

Big Opening of Irrigated Land

In the Very Heart of the Best Section of

IDAHO

18,750 Acres of Irrigated Land Reclaimed Under the Second Owsley Project

Located in Jefferson County, Idaho, in the Famous Upper Snake River Valley, near Roberts and Hamer, Idaho, on the Main Line of the Oregon Short Line Railroad

Opening to Be Held at Roberts, Idaho, Oct. 9, 1919

Second Owsley Project—Location

The Second Owsley Project is located near Crystal Lake (formerly called Mud Lake), Jefferson County, State of Idaho, and is accessible either from Hamer or Roberts, Idaho. The pumping plant is located about 13 miles west of Hamer and about 20 miles northwest of Roberts. Roberts and Hamer are located on the main line of the Oregon Short Line Railroad, about half way between Salt Lake City, Utah, and Butte, Mont.

Approved by State

The land under the Second Owsley Project was segregated under the Carey Act and a contract entered into by the State of Idaho with the company to reclaim the land for the State and the Government. Profiting by 15 years of Carey Act developments in the State of Idaho, the state has maintained a rigid supervision over the Owsley Project at all times and all construction work has been under the direct supervision of the State Engineer.

On October 17, 1917, Frank P. King, State Engineer for the State of Idaho, in a report to the State Land Board, stated: "I think it is safe to assume there is easily 50,000 acres of land of this character, and I believe there is water enough for two or three times the amount it is purposed to irrigate."

In a report made December 3, 1918, by State Engineer Fred A. Wilkie, he states: "In conclusion, I am convinced that there must be in the neighborhood of 100,000 acre feet annual inflow to Mud Lake. This would give an ample supply for at least 50,000 acres of land."

In his final report, State Engineer Warren G. Swendsen, said: "This is the first project ever built in the State of Idaho that was completed ahead of time, and the character of the work and the project in general is the best piece of construction that has ever been done on any Carey Act Project within the State."

Approved by the Government

At the time that the land was temporarily segregated by the Federal Government an exhaustive study of the Owsley Project was made by the Federal Carey Act inspector, both with reference to the physical features affecting the development, and with reference to the water supply.

In an able, exhaustive and protracted study of the water supply, covering a period of approximately five years, made by George B. Archibald, Federal Carey Act Inspector, with reference to the Second Owsley Project, he stated in his report to the Commissioners of the General Land Office in May, 1917: "There appears no question as to the fact that at least one hundred thousand acre feet entered Mud Lake and the associated bodies of water during the year ending with the Spring of 1917. Irrespective of its source, a field investigation of the locality generally leaves little doubt as to the source being Egin Bench, aside from the relatively small amount furnished by Camas Creek. . . . To sum up the situation, it therefore is found that at the present time, at least one hundred thousand acre feet are entering Mud Lake annually, with the apparent probability that 150,000 acre feet or more will eventually be available. . . . As only 28,076.84 gross acres would actually be involved in the Owsley Project after Segregation List 74 is added, there appears an ample supply of water available at the present time, with the apparent probability of an increased supply from year to year. . . . In view of the entire feasibility of the project and the ability of the construction company to carry the development to completion, it is respectfully recommended that Segregation List 74 be duly approved."

After the examination was made, the Federal Carey Act Inspector recommended that a permanent segregation be made and the company be permitted to construct the irrigation works, under the supervision of the State Engineer, necessary to reclaim the land.

Snake River Valley District

The crops raised in this district consist principally of wheat, oats, barley, peas, potatoes, alfalfa and sugar beets.

The average yield per acre being from 40 to 60 bushels of wheat; 5 to 100 bushels oats; 50 to 80 bushels of barley; 400 to 600 bushels of potatoes; 4 to 7 tons of alfalfa, and from 10 to 20 tons of sugar beets. Remember, these are average yields. We have positive evidence of much larger yields in exceptional cases.

Idaho Falls, the metropolis of this district, is the largest originating point of food products in the world; also the largest shipping point on the Oregon Short Line Railroad.

The value of land in this district in a high state of cultivation runs from one hundred fifty to five hundred dollars per acre. The average price being from two to three hundred dollars per acre.

Character of Lands

The land is level with a gentle slope back toward the Lake of approximately two feet to the mile. It is covered with a heavy growth of sage brush, is free from alkali and is of volcanic ash and silt formation, and part of the land has an accumulation of sand upon its surface, and all the land is underlaid with an impervious clay subsoil, which runs to the remarkable depth of from eighty to one hundred feet. This land is similar in character to the Twin Falls Country, except that it is more level and can be put in a high state of cultivation with less expense.

Anyone familiar with the water supply in the intermountain country must know that there will be but few more opportunities to purchase good irrigated land at ground floor prices.

Water Supply

The source of the water supply is from Crystal Lake. The company holding a water permit for 187.5 second feet of water, which is sufficient, under the duty of water

fixed by the State Engineer, to water 18,750 acres. This permit being the second water right on the lake, the sufficiency of which has been approved by both the State and Government Engineers.

The past season has proven that this is one of the best, if not the best, water rights in the State of Idaho. Many good districts were short of water, but our water supply was greater than any previous year.

The company agrees to deliver to each acre of land two acre feet during the irrigation season, which is more water than can be successfully used.

