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Your Opportunity

AN INCOME

FOR LIFE

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Florizona Paper Shell Pecan Co.

of

Florence, Arizona

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Foreword

ARIZONA is a constant challenge to the imagination and to the creative impulse of man. A country of countless scenic marvels, one thinks of it with a kind of awe, as of a thing seen yet too extraordinary to be wholly believed in. Hence the difficulty of conveying by means of the written word any sense of these wonders. If Arizona seems legendary to her own sons, what must she seem to the distant stranger.

Florence is Hub of a Great Project

IN THE VERY HEART of this great domain is Florence, county seat of Pinal County and largest city within the boundaries of the project. Florence is a thriving city of 1,500 people, men and women who have given up many valuable years to fight for the San Carlos dam.

Florence, with other communities of the district, is on the threshold of a new era—a development that surely will come with the construction of the great San Carlos reservoir. It is ideally located with reference to the project, approximately 75 per cent. of the lands of the district being within a radius of 15 miles of the city.

Good highways lead in all directions from the city, to the north and south, east and west. Some of them are paved, others being dirt highways of decomposed granite. Altogether, there are 300 miles of such roads in Pinal County—and practically all of them radiate from Florence. These good roads provide an easy way for the farmer to get his products to markets, either domestic or foreign.

Many Acres Producing

A little city set apart on the barren lands of the great Southwest, for thousands upon thousands of acres surrounding the city now are in cultivation and have been so cultivated for many years past.

These acres, irrigated from the normal flow of the Gila river or by pumping projects, are producing crops equally as great—and in some instances greater—than the lands of the neighboring Salt River Valley—America's premier reclamation project.

Valuations

Property in Pinal county is given a valuation of \$54,226,624 for the 1926 fiscal year, as compared with \$47,700,829 in 1925. A gain of \$6,500.00. A further gain is made in the assessment roll for 1927 of a little more than \$3,000,000, making the present assessed valuation slightly above \$57,000,000.

Supplemental Announcement

The Coolidge Dam is in the Course of Construction

THE contract calls for the completion of the dam by June 30, 1929, but the contractors recently made the statement that they would complete the job and turn the dam over to the government by September 30, 1928, fully nine months ahead of time.

Engineers all over the world are watching with interest construction progress on the Coolidge Dam, for which \$5,500,00 has been appropriated. The construction work alone will cost \$2,265,525. The Coolidge Dam embodies innovations of design never before attempted and promises to affect profoundly all future reclamation development.

The federal government is supplying cement, steel and other construction materials, and the contractor is attempting only to put them in place.

The dam itself is located on the San Carlos Apache Indian reservation, about 70 miles east of Florence. It will consist of three domes and two intermediate buttresses, rising 220 feet above the stream bed and 250 feet above bedrock. The canyon width at the base is 300 feet and across the crest 580 feet, exclusive of spillways, which are each 150 feet wide. From the rear of the dome along the base of the dam to the toe of the buttress is a distance of 286 feet. The thickness of the rear of the base of the dam where they merge into the domes is 110 feet.

The resultant reservoir will have an approximate storage capacity of 1,200,000 acre-feet, and will form a lake extending up the valley of the Gila and San Carlos rivers for about 25 miles, with a maximum width of two miles.

As soon as the concrete work is above highwater line storage will begin back of the dam, and water will be available for irrigation of crops in the valley by early summer of 1928, and then will be the beginning of a development that will soon change the Florence Valley into one of the most prosperous sections of the entire west.

Security, comforts and the satisfaction of permanent financial success can be yours through the ownership of a Pecan Grove under the plan of the Florizona Paper Shell Pecan Company of Florence, Arizona.

WHAT does the future hold for you? How much nearer financial independence will you be ten years, twenty years, from now? How well are you providing for the "sunset days" of old age, to secure the complete enjoyment of life which we all wish to look forward to?

Ask yourself these questions; give them serious thought.

Statistics show that 98 per cent. of our country's population is made up of failures. Men and women—in business, in the professions, in every occupation—are struggling along, eking out a living that does not bring the desired returns, nor make saving for the future possible.

It is easy to pass to old age worn out by hard work, with lessened ability to do hard work, with nothing set aside. But it isn't necessary. A small orchard of Papershell Pecans will net you a handsome annual income which can be counted upon with certainty, not only throughout your lifetime but for the lifetime of your children and your children's children.

