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G766

# GRAPEFRUIT



PRESENTS AN OPPORTUNITY

634  
G 766

# G R A P E F R U I T

## GAINS FAVOR AS BACK-TO-THE-LAND ERA BEGINS



**L**INKED with the grapefruit you enjoyed this morning at breakfast is a story of opportunity for you and for every man who is looking for a safe way to invest profitably. It is a story that deals with fundamental economic laws and human needs. The story is still in the making, but the signposts to the future are unmistakable. Two basic facts only need to be kept in mind.

First, a great back-to-the-land movement has begun. Hundreds of thousands of city people, who until recently prospered from unparalleled industrial expansion following the world war, are turning to the soil for security, independence and happiness. Wage-earners in the city find living conditions crowded, expenses high, employment uncertain, wages decreasing, and industry turning to the five-day week. Professional, business and investing groups find assets depleted, income lessened and capital "frozen." In their search for safety all classes are turning back to the land, the basis of all wealth, where income is subject, not to hit-and-miss errors of human judgment, but to the forces of nature alone—soil, water and sunshine.

Second, the world's most famous breakfast table delicacy, grapefruit, is rapidly growing in demand. Statistics show that per capita consumption of grapefruit in the United States grew from 2.4 in 1919 to 6 in 1932. Per capita consumption of oranges in the United States is 72. It is therefore apparent that a liberal expansion is possible in the home market alone before the potential demand for grapefruit is satisfied. Consumption of grapefruit in Great Britain, Canada, Continental Europe and Scandinavia is growing constantly, and the market for canned grapefruit and grapefruit juice is increasing.

The following pages give the facts of a gigantic back-to-the-land enterprise, where grapefruit is king, and where the promise of income is great. It is in the great Salt River Valley of Arizona, one of the comparatively few areas in the world where grapefruit can be cultivated successfully.

Arizona grapefruit have already won their laurels in world markets. High juice content and low citric acidity make them extremely palatable and therefore extremely popular. Along with other citrus fruits, their use is being constantly urged by the medical profession. A generous share of the great Sunkist advertising campaigns is devoted to the exploitation of Arizona grapefruit, Arizona being one of the principal sources of the Sunkist product.

This great Arizona land development presents an opportunity for you to return to the soil in de luxe manner, and become truly master of your own affairs. You will be suburban to the flourishing and fashionable city of Phoenix, heart of a winter playground. You can drink deep of the joys of balmy days, starlit nights, and sunshine charged with health, while your fertile acres produce income.

If you desire, you may become a grapefruit grower by "remote control," remaining at your present residence and occupation, and enjoying the income, security and value-increase of a thriving grapefruit grove, without actually devoting your attention to details.

Either course is alluring to the man who seeks insurance against financial reverses. No matter which way you choose to answer the call of the soil, we believe you will find all the elements of security and success in the GREAT AGUA FRIA RIVER PROJECT.

ARIZONA CITRUS LAND COMPANY





Agua Fria Reservoir, source of gravity water for the Agua Fria River Project.  
The dam has an impounding capacity of 105,000 acre feet.

## THE GREAT AGUA FRIA\* RIVER PROJECT

**L**YING along the base of the White Tank Mountains, 22 miles northwest of Phoenix, Arizona, is The Great Agua Fria River Project—33,000 acres of rich virgin soil made available for horticultural development by a \$4,500,000.00 irrigation system.

It is one of the largest new agricultural areas before the American public today, truly a new empire of opportunity. Destined by a singular concentration of favorable natural factors—soil, water and climate—to be intensively cultivated, it should eventually support a population of 25,000 people, because of its productivity alone. This does not take into consideration residential growth possibilities due to a winter climate which has contributed largely to increasing the population of Phoenix from 11,000 in 1910 to 48,000 in 1930, with 94,000 in the metropolitan area.

### PROTECTED BY MOUNTAINS

The White Tank Mountains rise out of the floor of the Great Salt River Valley as Catalina Island rises out of the sea. On their leeward side, the Agua Fria land extends for 16 miles, its smooth acres sloping at an average of 30 feet to the mile toward the city of Phoenix.

A few miles away in this famous Salt River Valley, the United States Government has built its most successful irrigation system,— the develop-

ment under the Roosevelt Dam, recognized as one of the most productive agricultural valleys in the world.

The Agua Fria River development is the latest of several successful reclamation projects built in this favored location. It has passed through the pioneering stage, and is ready now for the investor to reap the rewards. Water is in the canals and laterals. Thousands of acres have been cleared. Planting of grapefruit groves has begun.

The Arizona Citrus Land Company, owner of 33,000 of the 39,000 acres in the irrigation district, is building an "empire" of which it can always be proud. We invite the closest scrutiny of every factor relating to the Agua Fria River Project, believing that the most cautious and conservative investor will find ample assurance of success, security and income.

