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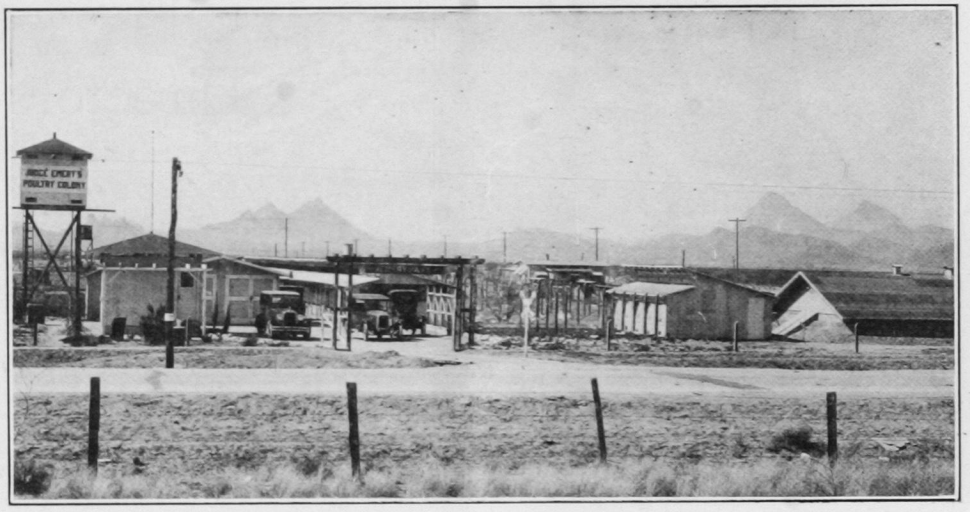
ACHIEVEMENT

JUDGE EMERY'S
POULTRY
CO-OPERATIVE
COLONY
EMERY PARK, ARIZONA

1926 1929

ACHIEVEMENT

The Story of the Establishing and the Building of a Co-Operative Poultry Colony that is turning this one Branch of Agriculture into the ranking Industry of Arizona, and of the United States.



View of Demonstration Farm
EMERY PARK, ARIZONA

Emery Finance Corporation

Colonization Projects

JUDGE EMERY
President

HARRY A. DEFORD
Secretary

C. M. EMERY
Treasurer

W. I. COOLEY
Director of Sales.

General Office
41 South Sixth Avenue.
TUCSON — PHONE 872 — ARIZONA

Officers and Directors

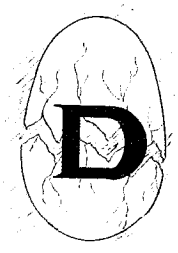
JUDGE A. J. EMERY
President and Founder

W. I. COOLEY
Director of Sales

CAMILLA EMERY
Treasurer

HARRY A. DeFORD
Secretary

Brief History of the Colony



URING THE last three years the development of Emery Park's Egg and Poultry industry has been sound, yet tremendous. From a small, inconsequential side line of agriculture to a highly specialized, efficient and gigantic enterprise.

The poultry and egg production in Judge Emery's Poultry Colony is now one of the ranking industries of Arizona and of the United States. Through co-operation the colonists of Emery Park have made for themselves a record conspicuous for its achievement in the building and establishing of an industry.

Prior to 1926, the present Emery Park was a part of the Desert of Arizona, covered with Mesquite, Greasewood, Cactus and a few Palo Verdes here and there, and was not even considered of any value for agriculture. Through the effort and farsightedness of Judge Emery, who founded the colony in April, 1926, it has grown and developed into a community of thrifty and intelligent American families, who are not only making a success of their chosen business, but are gaining HEALTH, HOME, HAPPINESS and INDEPENDENCE.

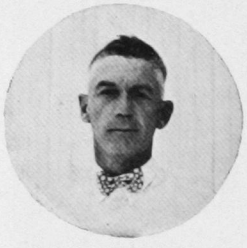
EMERY PARK is now an independent community,
having its own postoffice.

EMERY PARK, ARIZONA

65/66-G.

Co-Operation

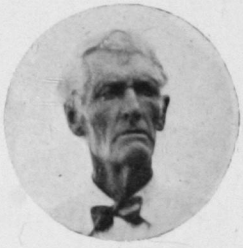
THE EMERY PARK Co-Operative Association was organized by and for the people who live in Emery Park, for the co-operative buying and selling of eggs and poultry, feed and supplies, poultry equipment and all commodities used by the families living in the Colony. It is governed by a Board of Control elected from among its members.