A Substantial Life Income

AND A HANDSOME inheritance for life for those who are dearest to you! Think what it means! Think what it means to be independent, to be able to look into the future without fear of old age, failing health, accident, increasing family responsibilities, money panics, uncongenial employment—troubles which overtake 98 people out of every 100. Can you afford to put it off another year?

Many a young man ambitious for something more than a mere income; many a middle-aged business or professional man who can realize that he must safe-guard against approaching old age; many a man who may be anxious to give sons and daughters a worth while education have the opportunity now to achieve their goal by acquiring just as many acres of Florizona Papershell Pecans as they may feel able to carry.

In the Pecan Market, Over-Production is Impossible

THE DEMAND for Papershell Pecans is tremendous, and is increasing rapidly. And the demand is stable. The price paid for pecans does not fluctuate as it does with other crops. Dietetic experts—among them, J. H. Kellogg, of the famous Battle Creek Sanatorium, have found that the Papershell Pecan contains 70% fat combined with other essential body building elements. This, and the ease with which the pecan is digested, makes the meats of pecans wonderfully suited to any number of delicious and nutritious kitchen recipes. As an article of diet the pecan is becoming more and more popular in every part of the United States.

ARIZONA

A Proven Territory for Pecan Culture

Experiments in the scientific culture of the improved varieties of Paper Shell Pecans, extending over a period of more than twenty years, have proven that the climatic conditions in certain sections of Arizona are the most ideal of any section of the entire United States.

Florizona Paper Shell Pecan Company Organized

With the idea in mind of planting only such western varieties as have been proven to be consistent producers, the Florizona Paper Shell Pecan Company of Florence, Pinal County, Arizona, has been organized and incorporated under the laws of the State of Arizona.

OFFICERS OF THE COMPANY

J. H. ZELLWEGER, President
(President First National Bank, Florence)
R. S. McBRIDE, Vice-President and general manager
(Pecan Specialist, Florence)
FRANK C. ELWELL, Treasurer
(Rancher and Director First National Bank, Florence)
GEORGE F. GRAHAM, Secretary
(Rancher and Land Owner)
M. TWAIN CLEMANS
(President Florence-Casa Grande Water Users Association)

Plans of the Company

The plans of this company includes the planting, care and development on a large scale of Pecan Groves over a period of years, under a plan whereby the investors in such Pecan Groves need not at any time have to live on the land, but can continue in their present calling or occupation without any care or worry whatsoever.

It is proposed by this Company to subdivide in forty acre tracts only. Planting seventeen trees to the acre a distance of 50 feet between the trees.

These forty acre tracts will be sold under a syndicating plan, whereby as many acres can be acquired as the purchaser may feel able to carry.

Small Down Payment, Balance Monthly

With a reasonable payment down and a small monthly payment, over a period of seventy-two months with no interest or taxes for the time stated, these Pecan acres will be within the reach of all.

What one of the Highest Authorities in the United States has to say about Arizona Pecans

One of the highest authorities in the State of Texas in Pecan culture, who has made a thorough investigation of conditions throughout Arizona, and other sections of the far west, states, in a letter

dated March 25th, 1927: (which original letter is on file in this Company's office.)

"You have the most ideal place to make money growing pecans I have ever seen. You can grow a tree into a profitable production in five years, where it takes us seven to eight. It seems you have almost an immunity from insect pests. You have ideal atmosphere conditions for polinization and getting a perfect set of nuts. You are able to mature nuts of the largest size and heaviest percentage of meat of any section I have visited. On good soil with seed stock and varieties adapted to your conditions, a pecan grove in your section should be more valuable than a walnut grove in California."

Careful Selection of Land

The land selected by this company lies in the Florence Valley of the Gila River and as shown by the soil survey of the middle Gila Valley area by the United States department of agriculture, Washington, D. C., it is classed by said department as Gila Silty Clay Loam, the ideal for Pecans.

Requirements of the Pecan Tree

The Pecan tree is a river bottom tree, requiring for ample production, a soil rich with plant food and an abundance of moisture.

The lands selected by this Company are second to none in the requirements above stated.