### AGUA FRIA SOIL

**S**OIL of the Agua Fria River Project is sandy loam and sandy, gravelly loam, designated as unusually suitable for citrus culture. It is uniformly deep, and generous native growth indicates its natural fertility. The even slope from the foothill location toward the Agua Fria River affords ideal water and air drainage. Complete U. S. Government soil surveys are available.

*\*Agua Fria: Spanish for cold water; pronounced Awa Frea.*



## AGUA FRIA WATER

**G**RAVITY water of the Agua Fria River Project, administered through the Maricopa County Municipal Water Conservation District No. 1, is derived from an impounding dam on the Agua Fria River, which with main canal and distribution system, was constructed exclusively for the district at a cost of \$4,500,000. Ownership of water rights under this district is apportioned equally to each acre. The watershed extends into snow regions of the Bradshaw Mountains in the vicinity of Prescott, and covers an area of 1450 square miles.



G. W. Hinton, Salt River Valley citrus grower, and one of his grapefruit trees. He owns 20 acres of mixed citrus which he values at \$100,000.



Main canal of the Maricopa County Municipal Water Conservation District No. 1, which feeds the entire Agua Fria River Project. It is 35 miles long.





A 2-year-old grapefruit grove, two miles from the center of the Agua Fria River Project. Note the uniform growth, indicating unusual soil fertility.

To take advantage of underground water supply, auxiliary wells have been sunk at several points in the citrus area of the Agua Fria River Project. To keep pace with further development, it is planned to provide additional wells, as a part of the Arizona Citrus Land Company's policy of surrounding the project with every safeguard of success. As this is written (July, 1932) the Agua Fria Dam impounds approximately 100,000 acre feet of water.

#### AGUA FRIA CLIMATE

**C**LIMATE has been the outstanding factor, next to irrigation, in the amazing development of the Salt River Valley, agriculturally. The sun shines 85% of the time it is above the horizon, and the valley has a growing season of 296 days a year. All trees and crops attain tremendous annual growth.

The excellent air drainage of the Agua Fria River Project, due to favorable topography, places this area in an enviable position. Orchard heating is not

a general practice in the Salt River Valley.

Average temperatures at the U. S. Weather Bureau in Phoenix over a period of 34 years are as follows:

	HIGH	LOW		HIGH	LOW
January . . . .	65.1	38.6	July . . . . .	102.7	76.5
February . . . .	68.9	42.9	August . . . . .	100.9	75.3
March . . . . .	74.1	46.7	September . . . .	96.7	68.4
April . . . . .	81.7	52.2	October . . . . .	85.9	55.7
May . . . . .	90.1	59.5	November . . . . .	74.5	45.1
June . . . . .	100.9	68.7	December . . . . .	65.3	38.6

Average wind velocity, 4.6 miles per hour.

Relative Humidity, 6 a.m., 57; Noon, 29; 6 p.m. 28.

Hours of actual sunshine, 4445.

Temperatures taken during the winter of 1927-28 on the Agua Fria River Project, which is higher in elevation than Phoenix, and much nearer the protecting White Tank Mountains, showed a minimum of 30 and a mean minimum of 39.



## FREEDOM FROM PESTS

Dry air, brilliant sunshine, and alertness on the part of Maricopa County horticultural authorities have resulted in practical freedom from orchard pests in the Salt River Valley. The 1931 Economic Survey on Citrus Culture, prepared by a committee of local growers for the benefit of prospective purchasers of citrus land, says:

"Few serious insect pests are found in the Salt River Valley. . . The scale insects such as black, red and purple have never become established in the Salt River Valley groves. . . Gummosis and Scaly Bark are present but are not difficult to control under local conditions."

## MARSH SEEDLESS STOCK IS MOST PRACTICAL

Experience has proved that the Marsh Seedless variety of grapefruit is the most practical for planting in the Salt River Valley, because of high juice content, uniformly marketable size and uniformly

high yield. Arizona Citrus Land Company plants only Marsh Seedless stock budded from trees of known production.

## LOW PRODUCTION COSTS

Not only are phenomenal yields reported from Salt River Valley grapefruit groves but low cultural costs help to increase the net profit of the Arizona citrus rancher. These low cultural costs are due largely to the following factors:

No serious pests, therefore no fumigation.

No serious frost, therefore no smudging.

Low assessed valuation, therefore low state and county taxes.

Water cost as budgeted for 1931-32 was \$2.00 for 3.17 acre feet .

District tax averages over a period of 25 years approximately \$8.21 per acre.

When these elements of citrus growing in the Salt River Valley are compared with those of many other sections, the financial advantage to the Arizona grower is immediately apparent.



