

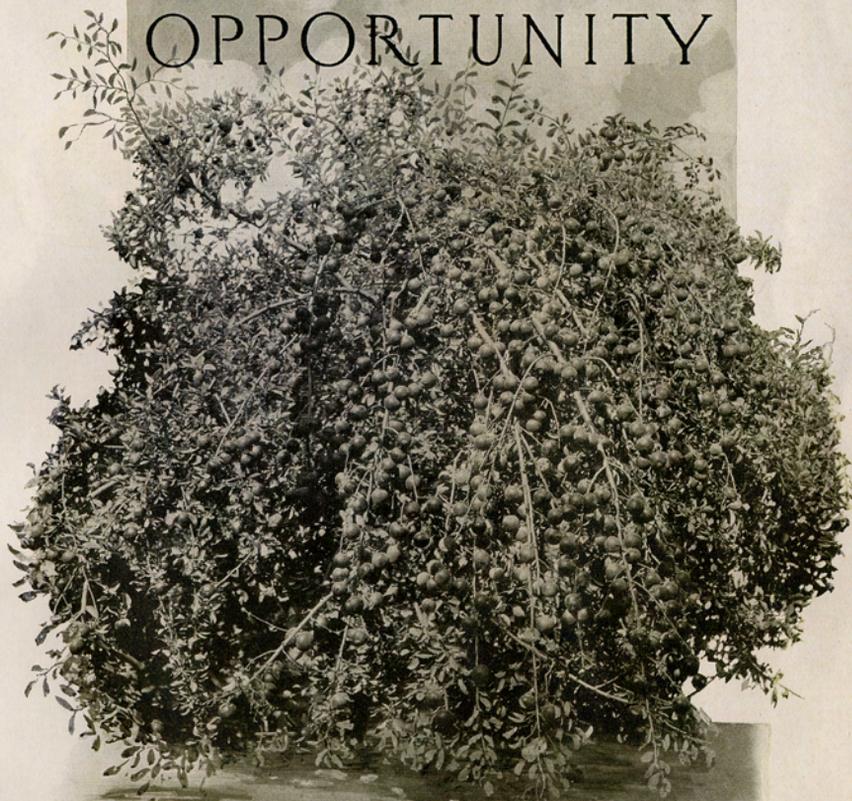


LEON E. NUTTNALLY
P. O. BOX 16
BEVERLY, WA 99321

Columbia
Valley
Orchards

Beverly,
Washington.

A Booklet on
FRUIT GROWING
AND FRUIT LANDS
IN THE LAND OF
OPPORTUNITY



Just One Tree
But it tells the Story



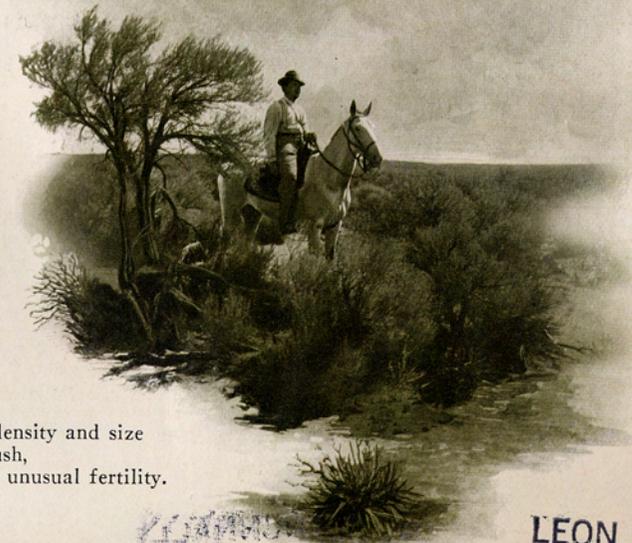
Beverly, Washington

BEVERLY lies in this rich valley where the Chicago, Milwaukee & Puget Sound's main line to the Pacific Coast crosses the Columbia River. A glance at the map shows that this new district is surrounded by the famous fruit growing sections of the state: Wenatchee, Kittitas, Yakima, Kennewick, Walla Walla and Spokane. Wenatchee is on the Columbia, less than fifty miles above Beverly, while Kennewick is in the same valley only a little farther south. The same rich volcanic soil, abundant snow waters from the mountains, sunny skies and invigorating atmosphere are the heritage of them all. The only important differences are marked by degrees of development, in some of them progress being farther advanced than in others. Where Beverly has sagebrush, Yakima and Wenatchee boast of their wonderfully bearing orchards, their gardens, public improvements and young cities. Primarily and naturally the irrigable areas of the Columbia River Basin are the same, varying only in the length and mildness of the seasons, according to their altitudes. The advantage is all in favor of the lower valley of the Columbia. At Beverly the altitude is 545 feet above sea level, at Wenatchee 633 feet, at Kennewick and Pasco 372 feet.

