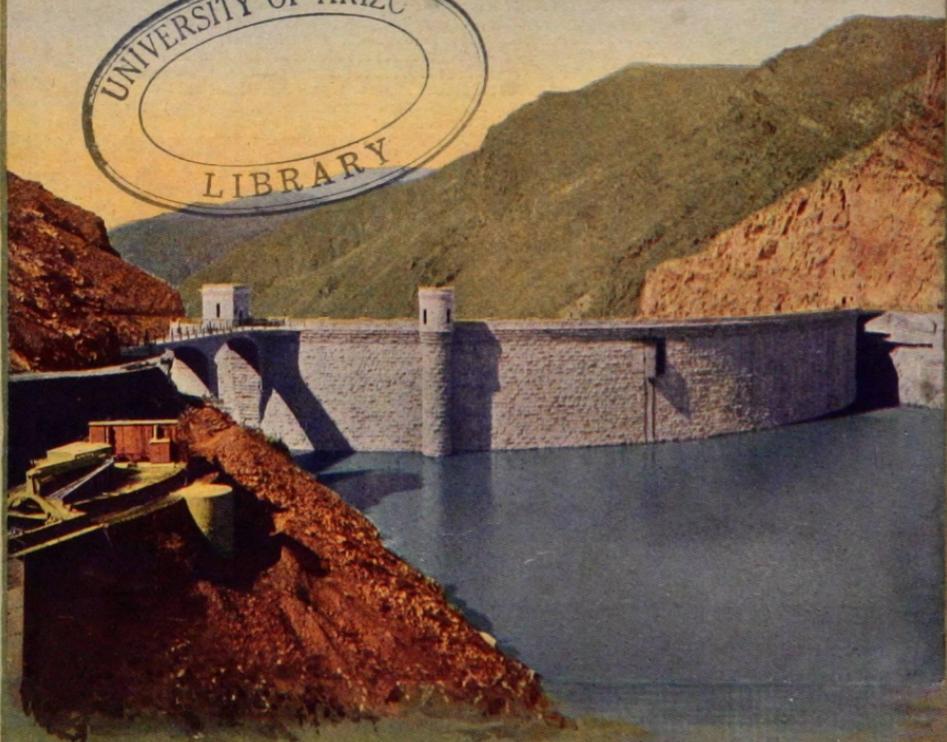
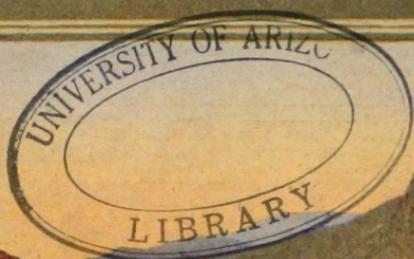


Wells G. J. 22

SALT RIVER VALLEY ARIZONA



ROOSEVELT DAM

ONE OF THE ENGINEERING
FEATS OF THE AGE

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Salt River Valley

Arizona

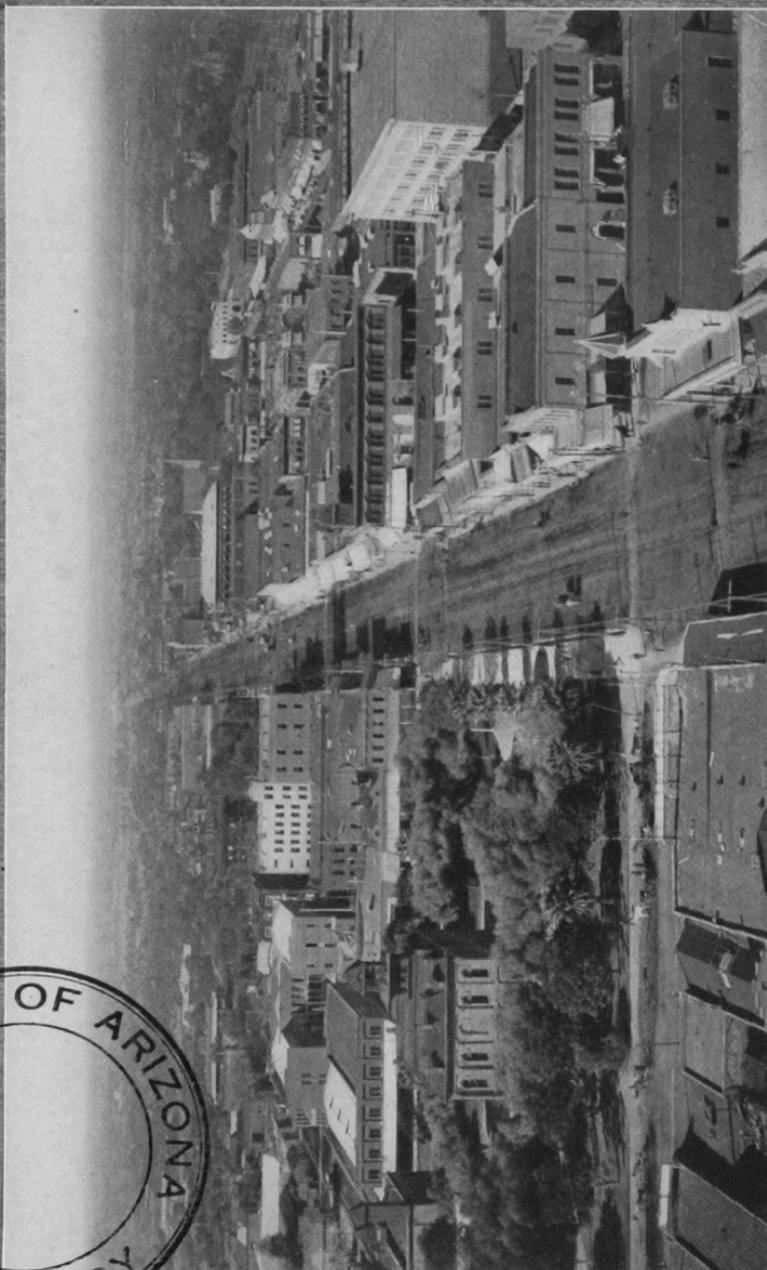
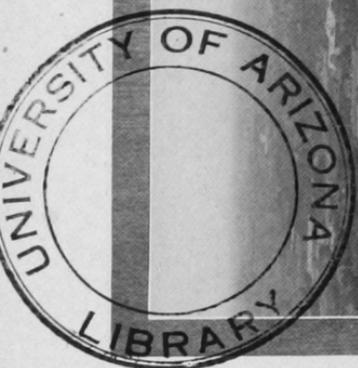
By A. J. WELLS



Edited by
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Salt River Valley Arizona



Beautiful suburban residence

THIS remarkable valley is located in Maricopa County, in the south-central part of Arizona, and the land described lies on both sides of the Salt River. The region is below the 35th parallel, and where the average elevation is about 3000 feet lower than the more rugged and colder north. This is agricultural Arizona, but agriculture, in this arid land, is limited to a few irrigable valleys. These are the select regions in the midst of wide, barren plains, and correspond to the natural oases which, in the deserts of Africa, are made by springs breaking up in sandy wastes, while around them grow palms and a margin of grass and flowers.

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The most striking oasis in the Arizona desert is this wide, fertile valley of the Salt River, and it is destined to become one of the most beautiful as well as one of the most productive portions of the Southwest. Nothing is needed, now that the great irrigating system is complete, but more men of the right sort to make good the magnificent promise of soil, climate,



and water. Because men are needed and because there is here a really remarkable combination of good things, and things which make for prosperity, we put them before you concisely in the pages which follow.

