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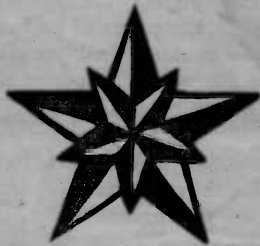
REAL ESTATE

— AND —

INVESTMENT AGENCY,

1892

Mesa, Maricopa County, Ariz.



— HAVE FOR SALE —

CHOICEST FRUIT AND
ALFALFA LANDS IN
SALT RIVER VALLEY

*Improved and Unimproved, at
Owners' Prices, in Tracts of 10, 20,
40 Acres and upwards; Under Ir-
rigating Canals which furnish the
Cheapest Water in the Valley.*

Correspondence Solicited.

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GUIDE


TO



SALT

RIVER


VALLEY

MARICOPA COUNTY, 



ARIZONA. 1892

VERNON & SPRAGG,

Real Estate and Investment Agency, 

MESA, ARIZONA.

1892



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SALT RIVER VALLEY,

MARICOPA COUNTY, ARIZONA.

THE area of Salt River Valley is 400,000 acres. The entire surface of the Valley is perfectly level, having a gradual fall of eight to ten feet to the mile, generally to the South and West. The soil is rich and productive, the low bottom lands being generally heavy adobe clay soil, and the mesa or table lands are a red, sandy, gravelly loam, adapted to all the different varieties of fruit, such as oranges, olives, dates, figs, nectarines, pomegranates, apricots, pears, peaches, almonds, and Muscat of Alexandria and seedless raisin grapes; also a large variety of fine table grapes. Maricopa County is located slightly to the South and West of the geographical center of the Territory, its greatest extent from East to West being about 135 miles, and from North to South about 100 miles. It exceeds in size either one of the States of Vermont, New Hampshire, New Jersey, Massachusetts or Connecticut. The Valley is diversified by mesa or table lands and bottom lands, the general contour being that of a plain, gently sloping to the South and West. The mountainous region to the North feeds the Verde River with a perpetual stream of clear, cold water that finds its source some 200 miles distant in the snow-covered San Francisco mountains. It enters the County from the North near the Eastern boundary and empties into the yet larger stream, the Salt River, which has its source in the mountains to the Northeast and traverses the County in a Southwesterly direction for about sixty-five miles.

The advantages of churches and schools offered here at the present time are equal to the older communities of the East. The new public school building at Mesa City would be an honor to any State and is superior to the majority of public schools in the Eastern States.

This Valley is on the direct road of rapid progress and is the best region on the continent inviting settlers, and for a profitable investment. This is the country to make a beautiful home in and live under your own vine and fig tree.

With the exception of corn, we can raise larger crops of all kinds of grain than the Eastern States, and never run the risk of losing a crop by drouth. With the numerous irrigating canals to distribute the water over the lands, we don't know such a thing as failure of crops.

Under the present management of the Mesa canals, we have the best and cheapest water supply in the Salt River Valley. They have incorporated with a capital stock of \$1,000,000 and will build storage to hold the flood waters and construct new canals, and

bring thousands of acres of new land under cultivation. D. M. Ferry, of Detroit, Michigan, is president, and Dr. A. J. Chandler, of Mesa City, is superintendent. Under the Doctor's efficient management they are enlarging the old canals, making new ones, using a steam dredge, a 16-horse-power excavator and ditching machine. With the numerous branches of lateral ditches they will distribute the water over the land, making the desert blossom as the rose. By storing the flood waters they will have an inexhaustible supply, sufficient for all land under their canals, and at a far less expense to the consumer than the best water systems in California.

This Valley has the largest water supply of any irrigated country in the arid region. When it is as thickly settled as California and the water distributed as judiciously as they do there, we will have ample supply for every acre of land that can be brought under water.

The cost of land and water in the Salt River Valley is a matter of prime interest to those contemplating making a home within its limits. We call the attention of strangers to the importance of investigating thoroughly the different locations. Compare the soils, the prices of land and water; see which system of canals afford the cheapest water. There is another important question that the settler will ask: Have you good water, and how deep do you go for it? Good drinking water is struck, on the mesa, at a depth of from thirty-five to forty-five feet. There is no alkaline or mineral substance in it and it is found in boulders and gravel, similar to a river bed.

Why is it that Eastern capitalists are spending hundreds of thousands of dollars building canals and lateral ditches, to distribute water all over this high mesa land? Because they know here is the most valuable land in the valley, already leveled and only water needed to make it equal in value to the far-famed orange land of Riverside, California.

Look at the prices of fruit lands in California that have orchards in bearing—\$500 to \$1,000 per acre; unimproved lands, \$200 to \$300 per acre—no better soil for fruit than land selling here at from \$25 to \$40 per acre, water shares included. Another advantage of great importance: We have no insect pests or smut, the air being to dry for them to live.

What is it that make the high mesa lands most valuable? It is the many different varieties of fruits that can only be raised in a comparatively small portion of the United States. The home-seeker should investigate for himself, before purchasing. Compare prices of fruit lands here with the prices in Southern California, you will see that the choice fruit lands are more than double the price of lands not adapted to fruit.

The low lands will grow large crops of grain and alfalfa, but will only increase or decrease in value as

He says the production of alfalfa in California is not to be compared with Salt River Valley, and, horticulturally considered, the Salt River Valley excels any other portion of the world known to civilized man.

