



# SALT RIVER VALLEY.

\* South Side. \*  
The FRUIT BELT  
of ARIZONA.

COMPLIMENTS  
OF  
Shultz & Franklin,  
IMMIGRATION  
SOLICITORS,  
TEMPE,  
ARIZONA.



Executive Department,

Territory of Arizona.

Office of the Governor.

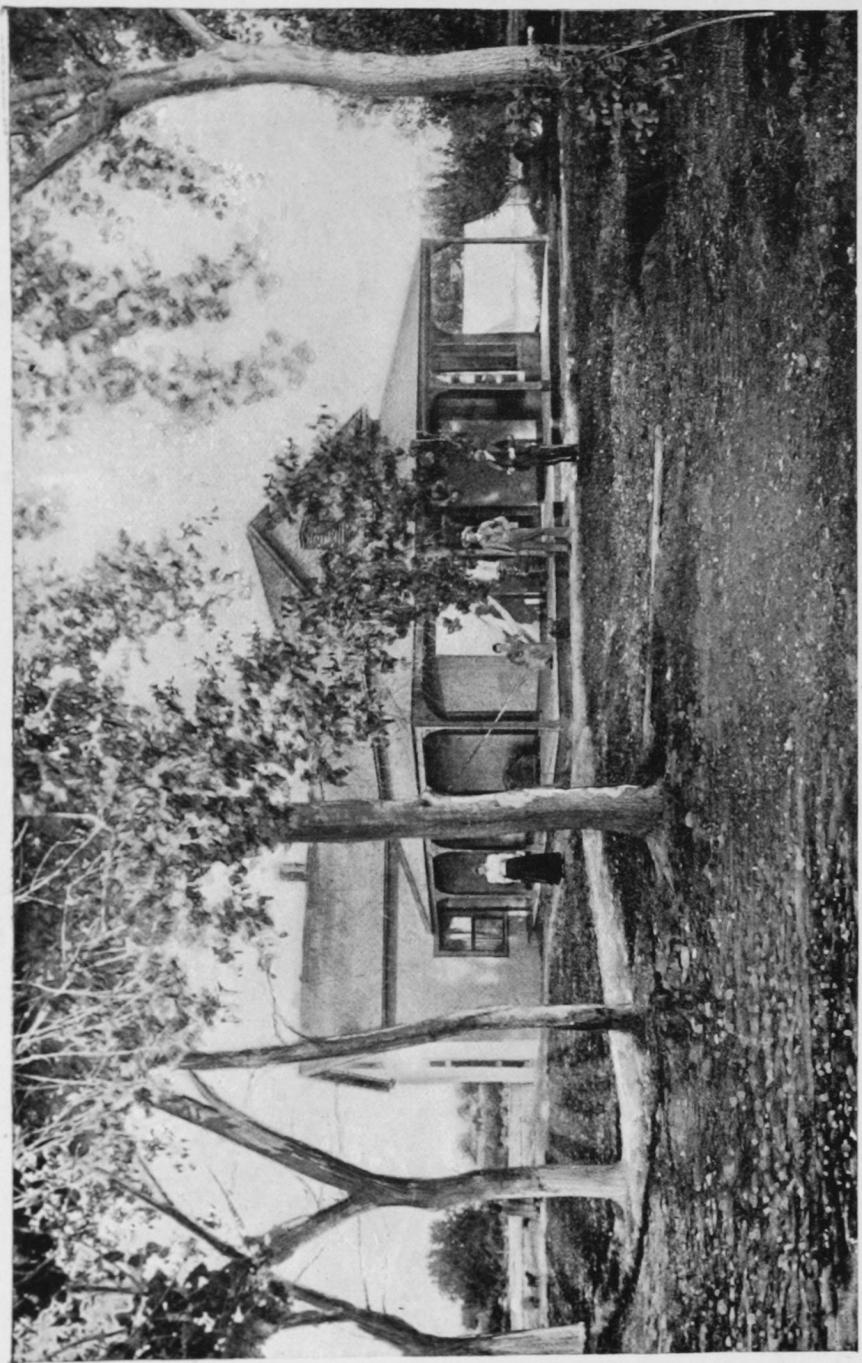
Phoenix, Arizona, May 13 1892.

Dear Sirs  
Franklin  
Temple

Gentlemen,

I have the honor to acknowledge the receipt of your letter of the 12<sup>th</sup> inst in which you ask permission to refer to me in your proposed pamphlet "descriptive of this Valley and its resources." I gladly accord you the permission requested as it gives me pleasure to testify to your reliability and energy.

Yours very truly  
C. V. Murphy



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY,  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
TEMPE, ARIZONA

HEADQUARTERS OF THE CONSOLIDATED CANAL CO.,  
LOCATED AT LOCK WHERE MAIN CANAL DELIVERS WATER TO

"WEST CROSS CUT," AND "THE MESA."

297791

\$17

65

## Go the Public.

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WITH pleasurable pride we issue this, our fifth annual pamphlet, descriptive of the South side of the great SALT RIVER VALLEY, Maricopa County, Arizona, still feeling as in issuing our previous numbers, that detailed statements and illustrated views of our land—so as to bring all vividly to the mind of the reader—fail to impress one with that force and conviction that a personal inspection we are positive would accomplish.

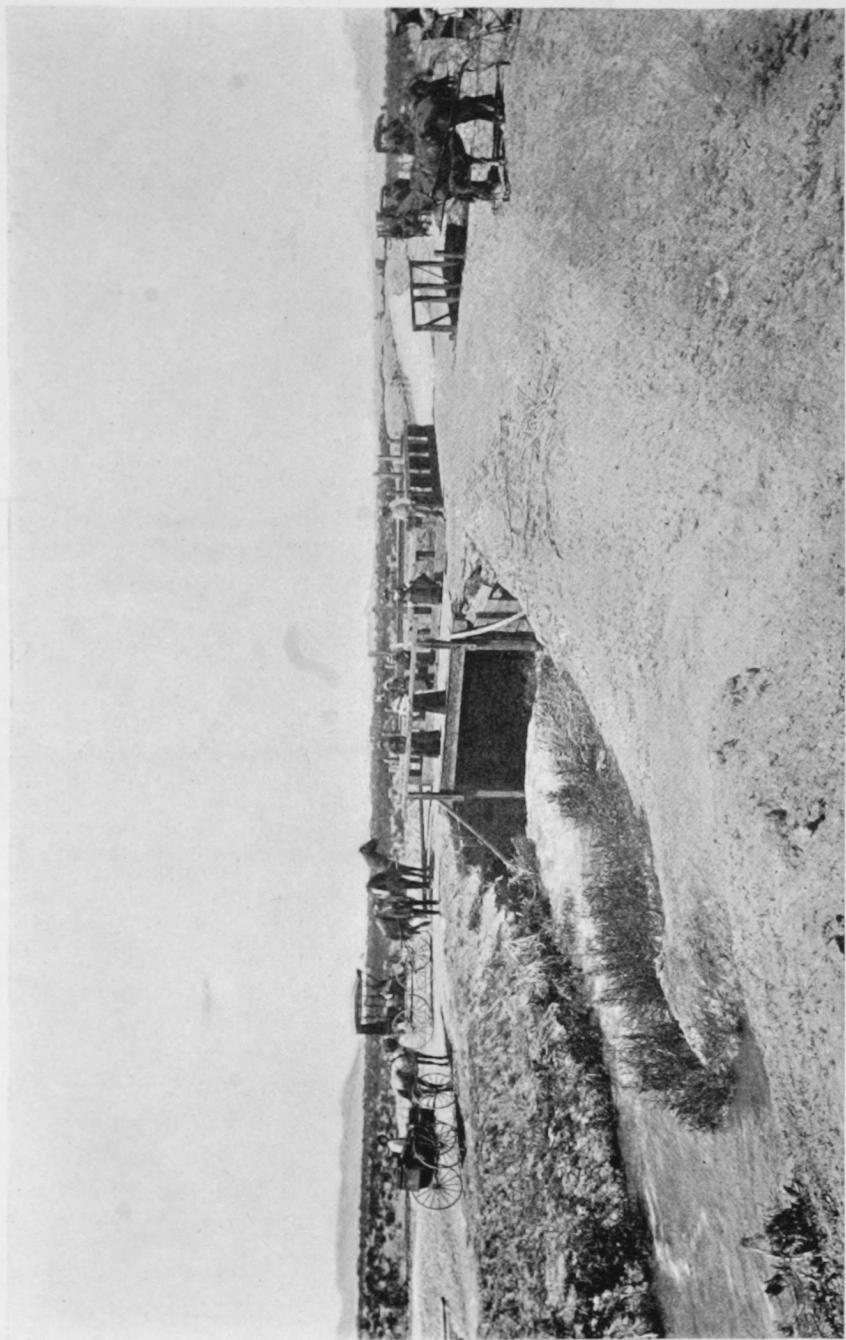
That our statements and claims in the past have been true is evidenced by the constant and steady flow of sturdy farmers to our valley, from many of the Eastern States, and especially for the last two years, from Brown, Doniphan, and Nemaha Counties, Kansas.

All our new settlers, having first visited California, investigated thoroughly its resources and advantages, thereby putting our statements and claims as to soil, water supply, climate, productions, market, and value of land, to a crucial test, four-fifths of the investigators have by their actions and purchases decided in our favor.

We have labored earnestly during our six years sojourn in this THE GREATEST VALLEY OF THE UNITED STATES, in spreading broadcast among the farming element of the Eastern States full particulars of this veritable oasis, a land in which crop failures are unknown, where all fruits and cereals grow to perfection, where the sun shines over three hundred and forty days during each year, where one has complete control of his crops through irrigation, water being the magic wand; a country where thrift and labor is always abundantly rewarded.

Agreeable to the improvements on, and the relative proximity to town centers, so varies the price of our agricultural land with water, to-wit : from \$25.00 to \$60.00 per acre.

As a special inducement, we are offering for Colony purposes a large tract of land, soil from 10 to 25 feet deep, under the Consolidated Canal



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY. | PICNIC PARTY AT JUNCTION OF CONSOLIDATED CANAL,

SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TEMPE, ARIZONA.

WEST CROSS CUT AND MESA CANAL, POINT OF GENERAL

DISTRIBUTION OF WATER.

System, upon the following terms to first settlers—\$25.00 per acre, with perpetual water right wedded to the land, and water furnished free the first three years, thereafter the regular charge of \$1.00 per annum per acre. And to the first twenty settlers upon the tract this year we will, to encourage purchasers to improve their holdings, furnish free, standard nursery stock, consisting of trees, vines or seed of choicest variety, to be selected by the purchaser, in an amount equal to \$100.00 for each 160 acre tract purchased, \$50 for each 80 acre tract, and so on, upon condition, however, that same is to be planted upon the land during the coming planting season. Land and perpetual water at \$25 per acre; terms one-third cash, balance in three years, at 8 per cent. interest per year.

We call your attention to the articles contained in the following pages which, with views from life, touch specifically on each subject of interest. Cordially inviting the patient reader to our land of perpetual sunshine, feeling fully assured that he will be fully repaid thereby, if a country such as we have depicted is such a one that fills his ideal of a permanent home, or even a country to invest in. With pleasure we will answer all correspondence.

