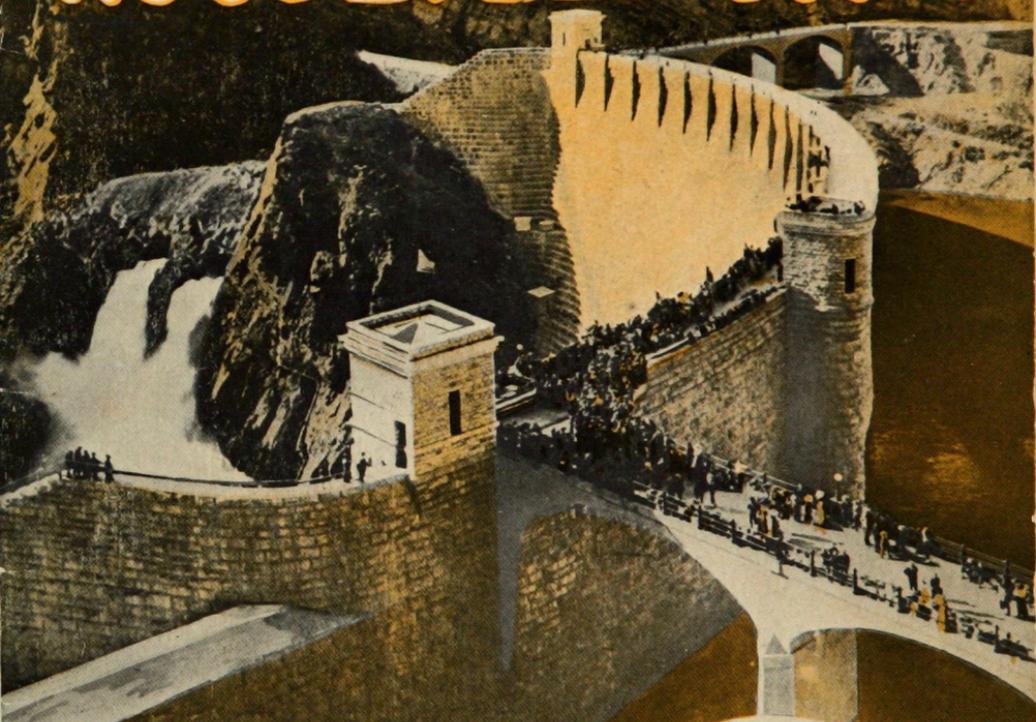


CHANDLER RANCH ACREAGE UNDER ROOSEVELT DAM



SALT RIVER VALLEY
ARIZONA

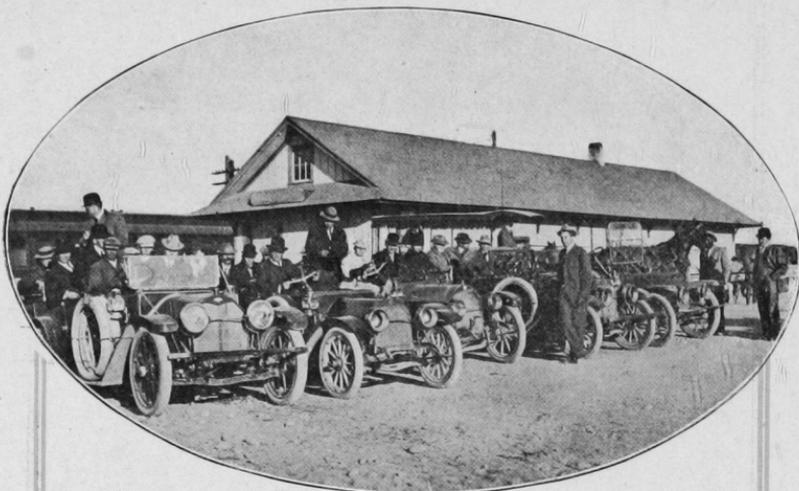




THE purpose of this booklet is to explain in detail the great water system known as the Roosevelt Dam project, which was recently completed by the United States Government, and also to explain its direct relation to the Chandler Ranch, a fertile tract of land, comprising eighteen thousand acres of the finest orange, grapefruit, alfalfa, stock raising and deciduous fruit land in the world—the very cream of the Salt River Valley. This great valley is an old established farming community, where many prosperous farmers have beautiful homes and dividend-producing ranches. However, until the completion of the famous Roosevelt Reservoir, which has made possible the absolute certainty of a bounteous supply of water at all seasons of the year, this fertile valley has had very little publicity. Before the completion and successful operation of the great Roosevelt Irrigation System, the supply of water during certain seasons was not always sufficient to farm all the cultivated lands in the valley to the best advantage.

A tremendous volume of water surged down the river at different times of the year, a comparatively small part of which was used—the rest going to waste. In other seasons, when water was needed the most, there was a very small flow in the river, which at times provided some ranchers with but a fraction of the amount of water required for proper irrigation.

The completion of the Roosevelt Dam with a reservoir capacity of 1,300,000 acre feet, over 500,000,000 gallons of water, storing the flood waters of the river during what is known as the winter season, now assures every rancher in the Salt River Valley a bounteous supply of water during the entire year.