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Sagebrush scenes in the new Fruit District at Beverly.



Note the density and size of sagebrush, indicating unusual fertility.

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Transportation



THE shortest and therefore most direct railroad route between the Pacific Northwest and the East is now over the Chicago, Milwaukee & Puget Sound Railway. It is the only independent road operating in the Northwest, following its usual policy of handling business and fixing rates without consulting other traffic interests.

When the Government completes its work of opening the Columbia River to navigation, a work which has been under way for many years, at a cost of millions of dollars, this natural highway will be to the Northwestern states and Western Canada what the Mississippi is to the Middle West. Ocean-going vessels will be able to steam inland a thousand miles, penetrating British Columbia.

Beverly marks the point where this new transcontinental line crosses the Columbia River, and is almost exactly in the middle of the state. The cities on Puget Sound are only six hours distant; Spokane and Northern Idaho are only a little farther away. The service to Eastern cities and markets is equally efficient, insuring prompt delivery of products. The new "cut-off" of the Northern Pacific reaches the "Columbia Valley Orchards" on the north, and surveys of the North Coast Railroad have been made through this property from north to south. Few new fruit districts command such facilities in transportation.



The Milwaukee's new million-dollar Steel Bridge at Beverly.

Columbia River Steamers at Kennewick, below Beverly.



Markets All Around

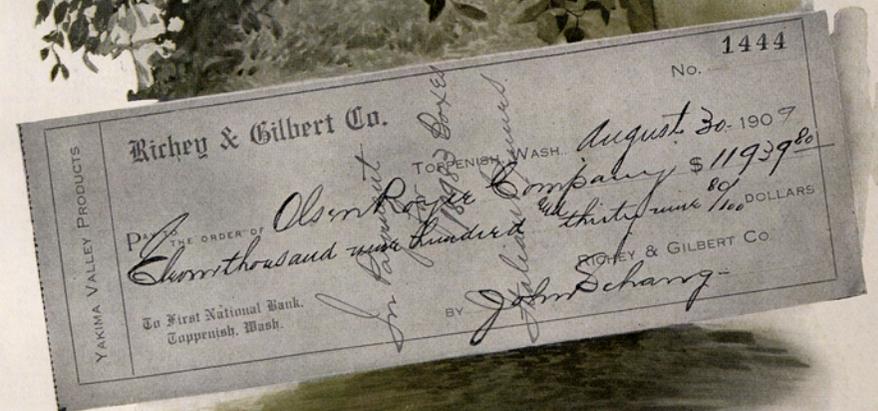


THE market determines the profits of a fruit ranch. Transportation is naturally a vital link in marketing.

Beverly's splendid railroad service will place the growers of this district in close and cheap communication with all the territory reached by these transcontinental systems. They stretch from the Pacific Coast cities through the lumbering and mining regions of Idaho and Montana, the wheatfields of the Dakotas, the stock ranges of Wyoming and Nebraska, the populous Mississippi Valley, eastward to the Atlantic Coast states. Throughout this broad area the demand for Washington's high-grade fruits is constant and increasing as the fruit growing center moves Westward. Europe buys freely, and as this booklet goes to press, the delivery of 200 cars of Yakima Valley apples is being made to J. Nicholls, of Covent Garden, London, England. The "Big Red Apple" is rapidly circling the markets of the earth.

Locally, the manufacturing, lumbering, and mining districts of Puget Sound, Northern Washington, Idaho and Montana furnish ready markets the year around for all kinds of fruits, berries, melons, vegetables and hay. Cold storage and refrigerator car service enable the grower to ship and market at will.

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Picking Profits—
One Fruit Grower's Check.

Climate and Seasons



TEMPERED the year around by the warm winds of the Japanese ocean current, and favored by matchless sunny skies, the climate of the Columbia River country is one of its chief attractions, as well as one of its most valuable assets.

The "California of the North" and the "Early Fruit Belt" are apt expressions which are often used when speaking of the Columbia Valley.

There is little or no snowfall at Beverly, while the average annual precipitation in this valley is 7.46 inches, according to Government reports. It is worth recording, that during the cold winter of 1908-1909 the thermometer at Beverly registered the highest temperature reported in Central Washington, being only 6° below there, while elsewhere reports showed from 18° to 26°. Government authorities give the mean annual temperature of the valley as 58°, coldest average for January 36°, warmest average for July 78°. Plowing is carried on during those months when the Eastern states are suffering from cold and blizzards. Spring comes in February, and vegetables have been marketed as early as March 5th. Strawberries ripen late in April, and the first crates annually sell as high as \$12.00 in the Spokane and Seattle markets. With a growing season nine months in length and sunshine the year around, the Columbia River Valley is destined to become one of the greatest crop producing regions on the continent.



An Apple Orchard in bloom
in the Famous
Columbia River Basin.