SCHULTZ & FRANKLIN,

IMMIGRATION SOLICITORS,

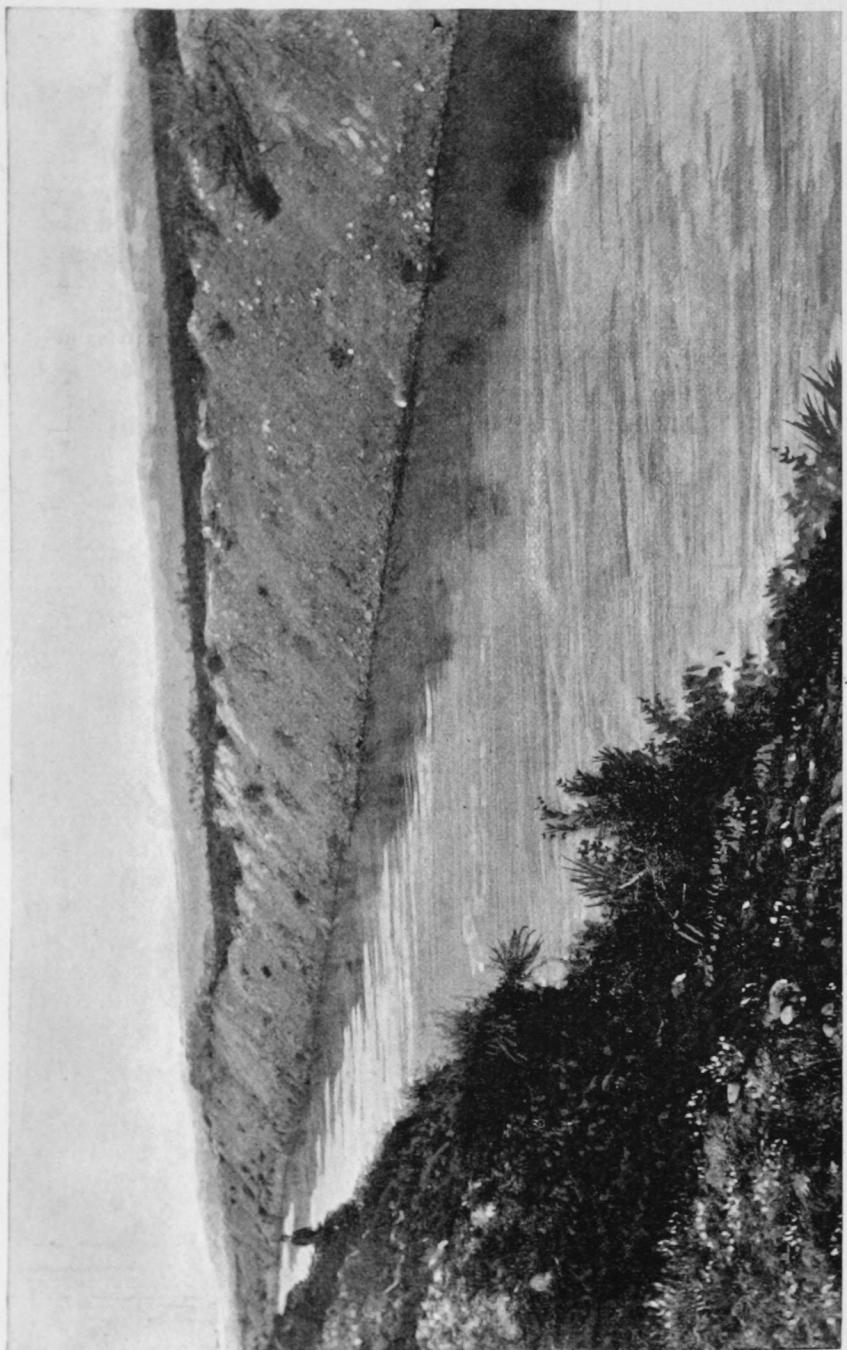
TEMPE,

ARIZONA.

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BY KIND PERMISSION WE REFER TO

Hon. N. O. Murphy, Governor	.	.	Arizona Territory.	.
Hon. Wm. Christy, Treasurer	.	.	"	"
Hon. Thomas Hughes, Auditor	.	.	"	"
Farmers' and Merchants' Bank, Tempe.	.	.	"	"
The Valley Bank, Phoenix,	.	.	"	"
The Hartford Banking Co., Phoenix,	.	.	"	"
National Bank of Arizona,	"	.	"	"
Arizona National Bank, Tucson,	.	.	"	"



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY.

SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TEMPE, ARIZONA.

MAIN CONSOLIDATED CANAL

CARRYING CAPACITY 50,000 INCHES OF WATER, SHOWING EAST

BANK OF ANCIENT AZTEC CANAL, NOW BEING UTILIZED.

# HISTORY, PAST AND PRESENT, OF THE CONSOLIDATED CANAL COMPANY.

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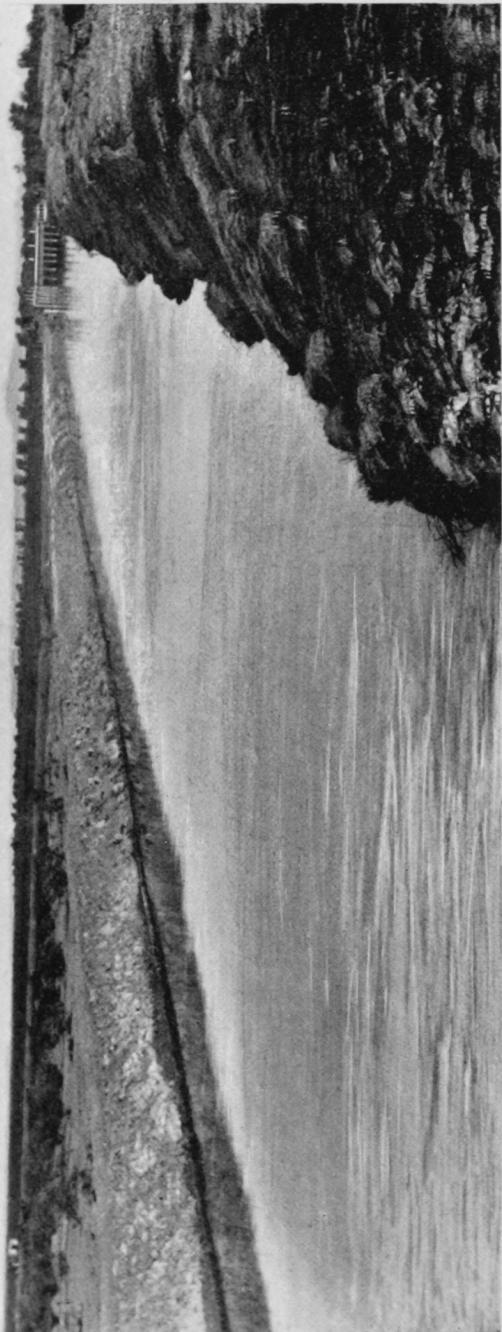
In 1878, a party of four pioneers surveyed out a line and commenced operation on The Mesa Irrigating Canal, being on the South side of the Salt River, Maricopa County, Arizona. They also located the present town-site of Mesa, 640 acres for colony purposes. Nine months after location, the small colony increased to 13 in number, had water upon and were cultivating their land. Several miles of their canal traversed the bed of an ancient Aztec ditch, some 20 feet wide, at places cut through rock and concrete, saving unto themselves not less than \$25,000 in the cost of construction, which was a great factor tending to make the enterprise a success. As each year rolled by a larger scope of country was reclaimed from its original desert condition, and produced through the magic effect of water bounteous returns, until to-day the transformation is almost complete.

Mesa and its surroundings has increased from the original four to about 2000; the entire valley is dotted over with comfortable homes, surrounded by fruit trees and grape vines, alfalfa and grain fields, presenting a true picture of prosperity and contentment. Along all avenues and walks, lines of Palm, Ash, Locust, Catalpa, Willow, Pepper, and Umbrella trees are found. The entire surrounding country for miles is being brought to an equally high state of cultivation as rapidly as the wonderful power of water can exert its influence.

Thousands of acres of land in an equally high state of cultivation are found under and irrigated by The Tempe Canal, and the Utah Canal, now supporting about 2500 souls.

The original Mesa Canal was about 11 miles long and irrigated about 2500 acres of land. As the country developed its branches were extended, until in 1890 the control of the entire system passed into the hands of the **CONSOLIDATED CANAL COMPANY**, the leading spirits thereof being D. M. Ferry, C. C. Bowen, Dr. A. J. Chandler, and associates. D. M. Ferry and C. C. Bowen are the heads of the great seed house of D. M. FERRY & Co., Detroit, Michigan, whose standing, stability or reputation need no comment at our hands. All interested being individuals of broad, comprehensive ideas, they foresaw the future and at once, under the able management of Dr. A. J. Chandler, formulated plans of improvements and development of Canal systems, and the Valley generally, which to fully complete will require the expenditure of over \$1,000,000. A large portion thereof has already been expended in internal improvements.

VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY, | MAIN CONSOLIDATED CANAL, LOOKING SOUTH  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
DELIVERING 50,000 INCHES OF WATER AT THE LOCKS  
TO BE DISTRIBUTED TO DIFFERENT TRUNK CANALS.  
TEMPE, ARIZONA.



To day the CONSOLIDATED CANAL Co's system covers not only the original lands irrigated by the Mesa Canal, but the entire body of land on the South side of the Salt River, embracing over 110,000 acres of perfectly level, sandy, alluvial soil, varying from 10 to 25 feet in depth, heretofore irrigated by and being under the "Tempe," "Mesa," "Utah," and "San Francisco" Canals.

The main object of the CONSOLIDATED CANAL Co. is indicated by its corporate name, to-wit—In consolidating the different and varied Canal interests so that they will all be under one comprehensive system; to obviate the unnecessary expense attached to the maintenance of several sets of paid officials, and the cost of keeping up several dams and canals; to have one general point of diversion of water from the South side of the Salt River, thereby preventing a great loss of water through evaporation and percolation, as for long stretches the bed of the river is sandy and absorbs a vast quantity of water; to construct and maintain dams suitable for the accomplishment of the idea; and, as more water is required for new lands brought under the system, to construct reservoirs; to empound the surplus water of the river during the winter months, and thereby insure to every farmer and fruit-raiser, at a slight charge, that which his limited capital would not permit him to accomplish—a reserve supply of water to guard against any contingency that might arise.

The annual charge for water under the Consolidated Canal is only ONE DOLLAR per acre, delivering your water to you on your land.

It is the cheapest water or irrigation system of the United States, caused by an abundance of water and thousands of users and consumers.

All lateral or service ditches being constructed so that when owner of land desires to irrigate, all the water that he can handle is turned in to him regardless of the size of his tract of land, thereby insuring thorough, rapid and cheap irrigation.

Feeling that we cannot more completely, effectually or truthfully present the condition, position and manifold advantages that our valley presents and offers to the farmer and home-seeker, over all countries bidding for immigration, than to repeat the ideas, opinions and conclusions of those high in authority and standing, who have made an exhaustive and scientific examination of our valley, we quote from :

#### REPORT ON THE CLIMATE OF ARIZONA

WITH PARTICULAR REFERENCE TO QUESTIONS OF

IRRIGATION AND WATER STORAGE IN THE ARID REGION,

BY

Gen. A. W. GREELEY,

*Chief Signal Officer.*

Lieut. W. A. GLASSFORD,

*Signal Corps.*

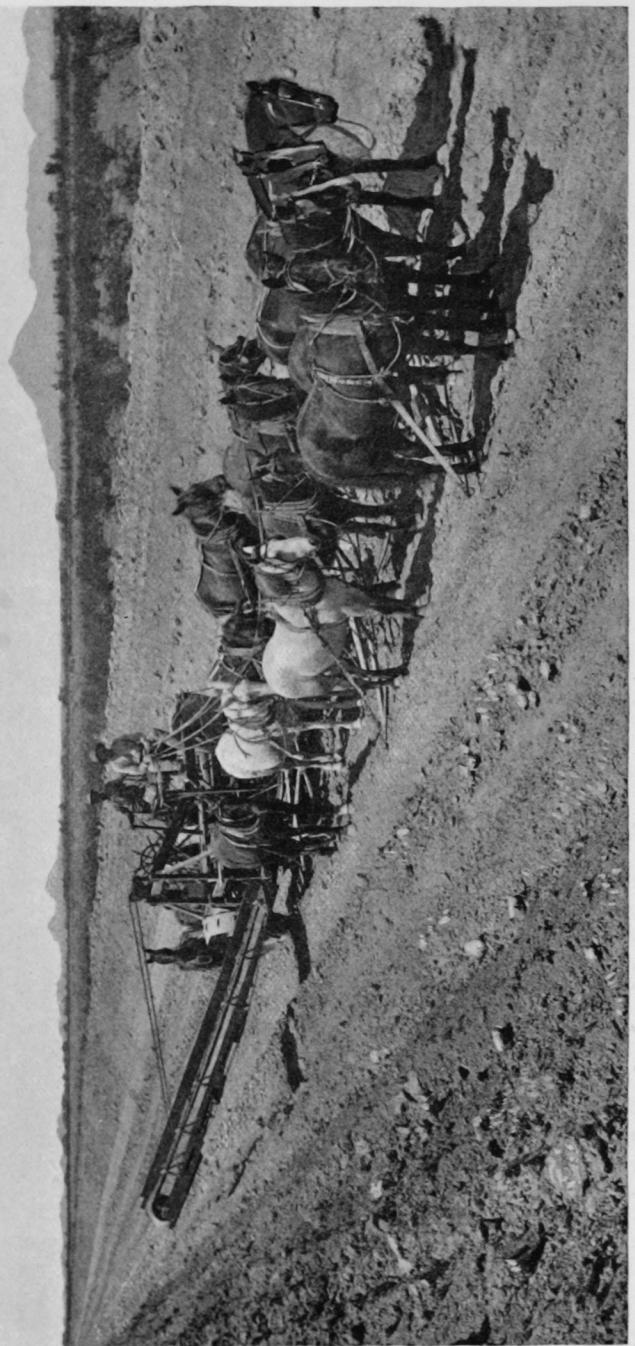
Washington: Government Printing Office.

1891.

VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY,  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
TEMPE, ARIZONA.