California Land Buyers Enroute to Chandler Ranch

The Roosevelt Dam is the largest and most wonderful piece of irrigation engineering of its kind ever constructed by the United States Government. It ranks with the largest in the world. It was built and financed exclusively by the Government to insure the successful irrigation and development of the most wonderful valley in the West.

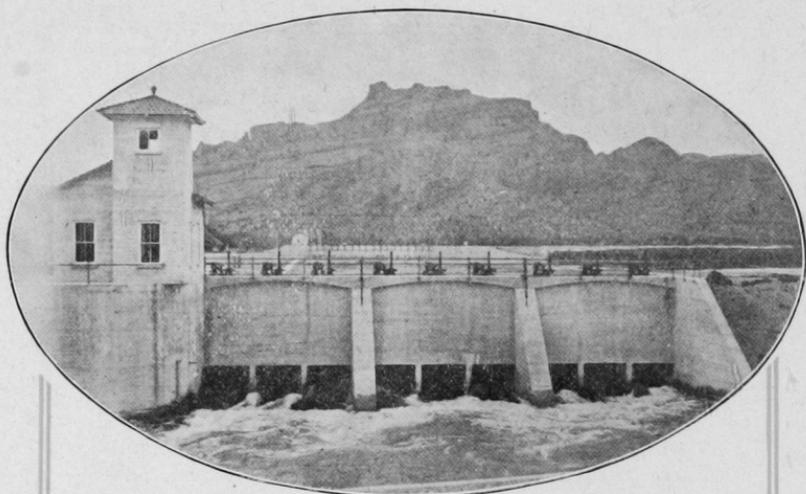
In order that prospective settlers may understand and realize the desirability of securing Chandler Ranch lands and locating in the Salt River Valley, Arizona, under the famous Roosevelt Irrigation System, it is herein explained.

In 1902, when the Reclamation Act was passed and millions of dollars of Government funds made available for irrigation works, the Government, after much investigation, picked upon the Salt River Valley, Arizona, as the most favorable place in the United States for the construction of a great public irrigation system. The first step taken was the organization of the Salt River Valley Water Users' Association, under the direction of the Secretary of the Interior, comprising the owners of about 240,000 acres of land which the Govern-

ment selected as being entitled to the benefits of the Government system, when completed. Each acre of this land represents one share in the Association, inseparable now and always; in other words, the water goes with the land and cannot be sold apart from the land.

Upon the completion of the organization of the Association, the Government then entered into a contract with the Association (the land owners) whereby the Government agreed to construct the mammoth Roosevelt storage dam, the Granite Reef diversion dam and to improve and enlarge the canal systems at the expense of the Government, and when completed to give the Association of land owners 10 years time, without interest, in which to repay to the Government the amount actually expended. The Government also made a ruling that no one landowner should receive water for more than 160 acres of land, in order that as many people as possible should be benefited by the work done by the Government. After all these years of labor and at an expense of about \$10,000,000, the famous Roosevelt Irrigation System has now been practically completed and on April 18, 1911, the Roosevelt Dam was formally dedicated to the use of the land owners of the Salt River Valley by ex-President Theodore Roosevelt, marking the practical completion of the largest dam in the world and the finest irrigation system in America—an irrigation system which will have the unusual feature of being more than self-supporting and which will within a few years not only pay all expenses of upkeep and maintenance but will in addition pay the fortunate land owners an annual dividend, all on account of the thousands of horsepower electrical energy created in connection with the construction of the system.

The completed system consists of the Roosevelt storage dam, the Granite Reef diversion dam, the



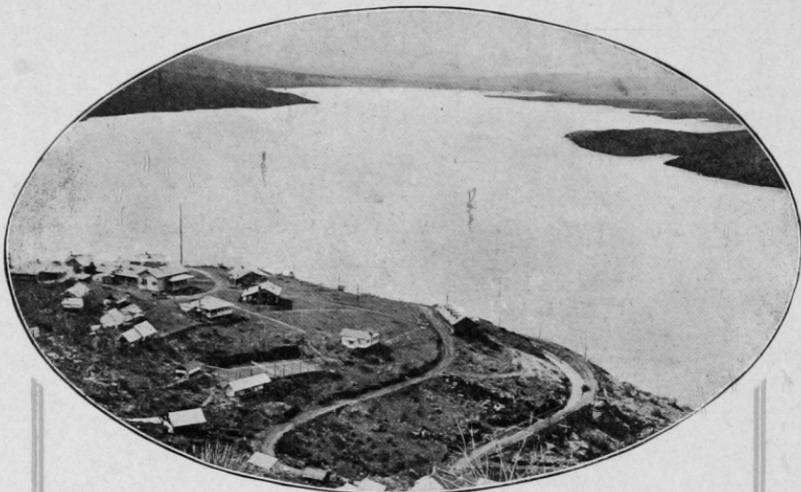
Head Gates at Granite Reef Division Dam of Canal Furnishing Water to Chandler Ranch