These lands are supplied by both gravity water and a pumping plant capable of pumping four thousand gallons of water per minute.

Compilations of atmospheric records as recorded by the United States Weather Bureau, shows for the Florence Valley of the Gila River, a growing period for the production of pecans far in excess of the time required. With a long warm growing season, an abundance of moisture, which produces the oil and sugar content of the nut, filling the shell with luscious pecan meats, the Florence Valley of the Gila River is second to none and is in a class known as the ideal.

Improved Varieties Only

It is the purpose of this Company to produce the highest proven varieties, with the thought only of producing a pecan which can be classed in one class only and that class is a class by itself.

The only way to grow a pecan is by the variety and if it is not of a high enough quality to create a demand in itself, it is not worth growing. There are only five or six high grade pecans out of a possible two hundred that are true dessert nuts, that is that can be served in their shells. A pecan to be at its best must be of a variety where the meat can be easily extracted.

It is not the purpose of the Florizona Paper Shell Pecan Company to grow pecans for the cracking machine and which sell for a much less price than the true dessert nut. The production of a true dessert

pecan requires an arid climate, abundance of plant life an abundance of moisture at the root and a high even temperature.

All these requirements are found here in the Florence Valley of the Gila River, which has been proclaimed the ideal for an ideal production of the highest grade of Paper Shell Pecans.

An Investment for the Masses

Thousands and thousands of business men and wage earners have had the thought come to them at some time or other, that they would like to own a piece of mother earth, possibly to live on at some future time or to continue in their present occupations and still feel that they have an investment in a piece of land. This thought is followed by another thought. How can I secure a piece of land, have it cared for and brought up to a standard where it will be able to take care of my family and myself during the latter years of my life?

The Florizona Paper Shell Pecan Company have worked out a plan through which you, your neighbor, your brother, your sister, or any one, can realize their desires to have a bonafide ownership in a piece of land, the returns from which will meet with their expectations. It might be only one acre, but one acre of pecans will help a whole lot and in accordance with our conservative estimate of returns on one acre, as will be found in our table of estimate in this booklet, you will find that your returns will start the fifth year after the trees are set out and will increase in production each year for generations to come, earning an income not only during the life of the owner, but for his family, his children and his childrens children.

The highest citizenry of California are growing English Walnuts. Men who make it an exclusive business and who do not call themselves farmers, are growing walnuts for the reason that it is a safe crop. These men do not think of any other crop which must be virtually sold before the crop is ripe or else it will spoil. Walnuts must be marketed within a reasonable time or else they will become rancid.

Pecans, unlike walnuts, can be stored indefinitely and still remain fresh and sweet. The demand for the higher grade of Paper Shell Pecans is much greater than the supply and will be for many, many years, if ever, when the supply will equal the demand. The best varieties of Paper Shell Pecans sell in San Diego and Los Angeles at from one dollar to one dollar and fifty cents per pound.

Arizona the Future Pecan Center of the Entire West

Arizona is destined to become the Pecan center of the entire West and there is no better time than now to acquire a holding in this staple product. We estimate, conservatively, that the first crop at the end of the 5th season will produce 5 pounds per tree. Ten pounds when the trees are 6 years old. Twenty pounds at 7 years of age. Thirty-five pounds at 8 years of age. Fifty pounds when 9 years old and seventy pounds when 10 years old. Figuring only 40c

per pound or even less, the earnings when the trees begin to bear, are enormous. As stated before in this folder, the yield increases each year and will continue to increase for many, many years.

Better than Life Insurance

There is no better life insurance and you do not have to die to beat it.

A pecan grove is a legacy which can not be equalled. A few acres will support a good sized family with every luxury.

No Danger from Frosts or Insect Pests

In the southern states and Texas, late frosts and cold rains' at polinization time often destroys the entire crop. Pests are rampant. A dry season will often cause the meat to wither with a half filled shell.

Last year the crop of pecans in the southern states and Texas was only 25% of the usual crop, caused by droughts, frosts and pests. We have no insect pests in Arizona, in fact it has been declared that they can not live in this hot arid climate. Late frosts at polinization time are unknown in Arizona. With an abundance of water for irrigation we do not have to depend on the elements for moisture, but we can open the flood gates and let the water in at any time. This enables us to give the trees the proper moisture at just the right time, which goes a long way towards producing a perfect set of nuts, filling the shell full of luscious meats.