LEON E. NUNNALL
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Fruit-Growing



NATURALLY the Columbia Valley is the home of the early fruits,—peaches, apricots, nectarines, cherries, plums and strawberries,—but it is none the less successful in producing late winter apples and pears. Early varieties of apples are not grown, because they ripen during the hot months. The long sunny summer days color the apples a bright red or golden yellow, which added to a delicious flavor for which the fruit of this country is largely known, gives them a high commercial value. Conditions here are very similar to those at Wenatchee, whose apples rank with the best in quality and price. Jonathan, Winesap, Arkansas Black, Winter Banana, Yellow Newton, Pippin and Spitzenberg apples are the leading varieties grown in this valley for the Eastern markets. The income from a full-bearing apple orchard will average \$400 to \$800 an acre a year.

Peaches reach their highest development in this warm climate, and trees bear heavily when three years old. Used as “fillers” between apple trees, they furnish a substantial income until the latter come to bearing.

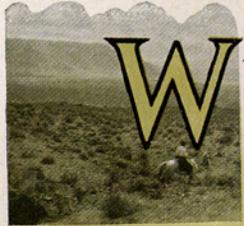
Owing to the fact that this district is three weeks earlier than surrounding valleys, all kinds of small fruits and berries are easily first in the local markets, and consequently capture “banner” prices.



Early Evidence of
Prosperity—
Three-year-Old Apple Tree.

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Model Irrigation System

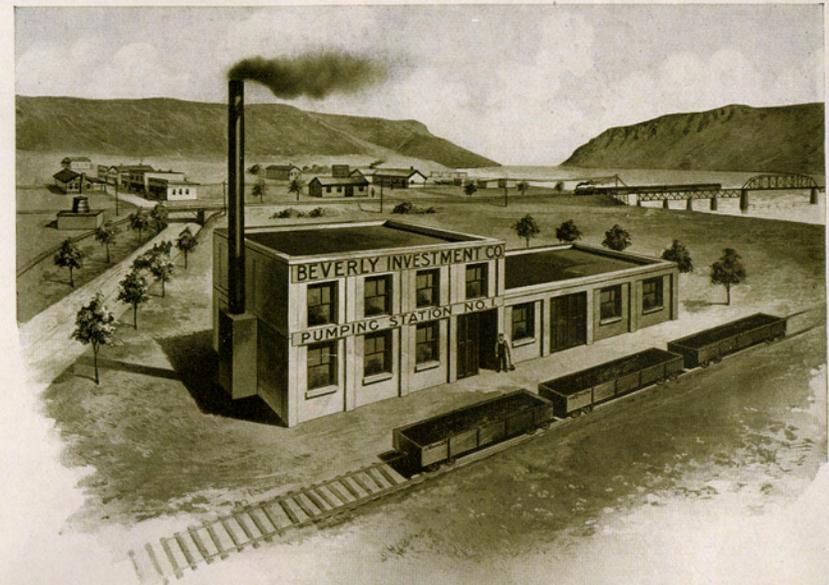


WATER in abundance for irrigation and domestic use will be delivered by an extensive pipe system to each tract of land. One of the most modern irrigation plants ever installed in the

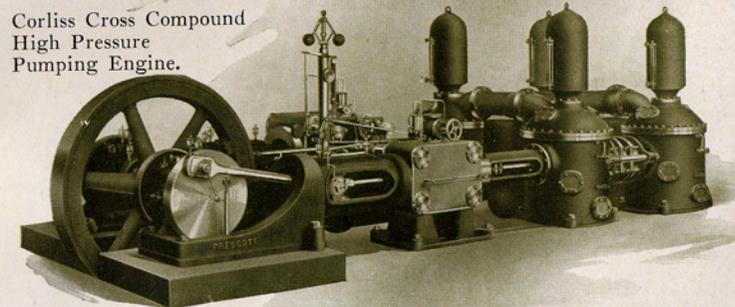
Northwest is under construction by the Company, the first unit of which will soon be completed. High-pressure pumps, of 8,300,000 gallons a day capacity, will pump water directly from the Columbia, and force it under pressure through distribution pipes, an immense concrete reservoir being used for equalizing purposes.

A water duty of one cubic foot per second of time to each 120 acres, equaling an annual precipitation of 40 inches of rainfall will be furnished. This is the most liberal given in any district in the valley. Measuring devices will guarantee delivery of each tract's portion.

The Beverly Investment Company will build this system, and issue water stock appurtenant to the land. Upon the sale of the land, one share of stock in the pumping plant company will be delivered to the purchaser with each acre. Thus the water system will ultimately pass from the Company to the landowners, becoming co-operative. It is estimated that the annual maintenance charge will not exceed \$4.50 an acre, and, while the plant is under the Company's control, a charge not to exceed this amount will be guaranteed the water users. Under this co-operative plan, they will secure the best service at minimum cost, and will be able at all times to control the water company's affairs.