GEORGE HICKEY
President

HOWARD STOUGH
Vice-President

ROBT. TEMPLETON
Vice-President

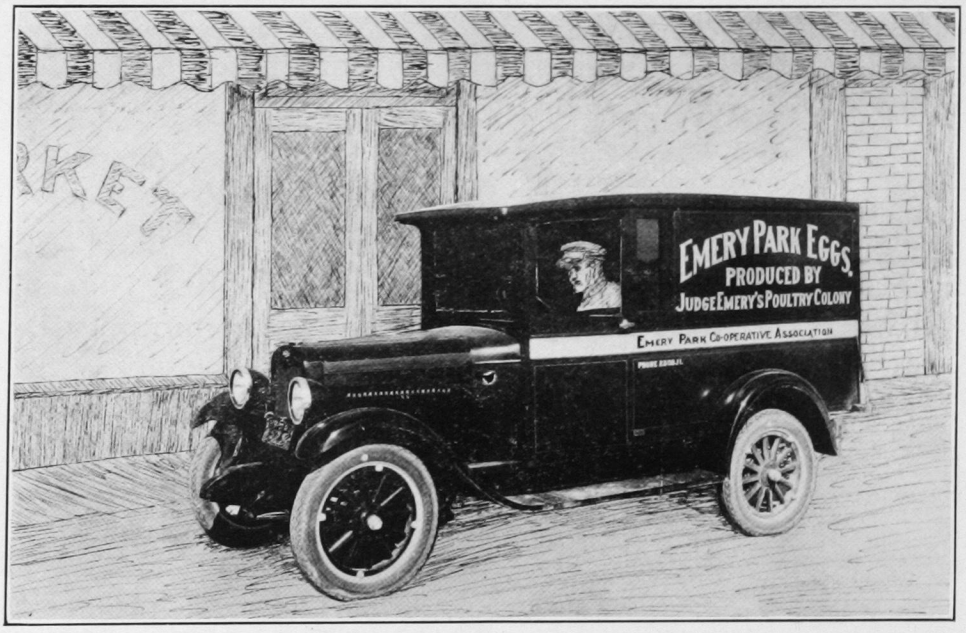


C. F. WHEELER
Secretary

L. L. WHARTON
Member

JUDGE EMERY
Treasurer
General Manager

ED. A. WELCH
Member



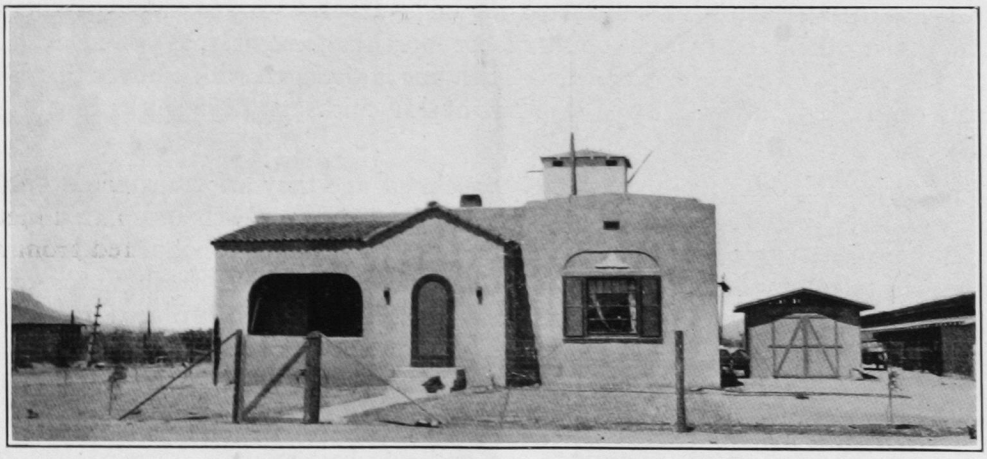
Emery Park Co-Operative Association maintains its own trucks

Co-operative Marketing
Emery Park Co-operative Association

ANDREW ENGLEHARDT, JR.
Sales Manager

Co-Operative marketing is simply the application of business principles to the marketing of poultry products. Progress of marketing, stabilization of production and the development of an industry is largely dependent upon the success with which producers can work together in co-operating organizations. Co-operative associations are operated to render efficient marketing service; their aims are to make poultry farming a more profitable, respected and self-respecting profession.

The general policies of our association are outlined by the Board of Control; it is the duty of the General Manager to carry out the policies of the association in such a manner that it will function along good, conservative and efficient business lines, and be able to perform a service to its members in harmony with the By-Laws of the organization. We fully recognize the fundamental fact that the membership is the foundation of the organization, also that in order for a Co-Operative Association to function successfully, it is of paramount importance that the membership, board of control, management and employees maintain a close working relationship at all times.



New Home of Mr. and Mrs. Robert Templeton

The Emery System Is—

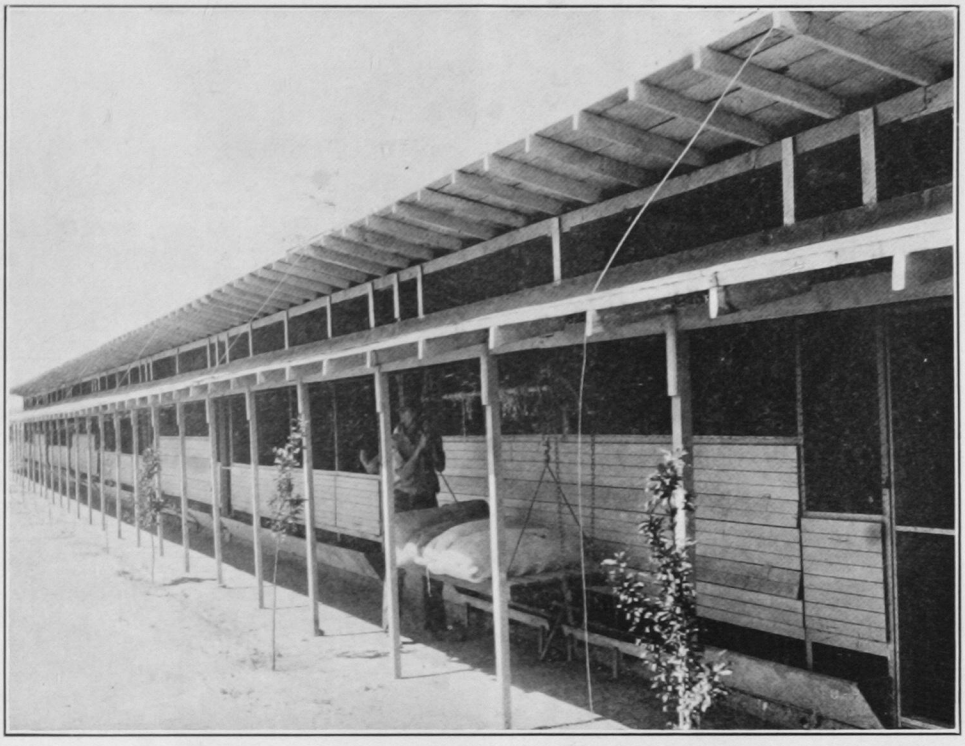
THE HOUSING of 2500 laying hens in one continuous house built on the semi-monitor type that faces South, (to insure the most hours of sunlight during the winter months in the laying house). It has 20 units, which are 12 feet by 24 feet, with dropping boards arranged along the North wall about the center from roof to floor and has roosts arranged about 8 inches above this, that are hinged so they can be raised for cleaning. Above the dropping boards and extending four feet from the back wall and fastened on the bottom of the rafters is a piece of Celotex, so arranged that it creates a circulation of fresh air at all times through the house, with no direct draft on the birds. The feed hoppers are arranged along the South wall that open out from being hinged on the bottom, so that they can be filled from the outside, and the nests are also arranged on the same wall, that the eggs can be gathered without entering the pens. The green feed hoppers are so placed underneath the mash hoppers that green feed can be fed from the outside of the pens and automatic water troughs arranged on the outside of the pens are kept full of fresh water at all times by a float arrangement. The houses have an overhang which is the short part of the semi-monitor, under which runs an overhead carrier direct to the feed house and along the front of the 500-foot house. This is used to carry all the feed from one unit to the other, for cleaning the droppings, (which is done each morning), and for carrying the egg cases when gathering the eggs. This is the most perfectly arranged house for reducing the labor of caring for birds yet devised, and the "EMERY SYSTEM" is a patented system.

Brooder House

The Brooder arrangement under the EMERY SYSTEM, is a building 16 feet by 25 feet, built on the semi-monitor style, with five pens each 5 feet wide and 12 feet long, along which on the North side runs a walk which has been dropped into a pit, three feet deep, so that the attendant is always working on a level with his chicks, rather than crawling among them. This reduces the labor more than one half, as you never have to go into the pens for feeding or watering. Each pen is arranged with a hover that is automatically controlled, and which will take care of 250 chicks, or 1250 chicks for the entire house.

After the chicks are from six to eight weeks of age they are transferred (pullets) to Colony houses that are built on runners holding 100 pullets each and placed in an orchard, and are given free range, this to insure vitality. They are hopper fed from hoppers attached to colony houses, and have automatically controlled fresh water troughs. The pullets are kept there until they are ready for laying and then placed in the laying house, where they are scientifically fed upon a properly balanced ration (Judge Emery's) to insure the best production.

