



THE  
SALT \* RIVER \* VALLEY  
—OF—  
ARIZONA.



REPORT  
OF  
MR. E. W. PARSONS,  
OF  
HARTFORD, CONN.,  
AND  
Extracts from Personal Letters, Etc.,  
ON THE  
SALT RIVER VALLEY,  
ARIZONA.

J. C. ABBOT.

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2D EDITION

HARTFORD:  
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## INTRODUCTION.

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I am indebted to Mr. E. H. Hiller of Phoenix (a very reliable gentleman, well informed on Arizona), for calling my attention to the Salt River Valley, some two years since.

Through the kindness and courtesy of Mr. W. J. Murphy, a gentleman of marked ability, familiar with every feature of this valley, I was enabled to obtain most valuable information, which, together with extensive correspondence, convinced me that here existed a field, as yet unoccupied, offering great inducements to Eastern capitalists. Bonds and Warrants, as well as Farm Mortgages, secured by lands rapidly increasing in value, enabling borrowers to take up and replace their present loans (on which they are now paying 15 to 20 per cent. to the local banks), with Eastern money at from 8 to 10 per cent. interest. The mutual advantages thus to be obtained seem to me very evident.

The favorable impressions received from various sources have been strengthened and confirmed from day to day, until now I feel assured that the knowledge of the rapid development of this valley has already produced a marked change in public opinion, which will ere long be freely admitted by all, even the most skeptical.

Realizing the necessity for *disinterested* testimony on this subject, I suggested to Mr. E. W. Parsons that he should go to Arizona and investigate this field for me, and after personal examination of the various subjects in question, report the result. This he very kindly consented to do, for which I am under great obligations. The report was such an emphatic confirmation of my impressions that I decided to publish it, thus enabling investors to have the full benefit of my information, which I think cannot fail to impart the utmost confidence in these securities, — that they are safe and reliable, as well as profitable investments.

Very respectfully,

J. C. ABBOT.

HARTFORD, October, 1886.

## PREFACE.

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The information contained in this pamphlet is the result of careful, extensive, and persistent investigation with many discouragements during the past eighteen months, but at last verified and *confirmed* by the personal inspection and examination of a disinterested gentleman in whose character and judgment this community have the utmost confidence, and one who is *no enthusiast*.

It presents *facts, indisputable facts*, which, if considered without prejudice or incredulity, will undoubtedly interest and instruct the reader, and when considered together with the marked unanimity which pervades all these statements cannot fail to carry conviction of their truth.

HARTFORD, CONN., Sept., 1886.

J. C. ABBOT, ESQ.:

*Dear Sir,*—In accordance with your request, I have visited California and Arizona and have examined the following subjects, viz.:

The statements contained in certain applications for loans on real estate in Maricopa county, Arizona, and loans in general; as to the fertility and productiveness of the soil; the products and market for the same; the climate; irrigation; application of water to the land and the method employed; amount of water and its cost to the consumer; general character and condition of the people who are coming into the Salt River Valley to settle; general appearance of the farms or ranches.

In case of foreclosure, can land be disposed of with ease and promptness. The Arizona Canal. The City of Phoenix, its growth and prospects, and financial condition. The financial condition of Maricopa county.

REPLY.

In regard to the statements made in the applications referred to: I have examined each application, and, after visiting the ranches, I found there was nothing to change in the statements made therein, and I believe them to be correct.

LOANS.

In regard to mortgage loans on property in this region, I am satisfied that with a proper selection of property that is already under cultivation and sup-

plied with water-rights connected with it, that loan can be made as safely here as those which are now made in the States nearer home.

There is no doubt whatever that land cultivated under reliable and systematic irrigation will produce a far greater return than it is possible to obtain under any other conditions. "How much doubt and uncertainty, what great losses in wet seasons and in dry, are constantly experienced by cultivators in regions where the moisture is derived from the natural rain. It comes down too early or too late, too abundant or so little that the crops are parched by drought. The mown hay and harvested grain are deteriorated if not destroyed in windrow or shock." Any farmer would consider the value of his land doubled, or even trebled, if he could have power conferred upon him to cause the rain to fall on his fields in such quantity and at just such times as he should direct. Almost exactly this power is held by the cultivator who lives in an arid region, if he has a soil naturally rich and sufficient water to supply the earth with just enough moisture, and just when it is most needed; for in that case he would make his own weather. Take the Salt River Valley as an illustration. There is practically no rain and no winter. The cut grain can lie on the ground for months. The fruits are dried, and raisins cured, unharmed by dew or rain. No barns are required, and no shelter is necessary for tools or stock. In fact, the stock are out at pasture all the year round.