A 3-year-old planting of grapefruit near the Agua Fria River Project. The owner reports a yield of "about three field boxes to the tree."





Agua Fria land lies between this 4-year-old grapefruit grove and the White Tank Mountains in the distance, five miles away. Note the immense size and thriftiness of the trees.

EARLY HARVEST — BETTER PRICES

ARIZONA grapefruit harvest begins in October and continues until June. A substantial part of the crop reaches the market before the midwinter holidays, insuring better-than-average prices.

HIGH YIELD

The owner of a grapefruit grove two miles east of the center of the Agua Fria River Project states that his "two-year-old trees produced more than one box; three-year-old trees about three boxes, and four-year-old trees about four boxes."

Records of the Maricopa County Agricultural Agent on average producing groves in the Salt River Valley show that "eight-year-old trees may be expected to bear seven boxes, and ten-year-old trees ten boxes."

GROWERS TELL THE STORY OF ARIZONA GRAPEFRUIT PRODUCTION

Experienced citrus growers in the Salt River Valley make statements on the production, income and value of Arizona citrus land as follows:

*George G. Cole*, Manager Arizona Citrus Growers, affiliated with California Fruit Growers Exchange—"Replying to your inquiry, we hand you herewith field box average received by members of this association for the past five years:

VARIETY	1930-31	1929-30	1928-29	1927-28	1926-27
Clayson Grapefruit . . .	\$.68	\$1.40	\$1.32	\$1.19	\$1.52
Marsh Seedless					
Grapefruit . . . . .	.80	1.80	1.51	1.58	1.50
Navel Oranges . . . . .	1.20	2.51	2.21	2.78	2.16
Seedling Oranges . . . . .	1.02	2.91	1.42	2.71	1.76
Valencia Oranges . . . . .	1.07	3.32	1.86	2.77	2.38"





A 5-year-old grapefruit grove two miles farther from the mountains than the Agua Fria River Project. One of these trees is said to have produced nine boxes.

It will be observed that the depression year of 1930-31 when all prices declined sharply, affected Marsh Seedless Grapefruit less than any other variety of citrus products.

*F. W. Avery*, President Arizona Citrus Growers—"The yield on my citrus grove runs between \$500 and \$700 per acre per year. This grove contains nine acres, the largest part of which is oranges. The yield on the grapefruit is somewhat larger than that from the orange trees.

"Mature groves are worth and sell from \$4,000 up and yield an excellent return on that investment. These figures, however, are for groves of choice stock in good locality and properly cared for."

*R. M. Hess*, Assistant Agricultural Agent of Maricopa County—"In reply to your letter of recent date concerning grapefruit production in the Salt River

Valley, our records show that first class mature grapefruit groves here in the Salt River Valley have returned a net profit of \$500 or more per acre over a period of three years—1926-27 to 1931.