One Tree in Arizona Shatters record in Production

A record production of one Paper Shell Pecan Tree in Arizona has shattered the record of all other trees in the United States in that at four years of age it produced 20 pounds of pecans. Fifty three pounds at 5 years of age and one hundred three pounds when six years old and one hundred forty pounds when seven years old.

This record has astonished all other pecan sections and mention has been made in a number of newspapers and magazines of this wonderful tree. The American Nut Journal of Rochester, N. Y. made special mention of it in a lengthy article.

The time to acquire an investment in a Paper Shell Pecan Grove with the Florizona Paper Shell Pecan Company, is now. You make a small payment down and small monthly payments each month for seventy-two months. Six years to pay.

Pecan Trees Known to Live for Hundreds of Years

There is no record of the life of a pecan tree, an English Walnut Tree in California, when twenty years old is about through. A pecan tree at twenty years of age is a big producing infant, and will continue increasing its production each year for years to come.

ESTIMATED EARNINGS OVER A PERIOD OF TEN YEARS IN THE OWNERSHIP OF ONE ACRE OF IMPROVED PAPER SHELL PECANS TO BE PLANTED IN THE FLORENCE VALLEY OF THE GILA RIVER, FLORENCE, PINAL COUNTY, ARIZONA. THIS ESTIMATE INCLUDES THE COST OF THE LAND, COST AND PLANTING OF THE TREES, TOGETHER WITH INTENSIVE CARE AND CULTIVATION, INCLUDING TAXES AND WATER CHARGES, HARVESTING AND MARKETING CROP EACH YEAR

Year	Time of Payments	Total Payments		Gross Earnings	Charge of Company Covering All Expenses	Net Profit	Seasons
1st Year	Down Payment with Application— 12 month payment \$12.50 each=	\$125.00 150.00					1928—29
2nd Year	12 month payment \$12.00 each=	144.00					1929—30
3rd Year	12 month payment \$12.00 each=	144.00					1930—31
4th Year	12 month payment \$12.00 each=	144.00					1931—32
5th Year	12 month payment \$12.00 each=	144.00	Estimated production 5 lbs. per tree, 17 trees per acre 85 lbs. @ 40c per pound. Less cost of harvesting and sacks.	\$ 34.00	2.13	31.87	1932—33
6th Year	12 month payment \$12.00 each=	144.00	Estimated production 10 lbs. per tree, 17 trees per acre 170 lbs. @ 40c per pound. Less cost of harvesting and sacks	68.00	4.25	63.75	1933—34
7th Year	None	None	Estimated production 20 lbs. per tree 17 trees per acre 340 lbs. @ 40c per pound. Less all expenses for care, harvesting and marketing crop	136.00	46.00	90.00	1934—35
8th Year	None	None	Estimated production 35 lbs. per tree, 17 trees per acre 595 lbs. @ 40c per pound. Less all expenses for care, harvesting and marketing crop	238.00	61.93	176.07	1935—36
9th Year	None	None	Estimated production 50 lbs. per tree, 17 trees per acre 850 lbs. @ 40c per pound. Less all expenses for care, harvesting and marketing crop	340.00	77.87	262.13	1936—37
10th Year	None	None	Estimated production 70 lbs. per tree, 17 trees per acre 1190 lbs. @ 40c per pound. Less all expenses for care, harvesting and marketing crop	476.00	99.12	376.88	1937—38
TOTALS		\$995.00		\$1292.00	\$291.30	\$1,000.70	

In accordance with the above estimate covering a period of ten (10) years, there will have been paid out for purchase of the land, together with planting and care over a period of six (6) years the sum of \$995.00, while the returns start the fifth year and continue each year up to and including the tenth year, showing a total net estimated return of \$1,000.70 and this at only 40 cents per pound, (pecans having sold in Arizona for \$1.00 per pound for several years).

A ten year old pecan grove in the Florence Valley of the Gila property cared for should be conservatively estimated as being worth \$3,500.00 per acre. Add to this the amount received over the cost price and you have a net profit of over \$3,500.00 with not one cent invested. These figures are based on the assumption that the purchaser would not care to live on the land after the 6th year and that the same will be cared for and crop harvested and marketed by the Company. The charge for care, and all expenses, including harvesting and marketing of crop after the 6th year period is based on actual cost plus 10% of the net profit.