power houses, transmission lines, hundreds of miles of main canals and their accompanying network of distributing laterals, and, in addition to this complete gravity system, an auxiliary system of electrically driven centrifugal pumps operated by the Government wherever the underground supply of water is sufficient, as at the Chandler Ranch. The Roosevelt dam and reservoir stores over 500,000,000,000 gallons of water, enough to cover 1,300,000 acres of land one foot deep with water at one time. Think of it—a lake eighteen miles long, storing over five hundred billion gallons of water, created by the Government for the use of the fortunate land owners of the Salt River Valley. In addition to this immense dam and reservoir, the Government has constructed the Granite Reef diversion dam, 45 miles below the Roosevelt Dam and 12 miles above Mesa, where the water is diverted from the river into the immense distribution canals on either side of the river. This diversion dam also diverts all the waters from the Verde River and its tributaries, draining over six thousand miles of timbered and mountainous country where the rainfall is much

heavier than in the valleys. Much of the time the Verde alone furnishes more water than is necessary for the canals, and during these times the waters of the Roosevelt Reservoir are not drawn upon, being retained as a reserve supply—a Government guarantee of success to the ranchers of the Salt River Valley and ample assurance that they will always have sufficient water for successful irrigation and the production of enormous crops.

The Roosevelt Reservoir, when full, contains enough water, with the normal flow of the river during the driest years ever known, to irrigate all the association's lands for three years.

When the Government first started work it discovered that the immense amount of water available and the great fall between the Reservoir and the lands to be irrigated made it possible to develop a large amount of hydro-electrical power, which would be worth an enormous amount of money annually, and work was accordingly commenced on the development of this power in connection with the construction of the dam. Canals and power houses were constructed at the dam and others are now being completed at various favorable points, generating when all completed a total of about 25,000 horsepower, a great deal of which is already available and now in use, some by the Government for pumping at favorable points (notably at the Chandler Ranch), and the remainder by street car systems, electric, mining and manufacturing companies and by private individuals for pumping on lands not in the Government Association. Wherever the underground supply of water is sufficient, the Government is sinking series of wells and installing mammoth centrifugal pumps, electrically operated, to raise water for irrigation, in addition to that coming from the dams, so that we have here the curious and profitable feature of water which is being



Town of Roosevelt and Lake

used for irrigation first being made to develop electrical power which is used to raise the same water to the surface again, after once being used for irrigation, and used yet again for irrigation. In other words, the water is made to pump itself. The famous Chandler Ranch of 18,000 acres has been proven by tests covering a number of years to be the most favorable place in the Valley in this respect, and the Government has already sunk a number of wells and installed immense pumps which are in operation and furnishing an abundant supply of water, in addition to that received from the gravity canals, and at the same cost to the land owners.

The money received from the sale of power, now and hereafter, will be applied on the cost of maintenance and construction, and as soon as the Government has been repaid the actual cost of construction, all profits received from the sale of power, after the expense of maintenance has been paid, will be paid to the land owners in the shape of an annual dividend of so much per acre, each land owner sharing in the profits according to his acreage.

The total cost of the completed Roosevelt Irrigation System will be about ten million dollars, which the land owners of the Association have agreed to repay to the Government, without interest, in ten annual payments, starting in 1913. If it had not been for the thousands of horsepower developed, the profits of which will apply on maintenance and cost of construction, the cost to the ranchers of their pro rata interest in the system would amount to about \$4.50 per acre per year for the ten years, at the end of which time the entire system, including power, will be turned over by the Government to the land owners of the Association, to be owned and operated by them, subject to the supervision of the Government. BUT, any profits arising from the sale of power will first apply on the cost of maintenance each year and any balance will then be applied on the cost of construction, and when one figures that it costs in the Salt River Valley in excess of one hundred dollars per year to generate one horsepower by the use of fuel, it can readily be seen what an immense asset to the ranchers the thousands of horsepower developed will be and what a material reduction in the cost of construction the profits arising from the sale of the power will make. Horsepower generated by the Roosevelt System is now being sold to numerous consumers at a rate varying according to the amount used, being on an average from \$85 per horsepower per year and upwards.

Even if there were no power developed and no profits arising from this source and the land owners did have to pay \$4.50 per acre per year for the next ten years, they are receiving for their money a pro rata interest in the finest irrigation system in the world, one that will be more than self-supporting when paid for, and what does this small payment amount to in comparison to what a rancher can take from his ground each year in



Government Road to Roosevelt Dam

the Salt River Valley, or in comparison to what water users in other localities are forced to pay? The cost is so small compared to the results obtained as to be scarcely noticeable. With alfalfa yielding from \$50 to as high as \$125 per acre per year and fruits yielding from \$100 to as high as \$1200 per acre per year, the annual \$1.60 per acre maintenance cost and the \$4.50 or less per acre yearly payment on the system which enables the fortunate rancher to get these results, is so small in comparison to the results obtained that **the rancher can well be thankful for the privilege of participating in paying for and owning such a wonderful system.**