The broilers when taken from the brooder house are placed in fattening pens and when they weigh one and one-quarter to one and one-half pounds, dressed, are placed on the market.



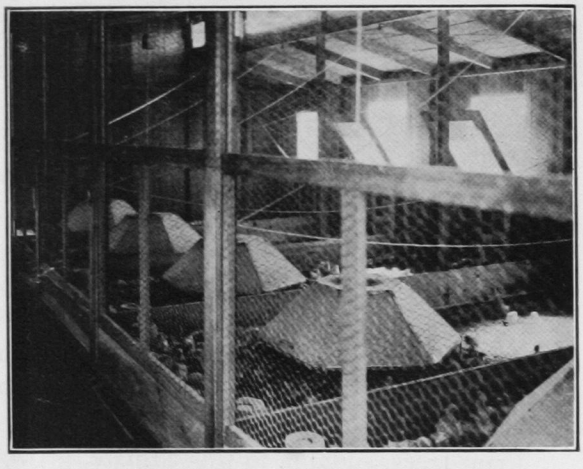
This shows labor saving equipment. All work done from the outside, and the attendant always under cover.

ABRAHAM LINCOLN SAID:

"The most valuable of all arts will be the art of deriving a comfortable subsistence from the smallest parcel of land."

This New Art Is Here—In Emery Park.

Men are beginning to see that life on the land must be revolutionized; that instead of big holdings in lonely places they must have small acreage near the heart of cities; that, instead of using the land wastefully they must use it intensively and scientifically. First, to provide a comfortable home for their families; then, to furnish an ample income from poultry for other needs.

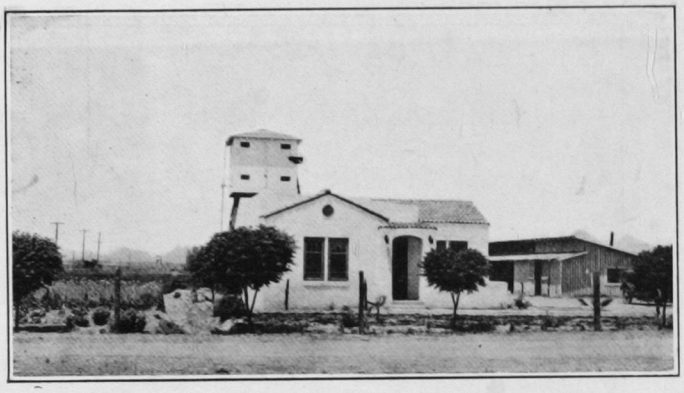


Inside view of Brooder House.

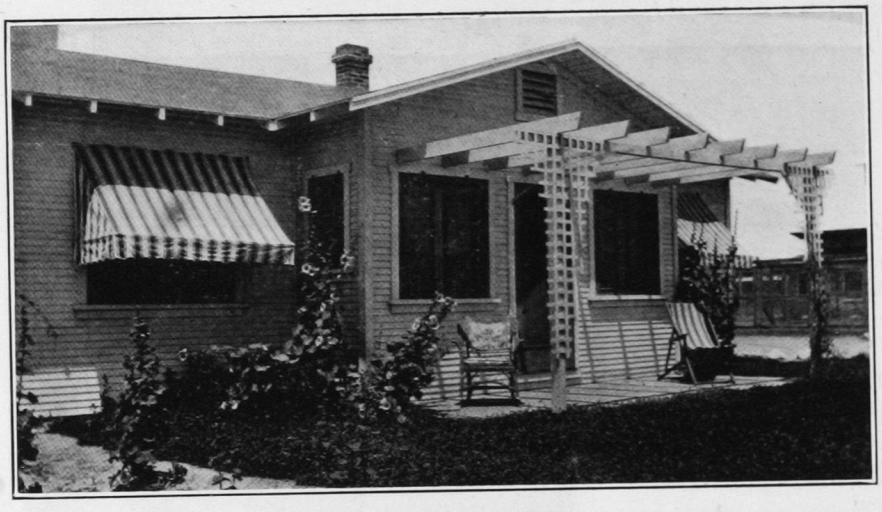
BEAUTIFUL
MODERN
HOMES

are being built by the colonists locating in

EMERY PARK



New Home of Mr. and Mrs. Chas. Bare



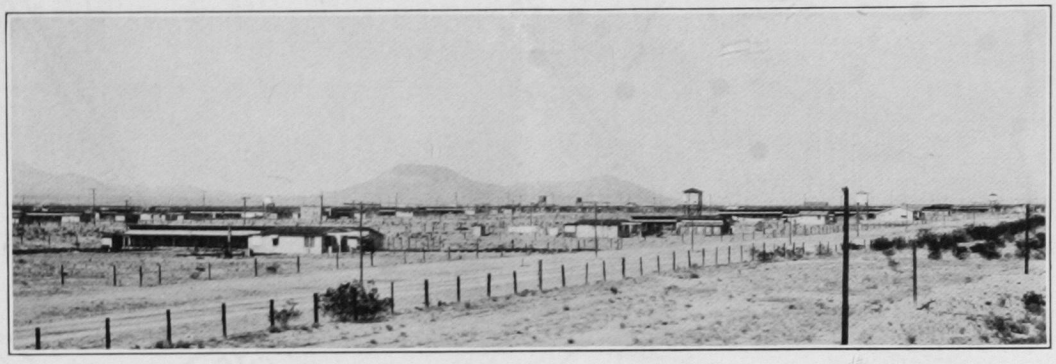
Home of Charles H. Webster

SANDY LOAM SOIL

With the wonderful sandy loam soil available in EMERY PARK, it is possible to grow an abundance of vegetables for the family table, as well as grow all the green feed necessary for your poultry, such as alfalfa, kale, cabbage, chard, oats, barley and sudan grass.

Fruit trees, suitable to this climate, grow wonderfully, as well as Pecans, which are planted in the poultry runs. Grapes do excellent in this climate and have a wonderful flavor.

All shrubs and ornamental trees do exceptionally well here.



Aeroplane View—Looking Northwest

Founded April 1926

By Judge Emery

Situated in the beautiful Santa Cruz Valley, 5 miles South of the center of the City of Tucson, Pima County, Arizona.