The adaptation of this country to the raising of stock cannot be surpassed, and the attention of many ranchmen is turned in this direction. The raising of

alfalfa is attended with so little labor and expense, that no branch of a ranchman's business offers greater inducements than stock-raising. Four crops of alfalfa are generally taken from the fields each year, averaging two tons to the acre for each crop, and this is sold to miners and others, very readily, at from seven to ten dollars per ton, or baled and shipped. If the ranchman has stock enough to use what he raises, he divides his land, as I have seen it done, into four lots, turning his stock into one lot to pasture, and when that is eaten, they are turned into another; and so alternate from one to another all the year round. After one lot has been pastured and the herds driven off, that lot is irrigated, and immediately a new crop springs up, self-sown; and before the time comes for that to be used again for pasture there is a good growth already for the cattle. This can be done continuously, and there being no winter, the stock is fed out all the year round. The fattening qualities of the alfalfa are so favorable that no other food is necessary to fit the cattle for market. Stock in better condition for market cannot be found anywhere, and I can testify that such beef as I ate while there is not to be found in our New England markets.

Therefore, the farmer living in this region, under such favorable circumstances, with proper care and attention to his crops, cannot fail to meet his payments of principal and interest with ease and promptness, as he obtains a much larger and more profitable return from his land and labor than he can get elsewhere. This fact is well established, for, to my surprise, I could not learn of a single foreclosure of

ranch (or farm) property ever having taken place in Maricopa county. Why? Simply because property is advancing so rapidly that there are always purchasers ready to jump for improved land before it comes to a sheriff's sale.

In 1885, the crop of wheat and barley in this valley was about 500,000 bushels; this I learned from Mr. Smith, the miller, who handled nearly the whole amount.

A Mr. Ormes, in Phoenix, has about 750 acres in wheat and barley, which yield about thirty bushels to the acre, and sold for seventy-five to eighty cents a bushel.

#### CLIMATE.

For nine months in the year the climate of this region is unsurpassed on this continent. There are no fogs, dew, or dampness. Lung complaints, catarrh and asthma, and malaria troubles are unknown; while there I was entirely relieved of my catarrh. An out-of-door life can be enjoyed the year round. The hottest portion of the year is in the months of July and August, during a portion of which it was my fortune to be there. I slept out of doors every night with two exceptions, and this is the general custom, the houses being but one-story high with beds arranged on the piazza at night. For many days during my stay the mercury ranged from 110 to 115, notwithstanding which, I suffered no more from the heat than I do at home with it from 80 to 90; perspiration is imperceptible, the atmosphere being so dry that it is absorbed as soon as it reaches the surface of the body. I did not feel the

heat on my head in the least, and sunstroke is unknown there.

#### IRRIGATION.

To a New Englander, traveling through Arizona, who for days passes over what appears to be a barren desert, producing nothing but cacti, sage brush, and mesquite, it is almost impossible to realize the magical change which can be produced by a systematic application of water. These desert lands, which without water are worthless, are transformed into fruitful vineyards, orchards, and waving fields of grain and alfalfa, and made to blossom as the rose.

As an instance of this, I visited the ranch of a gentleman of Phoenix; he has an orchard of peach trees, and he assured me that he had sold the product of that orchard for one year, for \$500 per acre, and the purchaser was to gather the fruit himself. Irrigation, which is so little understood or comprehended by eastern people, is as simple as A, B, C, and when in working order is under as complete control as the water and gas in Hartford, and the water can be readily applied to a whole section, or any part thereof where it may be most needed, at any time, and in any amount desired. I have frequently seen the fields flooded, and have let the water on and shut it off myself.

One is struck with amazement in visiting southern California, in the vicinity of Los Angeles, Pasadena, San Bernardino, and Riverside to see the orange groves, peach orchards, and vineyards, covering hundreds of acres, all loaded down with tons of fruit of the finest quality, all owing to irrigation. Lands which

but a few years ago were bought for from \$20 to \$30 per acre, are now held at \$1,000 per acre; and water rights which at first sold for \$250, are now selling for \$1,500.

In order to show what has been and still can be done (for it is constantly taking place), I will cite a few instances that came under my notice while on the spot. Two gentlemen in Riverside own jointly thirty-seven acres, which are devoted entirely to the raising of oranges and grapes. On a certain plot containing only one and three-fourths acres of grape vines of four years' growth, the owner sold the product of one crop (1885) to a wine-maker (who was to gather them from the vines himself), for over thirteen hundred dollars (\$1,300). I copied this myself from the inspector's certificate; and the whole amount of labor which the owner had expended on this plot, including cost of water for irrigation, was not over \$25. A gentleman in Riverside five years ago bought a hundred acres of land for \$2,000. His income from that land at this present time is from \$300 to \$500 per acre, and the land to-day cannot be bought for \$1,000 per acre. These two statements should not be taken as an average result, but such results can readily be obtained by anyone with proper care and attention to the fields.