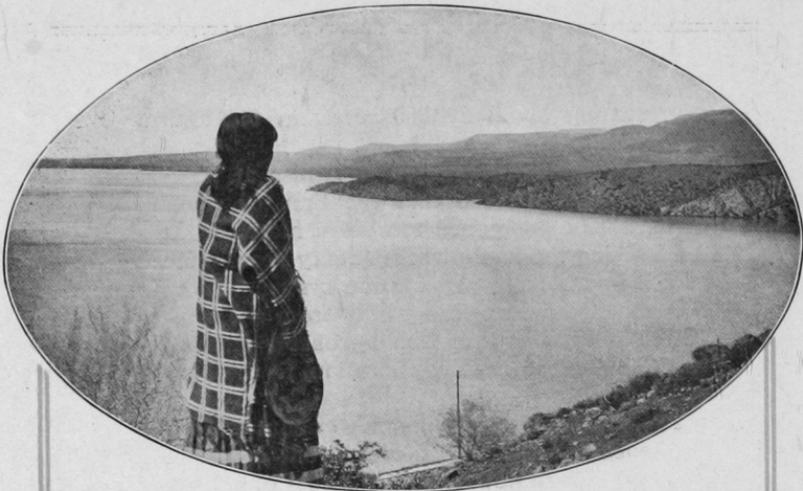
To make the situation plain and clear to everyone in as few words as possible, it is as follows: The actual cost of maintenance of the system is paid by the land owners, amounting to \$1.60 per acre per year, for which the land owners receive water on an average of once each eight days, a total of about four acre feet each year, or enough water to cover an acre four feet deep for \$1.60. The cost of construction, about \$10,000,000, will be repaid to the Government by the land owners

representing about 240,000 acres, in ten annual payments, starting in 1913.

(The National Irrigation Congress at its last session recommended that the time of starting payments be postponed ten years more, or until 1923, giving the land owners twenty years instead of ten in which to pay for the system. In case this should be done, the profits from the sale of power during that time would probably more than pay the entire cost of construction, to the benefit of the land owners.)

The payments will amount to about \$4.50 per acre each year, less whatever profit is received from the sale of power, until the cost of construction has been repaid to the Government, after which the land owners will receive all profits arising from the sale of power, after the cost of maintenance has been paid, and will own and operate the system, subject to the supervision of the Government.

Think this over carefully and realize what it means to the land owner, remembering always that for the small amount of money you pay the Government annually you will soon own a pro rata interest in the entire Roosevelt Irrigation System, and you will share in all profits arising from the sale of power. Realizing this, you will at once see the advantage of securing Chandler Ranch lands and an interest in this unequalled cooperative profit-sharing Government Irrigation System. The water cannot be separated from the land and the only way you can secure the benefits will be by purchasing Chandler Ranch lands or other land in the Salt River Valley which belongs to the Association. The Government has limited the ownership of land there to 160 acres for each person and will not furnish water for more than 160 acres to any one. Land owners have been given until 1913 in which to reduce their holdings to 160 acres and it is for this reason that the



Scenic Roosevelt Lake

owners of the famous Chandler Ranch of 18,000 acres have been forced to cut it up in small tracts and sell it in order to comply with the Government ruling that no one shall receive water for more than 160 acres. Their loss is your gain—if you secure some of the land.

It is only by comparison with other irrigation systems that the great advantages of the Roosevelt Irrigation System and Chandler Ranch lands can be appreciated, and we refer the reader to the U. S. Department of Agriculture Bulletin No. 236, published May 9, 1911, copies of which may be secured by writing to Washington, D. C. This bulletin is published by the Government, from statistics gathered during a number of years by its expert irrigation engineers in Southern California. A careful perusal of the same will show that in many places ranchers are paying as high as thirty times as much for water as the ranchers of the Salt River Valley do.

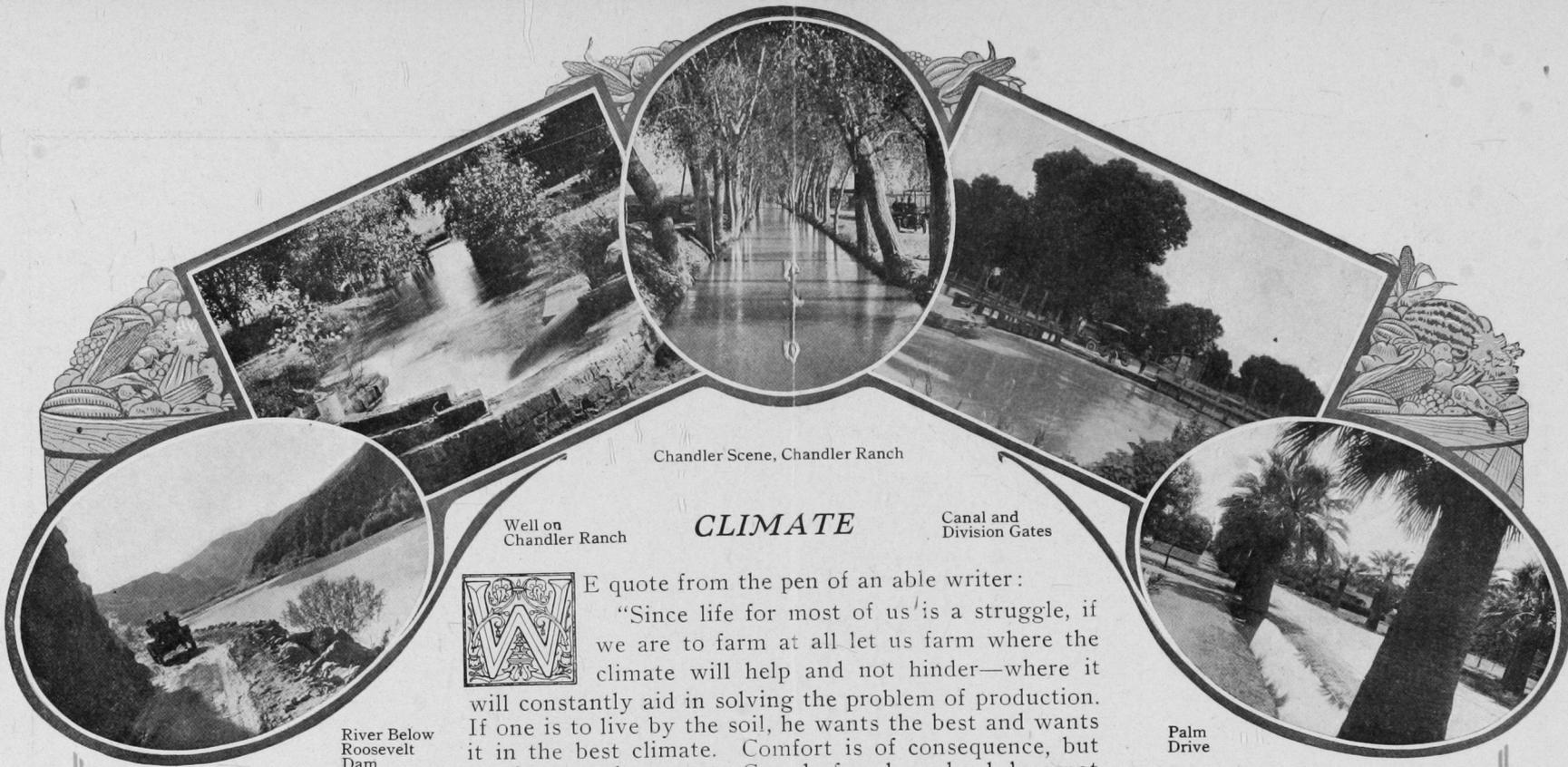
In some of the prosperous localities mentioned, ranchers are paying as much every year for water as the Salt River Valley rancher will pay in ten