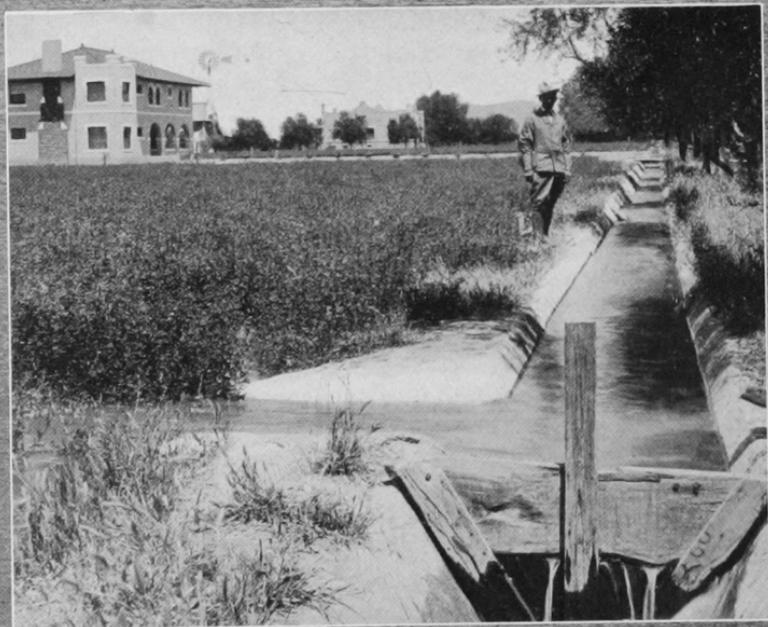
The Soil Area

This ancient valley was formed by erosion and by deposits from the river in flood seasons. It was once of great depth, as shown by borings, and by the half-submerged appearance of the detached mountain masses. Washings from the great watershed have filled up a deep V-shaped valley, and left a level plain, sloping slightly south and west. Its area is about 35 miles long by from 12 to 20 miles wide, or something over 500 square miles. The irrigable area is limited by the available water supply to about 250,000 acres, but this is a compact body of superb land, its continuity broken only by the river. The only waste land worth mentioning is the torrential bed of the stream. If the area is not great in fact, it is still a large body of continuously good land, and in view of the soil, the climate and the abundant water, this area is capable of supporting in comfort, on land of their own, not less than 15,000 families.

The Soil Types

This is for all practical uses delta land. Experts speak of these lands as "rich alluvions" and as "detrital deposits." A tide of silt flowed for ages until the deep valley became a plain bounded only by the half-buried mountain tops. The soil in general is rich in color, fine in texture, mellow, pervious, easily worked, and of great depth. In particular there are several types of soil, as shown by the soil survey of the Bureau of Soils.

The chief types are gravelly loam, sandy loam, Maricopa sandy loam, and Glendale loess. The soil is thus sufficiently diversified to insure the success of various crops. The gravelly loam is naturally closer to the hills from which it came, and both in its character and in its situation constitutes the best orange land. It is often deep but is sometimes underlaid by a kind of hardpan. The sandy loam lies farther out in the valley and has in it a little gravel—less than 10 per cent. The Maricopa sandy loam is a heavier variety of the same soil. The Glendale loess is found far out in the valley and represents the finer soil particles. It is highly decomposed, and analyzed shows much lime, potash and phosphoric acid. The latter exists in



the surprising proportion of 22-one-hundredths per cent. Silt is 40 per cent and fine sand 25 per cent. There are over 50,000 acres of this soil, or 18 per cent of the total area.

Of clay loam there is but 3 per cent, and of adobe but 4.7 per cent. The latter is found in narrow, parallel strips along the river, and is probably the result of pre-historic irrigation.

There are no appreciable areas of alkali. A little is found along the southern edge of the main area, having been carried there in the drainage, and by the direction of the stream flow. The subsoil is gravelly, and no excess of chemical salts rises in the irrigable lands. Cultivation has been general enough to determine this, and a ride over the valley is conclusive as to the presence of alkali. There are no signs.

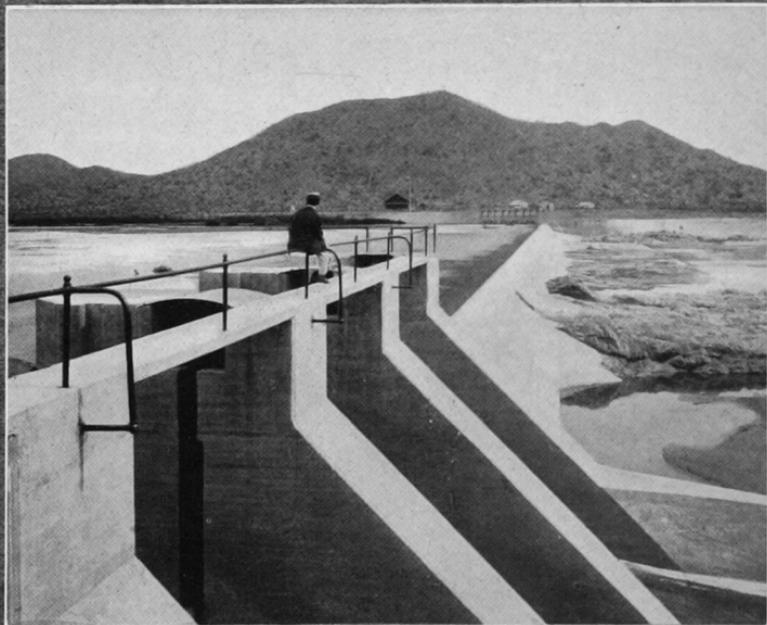
As a whole it is uniformly good land. It is safe to say that the "polders" of Holland, the "black lands" of Russia, the "yellow lands" of China, or the delta lands of the Nile are not richer than this body of Arizona soil.

The Climatic Setting

The valley lies under a half tropical sun, and this insures a long growing season and a wide range of products. Here a man does not grow what he must, as on the wheat plains of the Northwest, but what he chooses—what is in line with his tastes, his experience or his judgment. Some things can be grown here which cannot be grown elsewhere on the continent, and some things can be grown better here—of better quality and in larger quantities than elsewhere. Some crops here are so stable, so certain, so easily grown and so in demand that this will determine the choice of many. Other crops are higher-priced and return more from a given acreage, but require specialization and involve some hazard, and these will attract other growers.

We mean to indicate that the climate here makes for the farm a very definite setting, and that the man who comes here can count on "bumper" crops, on special crops, and on two or three crops in one season on the same land. That is to say, he will find the weather "good growing weather" for about ten months of the year. Climate is an ally, a factor in production.

The mistake of the farmer for generations has been to think more of land than of climate, more of a quarter-section than of the skies above it. A large acreage and then "buck" against unfavorable climatic conditions. Today we are in a new era. We have a new agriculture. We see the wisdom of intensive farming. Fewer acres and better tillage, or a



farm of moderate size under skies that clothe the fields with emerald in January and provide something for the market nearly every month in the year. Here we have seen young beets in the fields the last of January, and mowers cutting alfalfa the middle of February, and cattle feeding in December on fields of barley, whose rank growth must be kept back; and all this is gain. The natural conditions make life comfortable and the earning of one's bread easy.