In 1885 there were fifty car-loads of fresh fruit shipped East from Riverside. In 1886 there were five hundred car-loads sent. The reports from San Bernardino valley are that fifteen hundred car-loads have been shipped from there this season, and in all probability a much greater quantity was used for canning than was sent away.

[Extract from an article in the *Christian Union*, by Helen Jackson (H. H). Published Oct. 14, 1886.]

[“In the spring of 1877, there was to be seen on a hill crest in the western end of the San Gabriel Valley, California, a strange sight. It was the slender figure of a woman standing on the seat of a Studebaker wagon many hours a day, closely scrutinizing the landscape in all directions and making notes upon a huge map which she held in her hand. It was a barren stretch of country over which she gazed from her strange tower of observation: forty-three acres of sheep pasture, that was all. The gopher, the rabbit, and the squirrel had been the only diggers there; wild mustard and tar-wood the only crops. . . .

“It was a brave thing for a woman, with little money and no helpers but her own hands, to resolve to make this wilderness not only blossom but repay the cost of its blossoming. . . .

“While she had been plowing and planting, the colony within whose bounds her land lay had been growing with that rapidity of growth peculiar to southern California towns, and just five years from the day she purchased her forty-three acres of sheep pasture, at \$75 an acre, the acres lying along her eastern boundary, fronting the business quarter of the village, were worth \$2,000 apiece.]

The wonderful results of irrigation on the desert lands of southern California have attracted the attention of stock and fruit-growers to such an extent that the demand for lands favorably situated for irrigation has increased their value to such high prices that new settlers are compelled to look elsewhere for cheaper lands, and, naturally, their attention has been called to the Salt River valley as the most desirable locality.

*For there is not one single natural advantage possessed by the wonderful fruit-growing regions of Los Angeles, Pasadena, or Riverside that does not already exist in the Salt River valley of Arizona. In fact, this valley has natural advantages which cannot be found in southern California, to wit: Fruit there*

*ripens from two to three weeks earlier, thus enabling the Arizona fruit-growers to obtain the earliest market and highest prices. There is also less variation in temperature, and being more remote from the sea there is a uniformly dry atmosphere admirably adapted to fruit drying. Again, the most important and essential thing of all, an abundant supply of water, far exceeding the amount attainable in the irrigating regions of California.*

*Again, as to the surface of the land, this valley appears to be a dead level, and, in truth, it is a regularly graded plain, almost as flat as a table, with a uniform slope of about ten feet to the mile from the northeast to the southwest, so that the water can be made to flow west and south with perfect ease, and made to cover all the lands. There is no other section of equal extent known on the face of the globe so favorably adapted to irrigation.*

#### THE ARIZONA CANAL COMPANY.

Foreseeing that within a short time this valley must attract the attention of settlers, a company was formed for the purpose of furnishing water on a large scale for irrigating purposes in this valley, and the Arizona Canal Company was incorporated December 22, 1882, under the laws of the Territory of Arizona, with a capital of \$500,000, and twelve hundred water rights. The franchise gives them fifty thousand inches of water from the Salt River in the northeast corner of Maricopa county, and they have built a canal forty miles in length with all the facilities for furnishing a full supply of water to irrigate more than one hundred thousand acres, which can be reclaimed by this canal.

(Over forty thousand acres are now irrigated by the various canals.) Besides the stock, the company issued bonds to the amount of \$500,000, and as collateral security for the payment of these bonds have set aside one thousand water rights, which have been placed in the hands of the Merchants Loan and Trust Company of Chicago, as trustee; and as fast as sales are made of these water rights, the money is applied to retire these bonds. \$70,000 have been already retired, and there is nearly money enough on hand or nearly due to retire \$30,000 more, which will probably be accomplished before January 1, 1887,\* leaving only \$400,000 of the bonds outstanding, a reduction of twenty per cent. in the bonded debt during the first year of active operation. The income derived from the charge for the use of water is about \$1.25 per acre, and is applied to the payment of interest on the bonds and for keeping the canal in repair.

A "water right" in the Arizona canal was originally estimated to be worth \$250, but when first put on the market they sold for \$500.† The water right entitles the owner to water necessary for irrigating eighty acres of land. It conveys a perpetual right to the water, and is inseparably attached to the land, and is conveyed with it by a perfect title, and is non-assessable.

This canal alone furnishes a far greater supply of water than that furnished by all the canals in Southern California.

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\* October 19. Advices received this day that the \$30,000 have already been retired.

† Water rights are now worth \$600 cash.

## PHOENIX.

Phoenix is the commercial and very nearly the geographical center of Maricopa county. The city debt, August 1, 1886, was \$841.62; monthly expenses, \$650; due by October 1st, \$3,500; assessed valuation for 1886, \$691,868, at about half the real valuation; assessed revenues are about \$10,000.