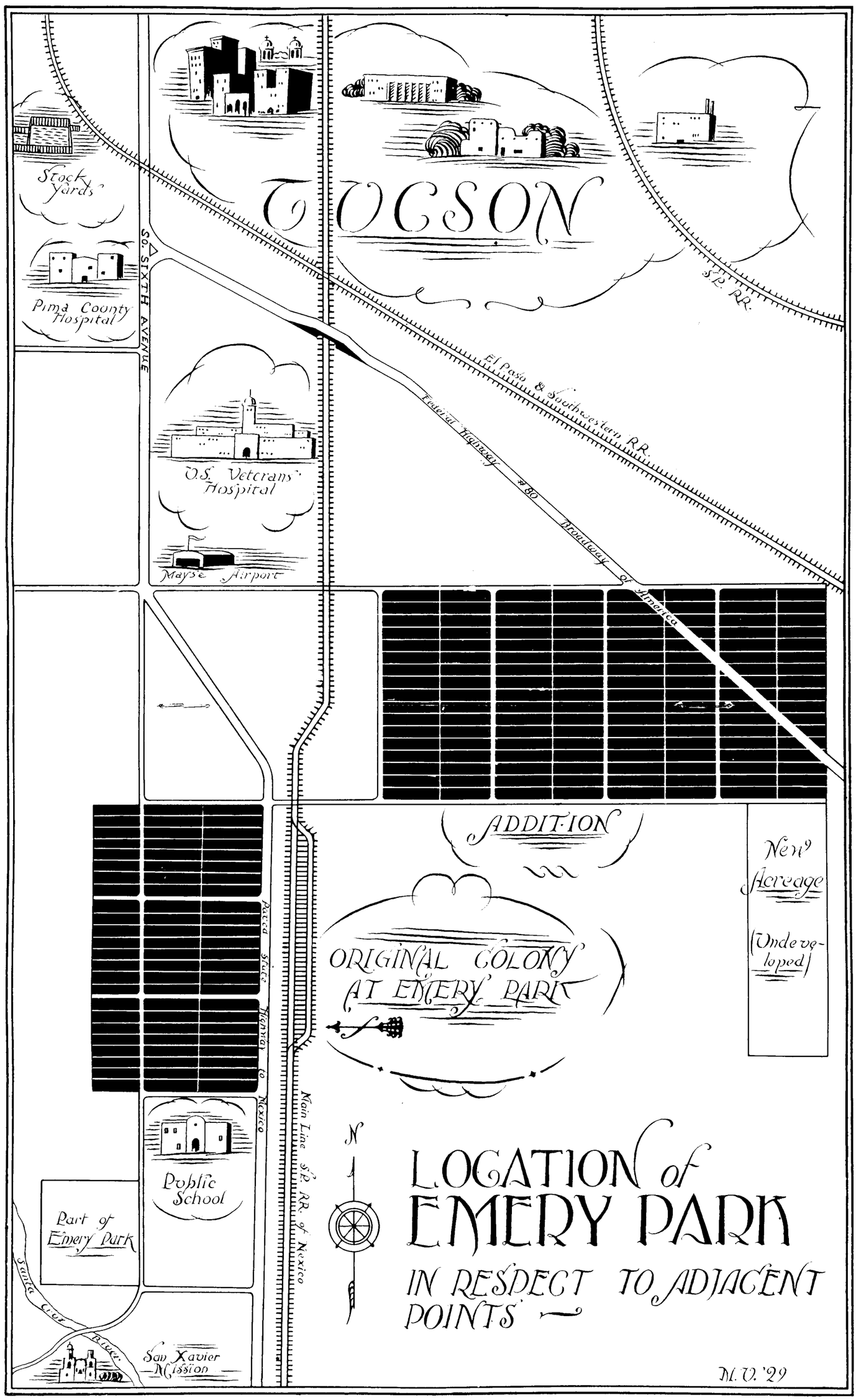
Located on the U. S. Route No. 80—Broadway of America Highway, also the Tucson-Nogales paved State Highway, comprising some 2000 acres of sandy loam that is ideally suited for poultry raising, that will grow an abundance of vegetables for the family table, all necessary green feed for the poultry, such as kale, chard, cabbage, alfalfa, oats and barley, fruit trees and berries of all kinds suitable to this climate.

It is platted to two and one-half acre tracts that will house and yard 2500 laying hens thereon; all poultry buildings are scientifically constructed, and laid out under the "Emery System" of intensive egg farming, and so arranged to make it possible for one person to do all the work necessary to success.

Emery Park has electricity for both light and power, with a low rate of 2 and 8-10th for pumping purpose, and a 4 cent rate for cooking and refrigeration. Water is secured from an 8-inch well drilled on each unit, cased, at an average depth of 80 feet. This water is very soft, and does not contain any alkali, and is a wonderful water for domestic uses. Telephone service is obtainable throughout the Colony. There are graded streets, and the Park contains a Railroad Station and siding, on the main line of the Southern Pacific and Southern Pacific de Mexico.

There is just completed a new 4-room brick schoolhouse, costing $27,500 for the use of the children living in Emery Park and surrounding country. This building contains, in addition to the four class rooms, an auditorium and gymnasium and all sanitary arrangements.

THIS MEANS CITY LIFE IN THE COUNTRY


TUCSON
Stock Yards
So. SIXTH AVENUE
Pima County Hospital
S.P. RR.
El Paso & Southwestern R.R.
Federal Highway #80
Broadway of America
U.S. Veterans' Hospital
Mayse Airport
ADDITION
New Acreage
(Undeveloped)
ORIGINAL COLONY AT EMERY PARK
Road to Florida & Mexico
Main Line S.P. RR. of Mexico
Public School
Part of Emery Park
Santa Cruz River
San Xavier Mission
N
LOCATION of EMERY PARK
IN RESPECT TO ADJACENT POINTS
M. V. '29

Tucson, Arizona

Tucson, the "Sunshine City" of the Great Southwest, the metropolis of Southern Arizona, is the one city of the Southwest that is able to couple with its uniqueness and western spirit the attitude of leadership in all thnigs that make for the advancement of the city, county and State.

Tucson is one of America's oldest settlements. It was founded before the American colonists had conceived the idea of an independent nation, before the men who drafted the Declaration of Independence were more than mere boys.

For many years after its founding, Tucson was no more than a small presidio, garrisoned by a detachment of fifty soldiers from Tubac. The few huts that formed what was then Tucson were placed on what is now the west bank of the Santa Cruz River, facing Sentinel Peak ("A" Mountain). The frequent attacks of Apaches made necessary the erection of an adobe wall, and as late as 1825 Tucson presented the appearance of a fortified village.

Before the Gadsden Purchase was made, Tucson had a population of about three hundred, protected by Mexican troops, but in 1856, when the Mexican troops withdrew, the town boasted a population of four hundred Mexicans and about thirty Americans, the latter being the proprietors of stores, a flour mill and "some other business houses," probably saloons and dance halls. Tucson's early history is marked by tales of the "pleasant pastimes" of drunken cowboys and outlaws, and its reputation for being "tough" did not suffer by comparison with other Western towns of shady reputation.