The Water Supply

The elements of production are soil, warmth, and moisture. Two of these we can provide. If soil is not good we can make it good; if the clouds do not furnish moisture we can supply it artificially, but warmth is like gold, it is where we find it. The great and supreme advantage of this region is that we have here all the elements of production—a combination which can only be found in a few places in the world, fertility of soil, kindness of climate and moisture at will. And it is not a garden spot—a pocket in the land. Here is acreage enough in one body to make a powerful community, and to sustain in the midst a commercial city of 50,000 people.

If it were otherwise, the government was hardly justified in its large expenditure to create a storage reservoir. Look at the costly and impressive irrigation system for this valley

The Great Dam

On this torrential river it had to be located high up in the mountains and under conditions which made it very expensive. It is 284 feet high and on the crest 1080 feet long. Its base covers about one acre of ground, and this massive structure, one of the most important yet undertaken by the Reclamation Service, creates the largest artificial lake in the world. Spread out a foot deep it is said that it would more than cover the entire state of Delaware. The construction of this dam, 60 miles from a railroad, in a region once regarded as inaccessible, is considered one of the great engineering feats of the age, the problems involved being diverse and complex.

Behind this impregnable wall of rock will be stored 1,300,000 acre feet of water, or water enough to cover that many acres one foot deep. This means a full three years supply for the valley. Below the dam some 50 miles is placed a diversion dam by means of which the water is turned into the canals. It is provided also with sluiceways for the

elimination of silt, and is built of concrete, rock and steel. This structure is said to excel some of the greatest of its kind in India, and to be the largest, most modern and substantial diversion weir in existence. The whole system has attracted wide interest, even extending to Europe, and is so wisely planned, built so solidly into the granite of the hills, as to create a feeling of great confidence in the future of the valley. It is built to stay, without regard to expense, and is as complete and permanent as skill and money could make it.

The Watershed

This is extensive and covers 18,016 square miles of mountainous territory. This is a rainy region. Arizona is only dry on the plains. Records show only a minimum rainfall because observer's stations are mainly in the valley. Their gauges make no record of the heavy rains which are often in sight on the surrounding mountains, and which explain the sudden rise of the rivers, the Colorado, the Salt River, and the Gila.

There will be no difficulty in keeping a large body of water in this great reservoir in advance of all needs, while it is certain that the "duty" of water will be greatly increased as the lands become saturated and the methods of using water become less wasteful. With a larger experience and more critical knowledge, it is believed that the duty of water can be increased nearly 100 per cent, making 2 acre feet suffice where now we use four acre feet.

But the important thing is that here, stored in the mountains, water will always be in reserve, and that the most critical periods of crop production will find no shortage.

The Combination

Here, then, is soil, warmth, moisture. There is no lack of responsiveness in the soil, no want of plant food, and no waste by washing or erosion. The climate is dependable, the growing season long, and moisture can be regulated at will. If crops fail it must be because in general farming there has been neglect, or lack of skill. The natural and the supplemental conditions—the soil—the climate, the water supply are all any farmer could wish. The elements of production are all here, good soil, moisture at the right time, and the right temperature all the time, and this makes as nearly ideal conditions as we ever find on this planet.

Add to this a large body of level land, uniformly rich, and shaped for irrigation—large enough to build up an in-

fluent and independent community and fence out any sense of isolation, and you have the general conditions which invite the intelligent farmer and promise him prosperity.

Electric Power

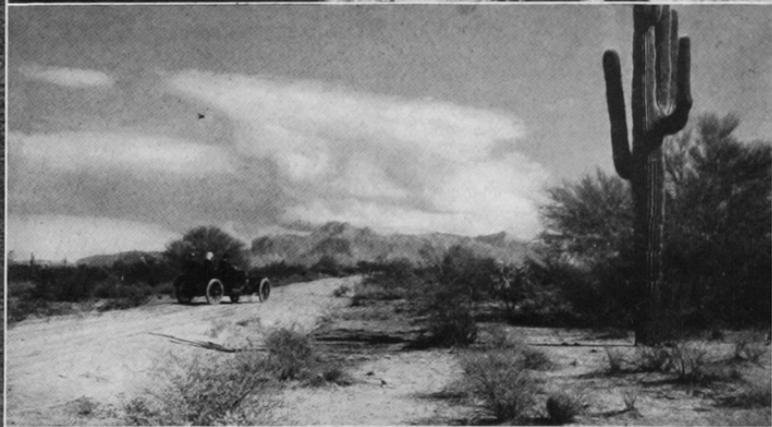
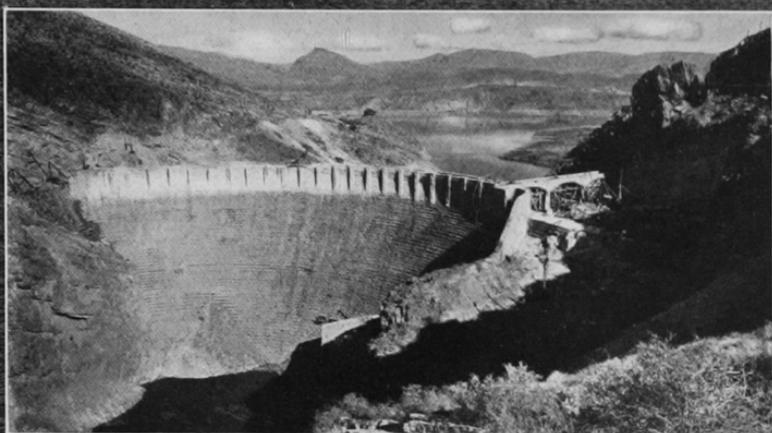
This is provided for in the construction of this irrigating plant, and the engineer estimates a total of about 25,000 horse-power. This will be used in part for pumping and will add to the irrigated area outside of the territory covered by gravity canals, perhaps an aggregate of 40,000 acres, while power transmitted to the Pima Indian Reservation will pump water for the irrigation of some 10,000 additional acres. This will be at the expense of the Government, and the cost of it will be credited to the Salt River water users.

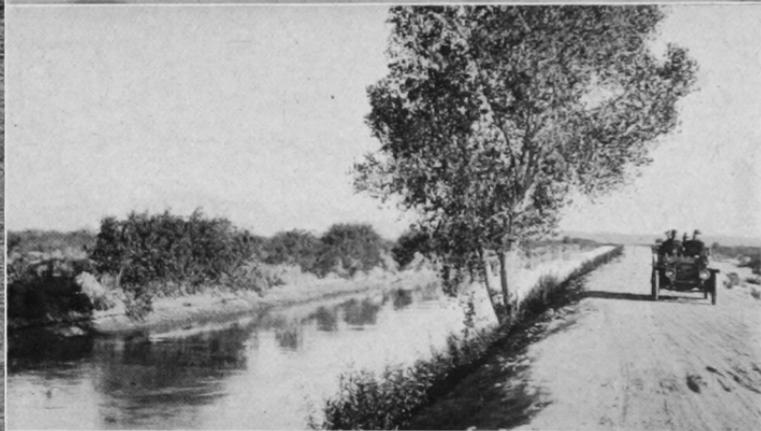
Where settlers are served from wells, pumping plants of 50 H. P. will be furnished and power for operating. The landowner in this case will be on an equality with those served by gravity canals, and will be independent of his neighbors in the use of water, turning it upon his fields at his own convenience.

Further use of power will be for lighting, for manufacturing and for mining. The city of Phoenix now uses about 2000 H. P. and many applications have been made for power to be used in the mining camps and towns tributary to the valley. Manufacturing plants will also be able to buy electric power cheaply from the Government and it is believed that the income from this source will in a short time return the cost of this irrigating system to the land owners, and insure afterward a perpetual revenue. This power feature is thus seen to be a valuable asset and should be reckoned with by the man who figures on buying a farm here.

