

and never failing sources, namely, the Boise, Payette and Snake rivers.

The irrigation systems of the county embrace the canals known as the Ridenbaugh, Phyllis, Settlers, Strahorn, Riverside, Sebree, Middleton and numerous smaller canals from the Boise river, and the Payette Valley Irrigation Co's canal, the Lower Payette, Last Chance, Enterprise and lesser ditches from the Payette river. A few small ditches have also been taken from the Snake, but comparatively little has been done towards utilizing this mighty stream, for irrigation purposes. But the irrigation systems of this region are gradually being developed, in connection with which a very important step has just been taken, in the formation of the Caldwell irrigation district. This district takes in some 25,000 acres of land, and the plan contemplates building a canal to cover this land, making all the land within the district share the expense of such construction; as well as the benefits to be derived from the same, and thereby ensuring an enduring water supply and a systematic distribution, at a very low cost to the consumer.

Water for irrigation purposes costs from 50 cents to \$1.50 per acre per annum, depending on the canal and the service required. Permanent water rights cost on an average in all the larger canals, about \$10 per acre. The price however is not uniform, and is governed more or less by the cost of maintainance and management. Good land within a few miles of Caldwell, can be had at from \$6 to \$10 per acre. To this must usually be added the cost of water. Considerable land, more or less remote from town, can yet be taken under the desert and homestead acts. Relinquishments of these can also be secured. The soil only has to be cleared of sage brush (which costs from \$1.50 to \$3 per acre, depending on the growth) to be ready for cultivation.

A sagebrush cutter, invented by a Caldwell man, not only cuts the brush but prepares the ground for cropping at the same time.

CROP YIELDS.

Farm crops yield about as follows: Wheat 20 to 40 bushels to the acre, oats 40 to 60, corn 30 to 50, barley 30 to 40, rye 25, potatoes from 150 to 300 bushels, alfalfa 5 to 7 tons per acre (three cuttings), clover and timothy 3 to 5. The average retail price of these grain crops is about \$1.25 per hundred. Potatoes average about one cent per pound. Alfalfa \$3.50 to \$4 a ton in stack. Clover and timothy in stack from \$5 to \$7 per ton.

Tree fruits retail at from 1½ to 5 cents per pound. These prices command of course a good article. Inferior fruit and that

not suitable for market can often be had considerably less. All of these trees usually bear at 3 and 4 years of age, and come into full bearing at from 6 to 8 years. The average yield per tree for apples and pears is from 300 to 500 pounds, and for the other fruit bearing trees is from 100 to 300 pounds. It often happens that all of the above yields are greatly exceeded. For example, there are well authenticated cases of 9 and 10 tons of alfalfa to the acre, 75 to 100 bushels of wheat, 1000 bushels of onions, 500 to 660 bushels of potatoes, also 500 pounds of peaches to the tree, 700 pounds of plums and enormous yields of other fruits. But the aim is to give a fair average of returns. Hops produce, when in full bearing, about 2000 pounds to the acre.

COST OF LIVING AND WAGES.

The average cost of living is not greatly, if any in excess of eastern prices. Good table board can be had at from \$3 to \$4 per week. Comfortable houses rent at from \$5 to \$15 per month. Flour sells at \$1.50 per hundred or \$2.75 per barrel. Granulated sugar at \$6.75 per hundred. Meat at from 4 to 10 cents per pound. Fresh fish, such as salmon, sturgeon, white fish, etc., caught from the rivers in this vicinity, sells at from 5 to 10 cents per pound. Butter 20 to 25 cents per pound; eggs 10 to 20 cents per dozen. Lumber, common, at \$14 per thousand; wood at from \$2.50 to \$6 per cord; coal at from \$7.50 to \$9 per ton. Clothing and other necessaries are reasonable. Common laborers receive from \$1.50 to \$2 per day, miners from \$2.50 to \$3 per day, farm hands from \$20 to \$30 per month and board; carpenters and other tradesmen from \$2.50 to \$3 per day; clerks and book keepers from \$40 to \$75 per month; school teachers from \$40 to \$100 per month.

EDUCATIONAL, CHURCHES, ETC.

Caldwell is fortunate in having superior educational facilities. The public schools are well graded and supplied with free text books, and the teachers are fully equipped for their work.

The College of Idaho, an excellent institution for both sexes, is also located here and is doing admirable work.