Corliss Cross Compound High Pressure Pumping Engine.



Specially designed for use at Beverly.



Eastern Washington Tract using Pipe System Irrigation.

LEON E. NUNN
P. O. BOX 16
BEVERLY, WA 992

Convincing Figures

Why the Fruit Lands of the Columbia River Country
Are in Such Demand.

NAMES OF GROWERS	KIND OF FRUIT	RECEIPTS PER ACRE	NAMES OF GROWERS	KIND OF FRUIT	RECEIPTS PER ACRE
C. O. Shupe	Peaches, 3 yrs.	\$1,050.00	W. L. Wright	All kinds, 12 yrs	605.00
Robt. Johnson	" "	1,056.00	H. M. Gilbert	" 8-9 "	1,071.50
H. M. Gilbert	" "	1,100.00	E. W. Brackett	Cherries, 12 yrs	1,356.00
W. F. F. Selleck	" "	1,122.00	Geo. LaBissoniere	" 9-12 "	3,250.00
J. Van Peyton	" "	1,430.00	W. L. Gale	" 8 "	1,680.00
C. O. Scoboria	" "	1,000.00	H. H. Green	Grapes	760.00
E. F. Perry	" "	1,536.00	C. C. McWhorter	" "	400.00
C. S. Huff	" "	1,250.00	H. C. Haney	Onions	400.00
A. T. Richardson	" "	941.00	Carl Schrein	Hay	107.00
Theka Weisberger	" 5 "	1,280.00	W. I. Huxtable	Strawberries	570.00
W. H. Strausz	" 5-6 "	2,133.00	E. Remy	" "	500.00
Alex. Burnham	" 5 "	2,580.20	E. Remy	Pears	1,030.00
E. M. Roseland	Apples, 7 yrs.	440.00	C. A. Rhodes	" "	1,150.00
E. W. Brackett	" 12 "	1,203.00	W. N. Irish	" "	1,000.00
W. N. Irish	" 11 "	1,051.50	J. M. Brown	Apples	1,087.00
Osborne Russell	Apples	2,300.00	Robt. Johnson	" "	2,020.00
C. O. Shupe	Apples, 7 yrs.	888.00	H. M. Gilbert	" "	1,800.00
I. E. Waggoner	" 5 "	300.00	E. Remy	Grapes	744.00
J. H. Forman	" 10 "	800.00	W. I. Harmon	" "	700.00
W. P. Sawyer	Pears, 13 yrs.	1,524.30	C. A. Rhodes	" "	687.00
Geo. LaBissoniere	" 11 "	900.00	A. Burnham	Dewberries	880.00
M. W. Pennington	" 10 "	500.00	A. Burnham	Blackberries	864.00
J. H. Forman	" 16 "	7,300.00	E. Cleveland	Potatoes	385.00
A. A. Nichols	Pears	1,000.00			

This is to certify, that the parties who signed the above certificates of fruit sales are nearly all neighbors of mine, are all well known by me, that I personally collected the above statistics by visiting their ranches, and that I consider these men strictly reliable, and the figures cited representative of the general products of bearing orchards for a series of years.

W. F. F. SELLECK,
North Yakima, Wash. Ex-Supt. Schools.

Average Yield Per Acre.

Apples—(70 trees), 500 to 1,500 boxes.
Pears—(100 trees), 200 to 800 boxes.
Peaches—(100 trees), 200 to 1,500 boxes.
Grapes—\$300 to \$600 per acre.
Cherries—200 to 800 lbs. per tree.
Apricots—(120 trees), 200 to 1,800 boxes.
Berries—\$200 to \$700 per acre.
Potatoes—Ten tons.
Alfalfa—Four cuttings, 7 to 9 tons with pasturage.

Average Prices.

Apples—Average \$1.25 a box.
Pears—Average \$1.00 a box.
Peaches—Average 60 cents a box.
Plums—Average 45 cents a box.
Cherries—8 cents per lb.
Apricots—50 cents per box.
Strawberries—\$2.50 a crate.
Potatoes—\$12.00 to \$20.00 a ton.
Alfalfa—\$7.00 to \$10.00 a ton.