years for a pro rata ownership in the finest irrigation system in the world.

By reading the Government Bulletin on water costs in Southern California, it will be seen that the Arizona rancher, located on Chandler Ranch lands under the Roosevelt Irrigation System, pays but a fraction of the amount for water that the less fortunate California rancher pays.

According to the Government figures, the average minimum investment in Southern California per acre for a water right is \$125, the interest upon which at 6 per cent. is \$7.50 per acre per year. With an average cost of \$15 per acre foot for water, four acre feet would cost \$60 per year, plus the \$7.50 interest on water right equals \$67.50 per acre per year in California for the same amount of water that the Government furnishes the Arizona rancher for \$1.60 per acre per year. On a basis of \$12.85 per acre foot the cost in California for four acre feet, plus the interest on water right investment would amount to \$58.90 per acre per year. Think what this means to the rancher in Arizona. Over \$50 per acre per year additional profit, just on the saving on water cost alone.

Not only this, but counting the \$4.50 per acre per year, or less, which the rancher on Chandler Ranch lands will pay on his interest in the Roosevelt Irrigation System, plus the \$1.60 per acre per year maintenance cost, a total of about \$6 per acre per year during the ten years the ranchers are repaying to the Government the cost of building the great dam—the Arizona rancher pays for his water and his interest in the Roosevelt Irrigation System and saves over \$50 per acre per year on the average amount that Southern California ranchers pay each year for water alone. You can save enough on your water charges each year on each acre to make the yearly payment on ten acres of Chandler Ranch lands.



Chandler Scene, Chandler Ranch

Well on Chandler Ranch

CLIMATE

Canal and Division Gates

River Below Roosevelt Dam

Palm Drive

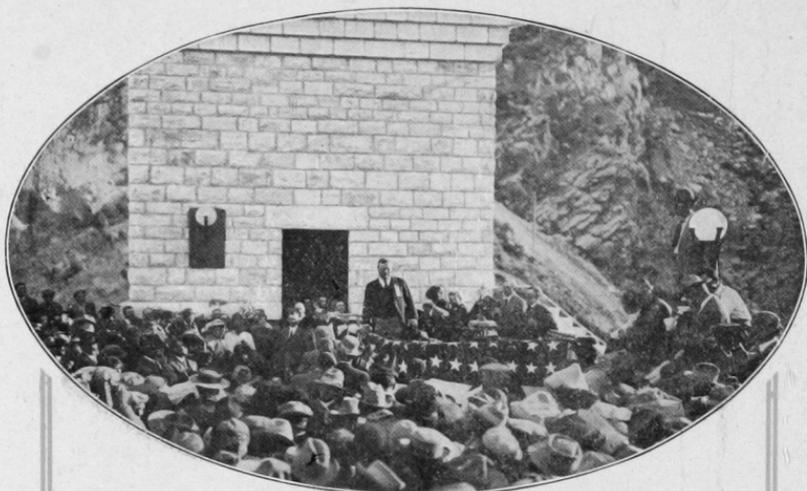


E quote from the pen of an able writer:

“Since life for most of us is a struggle, if we are to farm at all let us farm where the climate will help and not hinder—where it will constantly aid in solving the problem of production. If one is to live by the soil, he wants the best and wants it in the best climate. Comfort is of consequence, but the farmer who goes to Canada for cheap land does not reckon with the climate. He wants land and a good deal

of it. The farmer who comes into the Southwest is wise if he reckons climate at its cash value. He knows that it is not first a question of comfort but of profit—of production, and though the summer be hot, there is a good deal of satisfaction in a bumper crop every year. Here one does not say once, every little while, ‘This is good growing weather.’ It is good growing weather every month in the year, and then while stock elsewhere are in barns, here they are in green alfalfa fields in midwinter. This is climate. The man who grows things wants warmth, sunshine, equable temperature and the right temperature for a long period. He can only farm in a disappointing way against climate. It is a mistake to have to ‘buck’ against the weather.