Your Investment Safe, and Why

Then the thought arises, how can I secure and interest in a Pecan Grove and feel that I should decide to invest that I am safe in paying out my money each month and know that the money is being used for the purpose for which I am making the payments.

All Money Paid to Trustee

The Florizona Paper Shell Pecan Company has solved this problem for you. Under the selling contract of the Florizona Paper Shell Pecan Company and the Surety Title and Trust Company, of Florence, Arizona, the company's land is subdivided into forty acre tracts. These descriptive forty acre tracts are deeded to the Surety Title and Trust Company of Florence, Arizona, under a Trust Agreement whereby all money for the payment for the land and for development purposes, are paid to the Trust Company.

All Tracts Divided into 40 Acres Each

These forty acre tracts are divided into forty undivided units, each unit having back of it one acre of land, not a beautiful engraved Stock Certificate representing an interest in some corporation, but an actual ownership in one acre of land. While our forty acre tracts are undivided not more than forty units in any particular descriptive 40 acre tract can be sold, so that each unit represents one acre.

The Trustee Accounts for the Disbursement of Funds

We require subscriptions to the full forty acre units in any one particular forty acres before the sale can be consummated. We furnish you a budget showing the disposition of your money, this budget is itemized, beginning first with the cost of preparing the land for planting, cost of trees, cost of planting, taxes, water charges, and so on. These items extend over a period of six years and show the disbursements of each item of expense for each year.

When the full subscription to a forty acre tract has been subscribed, the subscribers thereto, will, on notification of the Agent making such sale, meet at some pre-arranged meeting place and organize themselves into a syndicate and out of the subscribers they will elect a President, Secretary-Treasurer. On the election of the Secretary-Treasurer, who will be required to furnish a Surety Bond in the sum of one thousand dollars, to be approved by the Board of Directors of the Florizona Paper Shell Pecan Company, the first payment in accordance with our subscription agreement and all subsequent monthly payments extending over a period of seventy-two months, will be paid to the local Secretary-Treasurer of that particular syndicate, who will remit such payments by Bank Draft to the Surety Title and Trust Company, post office Box 205, Florence, Arizona.

No Money to be Paid to Agent or Salesman

The salesman or agent organizing a syndicate has no authority to collect any money in payment of the same. The object of this method of selling, is to safeguard the interests of the investors so that the investors as one group, can handle their own money, make their own collections, remitting same direct to Trustee. The Trustee, the Surety Title and Trust Company, of Florence, Arizona, can disburse the same for specific purposes only, as outlined in the aforesaid budget.

Money Disbursed Through Voucher System

The Florizona Paper Shell Pecan Company, in the development of these lands have inaugurated a voucher system through which every item of disbursement must be plainly stated on each voucher, what the payment covers. In the system of book-keeping adopted by the Surety Title and Trust Company, all remittances are segregated into different accounts so that a certain portion of each remittance will be charged under different headings. When any funds are drawn for a specific purpose such as cultivation, cultivation account must be charged with such payment, the same with tree, account, planting account, Tax, Water, etc., etc.

The Trustee Under Bond

The Surety Title and Trust Company have furnished to the Florizona Paper Shell Pecan Company a good and sufficient surety bond for the faithful performance of their duties in acting as Trustee for this company in accordance with the Trust Agreement entered into between this company and the aforesaid Surety Title and Trust Company.

The Florizona Paper Shell Pecan Co. Under Bond

The Florizona Paper Shell Pecan Company has likewise furnished the Surety Title and Trust Company, a good and sufficient Surety Bond for the faithful performance of their part of the Trust Agreement, so that every safeguard has been inaugurated for the protection of all.

Your Investment Cared for Over a Period of Years

The Company's selling agreement not only covers the development period of six years from the time the trees are set out, but continues for a period of twenty five years. This will enable all purchasers to have their interests cared for by the Company for actual cost plus 10c of the net profits. There is a provision, however, in said contract, that if the holder of five one acre units or multiples of five acres units should elect to live on their own land, that at the end of the harvesting period in any one year beginning with the sixth year after the trees are set out, the Trust Company will issue a warranty deed for such five acre tracts so that the purchasers may take possession of their land and operate the same, at which time all responsibility of the Florizona Paper Shell Pecan Company, will cease.