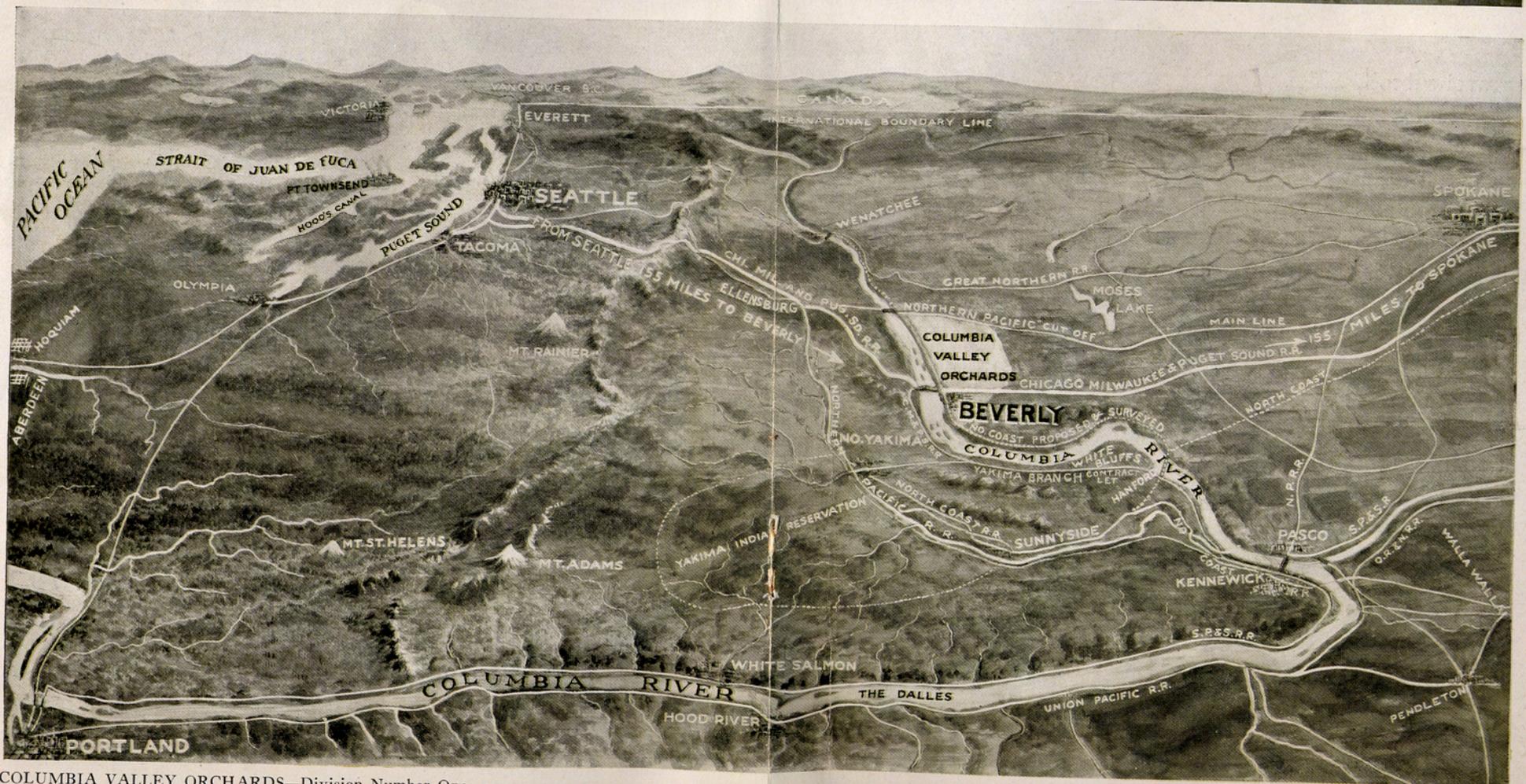
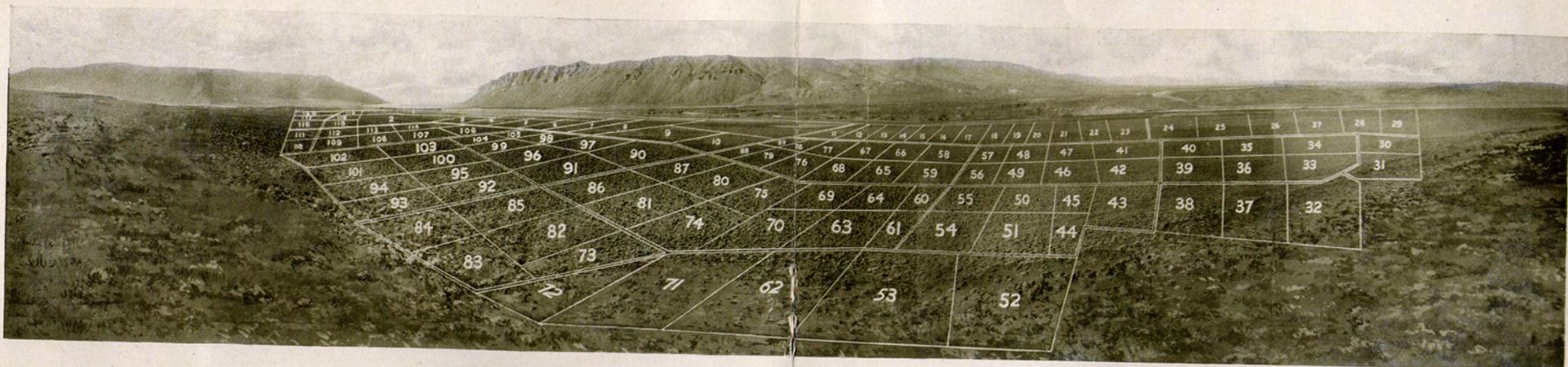
Fruit varies according to quality and variety, and age of trees or vines.