A Summer Normal School is held each season and is especially valuable for those wishing to review or prepare for teaching. A private kindergarten has also been conducted in town for several terms with good results.

The Baptists, Christians, Methodists, and Presbyterians, all have church organizations and houses of worship, and the Episcopalians have their plans ready for a handsome church and parsonage.

The Odd Fellows and Masons both own good halls and business properties, and the

Knights of Pythias and A. P. A. are also represented.

We have an excellent cornet band and orchestra, also a good opera house and court house.

The press is represented by two first rate weekly newspapers the Tribune and Record; one semi-monthly, The Odd Fellow, and the GEM STATE RURAL.

The city also has a telephone exchange and telephone connection with all surrounding towns, telegraph, express and freight offices and free mail delivery. It has a partial system of water works, but has recently voted to put in a combined water works and electric light plant to be owned by the city. Surveys and detailed plans and specifications have already been prepared by the city engineer for this, the cost not to exceed \$18000. It is expected that this plant will be in operation before Jan. 1 1896. The city has an assessed valuation of \$325,000 and is practically out of debt.

Six mail and stage lines start from the town for surrounding points, three of them being daily. There is also a tri-weekly fast freight for DeLemar and Silver City, and a semi-weekly for the West View Willow Creek mining district, which makes the round trip in a day.

In addition to a very enterprising class of retail traders, representing nearly all mercantile lines, two of the business houses do an extensive wholesale and jobbing trade.

The present openings and needs of Caldwell are a thousand thrifty farmers and fruit growers, with sufficient means to establish themselves and bring their lands into productiveness. In order to do this, \$1000 cash for each family, should be available, certainly not less than \$500. But a good deal depends on the person after all. Some may start and succeed without a farthing, so to speak. A family on every 40 acre tract and often on less than this, with thorough and judicious cultivation would accomplish more than could be realized from 160 acres in many other sections, and at the same time have more comfort from the products of their toil and our magnificent climate, than it would be possible to secure elsewhere.

The town needs a larger payroll and therefore, in view of its surroundings, confidently invites the locating of canneries and fruit drying plants, creameries, and cheese factories, tanneries, flouring, and woolen mills, smelters, and reduction works; starch factories, beet sugar works, etc. Those who are prepared to handle any of these enterprises would do well to investigate our locality, and those seeking homes or real estate investments should by all means correspond with us.

CALDWELL REAL ESTATE AND WATER CO., Caldwell, Idaho.

Prune Acreage.

California is estimated to have 200,000 acres of prunes; Oregon, 28,000 acres; Washington, 15,000 acres, and Idaho 8,000 acres. Of the above acreage probably not more than one-fourth is full bearing.

Messrs. Geo. Stafford and Cal. Johnson, two of Canyon counties efficient commissioners, are successful dairymen. Mr. Stafford has from 28 to 30 cows and uses a DeLaval separator. He is inclined to the view that good clover pasture, or hay, makes rather sweeter butter than any other forage plant. Mr. Stafford finds regular sale for his butter to regular customers at Caldwell the year round. Mr. Johnson's market is mostly at Payette, where he has an established reputation for making a gilt edged product.

Robert Noble the Owyhee County sheep-king informs us that sheep on the range are in prime condition.

William Cupp of Squaw Creek, whose sheep are ranging on the upper Payette and Salmon river divide, says the animals are in good form, but he would be better satisfied if he knew something about the future of tariff legislation.

Valuable Farm For Sale.

260 acres in the beautiful Boise Valley, 5 miles from Caldwell, one mile from Middleton post-office, and 25 miles from Boise City. 200 acres under fence, 100 acres in cultivation, 80 acres in native timber, 50 acres in grass—timothy, clover and alfalfa—25 acre orchard, mostly of choice young prune trees, no handsomer orchard in the country—more or less pears, peaches and apples. Also small fruits. Inexhaustible supply of free water for irrigating purposes. 9 roomed house, fine large barn 35x50 feet, 2 story. Good cellars and out-buildings. Plenty of shade trees. Considerable farming machinery goes with land. Would also, if desired, sell 25 to 30 head of good trotting and running horses, and 30 head of dairy cows, and young stock at low figures. Place is admirably adopted for stock and dairy purposes, as well as for fruit growing and general farming. Excellent location good roads and a very desirable property. Price \$50 per acre, part cash, balance on time. If desired would sell a portion of the premises. For further particulars enquire of

GIPSON & GWINN,