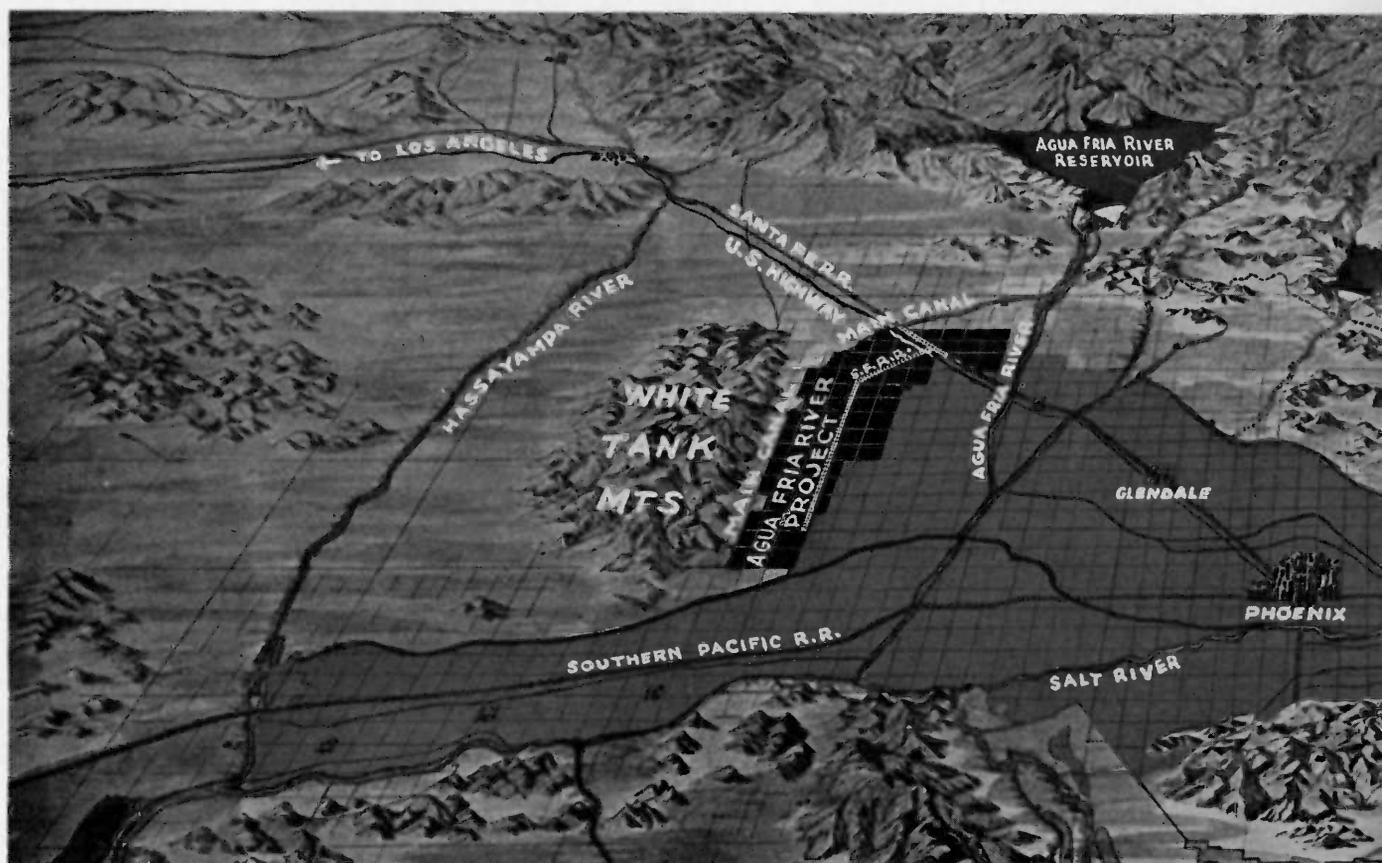
"We have some young groves now coming into production that show every indication of exceeding the records of the old groves in the Valley."

*B. F. Carper*, veteran Salt River Valley grower, Phoenix—"The ten-acre grove which I planted in 1914 was recently sold for \$60,000.

"In April, 1930, I refused an offer of \$38,000 for ten acres of grapefruit which I planted in the spring of 1925. When this grove was four years old, we picked two thousand nine hundred and eighty boxes from the eight hundred and sixty-two trees and received approximately \$5,000 for the fruit. As my expenses were approximately \$1,000, my net return per acre was \$400."