Alfalfa and Strawberries—
Excellent Products for
Immediate Income.



LEON E. NUNN
P. O. BOX 16
BEVERLY, WA 9237



COLUMBIA VALLEY ORCHARDS—Division Number One.

BEVERLY—The Heart of Irrigated Washington.

Columbia Valley Orchards



ADJOINING the town of Beverly, on the north, the Beverly Investment Company is planting several thousand acres of the finest bench land along the Columbia River. This property is typical fruit land—a volcanic ash and sandy loam soil several feet in depth, underlaid with gravel subsoil, which provides perfect drainage.

The first of these benches, known as Division Number One, is from fifty to seventy feet above the river, nearly a mile wide, and extends four miles along the waterfront, forming an ideal tract for irrigation and farming. Its surface is unscarred by gullies or “pot holes,” and is free from rocks; the slope is gradual and even. When the sagebrush is removed, the soil is easily broken, and can be leveled and made ready for irrigation at minimum cost.

The tracts, being laid out according to the contour of the ground and the necessary roadways, are fractional, ranging from four to fifteen acres in size. Each tract will irrigate one way, a convenience that must be used to be appreciated properly, and possible only on land of such regular, unbroken slope as this.

Division Number One contains 1,400 acres, and will be supplied with water in April, 1911.



Today
and Tomorrow.

Water and Sunshine Produce
Wealth in the Waste Places.

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Beverly's Advantages



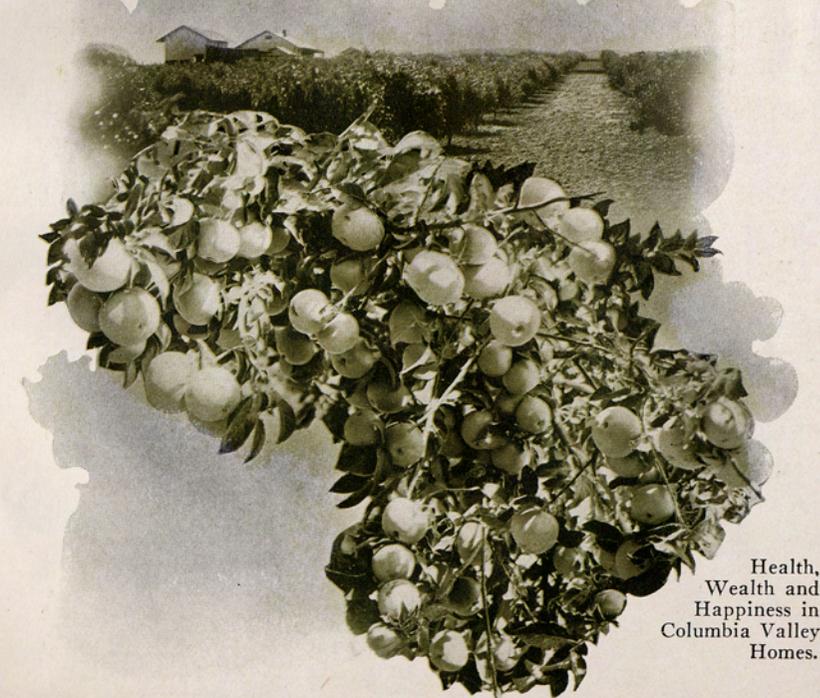
GOOD roads,—or rather avenues, since they are merely outlying street extensions of the town,—will be among the many attractive features of Columbia Valley Orchards. Shade trees will be planted along these driveways, which are now being graded by the Company, and an improvement association organized.

Electric lights will be furnished the town and country homes by a small plant at the pumping station. Charges will be minimum.

A pure supply of water for domestic use will be furnished under pressure the year around, and may be piped directly into the house. The entire distribution system will be laid underground, and siphons used in place of open flumes.

Upon proper application, the Company will gladly superintend at exact cost the clearing and preparation of tracts for cultivation, for those unable to come to Beverly at once, or who desire such work done in advance. Building material, fencing, farm machinery, nursery stock and all kinds of supplies may be purchased at prevailing prices in the town of Beverly.

We are all going to work together, and grow up with Beverly. Come and be one of us.



Health,
Wealth and
Happiness in
Columbia Valley
Homes.