TODAY, A MODERN CITY

Tucson is an up-to-date city of 45,000 inhabitants, situated in southeastern Arizona, 312 miles west of El Paso and 500 miles east of Los Angeles, on the main line of the Southern Pacific Railroad and at the northern terminus of the Southern Pacific de Mexico. The city lies in a valley, broad and level, at an altitude of 2400 feet, and is entirely surrounded by high and beautiful mountains. It is a clean, progressive, modern city, with the paving, gas, electricity, street railways and up-to-the minute stores and business houses that go to make up a real live city. The water supply is abundant, and though at present obtained only from deep wells, the natural water supply from the surrounding mountains has not yet been touched, and in its virgin state represents a reserve that assumes almost unbelievable proportions.

In Tucson there are numerous first class tourist and commercial hotels, many finely finished bungalows and apartments, two excellent general hospitals, U. S., Veterans' Hospital, costing $1,000,000 and several private sanatoriums. Ten civic parks, among which is the Tucson Auto Camp Park, the finest in the Southwest, lend an appearance of beauty and wealth of space to the city. The Spanish style of architecture predominates in the residence sections of Tucson, and the community can easily compete with any city in the world in the wealth of its beautiful homes.

CLIMATE

"Summer Rays on Winter Days"

Tucson's greatest resource is climate. The Encyclopedia Britannica states: "In lowness of humidity and clarity of atmosphere Southern Arizona rivals upper Egypt." Owing to its medium altitude of 2400 feet the atmosphere is excessively pure, light, dry, clear, free from dust, smoke and other impurities. With a maximum amount of sunshine, a minimum of humidity and rainfall and low temperatures a rarity, out-of-door life can be enjoyed twenty-four hours every day of the year. One of the foremost medical authorities in the United States described Tucson's climate as follows:

"Any climate which by its equability, mildness, dryness, sunshine and small amount of rainfall promotes hygienic living, is necessarily the best for those suffering from tuberculosis. In other words, that climate where an -out-of-door life is compatible with comfort and where the invalid may remain out-of-doors practically twenty-four hours during each day is the climate best suited for tuberculosis. Tucson has such a climate. Available climatological data will show that a freezing temperature is very rare; that Tucson has more days of sunshine than any other habitable point in the United States; that it is one of the driest places in the United States—this dryness is especially valuable in pulmonary diseases. Bacteria survive for much less time in sunshine than in humid, cloudy conditions, and it has been demonstrated a number of times that tubercle bacilli exposed to the direct days of the sun in this vicinity live but a short time comparatively."

Climatological Data (compiled from U. S. Weather Bureau Reports):

AVERAGE SNOWFALL PER YEAR	0.0
AVERAGE NUMBER DAYS RAIN PER YEAR	52.0
AVERAGE NUMBER DAYS CLEAR PER YEAR	250.0
AVERAGE NUMBER DAYS PARTLY CLOUDY PER YEAR	95.0
AVERAGE NUMBER DAYS CLOUDY PER YEAR	20.0

SCHOOLS

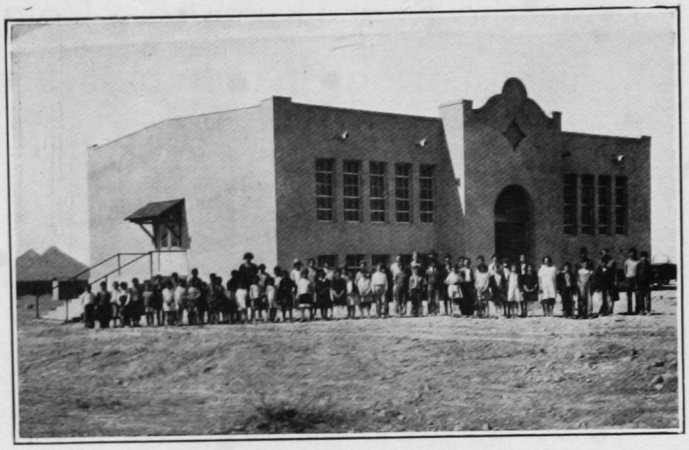
Fifteen grammar schools; enrollment, 8,000. Accredited high school; enrollment 1,500. The new $750,000 high school is the finest in the Southwest. University of Arizona is in Tucson. Enrollment, 1,650. Thirty-five states and several foreign countries represented. Several Catholic schools and colleges. Present school system rated second in the United States in order of excellence. Public school increase 1919-29, 60%.

BANKS

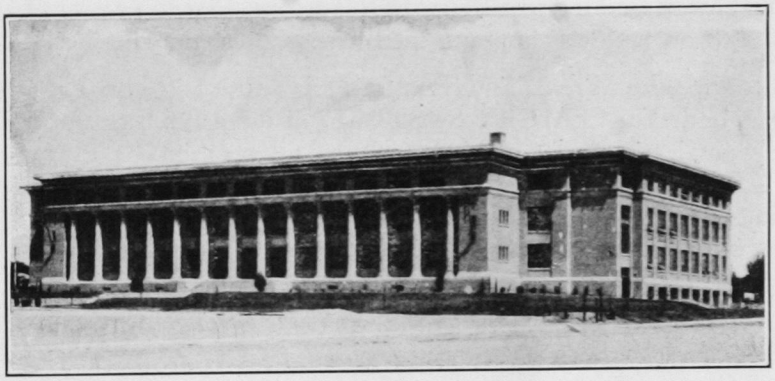
Four Banks and Trust Companies. Combined capital, surplus and undivided profits, $1,000,070. Combined deposits, $10,072,000. Total debits, 1926, $120,683,000.

ACHIEVEMENT

The Education Facilities offer the Children of the Families That Locate



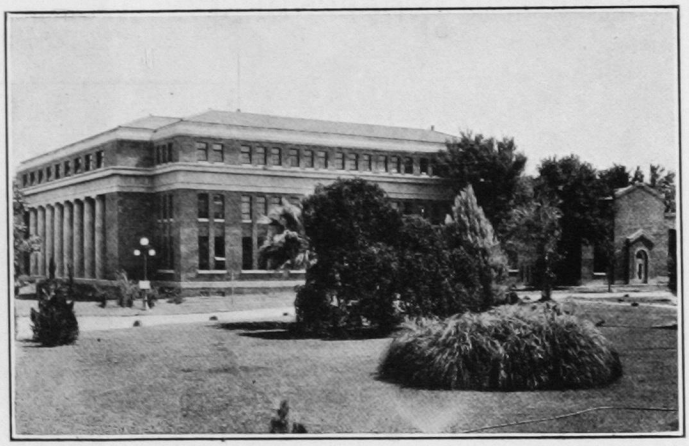
Grammar School in the colony



High School in Tucson

in the Colony the Best That Are Possible to Obtain Anywhere in the United States,

from the Grammar School in the Colony to the High School and the State University in Tucson.