“Climate has its relation to the grower as well as to the crop, and if Southern Arizona is hot at times, it is a land of health. It invites to life in the open, and that means vigor. The man who lives in the outdoors and is sensible in his habits and his diet, has little need of the doctors. These dry lands are the lands of health. Here are no malarias, no germ diseases, no anemic troubles, no ‘muggy’ and depressing days. There is no ‘scale’ in the orchard, no fungus growth. Tree and plant, man and animals, are healthy, develop rapidly and are vigorous and fruitful. This more than balances conditions, and one hears no complaints about hot summers where alfalfa matures a crop every forty days and oranges store up sweetness and fineness in the sunshine, so that they command a premium in all markets. Salt River Valley winters are full of sunshine and the temperature rarely falls below thirty-six degrees, ranging between that and seventy-five. The fields are green and alive with stock which has come in from the northern ranges and is fattening on alfalfa pasture. The percentage of sunny days is large, the winter sometimes showing less than a week of days when the sun does not shine brilliantly during some portion of the day. The actual number of rainy days is small, but showers may occur at almost any season. The nights are cool.”



Roosevelt Dedicating Dam

To sum the situation up in a few words—the average rancher in Southern California pays from \$58 to \$67 per acre for water if he receives four acre feet, the same as the Roosevelt Irrigation System furnishes. The Chandler Ranch land owner pays \$1.60 per acre per year for maintenance, and for ten years, starting in 1913, he pays his pro rata share on the cost of construction, amounting to about \$4.50 per year (**less the profits received from sale of power**), making a total cost to the Arizona rancher for the first ten years of about \$6 per acre or less per year for his water and his interest in the ownership of the famous Roosevelt Irrigation System. At the end of the ten years he will own his interest in the system and the profits from the sale of power will probably pay all costs of maintenance and some profit in addition. Thus it will be seen that the rancher on Chandler Ranch lands receives more for his \$6 per acre a year than the Southern California rancher does for his \$58 to \$67 per acre per year, enabling the Arizona rancher to make over \$50 per acre per year profit on the saving in water

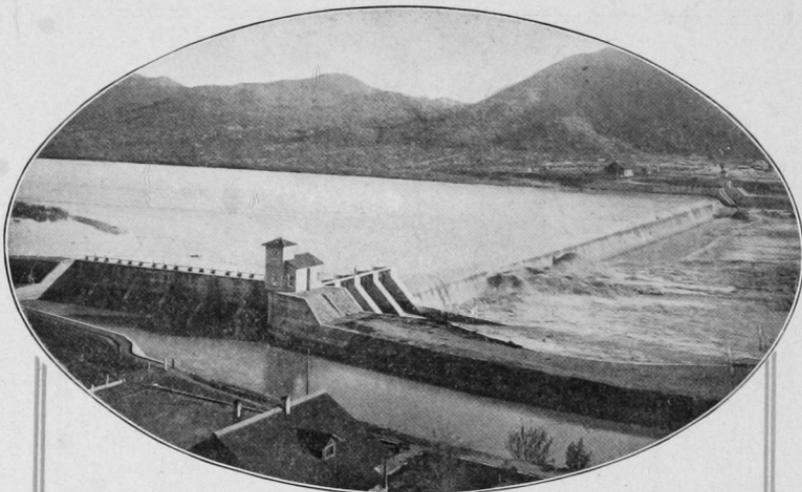
cost alone in addition to what he makes on his crops.

These are but a few of the reasons why so many Southern California ranchers and fruit growers are selling their high-priced lands and buying Chandler Ranch lands under the co-operative Roosevelt Irrigation System.

Director F. H. Newell, of the U. S. Reclamation Service, said: "For the man with a fair amount of energy and common sense, but with little money and a large growing family, a small farm in the Salt River Valley offers the best opportunity for subsistence, for healthful development, and for acquiring an enjoyable home and a competence for old age."

C. J. Blanchard, Statistician of the U. S. Reclamation Service, attended the dedication of the Roosevelt Dam and said: "It requires no particular acumen to predict a time when in the Salt River Valley there will be developed the most nearly ideal conditions of living and the best type of citizenship this world has ever known. Having caught something of your spirit, having dreamed your dreams for many years I have with voice and pen been telling the people of the whole country about this valley and its advantages. Its most important public utilities will be owned and operated in common by all the people and for the benefit of all. Agriculture here will become as intensified and scientific as anywhere in the world. In time we shall have conditions more nearly suburban than rural. With trolley lines extending to the uttermost limits of the valley, and with centralized graded schools, good roads, rural delivery, and a circulating library, the country will become citified."