Land Values and Water

Land values as related to water supply the prospective purchaser will of course figure on. The man who thinks irrigation a makeshift, due to insufficient rainfall, and not to an imperfect distribution of moisture where the summers are rainless, will not come here, while the true irrigator will readily estimate the value of water in increasing crop production. Under the clouds the farmer's business is a lottery. Under irrigation his business becomes a science. He knows what he can do. He knows what to do. He gets moisture where he needs it and gets it when it is needed most. His alfalfa needs flooding, but the beet field across





the way is now storing up sweetness and must be kept dry. That strawberry patch is asking for water, but the orchard just now would be injured by a day of rain.

Then in a larger way. Under irrigation the farmer is practically sure of a crop. He is sure of a good crop, a heavy crop, and a crop of superior quality. If his preparation has been intelligent and careful his yield will be large and will grade number one. It was said many years ago by Major Powell, that scientific irrigation would double the productive capacity of every acre in the United States. And Secretary Wilson of the Department of Agriculture says that in those communities of the West which have been created by irrigation, the farmers have learned that 40 acres well tilled, will yield more profit than 160 acres farmed in the old haphazard way. This is especially true here where growth is rapid and goes on all the year, and where something is always ripening for table or market.

Now, what is land worth under such conditions? The wise man figures on its productive capacity, what it will yield annually when well cultivated in excess of the labor spent on it. Measured by its income-producing power, is this land high at \$200 an acre? It will often pay 25 per cent on such a valuation. Perhaps the average returns will exceed that. Certainly high priced crops will greatly exceed that year by year, so that the best informed men in the valley anticipate a time when lands will be rated at from \$300 to \$500 an acre for growing alfalfa.

At present prices land here is a good investment. It is exceptionally rich; it is easily cultivated; it is beautifully situated; it is brooded over by a stimulating climate; it is provided with the best possible water system; and it is within a radius of 20 miles of a growing city, the capital of the state, with two great transcontinental railroads and with prosperous mining towns for a market. The region is an oasis in the desert. The area is limited and lands will be high because there is not enough to go around. Yet today lands range in price from \$300 an acre to \$130 an acre "close in," and farther out from \$100 to \$60 an acre. These prices are moderate in view of what they will produce, and the lands so rated will steadily increase in value.

If James J. Hill's advice to "buy land; buy land anywhere" is sound, then it must be wise to "have a stake" here in this fertile valley at prices now ruling, and at the opening of a great irrigation system.

Products and Industries

How diversified these are can be seen at a glance. Fattening and raising beef cattle; dairying, cheese making; poultry and egg industry; ostrich growing; hog farming; sheep raising, both for mutton and wool; stock and race-horse breeding; mule breeding; honey making; grapes—growing for wine, raisins and for shipment as fresh grapes; berry farming, cantaloupe and watermelon growing; raising alfalfa for hay and alfalfa seed; wheat, barley, oats, millet, corn, kaffir corn, sugar-beets, sorghum, sugar cane, cotton, potatoes, both Irish and sweet.

The truck farmer can grow all kinds of vegetables, and the fruit grower many of the standard deciduous fruits with profit, including apples, or he can grow lemons, oranges, tangerines, grape fruit, loquats, dates, almonds, and olives. The specialist who can afford to rent or has a corner of overflowed lands, will find profit in growing eucalyptus for timber or for fuel or both. This hard wood grows rapidly and will be found profitable.

The old prophet spoke of "the fat valleys of Egypt." This will match them. Palestine was called a "land of milk and honey." This is. That was called "a land wherein thou shalt eat bread without scarceness," and this is it. If restricted in area, its tillable lands groan with the bounty of their crops.

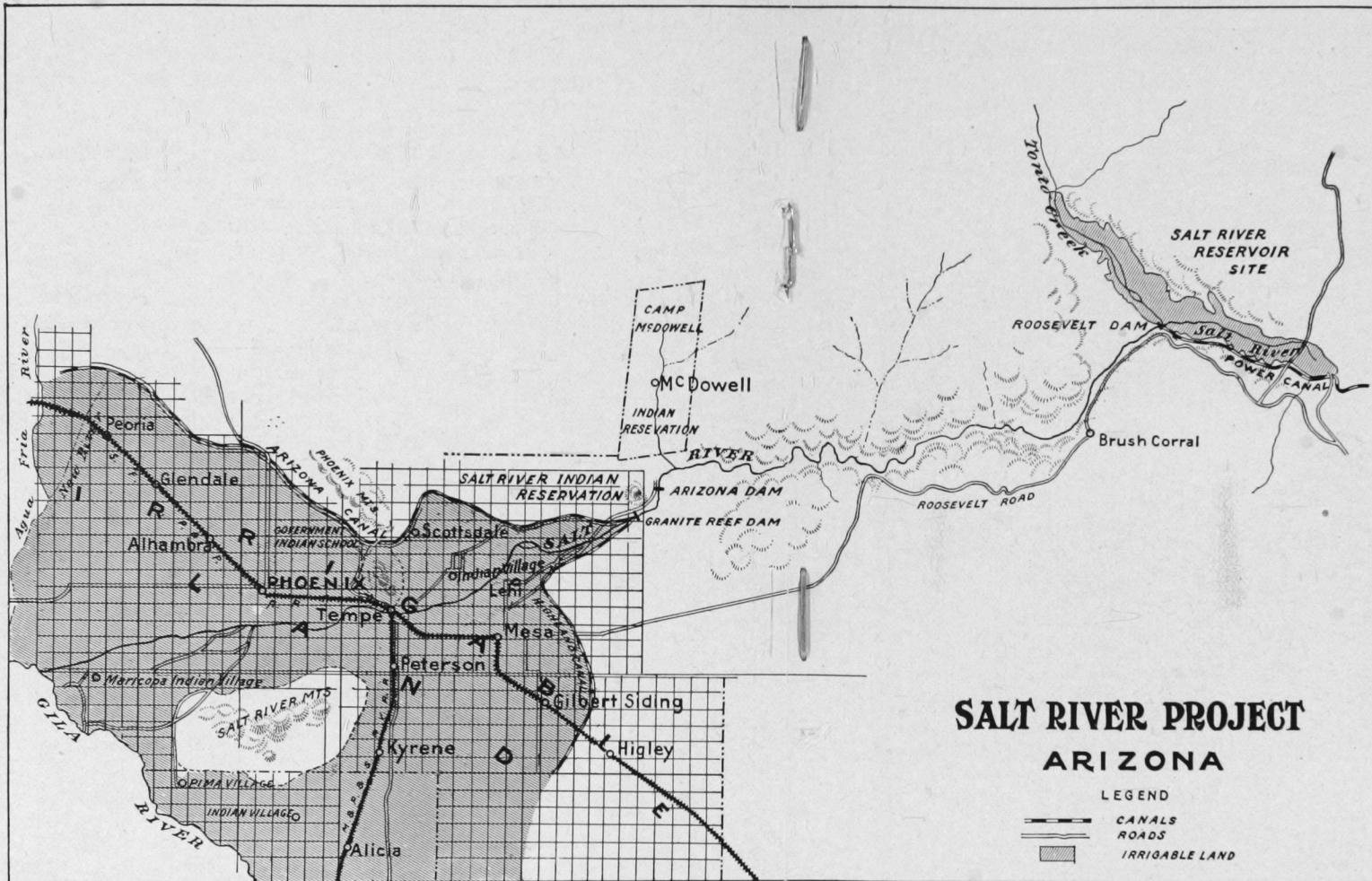
Look at it a little in detail.