LEON E. NUNNALL
P. O. BOX 16
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What We Offer



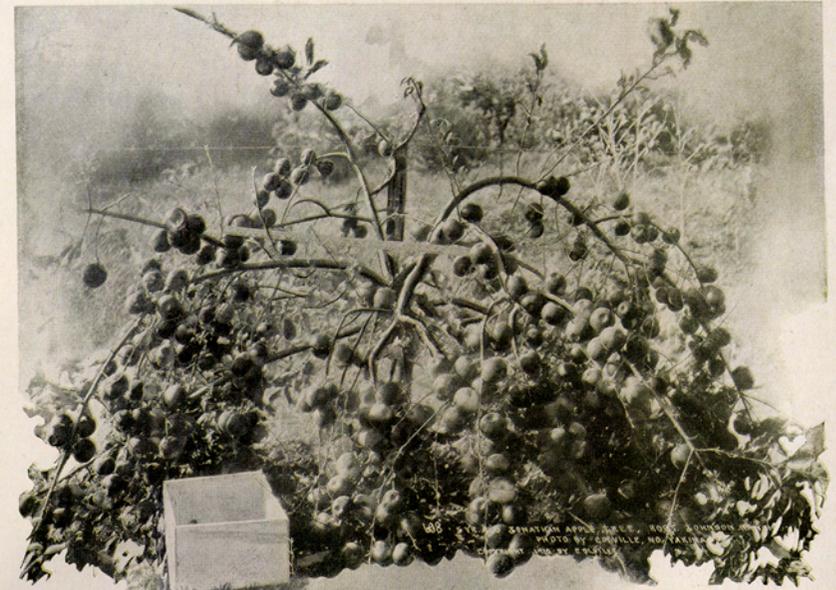
COLUMBIA Valley Orchards is a strictly high-grade body of Washington fruit land.

There is no variety of fruit or crop known to the Northwest, that it will not produce more abundantly than any other section, excepting other districts along the river similar to itself.

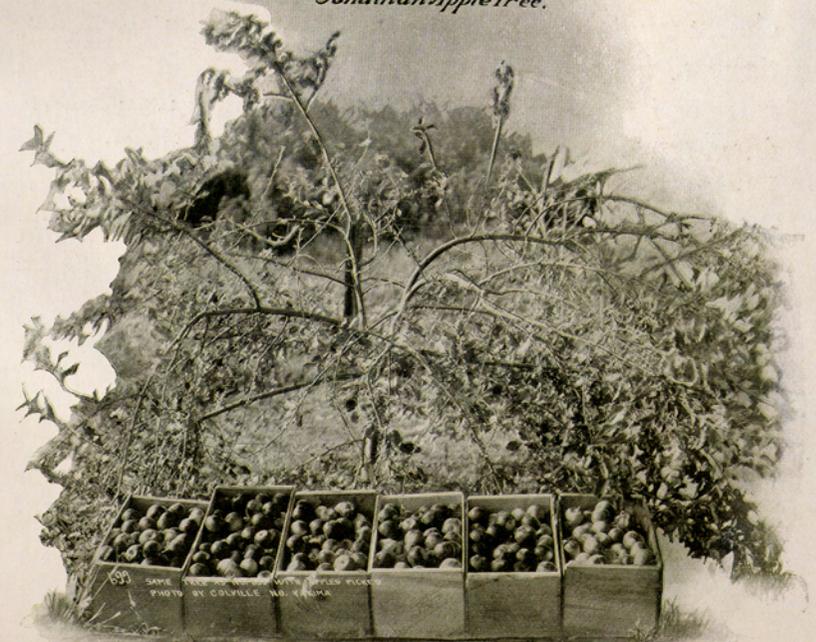
Because Beverly is in the earliest district in the Northwest, and has a nine months' growing season, with railroad and markets at hand, vegetable gardening and berry raising are unusually profitable. This advantage enables the settler of modest means to *realize an immediate income from his land*, while trees and vines are coming into bearing. It's a rare condition in a new country.

Columbia Valley Orchards, with its railroads, navigable river, town, land model irrigation system, and mild climate, requires only development to become a fruit growing community of the same type as Wenatchee, Kennewick, and other old districts. Its growth will be rapid and modern.

You can buy a tract of this land now, at the lowest price and on the easiest terms that it will ever be offered, and the Company reserves the right to advance prices whenever in its judgment conditions warrant such increase.



*Five Year Old
Jonathan Apple Tree.*



Same Tree With Apples Picked

The Town of Beverly



BEVERLY is destined to become the most important commercial point on the river between Pasco and Wenatchee, as well as the traffic center of the Milwaukee railway in this valley. As such, its future prospects

are the brightest, and its growth will be rapid.

The only available river townsite on the railway is here at the Eastern approach to the bridge at the mouth of Crab Creek Valley, due to the topography of the country. For the same reason, all railroads built up or down the river must pass through Beverly. This is the junction point of the Milwaukee's Yakima branch, the construction of which has been ordered. As the closest trunk line point, Beverly is now, and must continue to be, the main trading town for fully 200,000 acres of irrigable land around Priest Rapids, six miles down the river. Millions will be spent by the General Electric Company and affiliated power, land and railroad interests in the development of Priest Rapids and the rich surrounding country, during the next two or three years.