NEW ERA GRADER AND DITCHER,

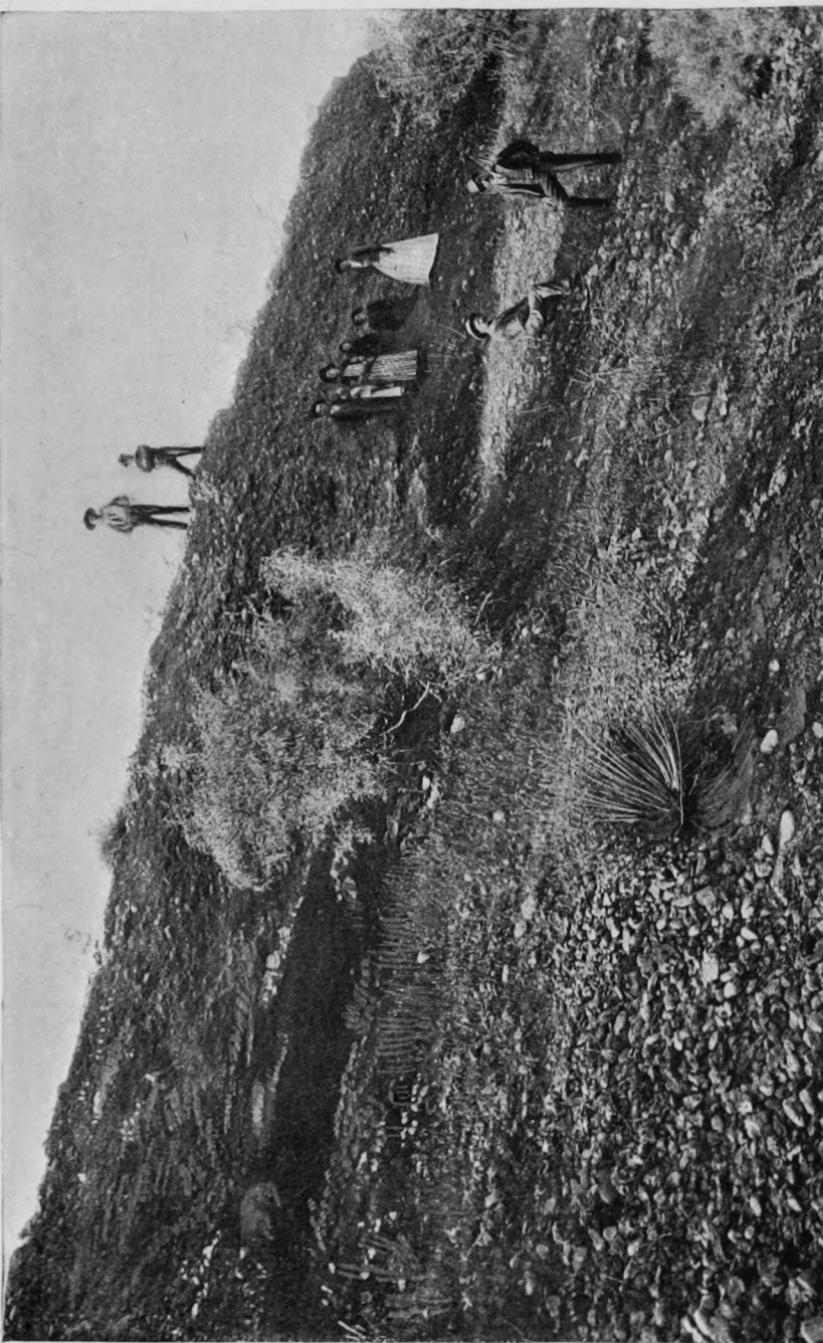
IN THE COMPLETED WEST CROSS CUT, FOR CARRYING 20,000 INCHES  
OF WATER TO THE "UTAH CANAL AND THE "TEMPE CANAL."



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY.  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
TEMPE, ARIZONA.

BLUFF,

SHOWING A THIRTY-FIVE FOOT DROP OR WATER POWER, POINT  
WHERE WEST CROSS CUT DELIVERS WATER TO TEMPE CANAL.



FISHING PARTY,  
SHOWING THE TEMPE CANAL AT THE THIRTY-FIVE FOOT DROP OR  
FALL, FROM THE WEST CROSS CUT, OF CONSOLIDATED CANAL.

VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY,  
\* SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
TEMPE, ARIZONA.

## IRRIGATION.

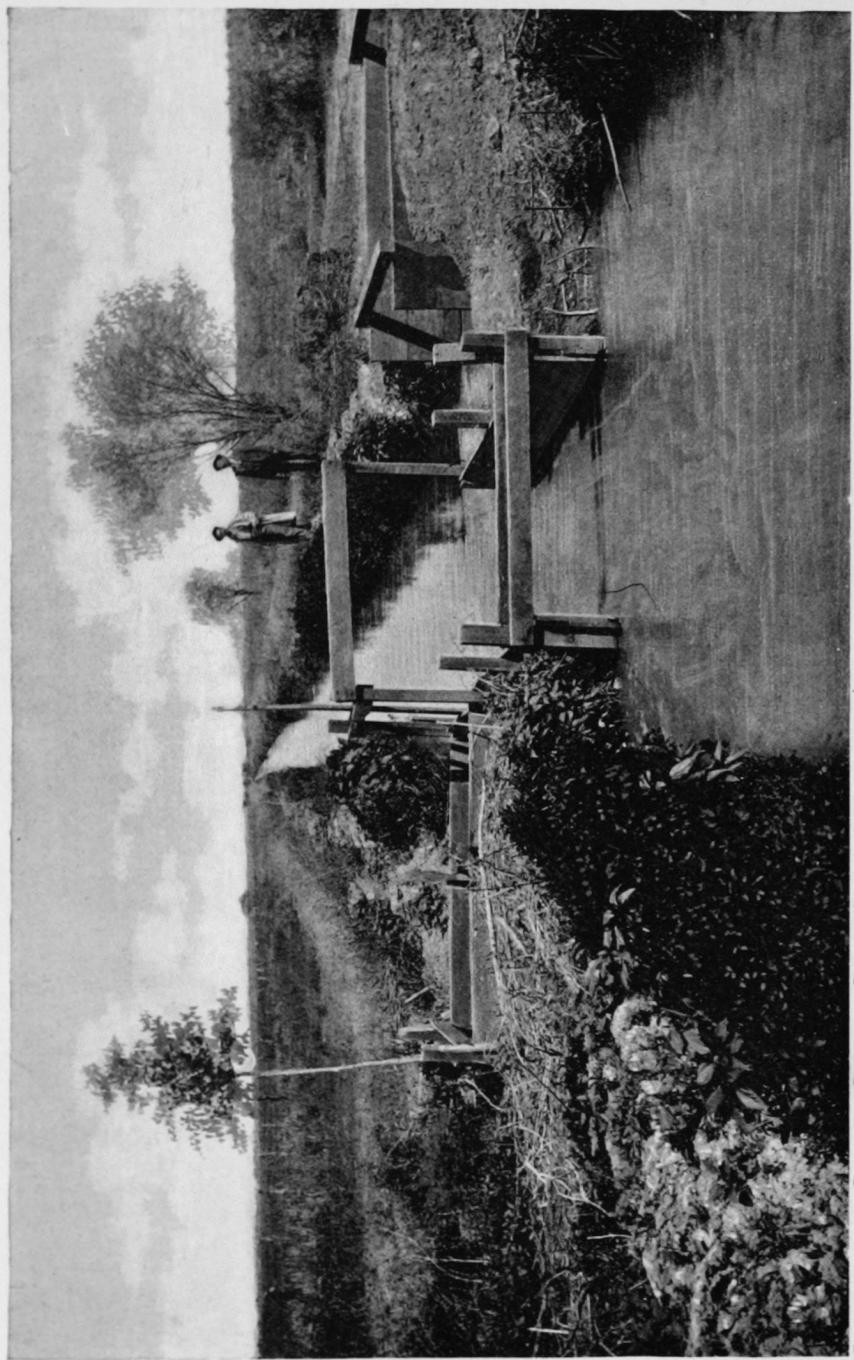
The rocks and the raindrops are the parents of the agriculture of Arizona. Mutually acting and reacting at every stage, they have been at work for ages to lay upon the plain and in the eddy basins of all the rivers rich deposits of soil. Their work is by no means concluded and of the geological past; the part of man is simply to assist nature on the lines she has plainly indicated in her own operations. Agricultural Arizona betrays no evidence of disruptive violence; the jagged mountain peaks and the deeply scored valleys are in the uplands; their waste and detritus have been spread in smooth sheets and gentle slopes upon the river bottoms and the even plains. The highly lauded lands of irrigated districts in other States are interrupted with troublesome frequency by hillocks which rise above the irrigable level; in the Gila and Salt River Valleys scarcely an obstacle stands in the way of the even flow of the waters.

*Rich as is the Arizona soil, it is always a disappointment to the farmer who views it with the prejudices born of familiarity with the deep rich loam of the prairies. At first sight he can compare it with nothing but the sand of the sea beach; that it could be made to bear a scanty crop of some hardy grass is almost beyond his comprehension; that it does bear enormous harvests of grain, that it is the rival of every vineyard country in the world, that its orchards are beyond rivalry, are facts which have to conquer belief in his unwilling mind.*

This is a land of inland seas in recent geologic times. Their beaches and shoals have been laid down at several altitudes to serve as foundation for later effects of soil-making industry. To stratifying action has succeeded the mechanics of the present geologic period, which is frictional, erosive with the erosion of wind and water. The science of common things, which often goes direct to the heart of the most complex matters, has seen this fact and shows it in the names of the rivers; the Colorado, red with the suspended soil which it carries along; the Rio Puerco, dirty as the water which drains from the mire of a hog-wallow; the Salt River and Mineral Creek, proving to another sense that they carry the elements of soil.

Throughout the plateau everything is adapted to secure the maximum erosion. The raindrop falls on mountain slopes approximating the vertical, and acquires such a velocity along the steep slope that it scours away some of the soil; coalescing drops become rills to score each its little gully on the rocky steep, and rills unite to form creeks dashing along with force to roll large rocks down their beds and grain by grain wear them away, and every such grain is borne far along to do some good; creeks at last grow into rivers whose velocity is great and which have a coefficient of erosion to correspond. The Salt and Gila flow down through the mountains with a fall of 4,000 feet in 500 miles; when they reach the plain they fall but six inches to the mile of flow; its suspended material is deposited along this portion of its course.

It is thus that the soil has been gathered by the waters, that it has



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY.  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
TEMPE, ARIZONA.

A LATERAL SUPPLY DITCH  
OF THE CONSOLIDATED CANAL COMPANY, SUPPLYING WATER TO THE  
UTAH EXTENSION CANAL COMPANY.

been translated from the high altitudes to the lower, and by the water it has been deposited in a surface which is both level and uniform. The worth of such a soil is a matter dependent on the characteristics of mountain districts hundreds of miles away, and in this case no fault can be found, for the mountains are rich in soil constituents and the richness of this wealth is brought to the plain in the most finely subdivided form, and thus is in the best shape for the purposes of agriculture. This soil consists generally of red clay and decomposed granite with gneissic admixtures, the whole diluted with sand, which keeps the mass ever friable, and with a sufficient proportion of true humus which will be subject to an almost constant increment under tilth.

The cellular structure preserved throughout the deposit by reason of the irregularly crystalline sand has a tendency to maintain a system of capillary tubes which are inert so long as the soil is dry, but which perform a most important part when moisture is applied. As the water penetrates the mass of dry soil the capillary system becomes charged and at once begins its operation of leading toward the region of root-penetration the important chemical components of vegetable tissue stored below. The water which induces this restorative action is at the same time acting primarily upon the surface by direct molecular addition of soil. This action which goes on to a certain extent under natural conditions will proceed to a certainly greater extent under irrigation systems which are expressly designed to pass the water over the soil with a minimum velocity of flow and thus provide the most favorable conditions for dejection of the matter held in suspension.