University of Arizona, Tucson

From the Raw Desert to a Colony of Happy and Industrious People in Thirty-six Months

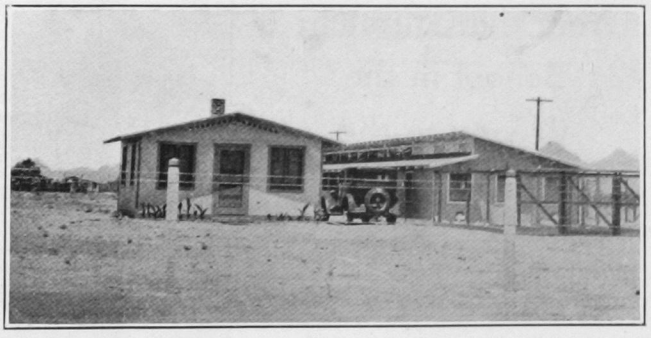
When you stop to consider that it is only thirty-six months (April, 1926), since the first crew was put to work clearing this tract of land of greasewood and mesquite, and the first load of lumber was hauled into the colony, one sees, that in a remarkably short time this project has been turned into a growing, progressive and successful poultry colony. Through the efforts and foresight of Judge Emery, EMERY PARK possesses possibilities not yet offered by any other poultry colony, and in the fact that with the wonderful climate with so many days of sunshine and no spring rains, no interference is encountered in the raising of baby chicks. The soil is a wonderful sandy loam, which when plowed, falls apart readily, making it possible for it to be exposed to the sun's rays, thus killing any germs that may be harboured therein.

With such a soil it is possible not only to grow an abundance of green feed for the poultry, but a wonderful garden of vegetables for the family table. Another advantage is found in the paved State Highway running parallel with the colony, giving us easy access to and from the city of Tucson with its shopping facilities, schools and churches.

The colony is restricted to the pure White American race, is attracting the better class of people, and with the wonderful "EMERY SYSTEM" of intensive Egg Farming, it appeals to the man or woman who wishes to get above the position of always working for a salary. The Community spirit of the colony is for the uplift and betterment of all those who by choice locate within its boundaries, and with the building of the community Club House, where social affairs of the colony may be held, living conditions will be ideal.

Nothing is more interesting that working with nature, and this is what the poultry business is when conducted under the "EMERY SYSTEM." For your work is a pleasure and a person doing his work on his own little 2½ acre unit, taking care of 2500 laying hens, is happy. In fact he is doing something that is worth while, not only from a dollar and cents standpoint, but from the fact that he gains a HOME, HEALTH, HAPPINESS and INDEPENDENCE.

THIRTY DAYS
AFTER LOCATING
IN THE COLONY.



Temporary Home of Mr. and Mrs. Ernest Kurtzweil from Chicago, Illinois

Poultry Producers are Creators of Permanent Wealth-- An Asset of the Future

THE INFLUENCE of the Emery Park Co-Operative Association in stabilizing the poultry industry, and its value to the state of Arizona cannot be measured in dollars and cents.

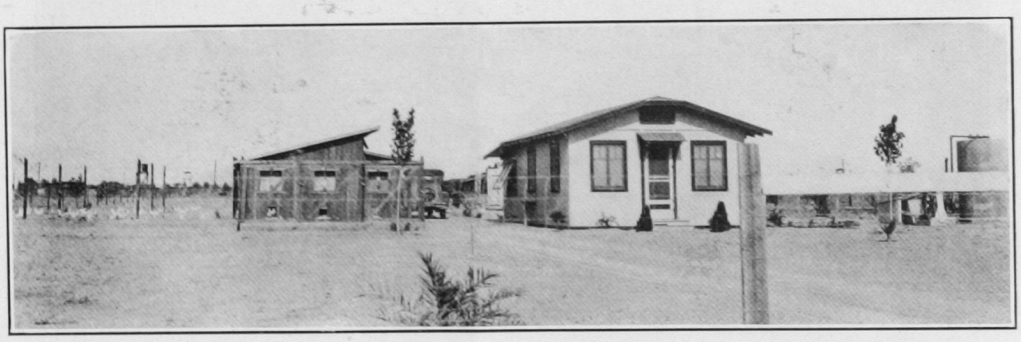
Through co-operation the poultry colony has been turned from an inconsequential side line of agriculture to a ranking industry. It has brought to the state a national attention by reason of its high quality products and its co-operation features. They are placing the industry on a high plane on account of its integrity. They have placed on the market a constant supply of quality eggs under one brand. There is no known factor which has been so pronounced in narrowing the spread between the price that the ultimate consumer pays and the figure at which eggs are sold wholesale.

It has eliminated in a large degree the speculative element and is instrumental in keeping a steady movement of the product going from the producer to the consumer.

No single enterprise has contributed more substantially to the development and prosperity of the state, and it has been instrumental in bringing thousands of dollars in new money than has the poultry industry through the colony.

Unlike the many so-called basic industries depending upon raw products, the poultry colony starts with raw land, and the poultry raiser brings it to a continuously higher state of cultivation. Through the poultry indusry we have enriched our farms, made this branch of agriculture more productive, increased tax valuations, and created an enterprise which has brought a measure of prosperity to the people of our colony.

The poultryman is creating a permanent wealth while he earns an income from his flock. He is a substantial citizen; industrious, dependable, and self-reliant.



Home of Mrs. Bertha Rainey

This District Ideally Situated for Poultry Raising

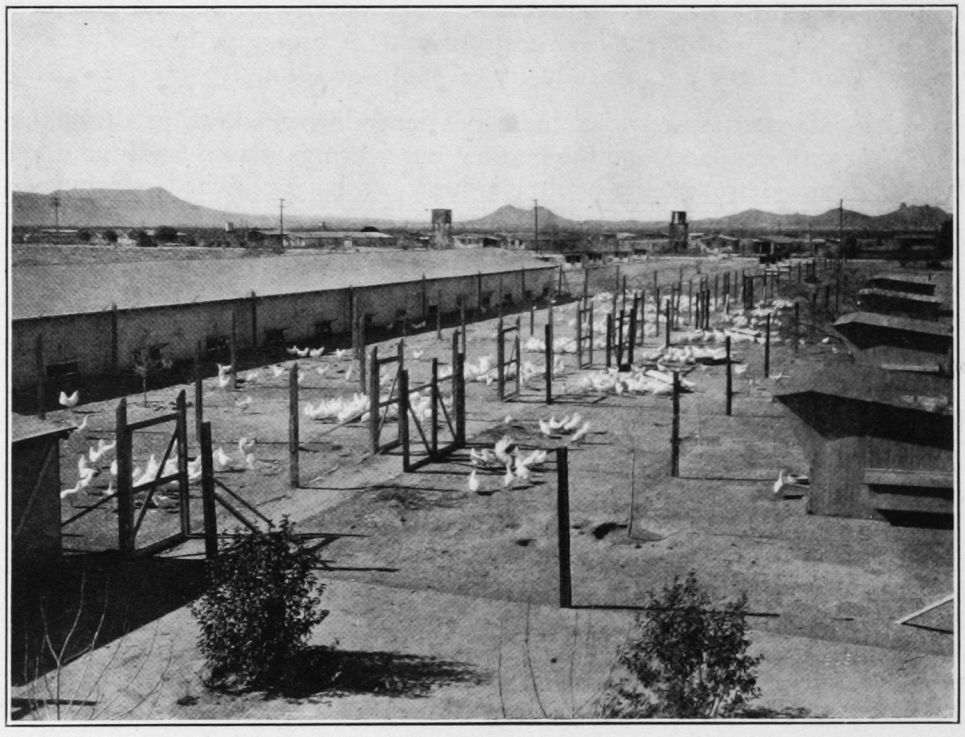
Nowhere in the United States offers the same climatic conditions, soil, and water so advantageous to the successful raising of poultry as is offered in Emery Park, with the wonderful sandy loam soil available in our colony, where by plowing or spading it readily falls apart, allowing every particle of soil to be exposed to the sun-rays, making it impossible for germs to live, therefore, we are very little troubled, if any, with disease and vermin.