The Alfalfa Field

Perhaps half the cultivated land is in this splendid forage crop. It is in demand as hay, for seed and for pasture, for beef and for dairy cattle. It yields from 6 to 10 tons per acre, and here is worth from \$8.00 to \$12.00 per ton. It yields something additional for pasture, and thousands of range cattle are seen in the fields in mid-winter. Cut for seed it pays heavily, yet allows one cutting for hay and some income from pasturing. Cut and fed to beef cattle or to dairy herds it is profitable, and the farmer with 80 or 160 acres of this "Mexican hay" has a gold mine at his door.

The Sugar Beet

This industry has an advantage in the soil and in the climate. In the soil, in that the fields are already level, in fine condition and enormously productive. The factory is located at Glendale, in the midst of the "loess" type of soil, and beets often run 30 tons per acre. The climate is



Relative location of Reservoir, Roosevelt Dam, Arizona Dam, Granite Reef Dam, all parts of the great irrigation system of the Salt River Valley considered the most modern, solidly built and wisely planned in the world. The Reservoir is the largest artificial lake anywhere and the Dam one of the engineering feats of the age.

favorable, in that the planting is done in the winter as well as in the spring, so that beets may be coming on almost every month in the year. As beets mature in about 5 months, the crop may be followed by corn, peas or other soiling crop.

It is believed that beet seed which now comes from Germany can be successfully grown in this valley, and as it is estimated beets will produce 2000 pounds of seed per acre, and seed is worth 10 cents per pound, a good income is assured.

For this means a crop of seed and a crop of sugar from the same root. It is possible that here is the most attractive beet growing district in the big world. The factory here will slice 800 tons per day.

Stock Growing

Cattle come from the northern ranges into this valley to be fitted for market, having the advantage of a mild climate and green alfalfa fields. They may also run to stacked hay,



and are sometimes kept on hay while land is being irrigated. Range cattle are also fattened at all seasons now, grazing chiefly on alfalfa, but during the colder months the grain fields are browsed off to prevent a too rank growth. Farmers sometimes own ranges in the mountains, but generally buy stock cattle for feeding. Two steers can here be fattened on one acre, but three steers on two acres is conservative. This putting meat on a frame is good business where the bulk of the food consumed is devoted to growth.

There is money in cattle today—there will be more tomorrow. Some elements besides the beef trust enter into the cost of living. Great cattle ranges are failing, are being exhausted by over stocking, are being circumscribed by the demands of agriculture. In the Southwest, in Colorado, Wyoming, Idaho, Montana, the Dakotas, Texas, everywhere the business of the great grass feeding outfitters is being encroached upon by farmers, by failure of pastures, by dairy farming, by the increased value of pasture lands. We will eat no more cheap roast beef, and if we have but a round steak income we cannot afford to keep a porter-house appetite.

This condition of the live stock industry adds to the present and prospective value of the irrigated farm. It makes the alfalfa fields a bonanza. It puts that farm management which adds stock raising to the production of alfalfa on a substantial basis. There is no middle man between such a farmer and his market, and there is no worry about production. The climate that promotes the growth of grass in the field, quickens the growth and maturity of the "beef critter." A feeder recently sent out 81 steers under two years old that averaged 1137 pounds; they were in prime condition, and knew no ration but alfalfa. Here alfalfa is king.

The Dairy

A great feature here is the vigor and healthfulness of the herd. Arizona has a wise stock law, and no diseased stock enters the State. Tuberculosis among native cattle is unknown. No barns, no storage of winter feed; no cold to reduce animal heat, and green grass all the year means money in the purse. A record-breaking herd in this valley showed an average for 1908 of \$112.35 per cow for cream alone. The herd numbered 45, of which an average of 37 were milked. The stock, Holstein-Friesian, were specially selected. No grain was fed, only alfalfa.



The market demand for butter exceeds the supply and it is imported by the carload. There is room for much expansion of the dairy with its adjuncts, hogs and poultry.

Deciduous Fruit

Orchards are not numerous, but conditions are good. The peach is perhaps first in importance, the quality being equal to that grown anywhere. Pears are heavy bearers and no blight is known in the valley. Apricots grow rapidly and bear early and heavily. So throughout the list. Good apples are thought to want zero weather or cool sea fogs, but very excellent apples are grown here of several varieties. There is good money in the small fruits.

The Orange Grove

Southern Arizona produces a superior orange. It ripens early and in size, color, texture, and flavor is of the very best. It is full juiced and remarkably sweet. Here it goes to market without brushing or washing, is free from smut and scale, and the tree needs no spraying or fumigating. Wickson's "California Fruits" says of the orange: "The surface of the country should have a southern exposure, and better still should be backed on the north by high hills and should be reasonably free from winds and frosts. The hotter the locality the better." This describes the orange growing district of this valley and serves to explain why the Salt River orange is superior. The orange grove is here very profitable and prices for land are yet moderate.

Grape Fruit and Olives

These are distinctive products of this valley, the first named ranking with the orange in profitable returns.

The olive finds here suitable soil conditions and a temperature just right. It is said that this fruit should have a mean average of not less than 57 degrees, and that the temperature here gives the olive an unusual and unsurpassed flavor both as relates to the oil and to the ripe olive.

A well kept olive orchard on soil carefully selected is good property. The present acreage is limited and the demand for olives and oil exceeds the supply.

Bees and Melons

Desert plants and flowers, the orange grove and the alfalfa field furnish good bee pasture and bee keeping is

counted one of the profitable industries of the region. As high as 33 cars of honey have been shipped out of this valley in one season.

The cantaloupe produced here is believed by many to be superior to the celebrated Rocky Ford. The fine soil of Glendale is rich melon land, and the growers of that district have realized high prices for their output. The lands about Mesa have grown fine melons for several years.

The Ostrich Farm

This is one of the "sights" of the valley. It is very interesting to see these huge birds of the desert feeding peacefully in the field like cattle. They ask for nothing but alfalfa. There are a number of large flocks, or herds, in the valley, and the industry has come to stay. It is an industry and not a fad, nor engaged in for recreation. Birds find climatic conditions as favorable as in Africa and grow fat and yield their finest plumes on the alfalfa fields.

The Date Farm

The Soudan is here in its date-palms and another new industry is taking shape. Sales of fresh fruit from a few trees in the Government orchard at Tempe indicate that the business will be very profitable, and that cheap land can be utilized—land showing white alkali. Several orchards have been set out and there is no longer a question about the success of this delicious fruit in this climate. It is only a question of the best varieties, and that the Experimental Date Farm has pretty well determined.

The Farm Area

Under the great dam the farm unit is 160 acres. This was made necessary by the fact that these lands were nearly all in private ownership, but the provision is a wise one and will add to the prosperity of the farming folk. This will be a substantial community. There will be many small farms—10—20—30—40-acre farms, and much intensive cultivation, but there will be a check here to the tendency, under irrigation, to reduce the farm unit. This will come from the demand for alfalfa and cattle and will necessitate the larger holding. A basis is thus established for the employment of farm labor, and opportunity made for the investment of capital in farm lands by energetic and capable men who are

not content to "make a living," but will manage the farm with one hand while prosecuting some other business with the other. The conditions here will tend to make an ideal community, giving a due proportion of relatively large farms and many small ones highly cultivated. There is room for the man with a bank account and room for the man whose initial saving must be in acreage, but who will bring to his work the new spirit of the farm and secure a good income from a little land.

