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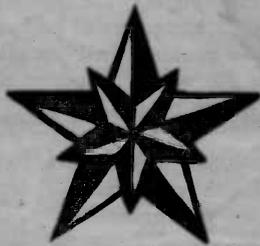
REAL ESTATE

— 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.*

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GUIDE

TO



SALT

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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 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

demand for hay and grain increases or decreases. On the other hand, the mesa land will grow as large crops of grain and alfalfa, and as many in the year, and raise, besides, the many different varieties of fruits and vegetables, which make it double the value. Alfalfa will make three to four crops each year and produce two to three tons per acre, or you can graze your stock in pastures green the year round. Barley and wheat are sown from November to February and harvested from the last of April to the first of June, yielding from twenty-five to forty bushels per acre.

Fruits ripen in the Salt River Valley from two to six weeks earlier than in Southern California, giving the fruit grower a great advantage in early markets, both East and West. Apricots, peaches and figs ripen May 1st, followed by later varieties the season through, having peaches until Christmas, which can be shipped to the Eastern market for the holidays.

Orange growing is no longer an experiment in the Salt River Valley. It has demonstrated itself to be one of our established industries within the past four years. The Navel oranges produced in this County were on the market in the East and were consumed before the California and Florida oranges were ripe, which gave us the advantage of an early market and good prices. These conditions prevail very largely in the production of other fruits, such as the raisin, apricot, fig, etc., to an extent that a horticultural business here must pay at least 20 per cent. greater profit than a business of like kind would in California or elsewhere. The thing demonstrates itself every day the whole fruit season through. The only drawback has been the lack of railroad facilities, but that will be remedied by the two lines of North and South roads, now being graded, that will build through the Valley. We will have a direct connection with the Santa Fe route, giving us a cheap rate and direct connection with the North and East.

There have been about 15,000 orange trees planted under the Mesa Canal this spring.

THE OLIVE.

The profits of olive culture are best illustrated by statements of those who are in the business in California. One olive grower states that trees 3 years old will pay expenses; trees 4 and 5 years old will pay a handsome return, and that he bought olives at 85 cents per gallon as they were picked from trees 4 years old, some of the trees yielding twenty gallons of oil. He has paid \$200 per acre for olives, the trees having been planted three years and a half; he has picked eleven gallons from a tree 4 years and 6 months old from the cutting; and he has had 192 gallons picked from a single tree, at the old San Diego Mission.

Ellwood Cooper, the best authority on the olive in the United States, tested one of his orch-

years old from cutting, which yielded ten bottles of oil to the tree; price of oil, \$2 per bottle. He says, at four years from the cutting, he has gathered over two gallons of berries per tree, and at 6 years, over thirty gallons of berries per tree, from some of the best trees. An orchard bearing uniformly, the quantity above would give the following result:

Per acre, 100 trees, 40 gallons each, 4,000 gallons.

One-fourth the quantity yearly would be a very profitable crop. Col. Titus, of Lamanda Park, near Pasadena, says Arizona is the home of the olive, the tree making a much more rapid growth here than there, and more oil in the berries. These statements are from most reliable authority and will show the large profits in a staple article that can only be grown in a comparatively small portion of country and can never be overdone, and they need less irrigating than any other tree.

An experienced fruit grower from Pomona, California, and a gentleman from Rockford, Iowa, have purchased sixty acres of land under the Mesa Canal, and are having it planted to olives. They have also set 30,000 orange plants in nursery.

THE ALMOND.

The almond flourishes here equally as well as the peach, comes in bearing as early and is very prolific. It must be planted in a dry soil, at least twenty-five feet to surface water, as it needs but little water. A 4-year-old orchard will pay from \$100 to \$125 per acre and bear heavy crops every year. It is a crop that can be marketed whenever prices suit, and you can take your time to gather it, as it is not perishable.

THE FIG.

The fig, which succeeds in so few places in the United States, seems to be indigenous to this Valley and grows as strong and thrifty as the cottonwood trees. It yields two and sometimes three crops a year. This seems hardly credible, but it is a fact. The fruit is large, rich and luscious, and has only to be tasted to be appreciated. They are easily propagated from cuttings and will bear the third year. At present Salt River Valley contains the largest fig orchard in the United States, and in this County there are not less than 50,000 trees in bearing. The past year has still further confirmed the fact that this Valley is unequalled for the production of the fig, which here reaches its most perfect condition and vies with the fig of the Mediterranean shores in quality. The beauty of a fig orchard challenges the admiration of the horticulturist and the fruit satisfies the most fastidious lover of delicate fruit.

THE RAISIN GRAPE.

Among the great industries of Maricopa County are the raisin grape and wine industries. The wonder-

ful adaptation of soil and climate to the growth of the grape attracted the attention of the early settlers, but with the limited knowledge of the people in grape culture and the manufacture of the raisin, the first plantings of the grape were of an inferior quality. It was not until within the last few years that grape growing took on the character of a professional business. Then the idea was to make wine and brandy, and with that view the Mesa City vineyards were cultivated, but it soon became evident that the greatest grape industry would be the production of the raisin.

The grape is unusually saccharine in character and the climate all that could be asked, for easy and rapid curing of the product; these things caused the vineyardists to plant the raisin grape in large quantities and the acreage is increasing every year.

The Salt River Valley raisins can be put on the Eastern market before they begin to pick in California, which insures a good market, and establishes the fact that this Valley is the most promising field for the production of the raisin in the United States. Few localities are adapted to its cultivation, the curing of the fruit requiring a dry climate, and this Arizona possesses. There are only two or three places in California suited for raisin making, and even in them the conditions are not altogether satisfactory, as the rains some seasons damage them materially. When it is remembered that 90 per cent. of all raisins consumed in this country are imported, the opportunities here presented will be fully understood. Here, at Mesa City, is one of the largest raisin grape vineyards in the Valley, planted three years ago by an experienced raisin grower from California. It demonstrates clearly what experience and good cultivation will do. The growth is equal to a 5-year-old vineyard in California, and the owner will have a profitable crop this season. There is no place in the Salt River Valley superior to this mesa land, and no place where choice fruit lands can be bought so cheap.

EXTRACTS.

The Hon. J. De Barth Shorb, of California, who for many years has been identified with the vineyard, orange and other horticultural industries, gives his views on Salt River Valley:

The climatic conditions are not excelled anywhere; the temperature, either in summer or winter, is faultless, and for health it is unsurpassed. There are no malarious conditions to produce fevers in summer, nor those rapid changes incident and common to other points of America in winter, producing colds, pneumonia and consumption, present at Mesa City and the Salt River Valley. The quality of the temperature, being entirely dry, makes even the hottest day tolerable in the sun and such a thing as sunstroke is unknown.

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.