The hazards of raising baby chicks is reduced to a minimum on account of the wonderful spring weather available in this district. Having very little rain at this season makes it possible for us to turn our chicks out and have the advantages of the sunshine, when it is so important that they have it, in the early development of their life.

Green feed and all vegetables, as well as fruit and shade trees do exceptionally well under our ideal conditions, and with the abundance of water available and secured at so little cost, makes it possible to grow an abundance, and a person should never be without vegetables for the table and green feed for their poultry. At any time throughout the year, under our Arizona conditions especially, is this true in Emery Park.

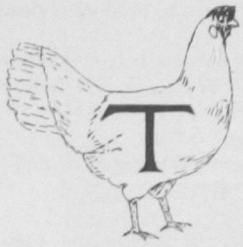
Our laying hens do exceptionally well; the hens going into molt earlier in this climate brings them into production earlier in the fall, and gives us the advantage of the higher price, caused by late molting in other parts of the country.

There is no reason for ever having a contagious disease nor to be troubled with vermin or mites under such ideal conditions that exist in this climate where a person will use a little caution in keeping the surroundings of the poultry buildings free of droppings and accumulations, and proper disinfecting.



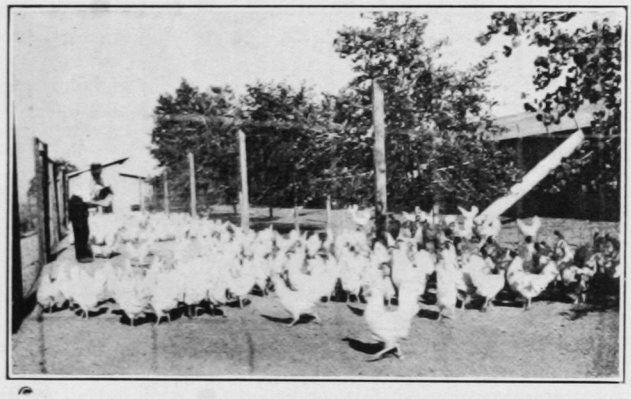
Looking west through Demonstration Farm

Two and One-half Acres With Independence



TO THE AMBITIOUS man or woman who wishes to get more out of life than working for wages is offered the best opportunity available today in Judge Emery's Co-Operative Poultry Colony. From a modest beginning, with a capital of from $1500 to $3000 you can start with a couple of units and build up to a capacity of 2500 laying hens which should net you $2.00 each per year (if you will follow instructions) in addition to a home, with your own garden and vegetables, produced with your own labor. How many families are earning $5000.00 per year?

Rear View of Poultry Building



Thousands of Hens and Broilers are shipped to market annually

Questions and Answers

Q. Can a man make a living on two and one-half acres?

A. Yes, by maintaining 2500 laying hens on each unit besides having enough room to grow all the vegetables, berries, fruit and sufficient green feed for all the poultry.

Q. What variety of poultry would you recommend?

A. We recommend white leghorns for commercial egg farming, because it costs less to produce a dozen of marketable eggs with this variety.

Q. Is it necessary that you know anything about the poultry business to make a success in your colony?

A. No, it is not necessary that you know anything about the poultry business. We teach you how by building a scientifically constructed poultry farm and furnish a poultry adviser who is at your service.

Q. Are you troubled with disease and vermin in your colony?

A. No, under the perfect sanitary arrangements of our buildings with the perfect ventilation and a thorough spraying of the buildings each week we are not troubled with disease and vermin.

Q. How would you recommend a person to start?

A. It is best to start in a small way. Put most of your capital into your poultry buildings and equipment, and build a garage type house that at any time can be turned into a garage. Where the husband or head of the family can continue his work it is possible for the wife to do all the necessary work to build up a 1500 hen plant, and then the husband can quit his position and devote his time to the completion of the plant.

Q. What does it cost to produce a dozen eggs under the present market conditions?

A. It will cost from 11c to 16c to produce a dozen of eggs under present conditions.

Q. What will it cost to feed a hen per year?

A. It will cost from $1.90 to $2.10 to feed a hen per year.

Q. What advantage does the Colony offer against the man who starts alone or on the outside of the Colony?

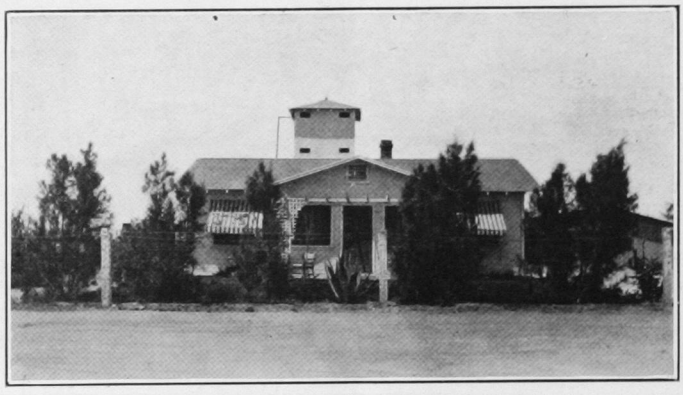
A. The Colony offers the man free advice and instructions not only in the breeding and handling of his poultry, but supervision and development of his plant as well as all the co-operative features of buying his feed and supplies at a reduced figure and the marketing of his products, which is of the greatest importance as it enables him to devote his entire time to the upkeep and management of his individual unit. In Emery Park all the feeding, cleaning and gathering of eggs is done by each unit holder at the same time each day. This enable the colonists to produce a uniform product, the egg, which commands the top price on any market.

Q. What class of people locate in Emery Park?

A. The Colony is restricted to the pure white race. It is the intention of the management to encourage the man, woman or family who wish to elevate themselves above the dependence of a salary and to secure the better things in life. We do not care what a person's vocation in life may be as long as they have thrift and the ambition to better themselves.