Phoenix is the county seat, has churches, schools, banks, flour-mills, ice-factories, etc., etc. The territorial asylum is located here, and is a substantial brick building, which has cost \$100,000, and is well adapted for its purposes, of which I am well convinced by personal inspection. Phoenix is the point of supply for many mining camps in the surrounding mountains. Thus it will be seen that the home demand is increasing and will continue to increase more rapidly than it is possible for the supply to do, on account of the limited agricultural area in the territory. Mr. S. C. Dunham (now of the Travelers Insurance Company) informed me that about five years ago he visited Phoenix, and at that time there were about four hundred inhabitants. Now there are about five thousand, fifty per cent. of which have come in during the past three years, and the value of the city property is rapidly increasing, as will be seen by the financial report. Phoenix is at the present time, in my opinion, suffering more for lack of railroad facilities than for any one thing. They are greatly needed in order to obtain a larger market for its own products, as well as to bring in supplies which are needed for its own consumption, and now have to be transported by teams for twenty-eight miles, the nearest railroad sta-

tion. But I am happy to say that papers were shown me before leaving the city which assured the construction of this long-desired railroad, which will probably be built before the close of the present year. At any rate, it is in the hands of energetic gentlemen, who will permit no delay. A ready market will then be opened for the surrounding country, made easy of access.

The class of people immigrating to this locality seem to be a substantial, intelligent, and industrious class, bound to make good citizens. Many of the fruit-growers of Southern California are realizing on the great advance in the lands, selling out and taking up new lands in the Salt River Valley, where they will be able to again realize the same profitable results. Wine-makers from the old country are also coming in, for they can readily see that this valley will soon produce a vast amount of grapes for wine and brandy.

Very truly yours,

E. W. PARSONS,

HARTFORD, CONN.

## EXTRACTS FROM PERSONAL LETTERS.

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BOSTON, May, 1886.

MR. JOHN C. ABBOT, *Hartford, Conn.* :

*Dear Sir,* — Yours of the — inst., covering certain printed matter descriptive of irrigation in the Salt River Valley in the Territory of Arizona, has been received.

You ask my opinion of Maricopa County, and Salt River Valley in particular. In a general way I know something of the agricultural and other resources of Arizona Territory, but I could not give you such minute and particular information concerning Maricopa county and the irrigation in the Salt River Valley as to be a guide to you in making an investment.

I know that all land in Arizona that has been irrigated with a sufficiency of water is very productive; there is none more so. As to how this irrigation scheme has been conducted, or as to how it pays or will pay the owners, I have no idea. I can only state to you with certainty that the lands in the Salt River Valley are very productive, and must become very valuable when properly irrigated.

Very respectfully,

J. WILLIAMSON,  
*Land Commissioner.*

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COUNTY TREASURER'S OFFICE, MARICOPA COUNTY,  
PHOENIX, ARIZONA, ———.

JOHN C. ABBOT, *Hartford, Conn.* :

*Dear Sir,* — Your letter of 29th ult., concerning the loaning of money on farm mortgages in Salt River Valley, and upon which you asked my opinion, was received some time ago. I am of the opinion that by judicious and careful management, which are essential in making all loans of money to advantage, you can do well in this valley.

Mr. Hiller's book can be relied upon, in so far as this county is concerned, and my observation has led me to test it.

At any time that I can be of service to you, let me know, and I shall be glad to render it.

Yours very respectfully,

E. B. KIRKLAND.

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CHICAGO, May, 1886.

J. C. ABBOT, *Hartford, Conn.*:

*Dear Sir,* — As I am a mission-worker, I have taken an active part in establishing a Mission Sunday-school, of which I am superintendent; also a church of the Brethren, or Dunkards, as we are called in Chicago. I also felt a desire to start the work in Southern California; therefore, two of our elders and myself went to look up a location to start a colony of our people. Governor F. A. Tritle and Attorney-General Clark Churchill of Arizona, invited us to stop off and see their Territory, which we did. I did not see anything that attracted my attention outside of stock-raising and mining until we reached the Salt Valley, where the above parties had invested largely in the Arizona Canal—being forty miles long and big enough to run a canal boat in it, although there is none at present. The canal is intended to irrigate 100,000 acres of the valley. I should judge that there is nearly that amount under cultivation under a number of small irrigating ditches, but not as durable as this one. I examined their valley thoroughly, and would have located our colony there had the canal been ready at that time (July, 1884); but as it was not, we located near Los Angeles, Cal. I have no interest in the Salt River Valley, but wish I had; and if I had any means to spare out of my business, I would certainly invest. My reasons are: 1st. It is one of the richest valleys in the United States; in fact, I haven't seen anything like it, and I have traveled from shore to shore, working up my business. I was raised a farmer, and I think I know what land is when I see it. I have farmed in Pennsylvania, Ohio, and Kansas. 2d. It is the healthiest place I ever saw, as there is no stagnant water to make the air impure. There is just enough salt in it to keep it pure, as can be seen on the edge of ditches where it dries on, and yet it cannot be tasted. It is good drinking-water, although a little warm. 3d. They have more water for irrigating than any irrigating valley I have ever seen—have more than is