The conditions here are so favorable—there is such a combination of good soil, kindly climate and plenty of water as to make the farm economically more than "worth while." It should be seen clearly by any one who studies the situation here that farm work is full of promise and is accompanied with more advantages than formerly. The day has passed when the farmer must get along with just as few comforts and pleasures of life as possible. Here if he is "up-to-date," if he knows thoroughly the lessons which the Agricultural Department and the Experimental Farms have been teaching, he can "live on the fat of the land."

The Cost of Water

This is spread over ten years. If the cost per year seems excessive, it must be seen in the light of the profitable agriculture which it fosters and makes possible. It must be seen too in the light of its limitations. It is not as if you bought water from a private company which held a monopoly, and made water a separate and costly privilege to be paid for perpetually. Here it is an asset of the land as soon as the cost of providing it is met. At the end of 10 years the farmer owns his water right as he does his land. It becomes an asset of the land, giving to it additional value.

Then too the cost of water should be seen in the light of the electric power to be developed and which will in a short time return the cost of the whole irrigating system to the land owners.

Finally, it is fair to ask the farmer in the humid states how much he would be willing to pay yearly per acre for an absolute guaranty that the clouds would distil for him each year all the moisture his crops needed and at the time they needed it. What would it be worth to him? Would he not be willing to make a life contract? Here the payment is limited to a single decade, with a good prospect of receiving a dividend instead of paying hard cash for his irrigation water.



Markets and Transportation

A magazine writer recently said that there "would never be a net-work of railways in Arizona, and that two trunk lines with some branches constitute practically all the railway facilities." The spirit of this is misleading. There is no "shortage" of transportation. Two trunk lines mean much for a country of vast distances and much absolute desert. These are here and they will in the very nature of things make much of the producing centers. They will find every green place that promises tonnage; they touch already every irrigated valley, and will multiply facilities as population and freight tonnage increases. Both great transcontinental systems are in the Salt River Valley. The Southern Pacific comes in from its present main line by a branch 35 miles long, and is extending its line east and west from Phoenix as if it meant a direct line through this valley. The Santa Fe has deflected its northern line into Southern Arizona for the sake of easier grades and is now within 50 miles of Phoenix with a branch road serving the valley. The efforts of great railroad systems to get closer to the heart of this valley is a hint of the importance of the freight and passenger traffic developing here.

Markets are a prime consideration for the producer. The question is always, Where can we market our produce? The answer in this instance is straightforward—the state itself is the market. That is to say, the state can consume all, and more than all that its farm lands can produce; every thing except its beef and mutton and its mineral products. We should except also the wool product, the cantaloupes produced and the oranges. The mining towns make a large demand for fruit and melons, but the excess must go abroad.

As the available soil area comes under cultivation the population will largely increase, and this means an increase of the local markets. Then the mining towns are many and are growing, and they are located in nearly every instance amid rugged surroundings where nothing can be grown. These towns and camps must be fed and as in the nature of things the farmers will be limited to a few productive valleys, the markets are virtually at their doors.

The City of Phoenix

This is a small city as yet, having but about 15,000 people in the city proper, but it is the metropolis of this valley and is growing steadily and healthily. Its growth will keep pace with the development of the farm lands

surrounding it, and now that the great irrigation system is completed and all questions about an adequate water supply settled, the large holdings will be rapidly divided and sold off; farm units will get down to the limit and within it, and there will ultimately be 15,000 families on farm lands. This will mean easily a city of 50,000 people. A populous country side will make a prosperous city. There will be a large increase of orange orchards, a good many orchards of deciduous fruits and small holdings devoted to raising rich and rare fruits. There will be small dairy farms and poultry farms and small farms producing diversified crops, the aggregate of small holdings being large at length as a result of conditions.

Railroads will add much to the population; the climate will draw many and as electric power is supplied cheaply manufactures will increase, while, as the capital of the State, the legislative and business interests of the commonwealth will add to its prosperity.

Phoenix is today a desirable place for residence and is well built. Its suburbs are especially attractive with fine homes and grounds; it has good business blocks, several good hotels and a hotel of the best class is now being built. The new building of the Young Men's Christian Association would grace a city of four times the present size of Phoenix, and the new Federal Building, to be placed close beside the Young Men's Building, has behind it an appropriation of \$140,000. The State House is a substantial and attractive building and steps will soon be taken, of necessity, to add another wing for the sake of room. The County Court House, the City Hall, and the Public Library each occupy an entire square, the latter being located in one of the small public parks. The school system is a matter of much pride, and the buildings are good; there is a full quota of churches, clubs, and fraternal organizations, while the banking houses are models of elegance.

The city's water supply comes from wells, and is ample, having a pumping capacity of 7,000,000 gallons daily. The fire pressure gives 100 pounds per square inch, so that a fire engine is scarcely needed. Two steam and two chemical engines are provided, however, as a precaution.

The altitude of Phoenix is 1076 feet above sea level and the mountain ranges in the distance, and the mountain masses standing up like rocky islands above the level plain gives the city a very attractive setting.

The mean annual temperature is 69.3. This indicates a pretty high range a portion of the year, but the great body

of the year is delightful. The winter months show but little frost, and there are no cold winds or cyclones.

A great concrete bridge across the river at the foot of Center Street has just been completed, and suggests the push and hustle which is a characteristic of this western city. Phoenix has an unusual number of citizens who are active in promoting improvements and adding to the general welfare.

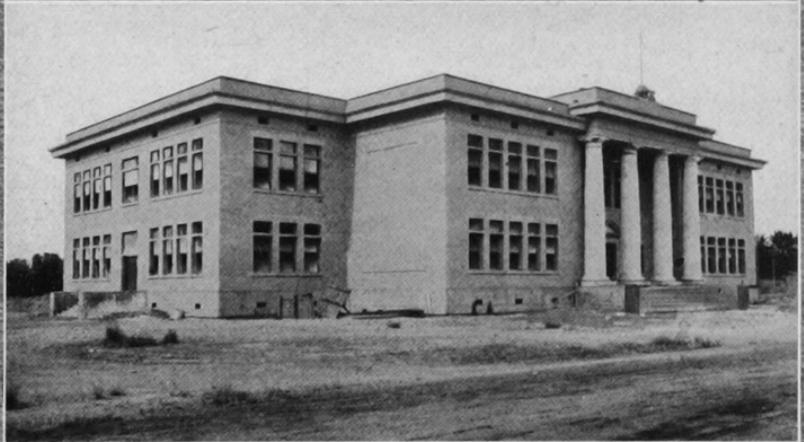
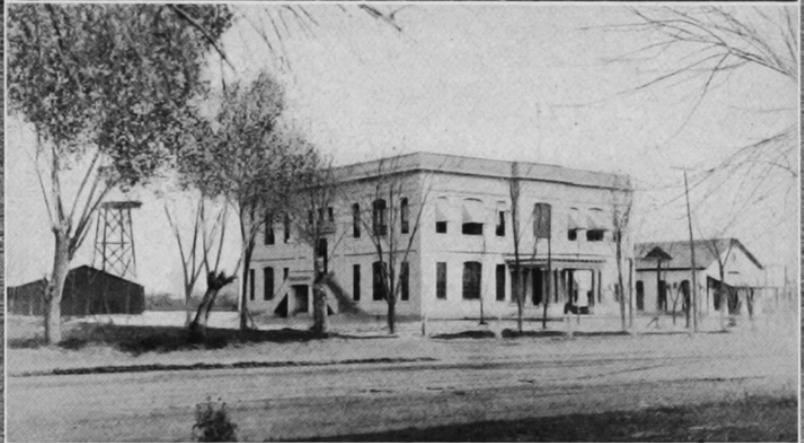
Mesa City

This town of wide streets and broad and open appearances is 16 miles east of Phoenix and just south of the river. It is reached by the Arizona and Eastern, a part of the Southern Pacific system.