# ARTIST'S RELIEF MAP of SALT RIVER VALLEY, *Showing Mountain*

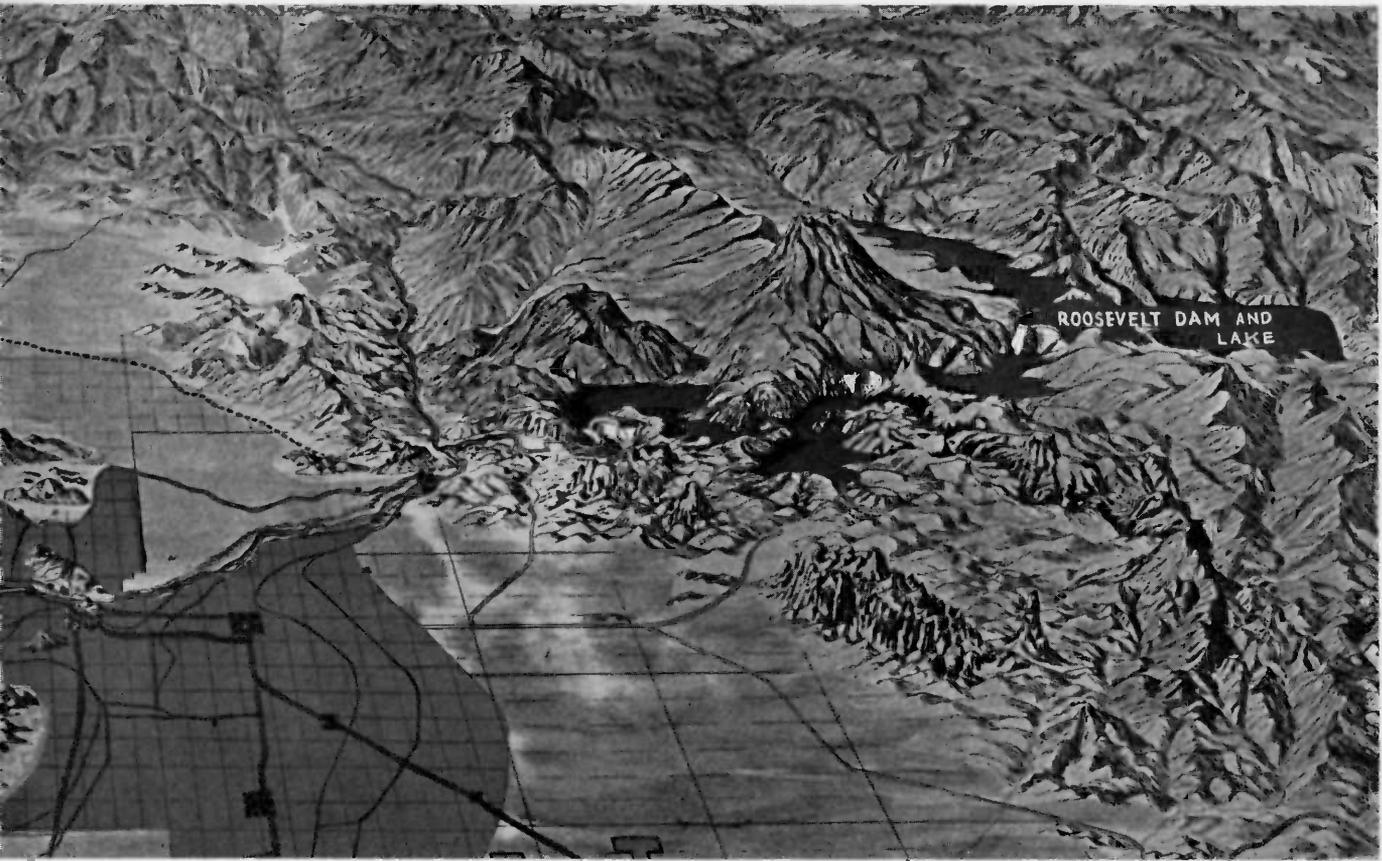


[Above]

The medium tone in the floor of the valley denotes agricultural land, principally under the Roosevelt Dam. This is one of the richest farming regions in the world. Amazing crops of cotton, alfalfa, lettuce, tomatoes, cantaloupes, grapes, dates, figs and citrus are grown.



*Rain-Protected, Gravity-Watered, Agua Fria River Project, the New Citrus Empire.*



[At Left]  
An air view of  
the great Salt  
River Valley  
taken from a  
near-by moun-  
tain, showing  
mile after mile  
of fertile farms,  
groves and  
ranches, truly  
an agricultural  
"Garden of  
Eden."



A young planting of several hundred acres of grapefruit in the Agua Fria River Project. Note the even slope from the White Tank Mountains. The lateral brings water from the main Canal, 2½ miles away.

*Gaston Hubbard*, Phoenix—"In the spring of 1929 I purchased a ten-acre citrus grove. The trees in this grove at that time were from five to fourteen years old, only four and one-half acres being in full bearing.

"During the first year of my ownership the gross income amounted to approximately \$18,000, or \$15,500 net."

*G. W. Hinton*, successful Arizona citrus rancher, Phoenix—"I have twenty acres of mixed citrus composed of Marsh Seedless grapefruit, Clayson grapefruit, Parson Brown oranges, Navels, Valencias and some lemons. These trees vary in age from twelve to fourteen years of age.

"During the five years I have owned it I have listed my gross earnings as per fiscal year:

1926-27 I grossed approximately . . . . .	\$8,000.00
1927-28 I grossed approximately . . . . .	12,000.00
1928-29 I grossed approximately . . . . .	15,000.00
1929-30 I grossed approximately . . . . .	12,500.00
1930-31 I grossed approximately . . . . .	12,000.00

"The total cost of the care of this grove does not and has never exceeded \$100.00 an acre per year. I estimate the value of this grove at \$100,000.00, but would not sell it at that price."

*Dan Diller*, Phoenix—"I own eight acres of mature mixed citrus, grapefruit and oranges. Over a period of five years my net return was approximately \$700.00 per acre.

"I value my grove at \$5,000.00 per acre, but it is not for sale."

Copies of these and many other letters of responsible Salt River Valley citrus growers are on file in our offices.

DATES SHOW SENSATIONAL RESULTS

THE Salt River Valley is one of comparatively few spots on the face of the earth where dates, fabled fruit of the ancients, can be grown success-



A Salt River Valley date palm. Fabulous returns are reported by date garden owners. This region is one of a few in the world where date palms thrive.





A typical home near Phoenix such as are being built in large numbers by Easterners, who are attracted to this region by the brilliant sunshine of balmy winters.

fully. Its culture here is just getting under way, but success thus far is almost unbelievable. One grower, for example, reports income as high as \$3000.00 an acre from his original date garden. It is significant that this grower owns extensive acreage within two miles of the center of the Agua Fria River Project on which he is now directing a date garden and grapefruit grove development.