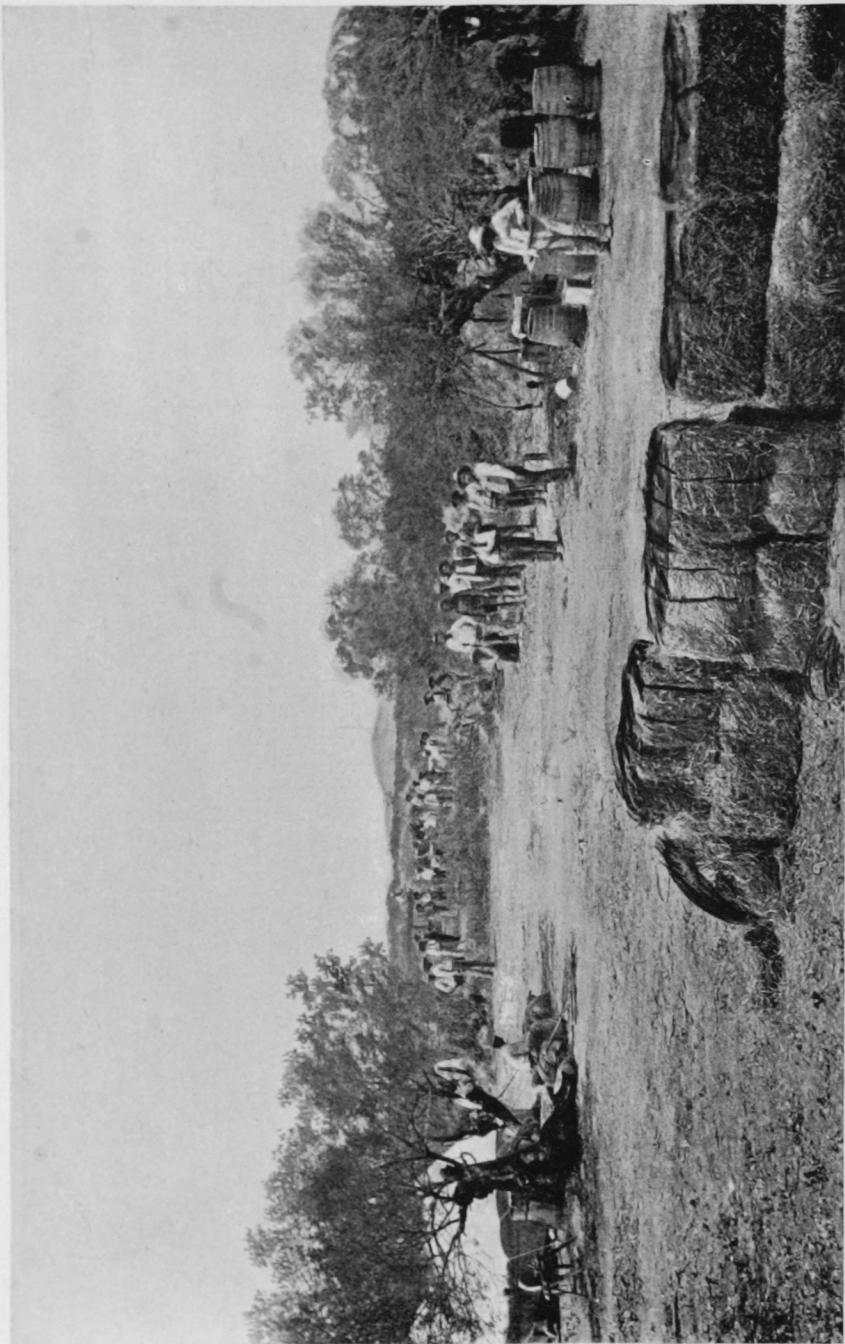
In general it may be said that the question of the reclamation of any arid land presents itself for discussion under five topics which it is well to note. They are: (1) Geography and hyetophysics of the region; (2) amount of land which may be irrigated; (3) amount of water which may be used for irrigation; (4) economy of irrigation; (5) legal questions involved. The lines of division between these topics can not be sharply drawn, each involves consideration from several points of view and thus comes within the province of several studies. The economical and legal questions are to be settled by the intending investor and his advisers; the amount of land and the amount of water available for use upon it are to be determined by engineers; the meteorological student may, in pursuit of his researches, find himself involved in the discussion of any or all of these topics, but his special province is the hyetophysics as affected by the determining facts of nature. It is hoped that this account will show the Signal Service to have made the best use of its opportunities and to have fairly presented the case for the consideration of engineers.

The aridity of the territory, great as it appears on first sight, does not prove a bar to high agricultural development in the line of close farming of chosen spots, nor has it in the past so far as history runs back. Nor indeed does the twilight of history obscure the fact of irrigation that existed beyond the memory of the most ancient tradition.

CAMP OF WORKERS  
CLEARING OFF AND RECLAIMING ARID LAND NOW UNDER THE  
CONSOLIDATED CANAL SYSTEM.

VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY,  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TEMPE, ARIZONA.



In the valley of the Salt River there may be still met with the ruins of ancient aqueducts, temples and cities, so old that the Indians of this day know nothing of their builders. Whoever these ancient farmers may have been they have left no trace of their history beyond the masonry of their conduits and incised thereon a mass of inscriptions which no amount of linguistic science has yet availed to decipher. To the Aztecs the Salt River was as the Nile to the civilization which came to life earliest of all history and spread its light to Europe. It fed the land with both soil and with water, its yearly rise was the only season, about it grouped all the concerns of the people. The ruins of the Salt River Valley and those of the Gila Valley, whose masonry shows their Aztec origin, are a mute testimony to the success which would attend the repetition of these operations of an uncivilized race

At Mesa City, in the Salt River Valley, the Mormons of the prosperous stake there established, owe their prosperity to their aqueduct system, and this in turn they owe in large part to the labors of a former race, of whom all knowledge has vanished. These early peoples were farmers and appropriators of water through extensive ditch systems, and when they disappeared in some convulsion of savage life they left their ditches behind as everlasting memorials. In time the drifting sand filled the aqueducts and they lay hid until the Mormons, needing water, found them so well preserved as scarcely to need more repairs than the mere clearing out of the sand. This will give some idea of the antiquity of irrigation in the territory.

The recent Indians, when discovered by the Spanish conquerors lived by farming, and then as now their farming was made possible by the artificial storage and carriage of water. Their period may be said to begin with the time when the present ruins along the valley of the Rio Verde were efficient channels watering rich lands, and has been continued to the present day.

What uncivilized Aztecs and barbarian Indians were wise enough to do, white settlers have been shrewd enough to improve upon. Recent as is the agricultural settlement of Arizona, owing to Indian wars now ceased, the Territory can yet present a good list of irrigation systems in successful and valuable operation. More than 400 miles of canals bring water to considerably more than 500,000 acres of agricultural land which is now under tilth, in addition to 100,000 acres so favorably situated as to be quite independent of artificial water supply.

#### Maricopa County.

This central division of the Territory has 321,000 acres dependent on irrigation already in operation, and of this amount about half is under crop. Of a total acreage aggregating 5,986.500, it has been computed after careful survey that 3,000,000 acres can be reclaimed by a judicious system of impounding the drainage and storm waters. The existing irrigation systems depend on the Gila and the Salt Rivers, as appears in the following tabular statements.



ARIZONA PRODUCTIONS,  
SOUTH SIDE OF THE SALT RIVER VALLEY.  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS

QUINCES, ALMONDS, NECTARINES,  
PEACHES, FIGS, APRICOTS,  
ORANGES, STRAWBERRIES.

SHOWING GROWTH OF EARLY GREEN FRUIT, TAKEN APRIL 12th, 1892.

## SALT RIVER SYSTEMS.

Name.	Length, Miles.	Name.	Length, Miles.
Arizona.....	41	Mesa, under Consolidated Canal	
Grand.....	22	System.....	19
Maricopa.....	14	Utah, under Consolidated Canal	
Salt River Valley.....	18	System.....	16
San Francisco, under Consolidated Canal System.....	16	Farmers.....	5
Tempe, under Consolidated Canal System.....	19	Highland.....	22
		Dutch Ditch.....	4
		Monterey.....	4
		Griffin.....	3

Upon these channels depend some 250,000 acres, of which 187,500 have been reclaimed and 125,000 are annually cultivated.

PREFATORY NOTE.—This report was prepared by the Chief Signal Officer prior to the transfer of the Weather Bureau from the War Department to the Department of Agriculture. In order to satisfy the great interest regarding the subject-matter which it covers, among residents of the region in question, the Secretary of Agriculture has ordered a considerable number of extra copies for distribution among them. Gen. A. W. Greely, Chief Signal Officer, and Lieut. W. A. Glassford, Signal Corps. Washington, Government Printing Office, 1891.

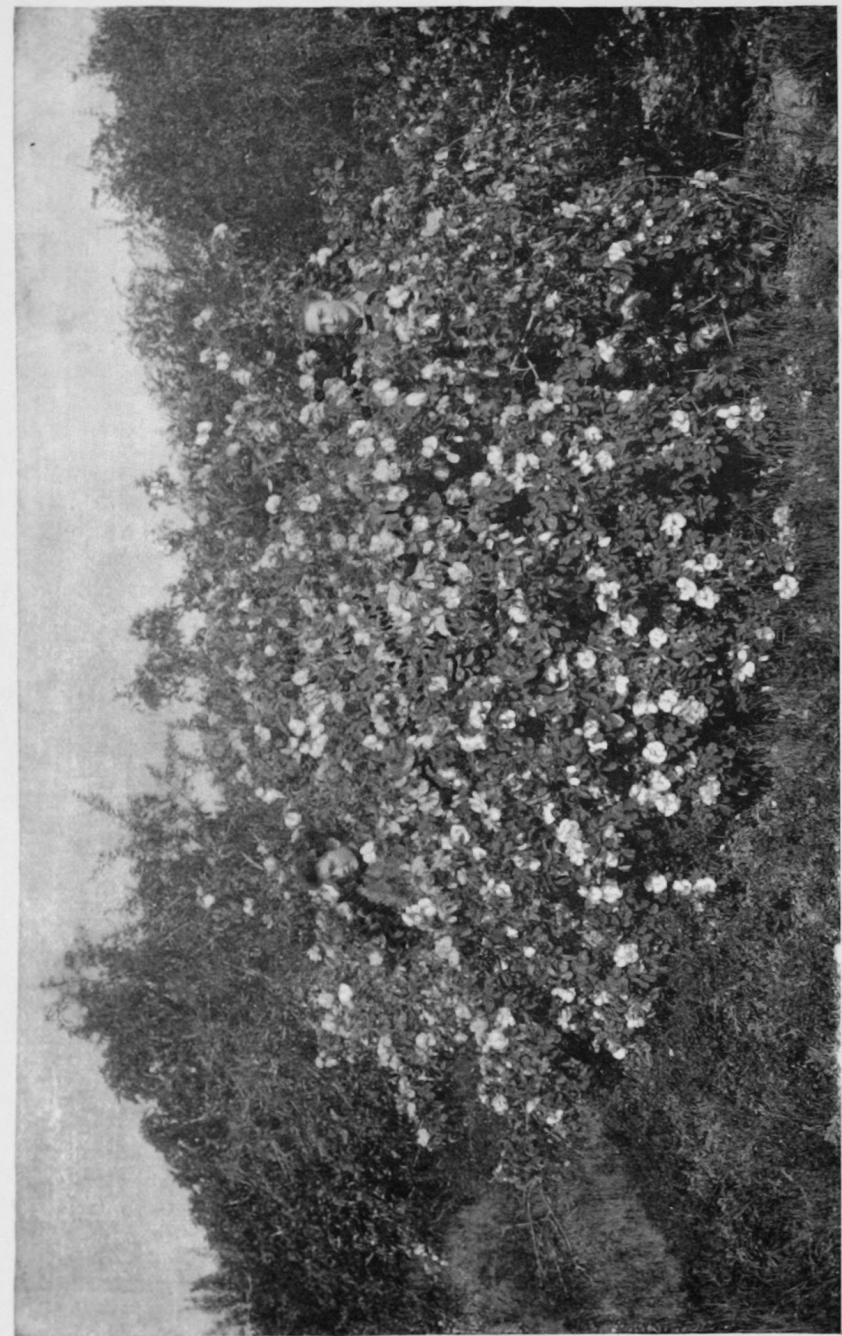
In this land of perpetual sunshine and productiveness, many sterling farmers of the older States have purchased and settled, or planted their respective tracts to the orange, lemon, olive, fig, apricot, peach, pear, plum, prune, nectarine, quince, raisin and table grapes, and an endless variety of tropical fruits and berries; it having been conclusively proven to them by personal inspection and investigation that fruit culture with us is a *positive success*, and well can we quote :

"The branch here bends beneath the weighty pear,  
And verdant olives flourish round the year;  
The balmy spirit of the western gale  
Eternal breathes on fruits untaught to fail;  
Each dropping pear a following pear supplies;  
On apples, apples, on figs, figs arise.  
The same mild season gives the blooms to blow,  
The buds to harden, and the fruits to grow."

## HOW TO REACH OUR PROSPEROUS VALLEY.

Those who desire to visit this part of Arizona will find the Atchison, Topeka & Santa Fé the most direct and popular route, from whom special round-trip rates can be procured. At Deming, New Mexico, it effects a junction with the Southern Pacific, and at Maricopa Station, Arizona, the Maricopa & Phœnix connects with it; thence to U. S. Government Experimental Station, Hermosa, Tempe, and on to Phoenix.

We will here state that special excursion rates and arrangements have been made by us with the Santa Fé system both as to passenger and car load rates to this point, and we advise all intending to visit us to correspond with or call upon any of their agents who are fully informed upon the subject.



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY.

SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
TUCSON, ARIZONA

SHOWING

OUT-DOOR GROWTH OF EIGHT YEAR OLD ROSE BUSH.

## HOW LAND AND WATER IN OUR DIFFERENT TRACTS ARE SOLD.

Our different tracts embrace improved and unimproved land with water, title perfect. They are sub-divided respectively into 20 and 40 acre tracts, with roads or avenues around each 40, price varying on different sections from \$25 to \$60 per acre (proximity to town center or shipping point, and not quality of soil affecting the price). Terms, part cash; balance in two, three, or four years, at eight per cent. interest. None of our lands being more than eight miles from railroad stations.