The two men above quoted are foremost in irrigation work in this country, and there is no section of the irrigated West with which they are not thoroughly familiar, and such high praise for



Granite Reef Diversion Dam

the Salt River Valley coming from these men should carry great weight with the homeseeker.

SOIL

The soil of the Salt River Valley and of the Chandler Ranch lands in particular, is a deep sandy loam, rich in everything that is conducive to the growth of vegetation. Being level and practically ready for the plow, it lends itself easily to cultivation and irrigation. It is noted for its prolific productiveness, comparing favorably with the famous delta lands of the Nile. Eighty feet is no uncommon depth for soil on Chandler Ranch.

CROPS

All crops indigenous to temperate and semi-tropical countries thrive on Chandler Ranch and in other sections of the Salt River Valley. Nowhere in the world does alfalfa excel in yield and quality that which is grown here. Arizona oranges are famous for quality and hold the record for high prices. Alfalfa, wheat, barley, oats, cane, Kaffir corn, Milo maize, cantaloupes, casabas, watermelons, oranges, sugar beets, grape

fruit, olives, peaches, pears, plums, apricots, apples, figs, dates, pomegranates, berries of all kinds, grapes, asparagus, tomatoes, potatoes, onions, sweet potatoes and celery are among the crops successfully and profitably grown.

For detailed information about the various industries, you may secure from our offices, copies of our special booklets and folders.

The one splendid feature that makes Chandler Ranch lands so superior to the land offered in Southern California at double and treble our prices is the fact that the rancher need never worry here about the rainfall or fear that the amount of water for irrigation will not be sufficient, as the great Roosevelt Dam and Reservoir is a Government guarantee that ranchers will have sufficient water for all needs with the regularity of clockwork. It is not a private irrigation system, but one constructed by the United States Government for the benefit of the people and to be owned by the owners of the land.

UP-TO-DATE TOWNS

The main town in the valley is Phoenix, the capital of Arizona, having a population of about 20,000. Mesa, sixteen miles east of Phoenix, is the second town of importance, with a population of about 2500. Owing to its broad, shady streets, beautiful homes, up-to-date school system and the highly developed country surrounding, it is known as the "garden spot of the valley." It is here that the famous Evans School for Boys is located, where Theodore Roosevelt and other prominent Eastern capitalists send their sons to be educated. Tempe, eight miles west of Mesa, is another beautiful city of about 2000, the home of the State Normal School. Glendale, eight miles northeast of Phoenix, is the location of a \$1,000,000 beet sugar factory.



Government Well, Chandler Ranch

Chandler, the new town now being laid out in the center of the Chandler Ranch lands, is seven miles south of Mesa, and will be one of the beautiful, progressive home towns of Arizona. A fine hotel, schools and other public improvements are being provided for and everything possible will be done to make the town of Chandler a desirable place to reside.

TRANSPORTATION

The valley is well supplied with railroads, the Santa Fe and Southern Pacific both entering here and the projection of two other lines is under consideration. The Arizona Eastern, a subsidiary line of the Southern Pacific, runs through the center of the ranch, affording the best of transportation facilities.

We want you to understand that the reason land is for sale in this valley at this low price is that the United States Government has obligated the settlers to cut down their land holdings to one hundred and sixty acres for each farmer; consequently, this is YOUR opportunity.

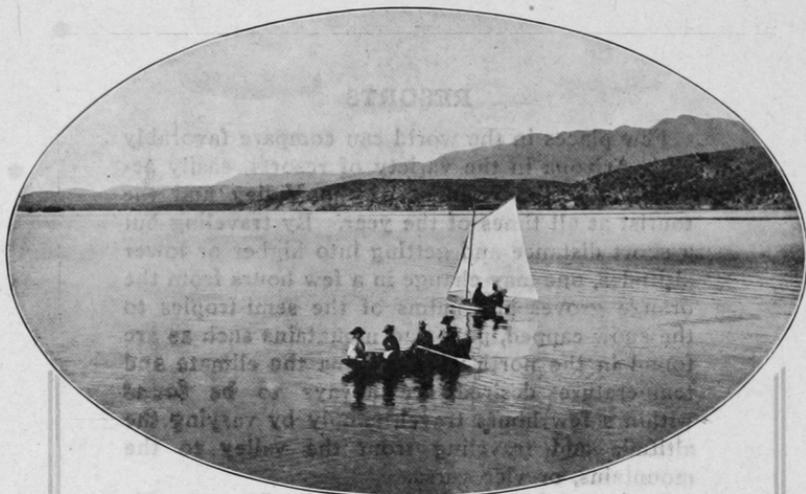
RESORTS

Few places in the world can compare favorably with Arizona in the variety of resorts, easily accessible to the resident of the Valley and the tourist at all times of the year. By traveling but a short distance and getting into higher or lower altitudes, one may change in a few hours from the orange groves and palms of the semi-tropics to the snow-capped, pine-clad mountains such as are found in the north. In Arizona the climate and temperature desired are always to be found within a few hours travel, simply by varying the altitude and traveling from the valley to the mountains, or vice versa.