needed. 4th. It is surrounded by the richest mines in the world, which makes a large demand for produce at home at big prices, without freight. 5th. Phœnix, which is in nearly the center, is a thriving town, well laid out, is growing rapidly, and is bound soon to be the capital of the Territory, because there is no other valley in the Territory so well suited for it. The valley itself will support a large city, with the surrounding mines, without calling the rest of the Territory in question; and it is sure to be the seat of government, and for supplies for the largest part of the territory, also New Mexico, Nevada, and Utah. Property is advancing more rapidly there than anywhere I know of, and will advance faster when they get a railroad to Phœnix. I would just state that there is no alkali or hard-pan land in the valley, and there is scarcely any choice in the lands. I would invest without looking further, if I had the means to spare, knowing there is no choice in the land, except a few sections near the waterfall in the canal, there is a streak of gravelly land, but it don't extend toward Phœnix more than one mile from the falls. You can risk any of it five miles east or north of Phœnix, and it is all good northwest and west. They have no freezing or snow; it is a very mild climate. I didn't mind the heat in July, coming right out of the store in Chicago. It is as good, if not the best fruit country in the United States. I think it is by far the best for raising grapes; anything will thrive there that grows in California. The above is my honest opinion of Arizona. I can heartily indorse all that is printed in the pamphlet to which my name is attached. I am now urging our people to start a colony there.

Yours truly,

B. A. HADSELL.

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CHICAGO, April 30, 1886.

JOHN C. ABBOT, Esq., *Hartford, Conn.* :

I have real estate interests in Salt River Valley. My knowledge of it is derived from a personal examination made one year since, and reports of the present condition of things more lately received from what I consider reliable sources. I should not hesitate to make loans there on lots in Phœnix, or improved farms in the near vicinity of that town, being satisfied as to title and the fact that sufficient water-rights went with the land. Without

water the land is a desert, but with irrigation exceedingly productive.

I look to see a steady advance in population and values under any circumstances, and a very rapid and large increase when a railroad shall be completed to the same from the Southern Pacific—distance twenty-eight miles—route very favorable for the construction of a railroad. The grading will be a trifling affair. The largest item of expense being the bridging of the Gila and Salt rivers.

I send, herewith, a prospectus of the country which is, I think, generally correct in its statements, though somewhat florid in style, perhaps. The valley is really very beautiful.

My opinion is that oranges and lemons will not be successfully cultivated there. The weather in midsummer is hot. If the air were not remarkably dry it would be exceedingly oppressive. This extreme heat, I regard, notwithstanding that its effect is wonderfully diminished by the dryness of the atmosphere, the greatest, if not the only objection to the locality.

I consider the construction of a railroad from (probably) Maricopa on the Southern Michigan to (probably) Flagstaff on the Atlantic & Pacific Railroad, passing through Phoenix and Prescott, as destined to be accomplished at no very distant period, and believe that, with the market (especially the northern market) thus opened up, Phoenix will become the most important town in the territory, and the agricultural and horticultural interests of the valley exceedingly prosperous.

I conclude that you do not expect me to state values, and I would not attempt it generally. None but a careful and conservative agent should be trusted to fix the safe amount of loans. A gentleman, by the name of S—, called on me a few days since. He has a section of land improved; about a mile, I think, north of the center of the town. I did not see his place, but heard of it, when in the valley. He wished to borrow \$20,000, to invest in a mountain ranch and cattle, to be fattened on the alfalfa raised on his place.

Mr. S— is a man of means and character. His proposed enterprise I judge to be a sensible one, and in all probability the loan he wishes would be safe.

I should not, of course, make that or any other without an examination of the property and investigation of value, etc.

I am not an agent for Mr. S— or anybody else in the

valley, but feel, of course, an interest in the successful development of any and all industries there. In haste.

Very respectfully yours,  
S. B. CHASE.

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MINGO JUNCTION, O., May 7, 1886.

J. C. ABBOT, Esq., *Hartford, Conn.* :

*Dear Sir,*—Your favor of 28th ult. at hand to-day. In reply will say that I consider an investment in Salt River Valley lands, *at present*, one of the best which has come under my notice. As a proof of my sincere faith in that valley, I am about to purchase some land there, not as an investment to speculate on, but as a permanent property. I have hesitated to purchase, until I was certain that eastern people would be the owners and the residents of the valley; as that fact is now assured, I am anxious to secure at least a one-fourth section. I do not believe that any argument would answer as well as a trip to the valley or to California. One of the best arguments that I know of, is, that those who visit the valley and remain there for a few weeks, as a rule, purchase lands.