## PRODUCTIONS.

Almost everything that is grown from the Arctic circle to the equator. All of the cereals and grasses indigenous to the temperate zone; every fruit that ripens under semi-tropic suns; every beautiful flower that sheds its fragrance in the bleak north as well as in the sunny south, and every shrub and tree that adorns and beautifies our homes from the piney woods of Maine to the orange orchards of California. In fruits the Salt River Valley produces the following:

Oranges,	Limes,	Figs,	Bananas,
Walnuts,	Peaches,	Quinces,	Pears,
Apples,	Strawberries,	Lemons,	Olives,
Pomegranates,	Almonds,	Nectarines,	Apricots,
Pecan Nuts,	Plums,	Cherries,	Peanuts,

Mulberries and other small fruits, and grapes of every variety.

Of cereals and grasses, the valley produces the following:

Wheat,	Barley,	Broom Corn,	Tobacco,
Flax,	Alfalfa,	Buckwheat,	Timothy.
Oats,	Corn,	Cotton,	Hemp,
Sugar Cane,	Blue Grass,	Millet,	Clover,

Bermuda Grass.

Besides the foregoing, vegetables of every kind give a most prolific yield.

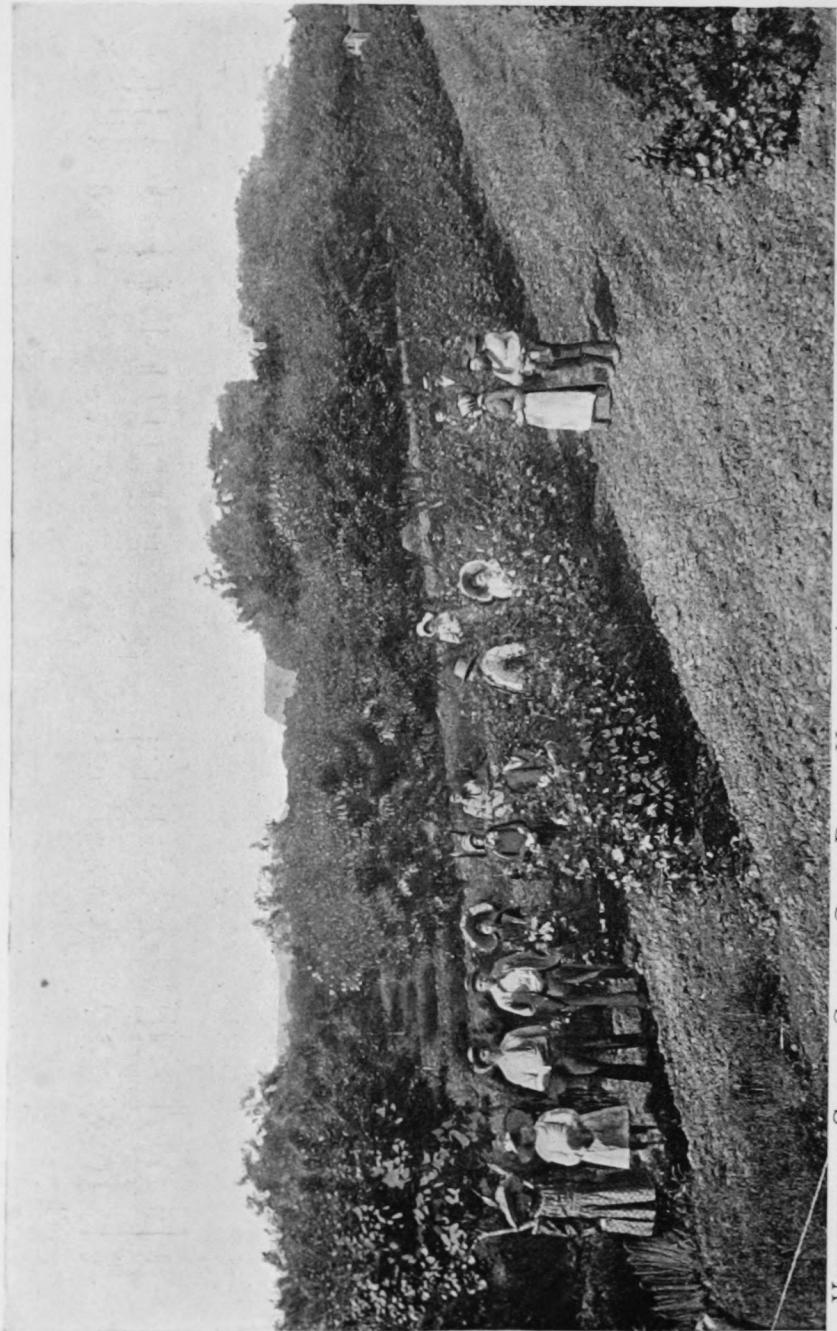
Briefly, such is the Salt River Valley of Arizona, a land of wonderful fertility, manifold in its productions and bounteous in its return for the labor bestowed. It may not inaptly be termed a beautiful oasis in the dreary desert which stretches between the corn-fields of Kansas and the groves and vineyards of southern California.

## COST OF PROVISIONS.

Flour, per 100 lbs.....	\$2 50 to \$3 00	Ham, East'n, per 100 lbs	13 16	16
Coffee, " .....	15 " 30	Potatoes, per lb.....	02 "	03
Sugar, " .....	06 " 08	Butter, " .....	25 "	50
Tea, " .....	20 " 75	Beef, " .....	06 "	12
Bacon (home made, per 100 lbs.).....	09 " 12	Onions, " .....	03 "	05
Bacon, Eastern, per 100 lbs .....	10 " 14	Milk, per quart.....	07 "	10
		Eggs, per dozen.....	20 "	35
		Fire Wood, per cord....	2 50 "	3 50

## BUILDING MATERIAL.

Brick, per 1,000.....	\$6 50	Surfaced Lumber, per 1,000 ft.	\$40 00
Rough Lumber, per 1,000 ft. . .	30 00	Nails, per 100 lbs.....	5 50



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY,

SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TIMPE, ARIZONA.

APRICOT ORCHARD FOUR YEARS OLD,

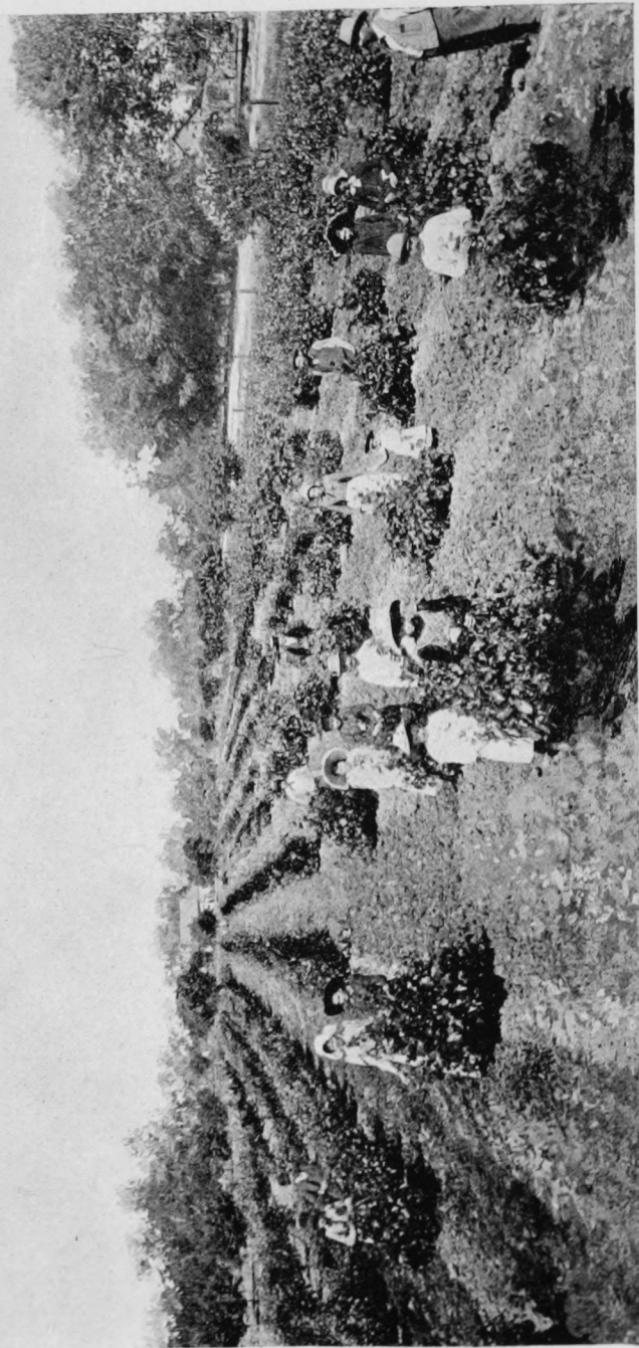
TAKEN APRIL 11th, 1892.

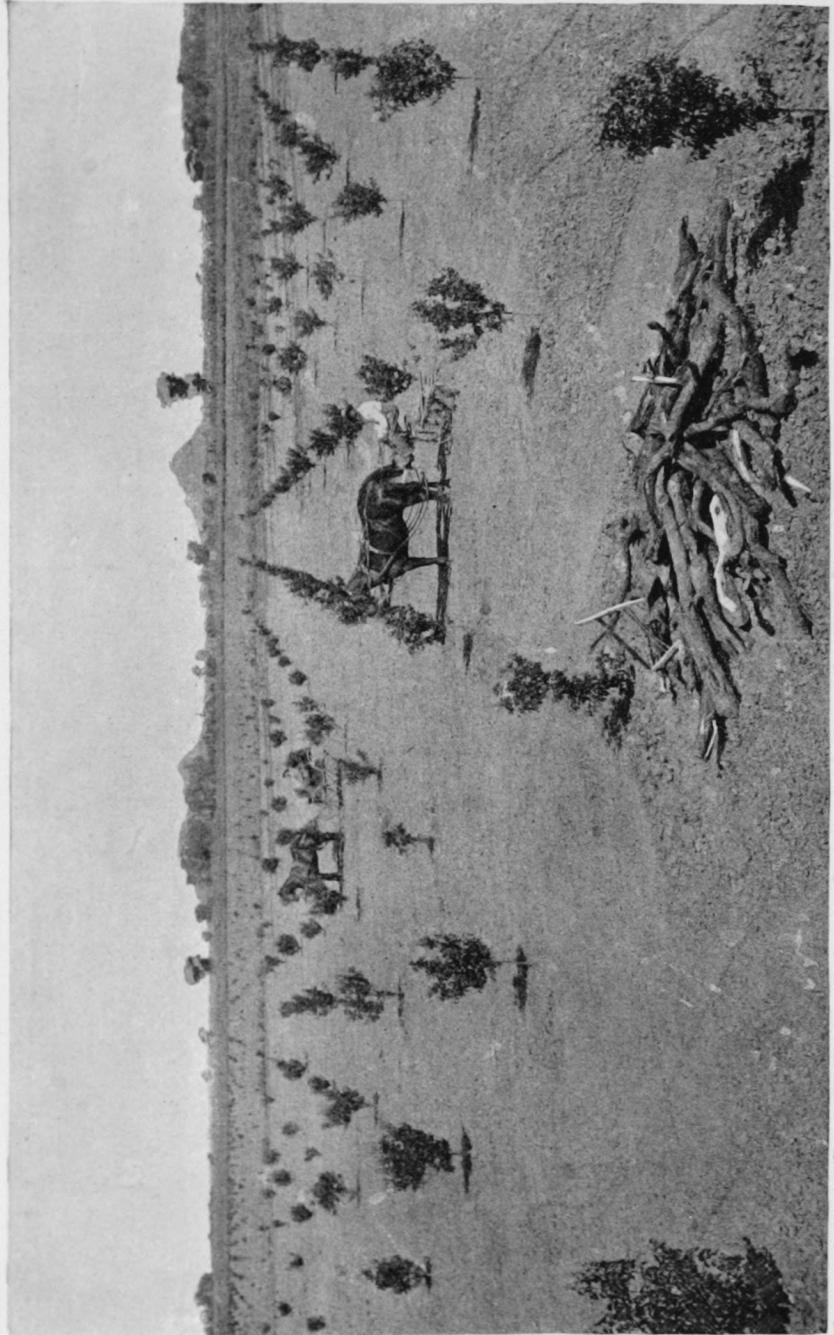
VINEYARD SCENE, SEVEN YEARS OLD,

SHOWING GROWTH AND CONDITION OF VINES, APRIL 11th, 1892.

VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY.

SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
TEMPE, ARIZONA.





VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY, ONE YEAR OLD ORCHARD OF KANSAS COLONISTS,

SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,  
TEMPE, ARIZONA.

PLANTED MARCH, 1891. VIEW TAKEN APRIL 13th, 1892.

Good Work Horses, per span.....	\$150 00	to	\$200 00
Good Milch Cows.....	25 00	"	40 00
Farm Wagons, Bain & Cooper.....	110 00	"	125 00
Plows.....	7 00	"	12 00
Harrows .....	10 00	"	12 50
Harness, double.....	10 00	"	15 00

The prices of general merchandize average here about the same as in the older States, other than on pound goods, the rate being from \$1.75 to \$2.50 per hundred higher, caused by freight.