Mesa is in the midst of a wide area of productive farming land. In addition to vast fields of alfalfa, cantaloupes are grown, sugar beets do well, the seedless grape is produced and oranges. The region has still some large tracts of land for settlement, and as these are broken up into farm units, the orange and small fruits will probably be widely grown. The soil, the climate, the elevation and generally favorable conditions point to the multiplication of orange groves. Small fruits will also be found profitable, and many of the standard fruits. The raisin grape has paid from \$100 to \$150 an acre. Cantaloupes have returned from \$150 to \$300 an acre.

Lands are valued at from \$150 to \$250, but some of the best land in any country can be bought here, with water, for \$200 an acre. This is not a speculative price but is based on production. Much land in the Middle States is lower in price but its income producing power is also lower. The American farmer has been made a cheap land farmer by the Homestead Act, and must come to see, as our population mounts above the hundred million that the days of cheap lands are gone. He should see too that land that will produce half its cost per acre in a single crop is not high priced land. The man who knows good land when he sees it would be charmed, as the writer has been, by the "lay" of this land and its invitation to put in the plow.

Mesa has good schools and churches, banks, hotels and business blocks and two opera houses. The High School cost \$45,000 and the curriculum includes a four years' course. It has also a manual training department. The highways are good every day in the year, and as electric power is developed, trolley cars will be in evidence. The telephone is here and a rural route system in operation. Mesa is



the starting point for automobiles to the Roosevelt Dam. The mountain road is magnificent and was built at great cost through a wild country.

The water supply of the town comes from a 16 inch well 140 feet deep. All this region is underlaid by pure water, and "batteries" of wells are being provided on the outskirts, beyond the reach of gravity canals, as a part of the government irrigation system. It is supplemental and adds many thousand acres to the irrigated area.

Mesa is far enough from the larger city of Phoenix to have a future of its own, and its growth is assured by the large acreage about the town, all of which, within a radius of several miles, will now come into cultivation.

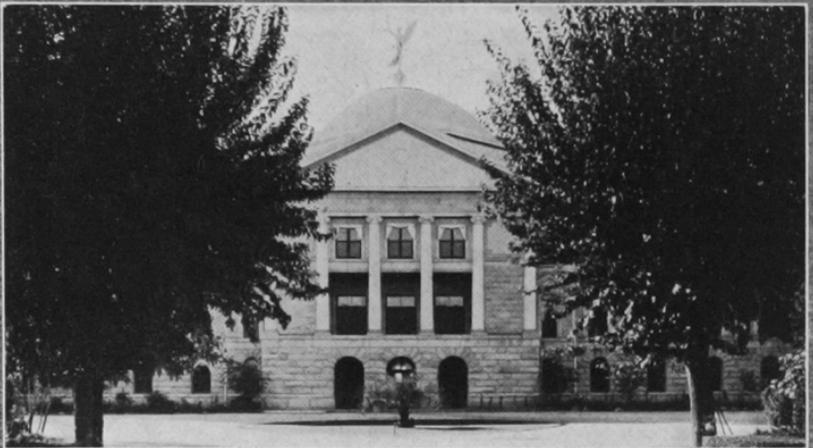
Tempe

This town is 9 miles east of Phoenix on the Arizona and Eastern, and like Mesa south of the river. It also is in the midst of the rich farming lands which make the Salt River Valley famous, and its growth will be secured by the subdivision and settlement of its lands. Tempe owns its water plant, and has schools and churches and all that belongs to the progressive modern town of 1500 people.

It is known widely for its Normal School and its Government Date Farm. One of the two State Normal Schools is located here and this provides a Training Department for children in the grades, and the Normal proper for students who have passed the 8th grade, and for high school graduates the professional course. The campus is large and the buildings good and well appointed. The Date Farm is close by and it is a matter of interest as its success prophesies date plantations as a tropical feature of this grand valley.

Glendale

This village of 300 people will be a "husky" town in a few years, the forces about it being the great Sugar Factory, the unrivaled soil, the cantaloupe industry and the railroads, the Santa Fe and the interurban line. There are 30,000 acres hereabout of Glendale loess and a solid community is growing up on it. Seven cuttings of 40 acres of alfalfa yielded $9\frac{1}{2}$ tons to the acre. A tract of 10 acres reached an average of 11 tons. Cantaloupes have yielded \$200.00 per acre the past season and in 1908 sold for 19 cents net per crate more than the Rocky Ford.



Phoenix public buildings—Capitol, Y. M. C. A., Water Users
Page Thirty

Ingleside

This is to be an elect town, if its nucleus of clubhouse, cottages, orange groves and olives, golf links, tennis-court and building restrictions are an index to its future. Its location is near the foot of Camel Back Mountain, eight miles northeast of Phoenix in the midst of a large orange grove. Polo grounds will be added to the attractions of the new town.

Buckeye and Arlington

Some distance west of Phoenix and below the junction of the Salt and Gila rivers is the Buckeye and Arlington country. While this section of country is not, properly speaking, within the Salt River Valley, yet as it is a continuation of this great valley, with similar soil and products, something must be said here concerning this prosperous country with its great fields of grain and alfalfa.

This section is noted for its fat cattle, hay, grain and alfalfa seed. The farmers are growing very prosperous here, for in addition to two crops of hay from their alfalfa fields, they are harvesting from 350 to 500 pounds of alfalfa seed per acre, for which they receive from 12½ to 13 cents per pound. As alfalfa seed can not be successfully raised everywhere, and as alfalfa hay is becoming more general throughout the West, this gives this section a great advantage over other places where the alfalfa is grown. All the lands about Buckeye and Arlington are irrigated from water from the Gila River. The farmers own their canals, and although they have no reservoir to draw from, they have an abundant supply of water at all seasons of the year. The great amount of irrigation above throughout the Salt River Valley, seems to increase the water supply below rather than to diminish it, so that the farmers here can depend upon a constant flow of water for irrigation. Lands in the neighborhood of Buckeye, although thirty-five miles from Phoenix, are selling from \$75 to \$100 per acre. There are about 20,000 acres in cultivation in this section of country.

The Buckeye and Arlington country is connected with Phoenix by rail, as a new road has been recently built by the Southern Pacific and is now in full operation.

Government Lands

That there may be no misunderstanding by those who are seeking cheap Government lands, we desire to say here that there are no Government lands open for entry throughout

the Salt River Valley. Lands can be had by purchase or lease, and on reasonable terms, but all the lands where water can be had for irrigation are taken up, and nearly all are patented.