I also believe that, within ten years, the land will be worth from \$100 to \$500 per acre, for fruit-growing.

An application to Mr. W. J. Murphy, Grand Pacific Hotel, Chicago, will get you a pamphlet on that subject, and I will say that the facts therein stated are not too highly colored.

Yours truly,  
W. N. BRADLEY,  
of Chicago.

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PEORIA, ILL., June 1, 1886.

J. C. ABBOT, Esq., *Hartford, Conn.* :

*Dear Sir,*—In answer to your favor of May 12th, I sent you the Arizona Canal Map and a pamphlet giving something of an outline of the resources of the Salt River Valley. It is a *wonderful* valley, and some few people are beginning to discover the fact, though as yet very few know of its existence.

Yours truly,  
W. J. MURPHY.

## ARIZONA.

A RICH, BUT MUCH-ABUSED COUNTRY.

PHOENIX, ARIZONA, Sept. 17, 1886.

Perhaps no section of the West has been so thoroughly advertised, and yet so little understood, as Arizona. It has been a subject of ridicule and misrepresentation from the time it first became a part of the possessions of the United States. It has been even said that we should go to war with Mexico, to make them take it back. It has been held up like the inscription in *Danté's Inferno*, "All hope abandon, ye who enter here,"—a place to be avoided like one of the now most beautiful streets of Chicago, which in an early day had poles stuck in the ground with signboards to warn the traveler that there was "No bottom here"; or like a place in Kansas (now one of the garden spots) where a few years ago there could be seen upon a deserted cabin, painted in large letters, "Three hundred feet to water; sixty miles to wood; six feet to Sheol"; and then followed the familiar motto, "God bless our home."

Cochise succeeded in "standing off" the army for years and retarding the settlement and development of the territory, murdering its citizens, and destroying its property. Geronimo has been no less successful, and, after eluding the combined forces of two armies, comes in of his own accord and surrenders; and the hostile tribes have been removed from the territory, thanks to the persistent efforts of Governor Zulick and General Miles. This is all a matter of recent history, and, notwithstanding these depredations, the territory has been forging ahead at a wonderful rate;

and while it has been kept so prominently before the public for years past, how little is known of its great resources!

Picture to yourself a section of country three hundred miles wide and three hundred and seventy in length, or one hundred and thirteen thousand, nine hundred and sixty-seven square miles; convert this into acres, and you have seventy-two million, nine hundred thirty-eight thousand, eight hundred and eighty; divide this into townships of six miles square, and you have three thousand one hundred and sixty-six, covering an area as large as the combined States of New York, Massachusetts, Maine, New Hampshire, Vermont, and Connecticut, and this may be classified as follows: forty million acres of pastoral land, six million acres of agricultural land, and twenty-seven million acres of mineral, coal, and timber lands.

It has a population of eighty thousand; two trans-continental railroad lines cross it from east to west, with a total mileage (including branches) of one thousand miles, and a north and south railroad is being built, which will make communication with two trunk lines, both east and west. Its stock ranges are being occupied at a wonderful rate; its rich mines are being slowly, but surely developed; its valleys are being transformed from a desert into gardens, upon whose alfalfa fields blooded stock is being graded to a wonderful degree of perfection. Five hundred miles of irrigating canals traverse its agricultural lands, where is raised the cereals and deciduous fruits of the North and the citrus fruits of the tropics. The orange, lemon, fig, olive, cotton, sugar-cane, almond, and

pecan find a natural home in this mild climate and productive soil.

To show how rapidly the country is developing, we have but to cite the facts obtained from records. In the matter of live stock alone, in 1880 there were but thirty-four thousand, eight hundred and forty-three head of cattle, while to-day there are six hundred and fifty thousand head, and over one million sheep; and, because of its uniform climate and small percentage of loss, Arizona is destined to be the breeding-grounds for the ranges of the North, in Colorado, Wyoming, Montana, and Idaho, to which points young stock will be shipped or driven when they are old enough to stand the climate, and there fattened for and shipped to the markets of the East and Europe.

To be sure, Southern Arizona has to depend upon irrigation for the products of its soil, but where is the country so depending that is not the garden spot of the earth? For, throughout the world, the lands subject to irrigation are the most valuable, as it "rains at will," and every year's crop is a certainty.

*Lombardy*, with its million acres, is the garden spot of the world, upon which have been expended \$200,000,000 in canals alone, covering a period of seven hundred years. It has the best cultivation, the handsomest inhabitants, and the densest population in Europe. *Milan* is its chief city,—a province in which the fig, the olive, and the grape are extensively cultivated. *Nice* is the center of a region considered more salubrious in winter for consumptives than any other part of Europe. *Dijon* is the champagne district of France. *Naples* is the typical city of the south of peninsular Italy. But they can lay no claim to supe-

riority when compared with Southern Arizona, of which Maricopa county is the center. All the attractions that the clear skies of Greece and Italy have had from remote times for the natives of the cloudy North are possessed in at least an equal degree by this land of "fruit and flowers."