Investment Based on Land

Our plan, however, is to offer a sound investment based on land, with the planting on said land of a product that is undisputably 100% basic. There is nothing hazardous about growing pecans. They do not have to be marketed the same day, the same week or month the crop is harvested, as in the case with other products. Our plan covers the idea of an investment proposition in land, whereby the investor does not have to live on same, but can have same managed through a Trusteeship whereby an accounting will be made to all investors by the aforesaid Trustee over a period of years.

Pecans in Arizona Surpass Walnuts in California

There are over one hundred twenty-five thousand acres of English Walnuts in California, there is only one commercial Pecan Grove west of Texas and that grove is in Arizona. The time is not far distant when the Pecan in Arizona will hold the same relation to a highly profitable business as walnut plantings do to California.

Government Statistics on Nut Production and Importation in United States

For a period of ten years from 1909 to 1919 there were imported into the United States, foreign nuts, to the extent of 526,976,630 pounds while the production of domestic nuts amounted to 690,435,180 pounds. From these figures it can readily be seen that it will be many many years before the supply of domestic nuts will meet the demand. The consumption of such enormous tonnage of nut meats is sufficient evidence that the people of North America are a nut consuming people.

The value of the nuts imported from 1909 to 1919 in accordance with the report from which the above figures were taken is given as \$266,541,498.00 while the value of the exports over the same period only amounted to \$6,154,649.00. It can readily be seen from these figures that the average yearly sum paid out for foreign nuts over the period mentioned was \$26,654,149.80. From these figures is it not a good time for thinking people to awaken to a realization what an investment in a pecan grove of the IMPROVED PAPER-SHELL VARIETY with the Florizona Paper Shell Pecan Company will mean.

Why You Should Have An Investment In Paper Shell Pecans

BECAUSE—

Paper shell pecans are the highest priced nuts in the world. The nation-wide demand for pecans due to their delicious taste, ease of digestion, and high food value—is steadily increasing and will always be greater than the supply.

BECAUSE—

Paper Shell Pecans are a permanent investment and keeps on paying more and more as the years go by. Paper Shell Pecans never quit bearing on account of old age. That is why they safeguard your old age.

BECAUSE—

The food value of pecans is rapidly becoming recognized and it will not be long before it will be extensively used, not only as a substitute for certain classes of foods, such as meats, but as substitutes for all classes of foods.

BECAUSE—

Paper Shell Pecans are not perishable like most other crops. Pecans are not affected by climatic changes or long periods of storage, and require no precaution against spoiling during shipment.

BECAUSE—

Pecan orchards are seldom damaged by storms. The Pecan tree is one of the strongest trees that grow. Every pecan tree is a living monument to the one who plants it. Pecans grow and bear with increasing profits for hundreds of years.

Is it any wonder that so many men and women have made, are making, the future what they wish it to be through investment in Paper Shell Pecans?

The important thing to do NOW is to get orchards of nut trees planted—Willard G. Bixby, President Northern Nut Growers Association.

The people of the United States are spending hundreds of thousands of dollars monthly upon the Department of Agriculture to promote the natural resources of the country. They are spending millions of dollars annually on imported nuts for which a domestic product might in a large measure be substituted.—American Nut Journal.

***Paper Shell Pecans The One Form Of Investment
Which Every One Can Make With
Confidence***

Paper Shell Pecans the one form of investment which every one can make with confidence.

The growing of pecans has no drawbacks. It carries with it practically no risks. It is permanent as well as a successful investment, because a pecan orchard increases its yield with every year and continues to increase through generation after generation. It has been estimated that a pecan tree may live 1,200 years and still bear profitably.

Best of all, the market for Paper Shell Pecans is always a "top price" market with the enormous and nation-wide demand for pecans greater than the possible supply.

Every year of delay in acquiring an interest in a pecan grove is just putting off one more year's income.

Florizona Paper Shell Pecan Co.

Florence, Arizona

Pecan Society of Virginia

Petersburg Va

Pecan Book ~~III~~

Are You
SAVING

*a Part
of Your*

INCOME

Each Month

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