"Every variety of fruit tree I saw growing showed such evidences of luxurious health as are not observable in any other section that I am familiar with personally or by statistics. A close examination of the growing trees failed to show any disease due to climatic or soil conditions, and as to insect pests that are so troublesome and injurious elsewhere, you are entirely free from them. This fact is almost as important a factor in establishing a great fruit industry as is the soil and climate. The best of fruit, of any kind or variety, always sells at high and remunerative figures, even on so-called glutted markets, and the best fruit cannot be grown on unhealthy or insect-ridden trees.

"The viticultural possibilities of your section are beyond any man's comprehension. From all the evidences furnished me by the growing vines, I must say here is the natural home of the vine, for they attain a greater size in the short space of two years than they do in California in five years, the yield corresponding to growth and size. As a raisin producing country, all the conditions are present to make it the best in the world.

"You can not only grow the raisin grapes to perfection, but you have the best climate to cure them in. The natural quality of the soil, its topography for irrigation and its phenomenal smoothness, make it more easily irrigated than any other country I ever saw. The irrigation facilities are not excelled anywhere, and this system of agriculture, which insures the laborer against all loss by reason of the uncertainty of the season, can be more economically followed in the Salt River Valley than anywhere in Europe or America. Considering every factor that goes to make a country great and prosperous, I believe you are more particularly blessed than any other portion of the world's surface."

There is no part of the Valley that will come nearer filling all of the above conditions than that surrounding the beautiful City of Mesa.

BEE KEEPING.

The business of bee keeping in this country has rapidly progressed to the dignity of one of our most important and profitable industries. There are in the County over 4,000 colonies of bees, and during the year 1891 seven carloads of honey were shipped East; two went to New York and five to Chicago. Of this ten tons were comb honey, the remainder strained honey in five-gallon cans. The business is in a healthy and prosperous condition. The principal pasture is the alfalfa, mesquite and cat-claw. The very finest

brands of honey, not excelled anywhere, come from the mesquite and cat-claw blossoms, and each generally commands as much as a cent a pound more than honey drawn from other sources.

CLIMATE.

The winter climate of the Salt River Valley cannot be excelled in the United States. A dry, pure, healthful air; no fogs, no blizzards, cyclones or thunder storms; average summer temperature, 85°, winter, 60°, spring, 72°. Here, at Mesa City, is the best location in the Valley for a sanatorium hotel, being on the highest table lands and near the mountains; no stagnant or alkaline water. A gentleman from Los Angeles, California, said there were 1,000 Eastern people spending the winter there that should be here, at Mesa City, away from the damp fogs of the Pacific Coast.

For lung and throat trouble, catarrh, neuralgia, rheumatism, etc., this place cannot be excelled. Dr. Wilber, of Rockford, Iowa, who spent two winters in Florida, and one in El Paso, Texas, for the benefit of his family, has purchased property here and will make this his future home, as the best climate he has found and most beneficial for pulmonary troubles.

HOW TO COME.

To the thousands who are looking with longing eyes to this beautiful Valley from New England and the Atlantic seaboard, from the great prairies of the Mississippi valley, from Canada, from the great Northwest, and even from Europe—who would bask in the sunshine of the Salt River Valley, eat of its perfect fruits, and enjoy the balmy air and drink in health with every respiration—to all we would say there is only one way to travel, and that is the best way. Look over your map and find the shortest route, then look for train service and equipment. You will find that only one route runs Pullman sleeping cars and Pullman tourist cars from Chicago and Kansas City through to the Pacific Coast daily, without change. You will see that one particular route combines the various advantages; the rates are always the lowest, the accommodations are the best for all classes of travel, the conductors are polite and obliging and will exert themselves to make the passengers comfortable, and will give you a gentlemanly answer when you ask for information.

The best line, and the one combining the advantages enumerated, is the *Popular Santa Fe Route*. It is the friend of the traveler, the guardian of the people against extortionate prices. To one and all who wish to come to the land of sunshine and silver, to this beautiful Mesa land, which only needs to be seen to be appreciated, see that your ticket reads by the Old Reliable Santa Fe Route. They will sell you

a cheap excursion ticket, good to return in six months, with stop-over privilege either way.

The nearest railroad station is Tempe, six miles West of Mesa City. There are two daily stage lines between Phoenix and Mesa City.

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MESA CITY, MARICOPA COUNTY, ARIZONA

... HAVE FOR SALE ...

The Choicest Fruit and Alfalfa Lands

IN SALT RIVER VALLEY,

Improved and Unimproved, at Owners' Prices,

In Tracts of 10, 20, 40 Acres and Upwards,

UNDER IRRIGATING CANALS
WHICH FURNISH THE

Cheapest Water in the Valley.

Give us a call and get prices before purchasing.

CORRESPONDENCE SOLICITED.

To the homeseeker, invalid, pleasure seeker, capitalist, persons of small means, and all those who wish to better their condition, one and all, come and examine the many advantages of this beautiful Valley before investing elsewhere. Don't be deterred by the barren desert along the line of the railroads. Come to the Salt River Valley and see the desert transformed to beautiful orchards and fields of golden grain and alfalfa; come to the City of Mesa, with all her many advantages of choice fruit lands, the cheapest water for irrigation, for health, for a profitable investment; come, because the people are hospitable and will welcome you to this, the garden spot, the Orchard City of Mesa. Don't be misled by unscrupulous persons caring nothing for the interests of the homeseeker or the settlement of the country, (more than to gain their selfish ends). They will tell you the only place to buy is right in their immediate neighborhood; that the only irrigating canal that is of any account is where they have lands to sell; that alfalfa is king and can only be grown profitably in their certain locality. They will try to keep you from getting any information, only what they give you, and they are not willing that you shall investigate for yourself, but must believe all they tell you. They are a detriment to the country they live in. There is no part of this Valley but will bear investigation, and compare favorably with the best portions of any of the Eastern States.