized in the following table:

	No. Farms Reporting	Average Yield	High Yield
Wheat	45	47.7 bu.	80 bu.
Barley	14	57.7 bu.	90 bu.
Oats	8	59.0 bu.	103 bu.
Corn	31	59.9 bu.	100 bu.
Alfalfa	51	5.6 tons	8 tons
Alfalfa Seed	8	5.5 bu.	10 bu.
Red Clover See	ed 33	5.0 bu.	ll bu.
Potatoes	20	175.0 sacks	300 sacks
Prunes	4	4.5 tons	7.13 tons
Apples	8	287.0 bu.	638 bu.

Approximately 122,000 acres of land in Malheur County are now irrigated, and an additional 100,000 acres will be brought under irrigation with the completion of the Vale and Owyhee Projects. As a supplement to these irrigated lands within the county, there are also approximately 5,000,000 acres of grazing land, owned or leased, which supports during a portion of the year 40,000 head of cattle and 365,000 head of sheep. This range livestock furnishes a convenient market for a large portion of the hay and feed grains produced on the irrigated lands.

VALE-OWYHEE GOVERNMENT PROJECTS LAND SETTLEMENT ASSOCIATION

C. C. HUNT Chairman FRANK T. MORGAN
Secretary

Nyssa, Oregon