#### VALENCIA AND NAVEL ORANGES

**C**LIMATE, soil and other factors in the Agua Fria River Project are favorable to the growing of Valencia and Navel oranges. Because of exclusive advantages experienced in the growing of grapefruit, it is well to consider the planting of the latter for commercial purposes.

#### AGUA FRIA TRANSPORTATION

The Santa Fe Railroad crosses the Agua Fria River Project. The Santa Fe has evidenced its faith in the Project by constructing a branch line, at a cost of approximately \$500,000.00, the entire length

of the property, on which four stations have been established with adequate sidetrack and loading facilities.

Two paved transcontinental highways serve the property, and an adequate system of county roads affords easy access to Phoenix and other points in the Salt River Valley.

#### ELECTRICITY, TELEPHONES, ETC., AVAILABLE

Electric power is available at comparatively low cost. Telephone lines serve the property.

#### MARKETING FACILITIES

The citrus lands of Arizona comprise the only area outside of California the products of which are marketed under the Sunkist brand of the California Fruit Growers Exchange. Arizona Citrus Growers, the local organization, is affiliated with the Coast organization, and enjoys the full benefits of this successful international marketing enterprise.





Maricopa County Courthouse in Phoenix, which is also the Capital and metropolis of Arizona. Phoenix is a beautiful, modern city, one of the most up-to-date in the Southwest.

## PHOENIX, THE MODERN METROPOLIS

**T**HE story of Phoenix and the Salt River Valley is one of the most dramatic in American history.

Archaeological research shows that even before Biblical times, the valley was inhabited by a primitive people who built an irrigation system more than 200 miles long, and cultivated the fertile valley by "stone age" methods.

Pioneers of the nineteenth century discovered remnants of this ancient civilization, founded a new city on the site of the old, and called it Phoenix, after the fabulous bird endowed with the power to rejuvenate itself.

Completion of the Roosevelt Dam in 1911 started the modern era for Phoenix. Once again, after more than 2000 years the valley blossomed under the spell of abundant water and sunshine.

First an agricultural "Eden," with prolific yields of alfalfa and other farm crops. Then, specialized farming, with long staple cotton, melons, lettuce and truck crops. Now, grapefruit, oranges, lemons and dates.

The same ultra violet sunshine that yields seven

cuttings of alfalfa per season, produces the finest winter lettuce in America, and gives a 7-year growth to a 5-year-old grapefruit tree, has also touched the imagination of comfort-loving America.

Hence it is that in recent years, Phoenix has become a winter mecca for America's wealthy. Palm fronds, cactus gardens, colorful desert beauty, citrus blossoms and tonic sunshine exert magnetic lure. The \$4,000,000 Arizona Biltmore, half a dozen other fine hotels and a score of dude ranches are results. In addition, scores of winter homes costing from \$50,000.00 to \$150,000.00 each have been built by snow-escaping easterners.

Concurrently, Phoenix has grown into a metropolitan city with smart stores, fine theatres, schools, churches, artistic homes and interesting club and social life.

Phoenix statistically: Metropolitan population, 94,000. County population, 150,000. 1080 feet above sea level. Santa Fe and Southern Pacific Railroads. Highways—60, 66, 70, 80, 89, 180. Pickwick and other stages. Three air lines, more than 20 schools;





Phoenix Title and Trust Building, a typical office structure in the modern, thriving city of Phoenix. This company acts as trustee for all funds invested in Agua Fria grapefruit groves.

65 churches; two hospitals; fourteen parks, one of 14,640 acres. Assessed valuation \$81,000,000.00. Bank deposits \$30,000,000.00. Capital of Arizona.

#### RECREATIONAL FEATURES

For outdoor recreation all winter long, you have your choice of half a dozen golf courses, the horse—western, thoroughbred, hunter or polo—tennis, trapshooting, swimming. The Apache Trail and a dozen other routes lead the picnicker to mountain grandeur, lakes and forests. Two hours take you by motor to uncrowded regions for hunting and fishing. In a day's drive, you can reach the Grand Canyon or the Painted Desert.

### Who is Back of Agua Fria?

**T**HE Arizona Citrus Land Company, with head offices in Phoenix and a branch in Los Angeles, owns the land offered for sale. President and principal stockholder is D. W. Waddell, former partner in the New York investment banking firm of Brandon and Waddell. Mr. Waddell is known as one of the outstanding bond men of America.