*Los Angeles* county, California, is noted for its climate and tropical fruits, *Napa* for its wines, *San Bernardino* for its raisins, *Texas* and *Louisiana* for their cotton, and *Florida* and *Mexico* for their oranges; but the time will soon come when Southern Arizona will be noted for all these things; and as fruits here ripen two weeks earlier than in California, it has advantages over its more fortunate neighbor, whose resources may be better known and understood, but not deserving of more credit or blessed with a brighter future.

E. H. HILLER,

*Correspondent Hartford Times.*

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#### TROPICAL FRUITS.

While this valley excels in agricultural productions, yet its lands are more valuable for the semi-tropical fruits, and these will rapidly become its staple products. *There is but little land yet discovered* where the soil and climate are adapted to produce the finer qualities of the olive, apricot, raisin, and prune. It requires a dry atmosphere—a "desert climate." Such lands have invariably risen to a very high value where water can be secured to irrigate them. The reason is obvious. The profit in these fruits is enormously large and uniform. Such lands in Spain, Northern Italy, Lombardy, and Southern France sell for \$1,500 to \$3,000 per acre. At Riverside and

Pasadena, in Southern California, they have been sold as high as \$1,000 per acre, and will doubtless go still higher.

#### FULLY TESTED.

These fruits have been fully tested in the Salt River Valley; many tons were produced this year, and no finer specimens can be grown anywhere. Oranges and lemons are equally prolific, but are not of so *uniformly* large profit. The average net profit per acre of these fruits when in full bearing is not less than \$200. The time required for these fruits to come into bearing is not more than *one-third* as long as in the higher latitudes. There is a combination of soil, water, and climate here that produces wonderfully quick growth. Apricots, peaches, figs, and plums bear the second year from seed. The dryness of the atmosphere, with the other conditions existing, makes the Salt River Valley peculiarly well fitted for the production of raisins. The fruit is very large and of fine appearance, and the air is so dry that it will cure on the vines, thus rendering it much less expensive to prepare for market than in a more humid atmosphere. It requires no gift of prophecy to be able to foretell a high value for these lands and water-rights.

#### CROPS AND PRICES.

The planting season extends from November 1st to March 1st. Heavy black loam is ploughed dry. Light, sandy soils are first irrigated. Small grain is flooded four times during the season. New land requires more water than does the old. The latest and best machinery is in use. Wheat will average \$1.75 per hundred pounds, and barley \$1.50. Wheat aver-

ages about twenty-five bushels to the acre, and barley twenty-six. Hogs, delivered at the railroad, twenty-eight miles from Phoenix, on foot, bring eight cents a pound; dressed, they are worth eleven cents. Bacon, cured in the valley, sells for eighteen cents a pound. As high as seventy-five bushels of corn have been raised to the acre. But the greatest possibilities lie in the direction of fruit-raising. There are thirty-two thousand, two hundred and sixty fruit trees, and two hundred and fifteen thousand, four hundred and twenty grape-vines in Maricopa county. The Muscat, Mission, and Black Hamburg are the grapes most generally cultivated. The wine crop is growing in importance. Vines planted from cuttings begin to yield the second year. Fruit grown here is ripe and ready for sale fully three weeks before the California product. It is but twenty-eight miles to the Southern Pacific Railroad, and the Salt river fruit men will ere long ship thousands of pounds to Eastern markets. This section is bound to be one of the greatest fruit gardens in America. Its facilities, soil, water, climate, are unsurpassed, and its settlers fondly believe them unequalled. Vegetables of every kind, from potatoes to peanuts, thrive bounteously in a way that almost baffles description. Sugar-cane is grown, and will probably become one of the staple crops. Cotton was raised by the Pima Indians in Salt River Valley before De Soto reached the Mississippi. Experiments by Americans have demonstrated that it will pay. Everything that the temperate zone produces is grown in Arizona with profit. The apple, peach, pear, nectarine, almond, fig, plum, pomegranate, and quince grow thriftily and yield large returns. With careful cultivation, the orange and lemon thrive. Even the olive tree has done well.

## NOTES AND THOUGHTS BY THE WAY.

## IN ARIZONA.

It would seem as if surprises were never to cease in the development of our country. Are not the great, populous, fertile States of Nebraska and Kansas genuine surprises, as we find them to-day, right where all middle-aged people were taught that the "Great American Desert" was located? And no less astonishing have been the developments in Colorado, in Dakota, in California, in all our newer Western States and Territories. Arizona, *par excellence*, the "*Arid Zone*" of our continent, has been, and is, a surprise in its development of mineral wealth.