Irrigation System

The irrigation system consists of an intake of about one mile in length in which the water flows to the pumping plant by gravity. In the pump-house the company has installed three 36-inch Plat Iron Works Centrifugal Pumps, which are propelled by three 250 H. P. General Electric Motors. The pumps have a capacity of over 96,000 gallons per minute.

At the pumping plant the water is lifted to a maximum height of eighteen feet and from this point it runs through thirty miles of main canals and laterals by gravity. The system is built so that the water is delivered to within one-half mile of each legal subdivision of one hundred sixty acres and directly on a majority of the land.

Proof of completion of works was made on August 30, 1919.

Operation and Maintenance

The operation of this plant will be turned over to the settlers, free and clear of all encumbrances, the same to be operated by an operating company with 18,750 shares, each share to be appurtenant to one acre of land and entitling the owner to one vote in the management and operation of the company.

Owing to our well constructed ditches and laterals and the low power charge of \$16.00 per horsepower per season, the maintenance of this system should never be in excess of one dollar per acre and for a number of years should not be in excess of fifty cents per acre.

Heretofore, in many instances, Carey Act settlers have located upon land and have had to wait several years for delivery of water, and in some instances, owing to the companies' inability to complete their works, never received water. Our company can deliver water to every acre of its land NOW.

Wonderful Opportunities

The future of this district is assured, as the company has already built what is known as the first Owsley Project. This has been sold to settlers, has been approved and accepted by the State of Idaho and the management turned over to the settlers. A small part of the land has been farmed during the year 1919 and practically all of it will be farmed in 1920.

As an illustration of what can be done, Oscar W. Linger farmed 35 acres on the First Owsley Project and raised 460 bushels of wheat and 100 tons of alfalfa on 35 acres in the year 1918; 82 tons of the alfalfa being raised on 16 acres, the same having been planted in 1917, this being the first year's crop.

In 1919 the yield off of 35 acres will amount to more than 200 tons of alfalfa, and Mr. Linger has sold this for \$20 per ton in stack, making a gross yield of more than \$100.00 per acre.

The price of this land and water is fixed by the State of Idaho at \$75.50 per acre and the company cannot sell it for more. It is easily worth from \$100.00 to \$150.00 per acre, and, on the terms that it is being sold, the yearly payments are not any more than a fair rental value of the land.

The land, if put in shape for cultivation and irrigation, will pay for itself, at the present price of crops, in one year. Proof of this is made by what Mr. Linger has done, all of which can be verified by visiting his place.

Recreation

Crystal, or Mud, lake is famous for duck hunting. In the fall season there is every variety of duck known to this country; also many wild geese. The lake is also noted for its fine trout fishing.

The desert near by abounds with sagehens, and in the foothills and mountains directly on the west you can find every variety of grouse; and higher up there is plenty of deer, sheep, goats and bear. The writer has left the project one day and returned the next with his limit of big game.

The project is located in the center of this sportsman's paradise.

Terms

The land will be sold to qualified Carey Act entrymen for 50 cents per acre; one-half payable at the time of filing and one-half on or before May 1, 1923; and the water will be sold and made an appurtenant to the land at the price of \$75 per acre; one-tenth payable in cash at the date of filing and the balance payable in nine equal annual instalments, with interest at the rate of 6 per cent per annum.

Remember that it only takes about one hundred entrymen to buy all this land if they take one hundred sixty acres each. You can't take less than forty nor more than one hundred sixty acres. The company has had more than five hundred inquiries on this land.

If you are in the market for good irrigated land located in one of the best farming districts in the intermountain country, at less than its value, don't fail to investigate and register early, as you may draw the 160 that a town will be built on or one of the quarters adjacent thereto.

Opening and Drawing

The opening of the land will be held at Roberts, Idaho, on October 9, 1919. Arrangements will be made to meet anyone on or before October 9th at Roberts, Idaho, to show them the land by automobile. Either notify the company or go to Roberts, Idaho, and inquire for J. L. Bussey, who is in charge of showing the land.

A representative of the State of Idaho will be in charge of the drawing, which will be held at Roberts, Idaho, at 4 p. m. on October 9, 1919.

Those desiring land had better register early, as the company has received a great number of inquiries and we do not believe there will be enough land for all those who register. You may register at any time with the company in Salt Lake City, Utah, or with Ross D. Matkins at the Eleanore Hotel, Idaho Falls, Idaho, or with W. A. Davis, cashier of the Bank of Roberts, Roberts, Idaho, or with H. G. Price at the Eccles Hotel, Rexburg, Idaho.

A representative of the State of Idaho will be in charge of the drawing.

Remember, This Is a Completed Project, Ready for Operation. You Can See Just What You Are Buying. We Ask That You Give It a Thorough Examination. Write for Descriptive Literature, or take a Trip and See It; as It Is Impossible to Describe This Land; It Has to Be Seen to Be Appreciated.

PINGREE LAND COMPANY

THOMAS L. MATKINS, Manager.

Salt Lake City, Utah. 216 Felt Bldg., Phone Wasatch 4509

REFERENCES: McCormick & Co., Bankers, Salt Lake City, Utah. National City Bank, Salt Lake City, Utah. Idaho Falls National Bank, Idaho Falls, Idaho. Anderson Bros. Bank, Idaho Falls, Idaho.