Wages and Cost of Living

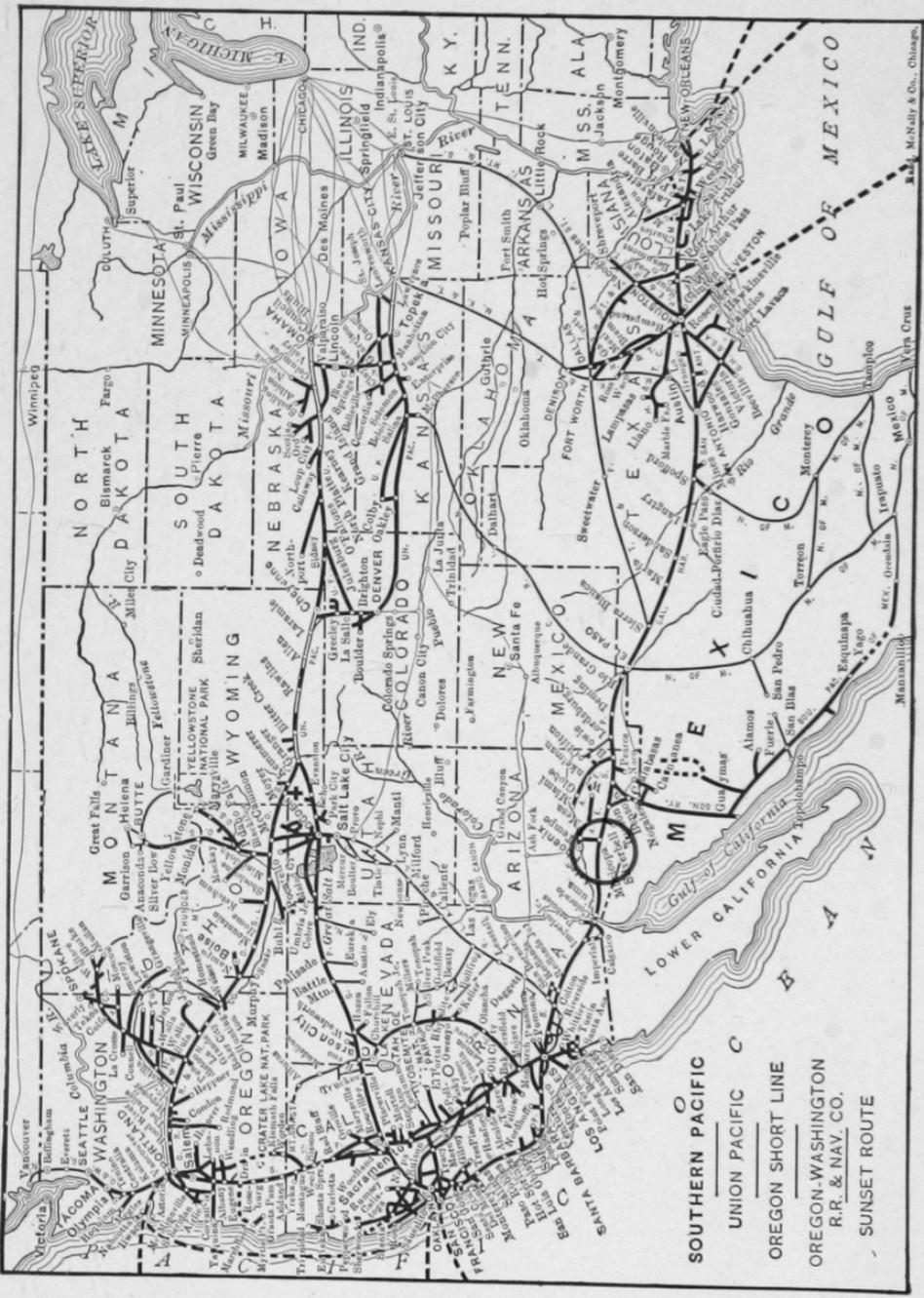
Carpenters are paid from \$4.50 to \$5.00 per day; brick masons \$7.00, and other trades in proportion. Day labor is paid from \$1.50 to \$2.00 per day, and farm hands from \$35.00 to \$40.00 and board per month. Board can be had in Phoenix from \$5.00 to \$7.00 per week. Unfurnished houses rent for \$15.00 to \$50.00 per month. Furnished houses rent for \$50.00 to \$100.00 and up per month. Lodging can be secured at rates from \$12.00 to \$30.00 per month.

Hotels charge from \$2.50 to \$6.00 per day.

A Great Future

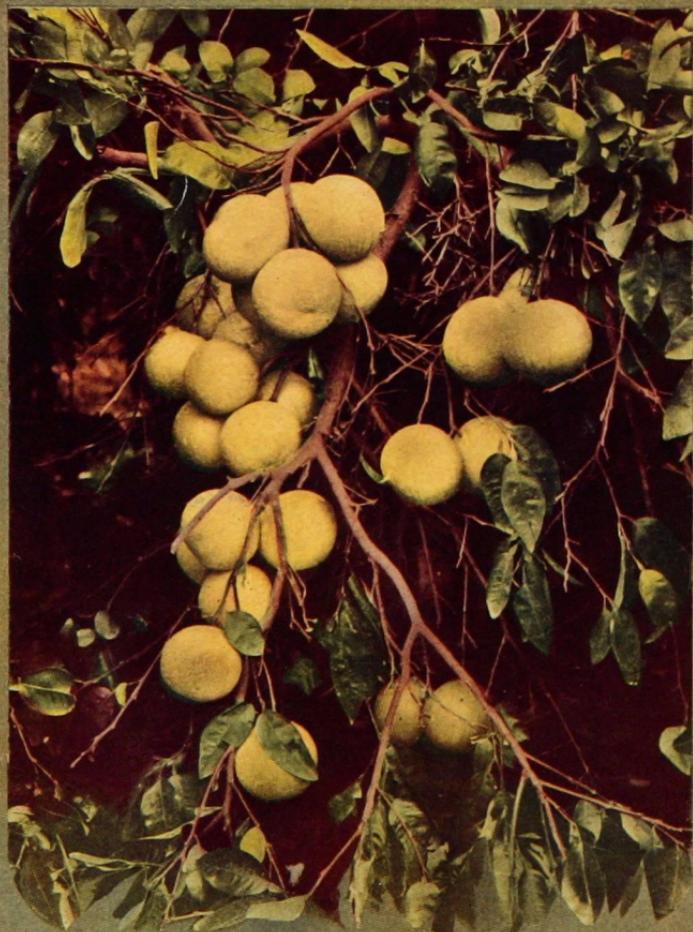
It will come as a result of the demand for land. The area we have noted is limited. The great lake in the mountains can only water so much, and beyond is barrenness. What ought such land to be worth? The rich spots of the world were long ago sought out and are now held as priceless. When the great valleys of the West are settled up, and the pressure of population begins to be felt on the Pacific Slope and in the Southwest as it is now felt in the older states, who shall fix the value of land in this magnificent irrigating system, and in this climate of the blue sky?

Here the farmer will be a leading citizen. Here crop production means profit. Here the farmer can sell what he produces. Here will be variety of industries and interests, a new note in the rural scale, a touch of Africa and the oasis of the Sahara in the ostrich farms and the date orchards. Here will be comfort, exemption from worry about the weather, enjoyable winters, freedom from long cold rains and violent atmospheric disturbances, an appearance of spring in the midst of the summer solstice and beauty always in the circle of blue and purple hills framing town and orchard, herds in the fields and the bounty of green meadows that never grow brown and sere.



SOUTHERN PACIFIC
 UNION PACIFIC
 OREGON SHORT LINE
 OREGON-WASHINGTON
 R.R. & NAV. CO.
 SUNSET ROUTE

SALT RIVER VALLEY ARIZONA



GRAPE FRUIT
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