In a letter to Mr. Waddell, the Phoenix Title and Trust Company says: "It is generally recognized that the Salt River Valley contains citrus lands unsurpassed in the United States. We believe the soil



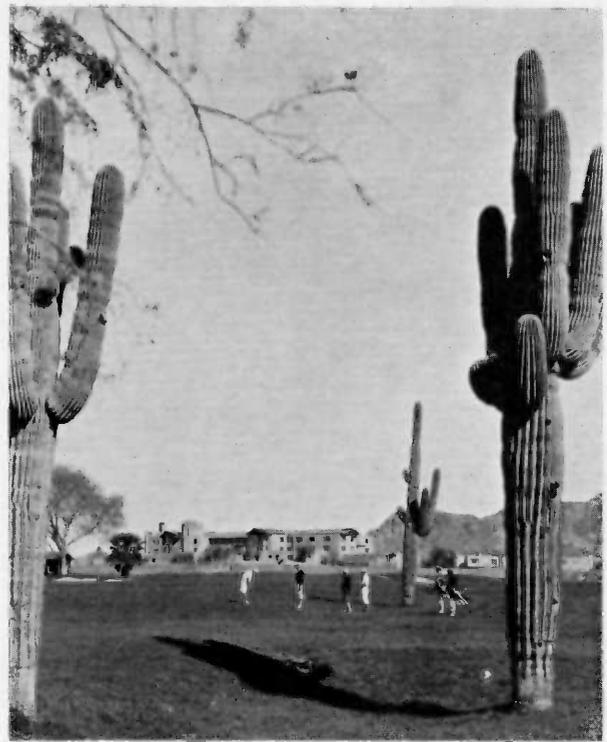
A plum orchard, two years old, near the Agua Fria River Project. Note the immense size of the trees. The current year's growth (June 2) exceeded four feet.



and climate conditions in your project are extremely favorable. Because of this belief and faith in you the Phoenix Title and Trust Company accepted this Trust."

Various land developers and horticultural specialists have inspected the Agua Fria River Project and after scrutinizing every factor relating to its success, have pronounced it one of the outstanding projects of the period. Farmers who are leasing Agua Fria land temporarily for annual crops declare it "the finest soil out of doors."

A complete soil survey has been made by the Bureau of Chemistry and Soils of the Department of Agriculture of the United States Government, in co-operation with the Agricultural Experiment Station of the University of Arizona. A typical excerpt states that "the area northwest of Litchfield Park is favorably located with regard to air drainage and freedom from frosts and will probably be desirable for citrus fruits and other crops under irrigation. The soil is suited to the production of nearly all crops grown in the surrounding cultivated areas." Statements of the Maricopa County Agricultural Agent's office and of other authorities confirm the various factors contributing to the soundness of this great enterprise.



One of the fine golf courses near Phoenix. The Arizona Biltmore, fashionable hostelry and rendezvous of winter tourists, in the background.



Home near Phoenix built by the late William Wrigley, Jr. The home overlooks the city and a large part of the Salt River Valley.



Native growth is used extensively in landscaping homes built by those who love the Arizona atmosphere. This region is rich in the romance and tradition of the Great Southwest.

## Prices and Terms: Special Offer

**F**IVE thousand acres out of 20,000 acres of designated citrus land is to be sold at the low price of \$250.00 an acre. Terms: 10% down payment. Balance in equal monthly payments extending over a period of nine years, with interest at the rate of 6%. Average principal and interest payments amount to approximately \$2.65 per acre per month. The buyer assumes taxes and water charges, amounting to approximately \$1.00 per month per acre. Minimum purchase 5 acres.

Due to economic conditions, an extremely favorable contract has been made with one of the foremost citriculturists in the southwest for 1933 *spring planting*. The contract provides for preparing land, planting No. 1 nursery stock and irrigating once—all for \$100.00 an acre cash. This offer is limited to 50,000 trees now on hand.

Those who are interested in the splendid investment possibilities of Agua Fria, but whose business or residence prevents their moving onto the land, may contract for complete planting service plus three years cultural care for a total of \$300.00 an acre, in easy payments, and thereafter on the basis of a percentage of the net profits from the crop.



Canyon Lake, one of the delightful recreation spots within a few hours' drive from the Agua Fria River Project.

*Photo copyright by McCulloch Bros., Phoenix.*





Architect's sketch of proposed Administration Building for the convenience of guests of the Arizona Citrus Land Company, owners of the great Agua Fria River Project.  
*John R. Kibbey, Architect, Beverly Hills, California*

## Investigate this New Citrus Empire

**N**or often in one man's lifetime does an opportunity of this magnitude present itself. Visualize the Agua Fria River Project a few years hence—thousands of acres of grapefruit and other citrus groves laden with golden fruit—comfortable homes — prosperous and happy families — towns

thriving under the stimulation of productive land —new opportunities—new wealth—a new empire. For the investor seeking security and income, based on sound land values, the Agua Fria River Project offers an unusual opportunity. Further information will be gladly furnished on request.