During eight or nine months in the year this valley is the mecca for tourists from all over the world, who seek the mild and healthful semi-tropical climate. The residents of the Salt River Valley and the Chandler Ranch in particular, enjoy without cost or pains during this period every year a wonderful climate that other people travel thousands of miles and spend hundreds of dollars to visit annually. And during the summer season the people of this valley, if they so desire, can in a few hours' time go to the cool, pine-clad mountain resorts at Iron Springs, Flagstaff, Oak Creek, White River, Pineair, or other numerous points, where the finest camping, hunting and fishing in the West abound. Many people maintain their own cottages at these places, while others go for a few weeks each season and camp out in the forests, either sleeping out of doors or in tents. Unknown to many people, the largest unbroken pine forest in the United States is in Arizona.

HUNTING AND FISHING

Those seeking game and fishing need not grow weary for lack of variety. The Mogollon Mountain region abounds in all kinds of game, such as



Boating on Roosevelt Lake

deer, bear, wild turkeys, mountain lions, lobos, coyotes, lynx, wild cat, grouse, quail, and the famous Sonora pigeon, affording a variety of sport that few places in the world can equal. The Mogollon Mountain region is an immense, pine-covered plateau from 30 to 50 miles in width and several hundred miles in length, within 100 miles of Mesa, and abounds in all kinds of game as described. In this dense pine covering scarcely a habitation exists and Nature is seen in her most primitive state. The scenery around that locality cannot be excelled anywhere, heavily timbered mountains alternating with canyons from a few hundred feet deep to the Grand Canyon, the wonder of the world, over a mile deep and thirteen miles across. One can spend years in Arizona and then not see half the natural wonders at hand.

The trout fishing at Oak Creek, White River and other places in this region ranks with that of any place in the West. Strings of trout numbering 100 or more, representing a few hours' catch, are not uncommon, and many virgin pools yearly tempt the angler.

TERMS AND PRICES

In order to comply with the ruling of the Government that no person shall receive water from the Roosevelt Irrigation System for more than 160 acres, the owners of the famous Chandler Ranch have subdivided it into tracts of from 10 to 160 acres and now offer it for sale. This ranch has long been famous for its wonderful productiveness and fertility and its subdivision now offers to purchasers an opportunity never before equalled in the Southwest. The owners are forced to sell on account of the Government ruling, and as they have but a limited time in which to dispose of the 18,000 acres they are selling producing fields of luxuriant alfalfa in the highest state of cultivation for only \$150 per acre, payable \$37.50 per acre cash, \$7.50 per acre each year for the first five years, and \$15 per acre each year for the second five years. **TEN YEARS IN WHICH TO PAY**, with only 6% interest on the deferred payments. Alfalfa is now selling at from \$12.50 to \$14 per ton and always averages from \$8 to \$12 per ton. With fields producing from eight to ten tons and upwards per acre per year it does not take one long to pay for a ranch on the terms offered. Unimproved land suitable for alfalfa, citrus and deciduous fruits and vegetables is being sold for \$100 per acre, payable \$25 per acre cash, \$5 per acre each year for the first five years and \$10 per acre each year for the second five years, with 6% interest on the deferred payments.

A forty-acre tract of this famous Chandler Ranch Land, all in luxuriant producing alfalfa, ready to move right on to and make money, will only cost you \$6000, payable \$1500 cash, \$300 a year for the first five years and \$600 a year for the second five years, with 6% interest on the deferred payments, which can be allowed to run the entire ten years or paid up at any time you



Government Canal, near Chandler Ranch

wish. Forty acres of unimproved land without the crop on will only cost you \$4000, payable \$1000 cash, \$200 a year for the first five years and \$400 a year for the second five years, and every acre of this land will be watered by and participates in the ownership privileges of the famous Roosevelt Irrigation System, as explained elsewhere in this folder. Study it over carefully, investigate and think what it means to own land watered by this wonderful Government Irrigation System where you share in all the benefits, privileges and profits, compared to the high costs elsewhere. Think what it means to own land where you can raise alfalfa, oranges, grapefruit,

olives, peaches, pears, plums, fruits and vegetables, cattle and dairy cows, chickens, turkeys, ostriches, etc., etc., where some people net as high as \$1,000 per acre and more from fruits, where crops grow winter and summer and where it is not only profitable but a pleasure to live; remembering always that it is not an isolated country, that the railroad runs right through the center of the ranch and that the town of Chandler, on the ranch, will be one of the most up-to-date towns in that section, with every modern advantage.

We are not asking you to come to an undeveloped country, but to a valley that is prosperous and has been settled for nearly half a century—a country dotted with beautiful and highly cultivated farms and orchards—land that produces every month in the year.

We have already made over one hundred sales to California ranchers and fruit-growers, who are selling out in California and buying Chandler Ranch lands. This fact speaks for itself and we ask no better recommendation of the value of our lands than their purchase by California ranchers and fruit growers. We invite your investigation. For further particulars read our illustrated booklets on Alfalfa and Dairying, Oranges, Deciduous Fruits and Vegetables, etc., or call on or write us.

MESA IMPROVEMENT COMPANY

Mesa, Arizona

Los Angeles Office: 122 West Sixth Street.



PHOENIX

TEMPE

MESA

ROOSEVELT RESERVOIR
1,300,000 ACRE
FEET OF WATER

CHANDLER RANCH

CHANDLER TOWNSITE

CHANDLER RANCH LANDS
CHANDLER, ARIZONA
AND THE FAMOUS
ROOSEVELT IRRIGATION SYSTEM



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