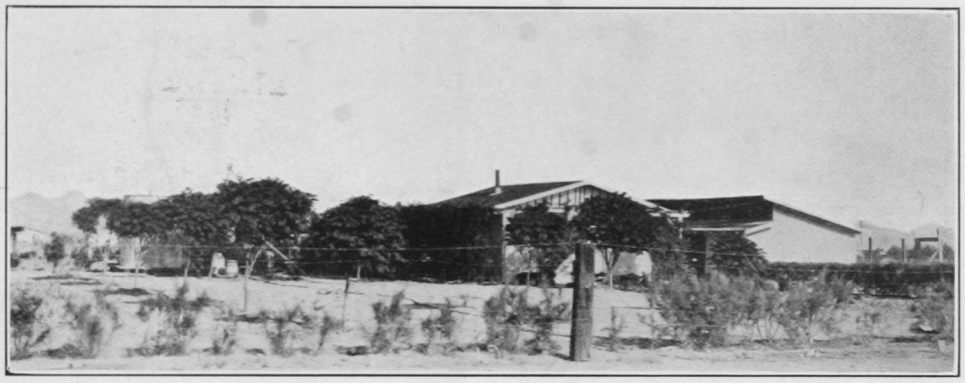
Q. Are there any other restrictions?

A. Yes, it is restricted to uniform Poultry buildings throughout. A building restriction of 35 feet front for a house costing $1500.00 or better and while we encourage the building of a garage house costing considerably less, it must be set back 90 feet so that people building a permanent home will not have one of these houses located alongside of them. It is also restricted to a Septic tank for sewage disposal so that there will be no chance for well pollution.

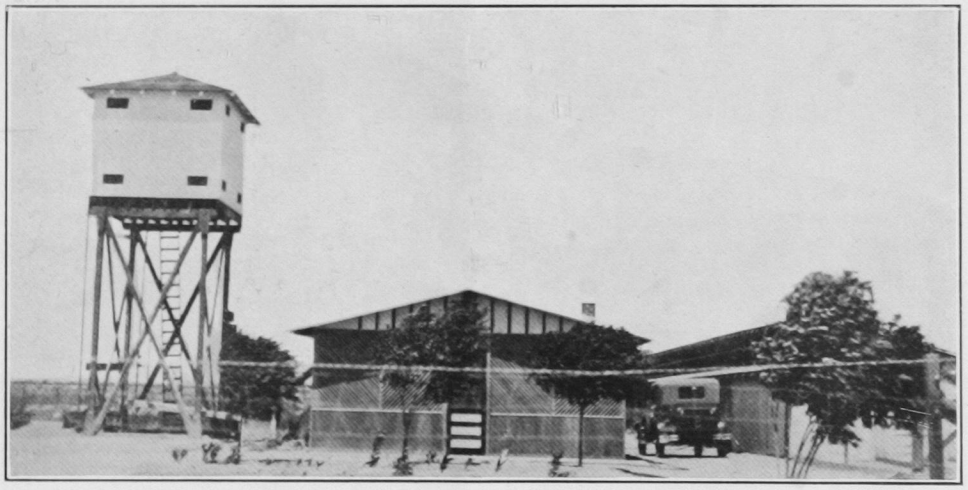


All the Comforts of Home

Grapes Do Exceptionally Well—Home of C. L. Shay

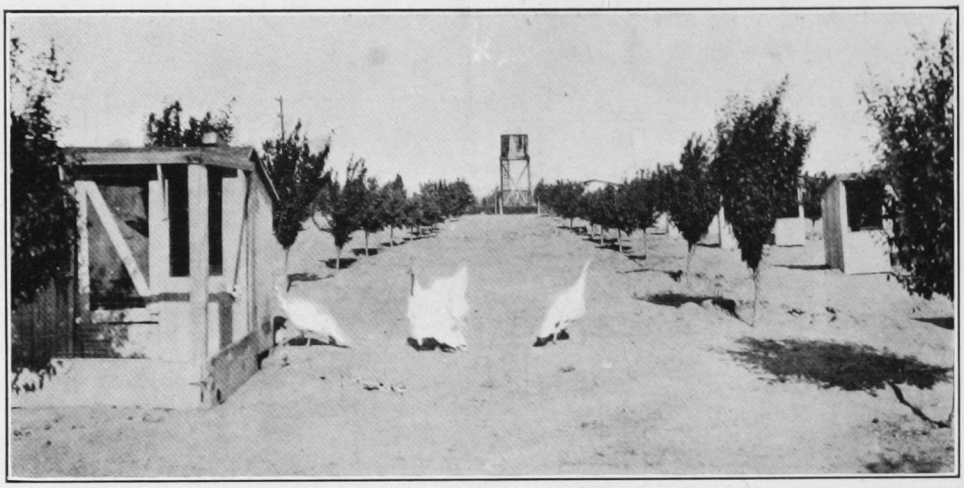


Shade is Secured Quickly—Home of William Rollins

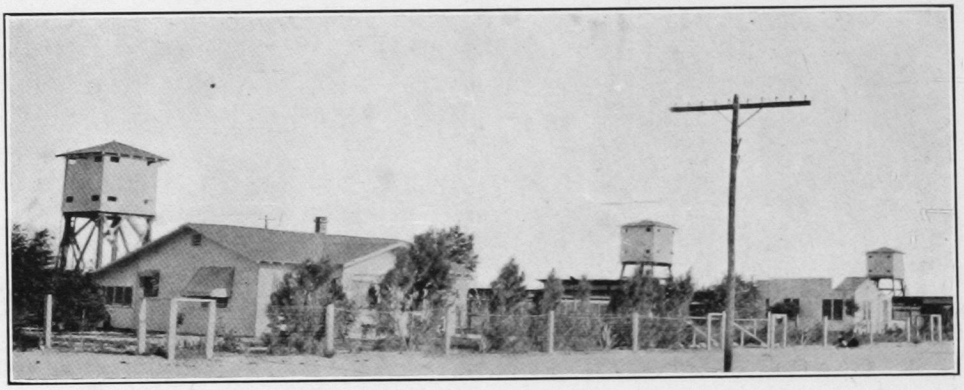


Women Make a Success in Emery Park—Home of Miss Janet Cowan

ACHIEVEMENT



Looking West through the Orchard on Demonstration Farm



Attractive and Comfortable Homes

Ideal Soil Conditions for Alfalfa Growing

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Our References

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Your Journey's End

Drive five miles south of Tucson,
Straight out on the paved highway,
Stop at the Demonstration Farm,
And do it now—TODAY.

You'll find sunlit peaceful acres,
Where promises come true,
INDEPENDENCE HOME and HAPPINESS,
Are waiting there for you.

Well-kept chickens singing merrily,
These colonies enfold,
And you glimpse a thousand pullets,
Turning eggs to magic gold.

You'll find sunshine falling golden clear,
On virgin soil most rare,
And EMERY PARK will bloom for you,
If you but purchase there.

A magic town in her tropic realm,
Will INDEPENDENCE and HAPPINESS lend,
If you but make JUDGE EMERY'S COLONY,
Your Home—Your JOURNEY'S END.

Margaret A. Connelly, 1929