### COST OF PURCHASING AND PLANTING A TWENTY ACRE TRACT.

Cost of twenty acres of land at, say, \$30 per acre.....	\$600
Preparing twenty acres of land for fruit—plowing, harrowing, ditching, laying off land for planting, digging holes, purchase of trees and vines for tract, planting same, care thereof, and cultivation in a thorough manner for first year, total,.....	500

Cash required for first payment on land, about \$200; setting out and caring for land first year, say, \$500—making \$700; leaving a balance due of \$400, bearing eight per cent., payable in, say, three years. In the above calculation is included about eleven acres of raisin and table grapes, six acres assorted fruits, one-half acre oranges, lemons, limes, etc., one-half acre almonds and nuts, one-half acre assorted tropical fruits, and one and one-half acres reserved for alfalfa, garden patch, and house grounds. The cost of cultivation for second year and onward is from \$5 to \$15 per acre—whether \$5 or more is left entirely to owner, it having been proven, however, by experience, that the more constant the cultivation the greater the growth and yield per tree, and consequently higher in proportion is the income to the investment each year.

### WHAT THE YIELD AND INCOME PER ACRE WILL BE.

In making the estimates we have in each and every instance taken the lowest figures, desiring rather to under than overrate the returns—for one can easily take in unexpected profits while he is at times seriously embarrassed by having his income fall short of his expectations.

Calculation based upon 20-acre tract—78 bearing trees per acre:

#### APRICOTS.

Third year in orchard, 25 lbs. per tree, equals 1,950 lbs., at 1½ cents.....	\$28 25
Fourth " " 50 " " 3,900 " " ..... 58 50	
Fifth " " 80 " " 6,240 " " ..... 93 60	
Sixth " " 125 " " 10,750 " " ..... 161 25	

#### PEACHES.

Third year in orchard, 40 lbs. per tree, equals 3,120 lbs., at 1¾ cents.....	\$39 00
Fourth " " 75 " " 5,850 " " ..... 73 12	
Fifth " " 130 " " 10,140 " " ..... 126 75	
Sixth " " 200 " " 15,600 " " ..... 195 00	

#### PEARS.

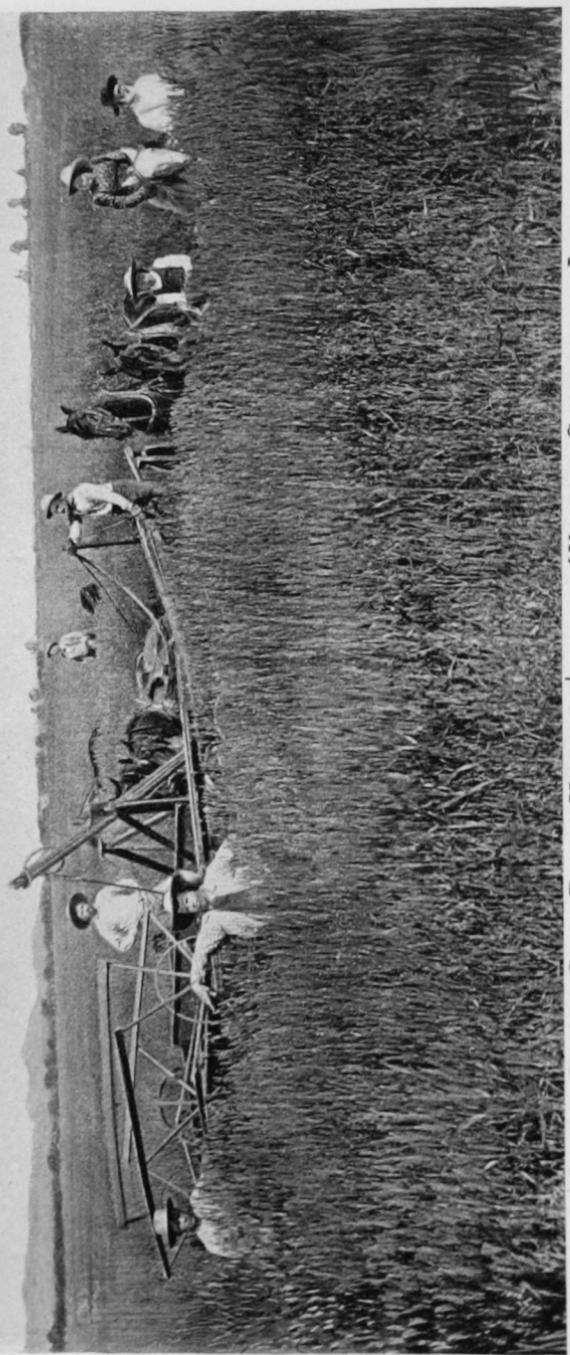
Third year in orchard, 30 lbs. per tree, equals 2,340 lbs., at 2 cents.....	\$46 80
Fourth " " 60 " " 4,680 " " ..... 93 60	
Fifth " " 100 " " 7,800 " " ..... 156 00	
Sixth " " 150 " " 11,700 " " ..... 234 00	



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY. | PACKING EARLY TABLE GRAPES FOR EASTERN MARKETS,  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TEMPE, ARIZONA.

TAKEN JULY 12th, 1891.



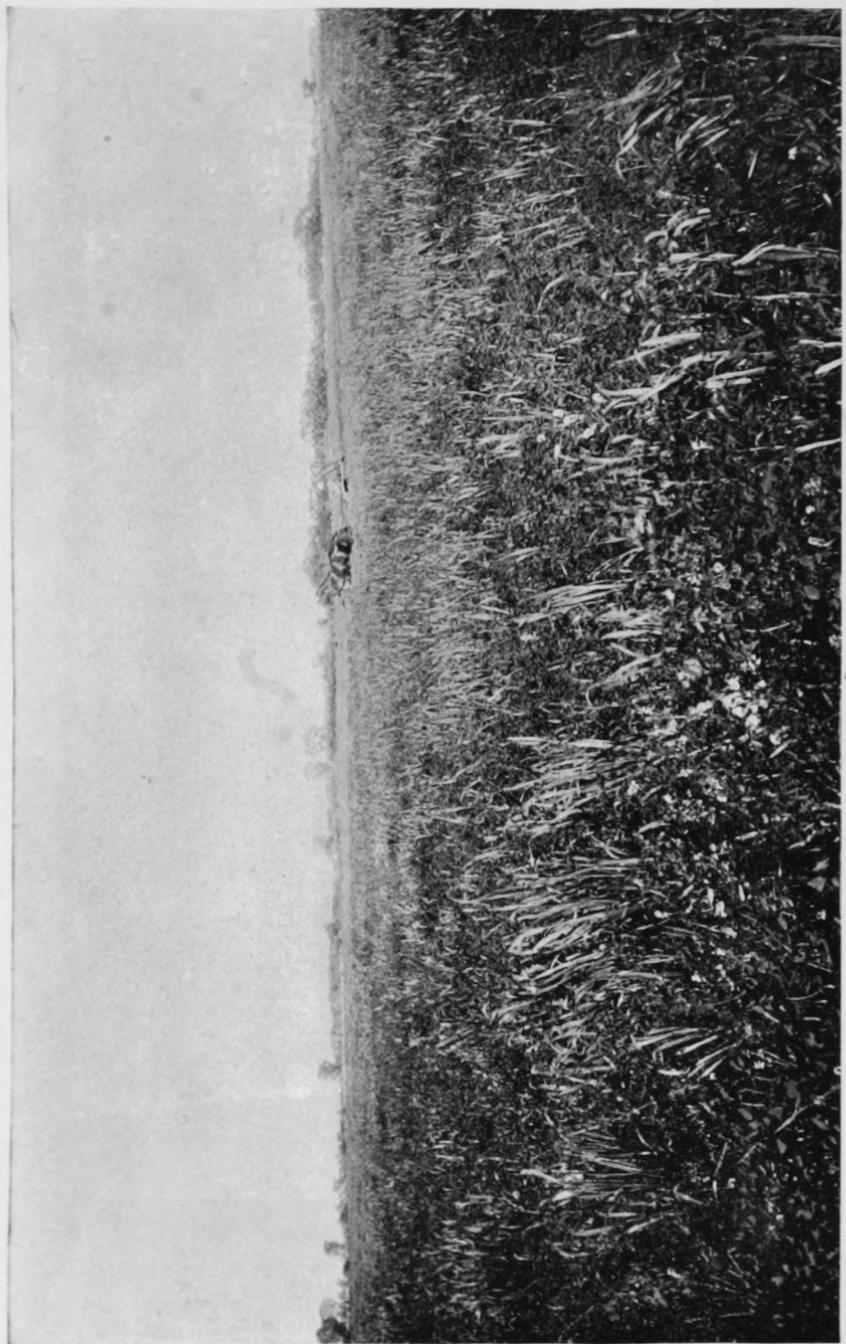
WHEAT GROWN BY IRRIGATION.

SHOWING ITS GROWTH AND A HEADING MACHINE.

WHEAT PLANTED DECEMBER, 1891. VIEW TAKEN APRIL 14th, 1892.

VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY,  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TEMPE, ARIZONA.



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY.

SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TEMPE, ARIZONA.

A 320 ACRE ALFALFA FARM,

SHOWING ALFALFA AND WILD OATS. VIEW TAKEN APRIL 14th, 1892.

#### ALMONDS (PAPER SHELL).

Third year in orchard, 5 lbs. per tree, equals 390 lbs., at 15 cents.....	\$58 50
Fourth " " 10 " " 760 " " .....	117 00
Fifth " " 20 " " 1,560 " " .....	234 00
Sixth " " 30 " " 2,340 " " .....	351 10

In the above calculation net figures are only given, so that no deductions are to be made other than the cost of care and cultivation per acre—the cost of picking and packing being taken into consideration by lowering the yield per acre, as also the price per pound.

#### ALFALFA.

Alfalfa is cut for hay from four to six times a year, growing all the year round; produces from one and one-half to two tons per acre each cutting. An average crop is seven and one-half tons per acre each year. An acre of alfalfa will pasture well twenty head of hogs, or two head of stock, all the year round, no winter housing being required. Our vast alfalfa fields are more than taxed to their full feeding capacity as fattening fields for the cattlemen of the Territory generally, from sixty to ninety days only being required to transform a live beef-frame into merchantable beef. Taking as an average the lowest market price touched any year by alfalfa hay upon the farm, \$3 per ton, an acre will give a return of \$21 per annum. Alfalfa seed sells at 7 cents to 9 cents per pound, and from 15 to 20 pounds are required per acre for seeding.

#### CEREALS.

As to cereals—wheat, barley, oats, etc.—we make no calculations, as our lands are too valuable and productive, and capable of much greater returns than grain-planting can possibly give. They grow to perfection, however, producing from thirty-five to forty-five bushels per acre; selling at from 60 to 95 cents per bushel.

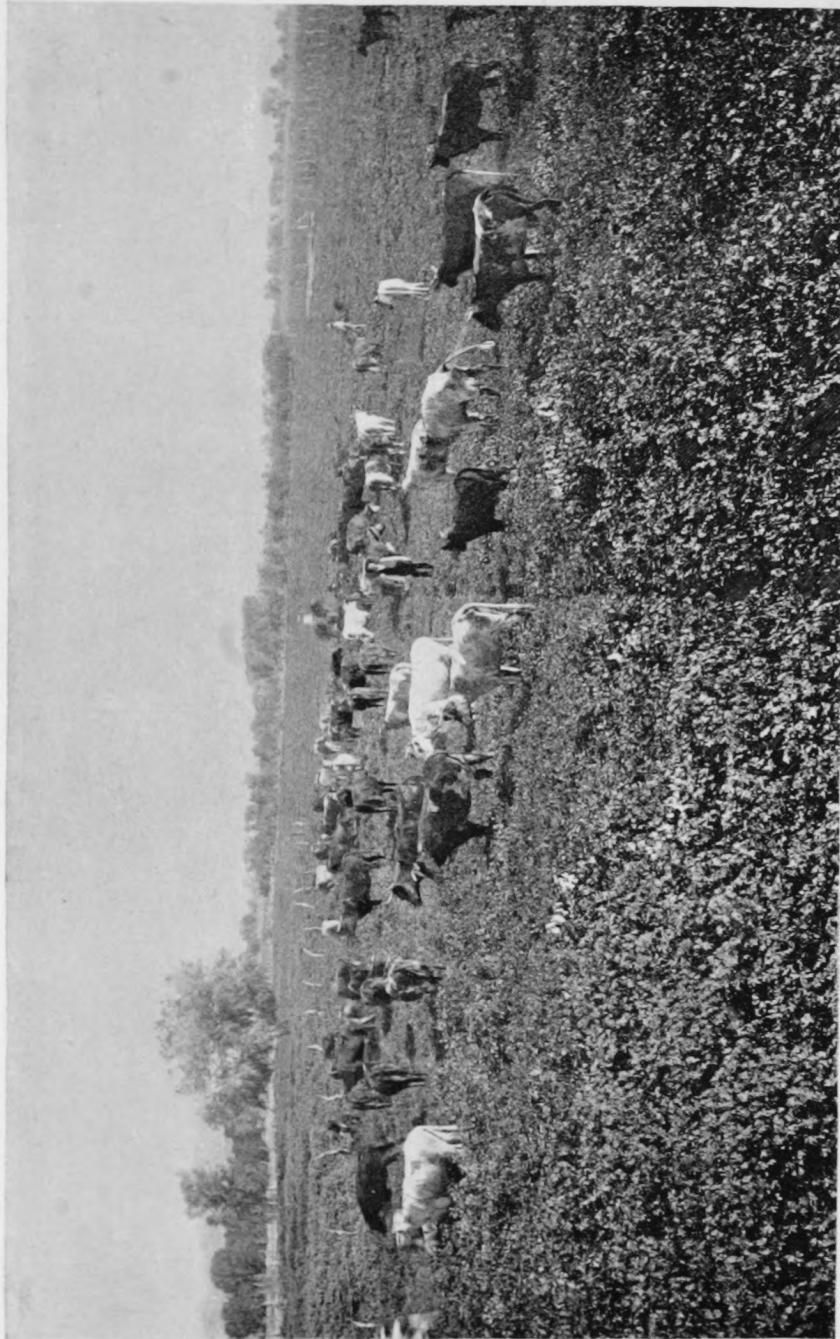
#### CLIMATE.