Beverly now has a two-story hotel, two general stores, restaurant, two or three smaller concerns, a lumber yard, a fine station, and several modest residences. There are some excellent business opportunities open. On application to the Beverly Company, plats of the townsite, with schedule of prices and terms, will be furnished.

LEON E. NUNNALLY

P. O. BOX 16

BEVERLY, WA 99221

Twenty-six



The Beginning of Beverly.

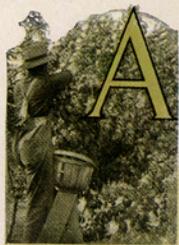
LEON E. NUNNALLY

P. O. BOX 16

BEVERLY, WA 99221

Twenty-seven

Our Selling Plan



AS TO our selling plan—it is simple. The Company issues land contracts, upon fulfillment of which, warranty deeds, together with free abstracts, showing clear fee simple title in the Company to date of contract, are delivered to purchasers.

Stock in the irrigation system, which is appurtenant to the land, is transferred simultaneously with the deed. Thus the purchaser, upon the completion of his payments, becomes a proportionate owner in his water system. The advantages of this co-operative plan are many. In it, Beverly offers something new to the home-seeker, which should prove attractive, and be a powerful factor in determining his selection of a place to invest and set out an orchard.

A domestic water supply piped under pressure to each tract, and electric lights, furnish a purchaser with the conveniences of a city, while he is enjoying the freedom and simplicity of country life.

Our prices are below those asked for other fruit lands in the valley, some of which are without railroad facilities. In addition to this, each settler at Beverly becomes the bona fide owner of an interest in the co-operative irrigation system. Our terms are easy, with special inducements. We invite comparison as to our property, prices and terms. Remember, also, that the Company sells direct to you through its own Sales Department, thereby saving to the purchaser the usual commissions paid sales agents.



Each Tract
possesses a Charm
and Individuality
which may be
enhanced by the Owner.

LEON E. NUNNALLY
P. O. BOX 16
BEVERLY, WA 99321

Improved Orchard Tracts



THE Beverly Company will plant orchards, of varieties and size to suit those who desire improved tracts, and take care of them for a period of four years. At that time the young bearing orchards, in first-class condition, ready for homes, will be turned over to their owners. For this purpose, large acreage, lying close to the town and choice in every particular, has been set aside, and will be planted early next spring. This work will be done under the direct management of a competent superintendent, who will have the care of it during the four years. Contracts may be made at anytime for these orchard properties, on a reasonable basis, it being the wish of the Company to encourage the earliest possible improvement of Columbia Valley Orchards.

For full detailed information regarding the improved and unimproved property offered for sale, forms of contracts, pamphlets on various subjects relating to irrigation and development of fruit lands, maps, booklets, railroad rates, etc., call at any of our branch offices, or write to the main offices of the Company.

Beverly Investment Company

(INCORPORATED)

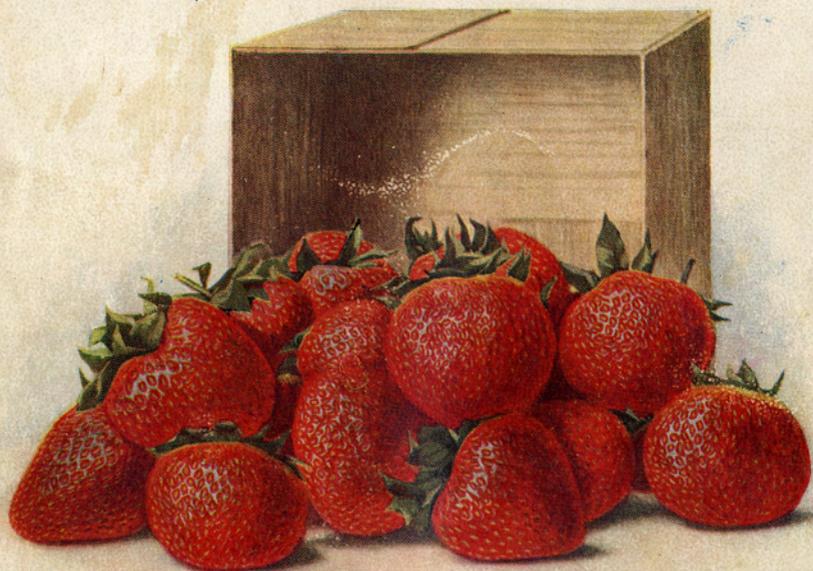
Main Offices: Beverly, Washington

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North Yakima, Washington: 515 Miller Building.

Seattle, Washington.



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