ARIZONA CITRUS LAND COMPANY

TITLE AND TRUST BUILDING

PHOENIX, ARIZONA

TELEPHONE 44302



The following schedule reflects payment of interest and amortization of \$4,500,000 Bonds; (Cost of dam and irrigation system) estimated cost of operation and maintenance of irrigation system in MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1 (AGUA FRIA RIVER PROJECT) during the period from 1932 to 1958.

Average irrigation district tax over this period should therefore be approximately \$11.37 per acre per year.

1932-33.....	8.96	1945-46.....	12.80
1933-34.....	9.21	1946-47.....	12.46
1934-35.....	9.46	1947-48.....	12.10
1935-36.....	9.71	1948-49.....	11.76
1936-37.....	14.26	1949-50.....	11.41
1937-38.....	14.00	1950-51.....	11.06
1938-39.....	15.24	1951-52.....	10.72
1939-40.....	14.89	1952-53.....	10.37
1940-41.....	14.54	1953-54.....	10.02
1941-42.....	14.20	1954-55.....	9.67
1942-43.....	13.84	1955-56.....	8.73
1943-44.....	13.50	1956-57.....	4.59
1944-45.....	13.15	1957-58.....	5.01

ARIZONA CITRUS LAND COMPANY

**Income Citrus Grove Development Plan**

OF THE AGUA FRIA RIVER PROJECT

CITRUS LAND PRICE:

\$250.00 per acre

Terms: \$25.00 per acre down and \$25.00 per acre per year plus 6% interest, to be paid in monthly payments as follows, if desired:

1st year .....	\$3.21 per acre per month
2nd year .....	3.09 per acre per month
3rd year .....	2.96 per acre per month
4th year .....	2.84 per acre per month
5th year .....	2.71 per acre per month
6th year .....	2.59 per acre per month
7th year .....	2.46 per acre per month
8th year .....	2.34 per acre per month
9th year .....	2.21 per acre per month

Purchaser to pay Water charge and District taxes, schedule of which is enclosed.

We have entered into a contract with E. E. White, Citriculturist, which provides that he shall contract with purchasers of our land to plant their groves, and care for them, on either of the following plans.

**PLAN "A"**

For those who wish to take possession and live on the property immediately after the grove is planted.

Charge for preparing land, furnishing and planting No. 1 Marsh Seedless Grapefruit trees, and one irrigation ..... **\$100.00 Per Acre, Cash**

Payment on land after owner takes possession will be according to schedule above.

**PLAN "B"**

For those who wish to have grove planted and cared for three years.

Charge for preparing land, furnishing and planting No. 1 Marsh Seedless Grapefruit trees and cultural care for three years..... **Price \$300.00 Per Acre**

Terms: \$75.00 per acre down payment. (Note: this item may be divided into equal monthly payments from date of purchase to April 1, 1933, planting time.)

Balance, \$6.25 per acre per month for three years. Cultural care includes all cultivation, irrigation and fertilization.

For the convenience of purchasers, arrangements have been made with the Phoenix Title and Trust Co. that payments on the Land Purchase contract and Nurseryman's contract, together with Water charges, District taxes, and interest charges, may be combined.

**EXAMPLE: 10 ACRE GROVE.**

Down Payment: Land Purchase—ten acres .....	\$250.00
Planting contract 10 acres .....	750.00
	<hr/>
	\$1,000.00

1st year: .....	12 monthly payments of \$105.70
2nd year: .....	12 monthly payments of 104.50
3rd year: .....	12 monthly payments of 103.20

These payments include all charges for three years. Purchaser will thereafter make payments on land as shown in schedule above beginning with 4th year.

Should purchaser not wish to take personal charge of his grove at the end of the three year period, he may contract with Citriculturist for continued care, and marketing of fruit, on a basis of cost, plus 15% of the net profits.

**Prices Apply to 1933 Spring Planting Season Only**

MEMORANDUM OF PURCHASE  
CITRUS LAND.

Arizona Citrus Land Co.  
Phoenix, Arizona.

I wish to purchase \_\_\_\_\_ acres of Citrus Land in the  
AGUA FRIA RIVER PROJECT, and have it developed under plan \_\_\_\_\_  
shown on the reverse side hereof. You are hereby authorized to  
select for me, a lot in Arizona Citrus Land Co. Unit No. 3211,  
containing approximately the above acreage. Please prepare pur-  
chase contracts and send them to me for signing.

Name \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

VEGETABLE & FARM LAND

Arizona Citrus Land Co.  
Phoenix, Arizona.

I wish to purchase \_\_\_\_\_ acres of Vegetable and Farm  
land in the AGUA FRIA RIVER PROJECT, at \$ \_\_\_\_\_ per acre,  
on terms of 10% down and 10% per year, with interest at 6% per  
annum.

You are hereby authorized to select a tract containing ap-  
proximately the above acreage, prepare purchase contracts, and  
send them to me for signing.

Name \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_