It may not be amiss here to give a table compiled from the U. S. Signal Service Reports, covering ten years, from 1877 to and including 1887.

EL E V A T I O N O F T E M P E 1100 F E E T .

PLACE.	Average Spring Temp'ture	Average Summer Temp'ture	Average Autumn Temp'ture	Average Winter Temp'ture	Highest Temp'ever recorded	Lowest Temp'ever recorded	Average Annual Temp'ture
Tempe, Ariz....	70.5	89.3	73.1	56.1	115.5	22.5	72.2
Jacksonville, Fl.	69.0	81.5	69.8	56.6	104.0	19.0	69.3
Pensacola, Fl...	67.9	80.6	69.3	56.3	97.0	15.0	68.5
Los Angeles, Cal.	58.4	67.6	62.7	53.5	108.0	28.0	60.6
Riverside, Cal.	62.7	78.3	65.3	51.7	116.0	23.0	65.2
San Diego, Cal.	58.1	66.7	62.7	54.4	101.0	32.0	60.5
Sacramento, Cal.	59.5	71.7	61.5	48.3	105.0	21.0	60.2
New York.....	47.6	71.6	54.5	31.5	105.0	.6	51.2
Boston .....	44.9	69.1	51.1	28.1	101.0	.13	48.3
Rome, Italy.....	57.6	72.2	64.0	48.9	..	..	60.7

From the foregoing table it will be seen that the average winter temperature of Tempe or surroundings is almost the same as that of Florida, three degrees higher than that of Los Angeles, two degrees higher than that of San Diego,



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY,  
SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TEMPE, ARIZONA.

CATTLE FEEDING IN ALFALFA,

YIELDS SEVEN TONS OF HAY PER ACRE PER YEAR. SUPPORTS TWO  
HEAD STOCK PER ACRE ALL YEAR.

and four degrees higher than at Riverside, California. The average annual temperature is seven degrees higher than the famous orange district of Riverside. This is sufficient to explain the fact that the citrus and other fruits of Salt River Valley ripen from three to six weeks earlier than at Riverside, or any other point in Southern California.

### SALT RIVER VALLEY.

The entire surface of the Salt River Valley is perfectly level, having a gradual average fall of ten feet west and eight feet south, per mile, its entire length, thus making irrigation an easy matter. The soil is a rich loam of extreme fertility, having a depth of from eight to twenty feet throughout the entire valley. Some tracts have been in constant cultivation for the last eighteen years, and as yet no falling off in its productiveness. This, however, is mainly due to, and through, irrigation; it being a reliable fertilizer, especially with us, as the silty matter which the water brings from its mountain home during our three rain, or winter months, and hold in solution, annually enriches the soil.

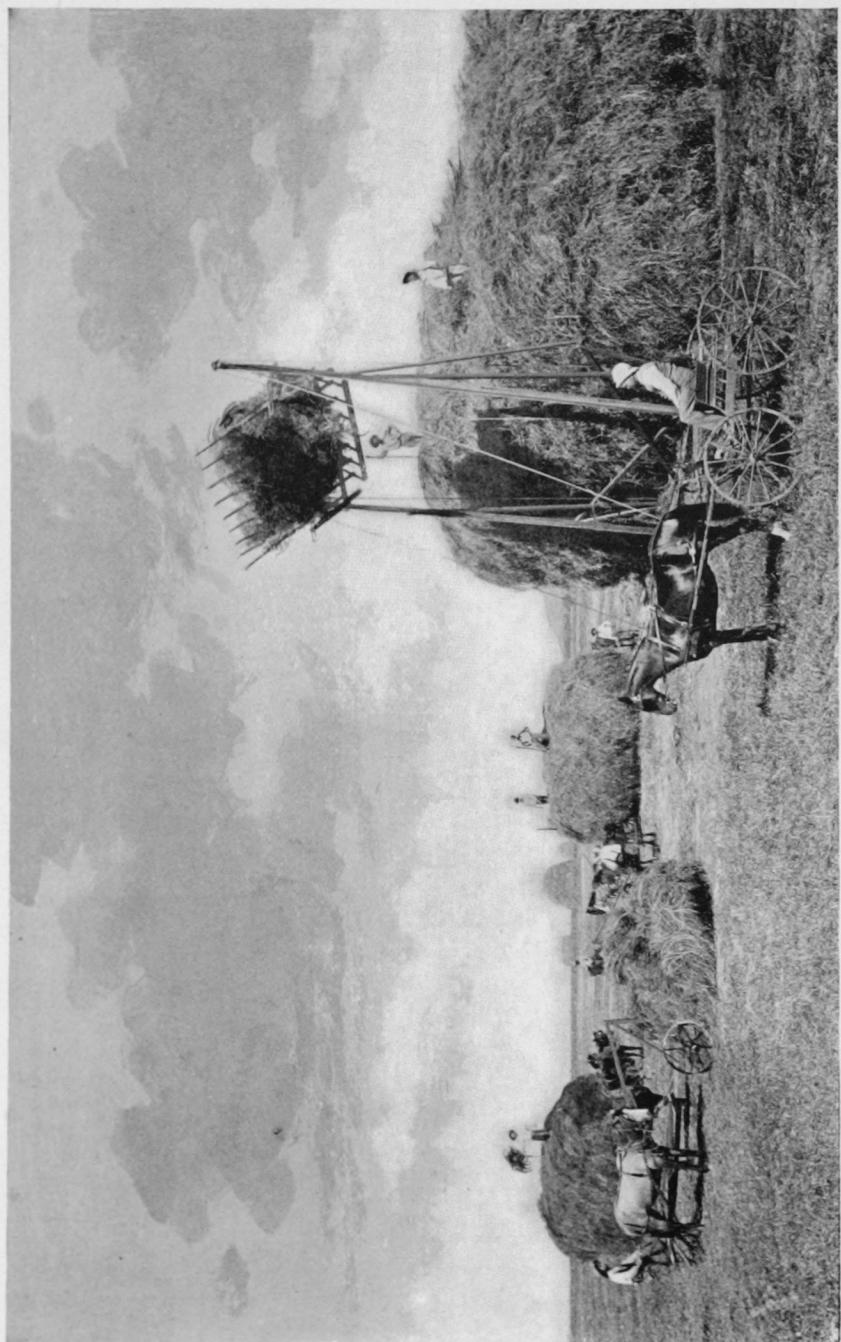
### IRRIGATION.

Everything growing in the Salt River Valley is by the aid of irrigation. Our annual rainfall will not average eight inches, which is found insufficient for the production of crops. The Arizona farmer and fruit grower is therefore compelled to resort to the artificial watering of his fields and orchards.

To those who are unacquainted with the process, it may appear that it requires the expenditure of much extra labor. This is a mistake; very little more labor is required than is necessary for the raising of crops by rainfall, and this is much more than repaid by the increased yield which irrigated lands always give. Besides, the tiller of the soil by this method has advantages that he who depends upon the natural rainfall does not possess. Whenever his fields require water he has but to raise the head-gate of his ditch and conduct the desired quantity to the spot which needs it; for him a dry season loses most of its terrors—he is in a measure independent of the clouds. There seems to be no products of which the yield may not be increased by irrigation, while the product is, if anything, better than that produced by rainfall; again, while you are irrigating one part of your land you can be cultivating or harvesting on the other part. It is just such a country that a farmer in a severe climate would picture to himself as "An Ideal Home," one such as he would desire to possess, upon which to live in comfort, contentment, and plenty.

### CANALS AND WATER-WAYS.

All distributing or lateral canals run upon section or quarter-section lines, thus providing for the watering of stock in pasture, and at the same time forcing the growth of what is termed "live fences," producing shade trees and fire-wood for home use. And let us ask you, is it not a pleasant sight to see a stream of pure water running through or upon one's farm and growing upon either side of its banks evergreen or stately shade trees?



VIEWS OF THE SOUTH SIDE OF SALT RIVER VALLEY.

SCHULTZ & FRANKLIN, IMMIGRATION SOLICITORS,

TEMPE, ARIZONA.

CUTTING AND STACKING ALFALFA HAY.

VIEW TAKEN APRIL 25th, 1892.

YIELDING TWO TONS PER ACRE. FIRST CROP.

To give some idea as to what one inch of water is and will do, will say: An inch of water is that quantity that flows through an inch orifice under a four-inch pressure.

A continual flow of one inch of water for twenty-four hours will give about 13,500 gallons.

A continual flow of one inch of water in California irrigates from three to four acres in alfalfa, and from five to ten acres in fruit or vines.

As yet, we have not been restricted or required to make such close, actual calculations as to the service of water.

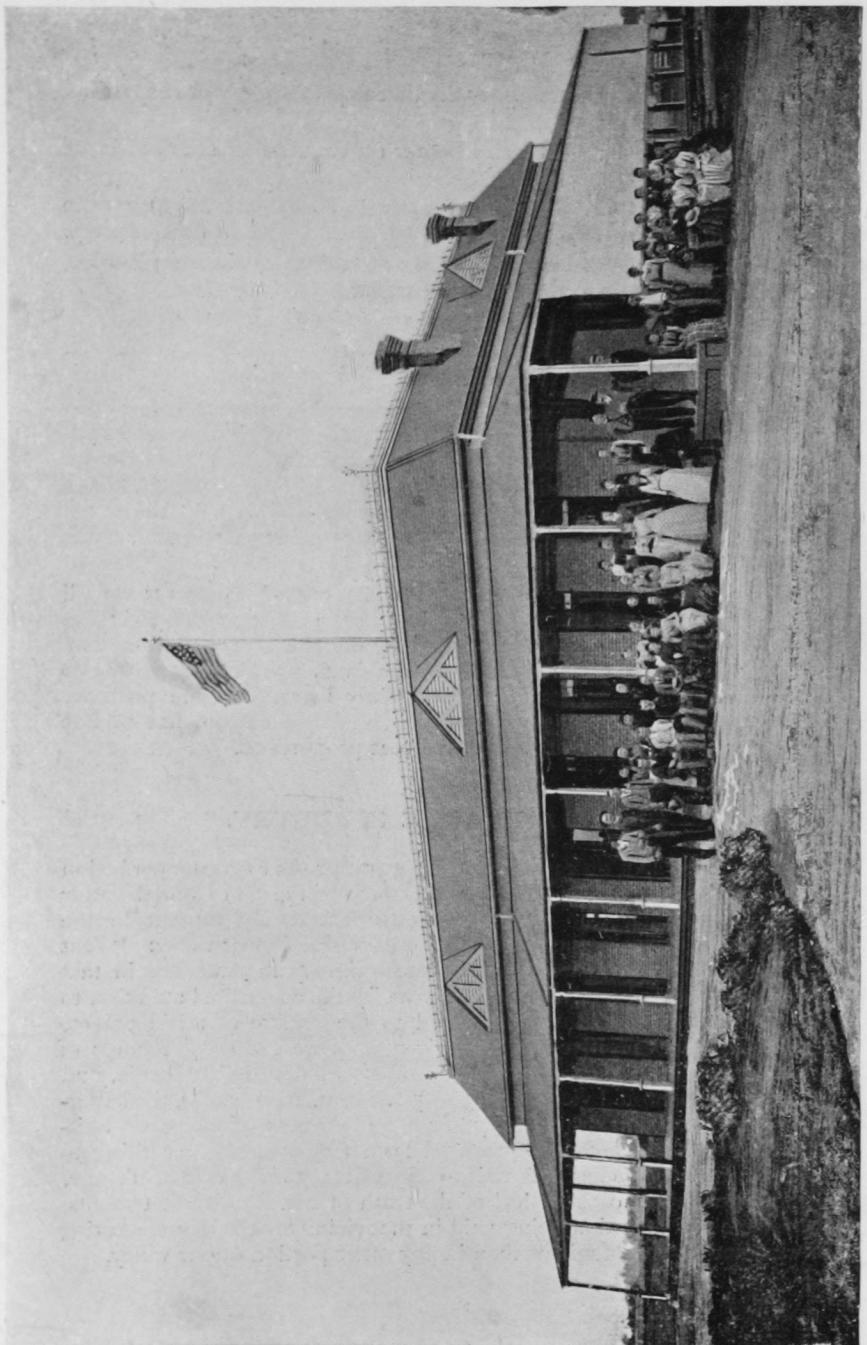
### OUR MARKET.

Our home market is good; the innumerable mining camps and stock ranches depend entirely upon us for all agricultural productions. Again, having rail connections with the larger cities and towns of our Territory who are non-producers, we enter the field as a formidable and successful competitor to California, who has heretofore held the entire trade, and now have reached the point of encroaching upon their home market.

Our shipments of early and green fruits extend to points on all railroads as far east of us as Chicago, having the advantage of 500 miles less transportation, and not less than thirty hours closer to market than California, which in conjunction with our fruits ripening from two to four weeks earlier than its, we are certainly in an enviable position. Butter making, egg and poultry raising, and bee culture has of late become very profitable and grown to great proportions.

### GRAPE AND WINE INDUSTRY.

There is no spot on earth where the grape grows to greater perfection or is more luscious. Mr. J. de Barth Shorb, of the San Gabriel Valley Winery, California, who is the most experienced viniculturist in the United States, gives as the result of his observation in our valley: "That it is *essentially a sherry wine district*, excelling any in America, in that the grape produced a heavier bodied wine." He also called attention to the particular adaptability of the land to the culture of raisin grapes, stating that proof positive had been given, that we get eight pounds of raisins more from each 100 pounds of grapes than in California, and that our raisins would yield from 3 to 5 per cent. more sugar, the superiority being occasioned by quality of soil and dryness of climate. Suitable land with water can be procured from \$25 upwards, according to location, in large bodies. A visit to Mesa City, 7 miles east of Tempe, will convince the most skeptical of the truth of Mr. Shorb's statements, more time and attention being paid in that vicinity to the manufacturing of wine and drying of raisins than in any other portion of our valley.



THE NORMAL SCHOOL LOCATED AT TEMPE, ARIZONA

## SOME NATURAL INDUCEMENTS OUR VALLEY OFFERS.

- 1st. We have a winter climate that cannot be excelled.
- 2d. Our lands and water at present can be bought for one-fifth of ruling California rates.
- 3d. We have soil twelve to twenty feet in depth, equal to any in the United States, which will produce anything planted.
- 4th. We have a greater water supply, by actual measurement, than Los Angeles, San Bernardino, and San Diego counties combined.
5. We are from two to six weeks earlier with our green fruits. Apricot and plum crops mature May 1st, fig and peach crops mature May 15th, grape and apple crops mature June 10th, all other fruits equally early in proportion, December and January being the only two months we have no fruit ripening.
- 6th. We are from thirty to forty-eight hours nearer the Eastern market than any other early fruit-producing section.
- 7th. A profitable field offers to the horticulturist, as our fruit demands far exceed our supply.

## WHY YOU SHOULD CAST YOUR LOT WITH US.

Because the climate is perfect,  
Because the soil is fertile and prolific.  
Because a home can be made with little labor.  
Because its grand resources are yet to be developed.  
Because life is a luxury in a land where the sun shines every day.  
Because there are chances for a poor man which he can never hope to find in older countries.  
Because there is health in every breeze, and strength and vigor under its cloudless skies.

Because capital does not block all the avenues and crowd the poor man to the wall.  
Because there are neither blizzards nor cyclones, earthquakes nor inundations, snow storms nor tornadoes, frosts nor dews.  
Because vegetation is so rapid that in two years the home is surrounded by a growth of trees and shrubs which would require five years to develop in a colder clime.  
Because labor and industry are fully repaid by the abundant yield of the soil, and while a living is being made a home is being built which increases in value each year.

## "IT IS THE EARLY BIRD THAT CATCHES THE WORM."

And so those who now come to make their homes in Arizona will have immense advantages above those who will follow. Men with nerve and pluck and high moral character are what are needed. (This is, however, not a place for drones.) Men with means to take advantage of opportunities such as will develop the Territory, who will aid in building churches and schools, and other moral and useful objects; in fact, men with brains and industry to cultivate the soil, engage in manufactures and the varied branches of trade and industry—to all such we can assure health, honor and prosperity.

A full and faithful account has been given of all the drawbacks of the climate. There is not room to elaborate upon its advantages, which are numberless. It is a good climate for the farmer, where he can pursue his business uninterrupted throughout the year, and this is true of the laborer. It is not an enervating, but rather an invigorating, climate, calling forth the exercise of every power of body and mind. A man can do more work here with either brain or brawn than in those climates where his vitality is constantly being exhausted by the extremes of heat and cold.

#### SOIL AND PRODUCTS.

The love of soil, the desire for a clear title to a small portion of mother earth, is a quality of the old Keltic and Gothic races, which their descendants can gratify to the fullest extent in the Salt River Valley ; and the soil is well worthy such affection—rich and inexhaustible. Under genial skies and balmy breezes, those who love to delve, and plant, and harvest, cannot only satisfy these natural longings, but have that financial remuneration for their toil which is the chief incentive of all modern exertions.

There are many good men who cannot succeed anywhere, even under the most favorable conditions, owing to certain defects in their make-up. This class furnish the only failures in Arizona.

TEMPE and its surroundings have as yet not experienced any touches of that severe malady, termed Boom. All our lands with water, at present ruling rates, pay a handsome return, regardless of crop planted, our property values being based upon actual returns made by the soil, and not upon speculative basis of either appearance, location or expected Boom.

Millions upon millions of tons of Fruits, Vegetables and Grain, and products of our manufactories, will be transported to every portion of our Union, and to lands adjacent, and those beyond the sea, meeting ready sale, at good profit.

#### Arizona will eventually be the Empire State of the Union.

Our climate, our soil, our productions, our location, and our many advantages, will in time make this the hub or central axis of the commerce of the world.

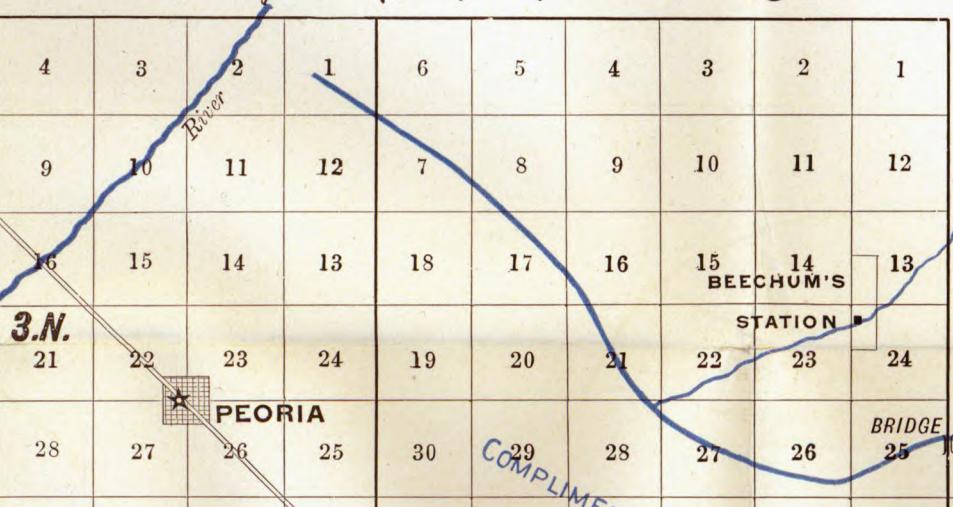
For further or more particular description of our country,

*Address SCHULTZ & FRANKLIN,*

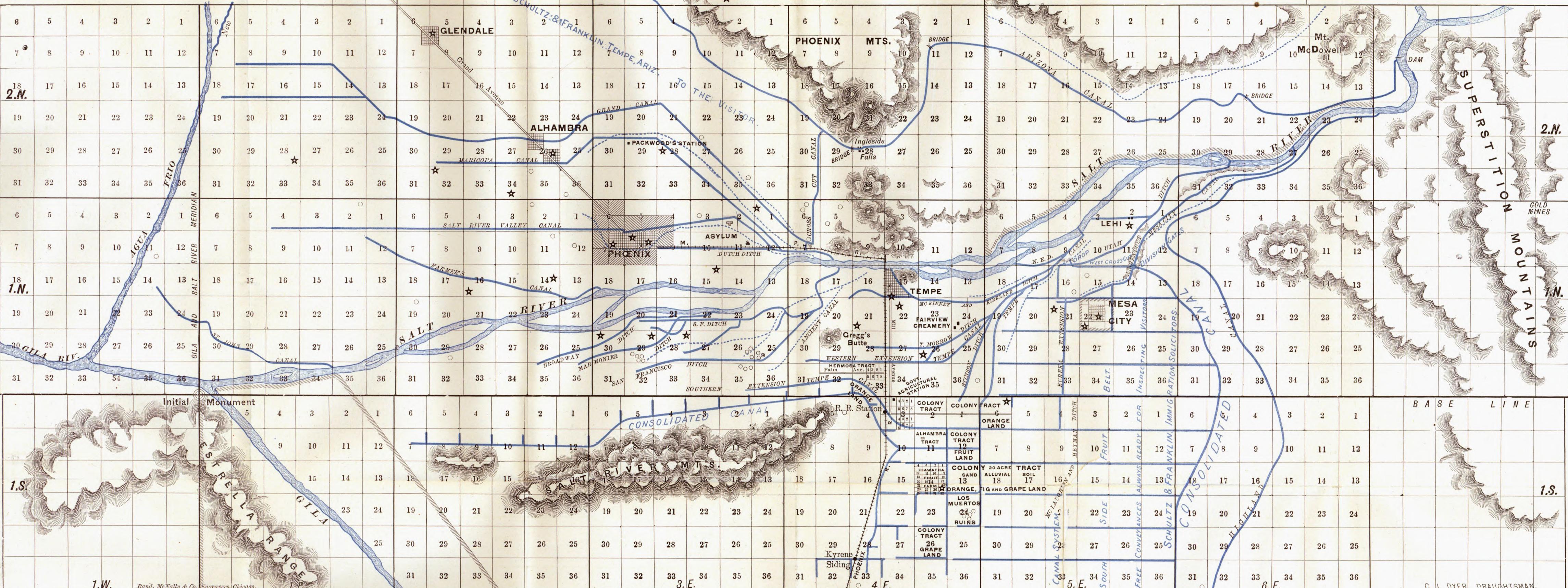
**TEMPE,**

**ARIZONA.**

The branch here bends beneath the weighty pear,  
And verdant olives flourish round the year;  
The balmy spirit of the western gale  
Eternal breathes on fruits untaught to fail;  
Each dropping pear a following pear supplies;  
On oranges, oranges, on figs, figs arise.  
The same mild season gives the blooms to blow,  
The buds to harden, and the fruits to grow.



A. W. Franklin



**THE CONSOLIDATED CANAL** is one of the most comprehensive irrigating systems of the West, being capable of irrigating the entire South side of the Salt River Valley, comprising over 110,000 acres of perfectly level land (light alluvial soil), varying in depth from 10 to 25 feet, having a gradual and even slope of about 6 feet west and 4 feet south per mile. Good well water at a depth of from 12 to 30 feet. Over 50,000 acres now being in a high state of cultivation, being planted to Orange, Lemon, Olive, Stone Fruit, Raisin Grapes, Nuts, Small Berries, Alfalfa and Cereals. Canals, irrigation, fruit and cereal culture is not new with us; the experimental stage has been passed years ago. Our claims are not based upon what can be done, but strictly upon what has in years passed become an established fact, having hundreds of acres in bearing and growing condition to verify all statements made.

# MAP OF SALT RIVER VALLEY. ARIZONA.

COMPILED AND CORRECTED BY SCHULTZ & FRANKLIN  
IMMIGRATION SOLICITORS.  
TEMPE, ARIZ.



Theo. L. Schultz

**L**AND WITH PERPETUAL WATER RIGHT at from \$25 to \$35 per acre. Water free of charge for three years, thereafter the regular annual charge of \$1 per acre per year. And as an inducement we will to the first 20 settlers donate \$100 of choice trees or vines, to be selected by purchaser, for each 160 acre tract, \$50 for each 80 acre tract, and so on, conditional upon his planting the same upon his tract the coming planting season.

The Blue Lines on the map show the Salt River, the different canals, their branches and laterals, each tract of land tapping a main lateral for its water supply; irrigation being accomplished by flooding the land, and not by side absorption.

Each tract has its own service ditch, our map, however, being too small to show other than main section line laterals.