Though outside of our original programme of travel, the reports that came to us, partly from some Chicago friends, and which were multiplied a hundred-fold as we began to look into the matter near at hand, led us to visit and *see* what might be seen in an isolated portion of the Territory. So, leaving Los Angeles, we journeyed 405 miles southeast to Maricopa station, on the Southern Pacific Railroad, and from there drove north 28 miles, mainly over a treeless plain, except where the Gila river (pronounced He-la) was crossed, to Phoenix in the Salt River Valley. This is a misnomer; we found no salt in the water to warrant such an appellation. It probably got this name from some bed of salt in the vicinity of its source. Phoenix is well named, for it is a new city of 3,000 to 4,000 people, that has sprung up from what *was* an "ashy" plain.

Let the reader take out a map of Arizona, or the largest map at hand containing that Territory. A little above Yuma, on the great Colorado river, near its mouth, will be seen the entrance of the Gila. Following up this in its various windings and great bends, the Salt river will be found flowing into its northern side. Tracing this to a point nearly north of Maricopa station, the modern map will show Phoenix, some 25 miles below the entrance of the Verde (Ver'de) river. The valley at Phoenix is about 15 miles wide, bounded on the north and south by ranges of mountains or high hills, with mountain peaks and passes, one of the latter containing the stage and wagon road to Prescott, 100 miles north, the capital of Arizona. This broad valley of the Salt river extends east and west as an apparent level plain, perhaps 40 miles from the Gila river to the mouth of the Verde, where the hills close in. This plain on the north side, though appearing to the eye almost as level and smooth as a floor, really rises 10 or 12 feet per mile, until it reaches the base of the hills. The great "Arizona Irrigating Canal," 41 miles in length, 36 feet wide at the bottom, and about 56 feet wide at the top, and some 7 feet in depth, begins near where the Verde enters the Salt, and winds around the base of the hills, to the west-northwest, so that its terminus is 17 miles north of the Salt river, 15 miles below Phoenix. This canal, the largest in the Territory, is planned to let out water from its southern side through many small lateral canals, and spread it over all the gently descending plain down to the Salt river, or rather to the ground irrigated by the smaller canals taking water near Phoenix, and distributing it on the

belt immediately adjacent to the river. In this valley, between its main stream and the Arizona Canal, are a hundred thousand acres or more, of as fertile land, probably, as the sun looks down upon, lacking only water to make it yield luxuriant crops of many kinds, and vast amounts of different fruits, grains, and other productions of the semi-tropical and temperate zones.

This is no fanciful or exaggerated tale. Yesterday and to-day (April 9th and 10th) we have ridden fifty miles or more up and down the banks of the Salt, and from two to seven miles out, above and below Phoenix, and with our own eyes seen, not what *might* be done, but what is already done, and doing, in the way of farming. Here are great fields of alfalfa with scores on scores of fat, sleek cattle and swine, luxuriating in the rich pastures, where the latter are sometimes almost hidden by the quick growing and nutritious verdure. There are great meadows of it, cut three and four times a year, and yielding 6 to 10 tons of hay per acre. It is much like our red clover. Adjoining are fields of wheat and barley. In other places are thrifty vineyards, and orchards of apples, peaches, apricots, nectarines, etc. Many larger fields are lined with rows of cotton-wood, whose trunks support barbed-wire fencing, and whose tops furnish shade, as well as beautify the landscape. These trees border the wide streets on either side in the city, so that with the exception of the court-house, school-house, and a few other taller buildings, the whole place is literally embowered; and, at a distance, only the shading forest is visible. Indeed, for many miles up and down the stream, one in looking upon it from

the hills, sees only a forest, with green carpeted plats (fields) scattered all along.

Let it be remembered also that where now is the broad central expanse of green fields and orchards and groves, but a few years ago was only to be seen a nearly barren soil that one would hardly take as a gift, save the few narrow strips that had from time immemorial been redeemed by a rude system of irrigating ditches. There are numerous indications that in ancient, or pre-historic times, this whole region was under a high state of culture. Some suppose that the smooth, flat plain was made so by these ancient cultivators, to better fit it for tillage and irrigation. Those who have not seen and studied *irrigation* have no adequate idea of its advantages. A ditch of flowing water, taken from the river, runs along by the side of each field a little above the general surface. When the soil or crops need water, he opens a small gate, or removes some earth in the side of the ditch, the water flows out over the field and saturates it to any depth desired. This accomplished, he closes the openings, plows, plants, cultivates, or harvests. Whenever, and as often as needed, he supplies the water again — enough of it, and only enough — little openings, merely slight ditches, made with plow or hoe, carry the life-giving fluid to his fruit and other trees, and vines, to his vegetables; in short, to whatever he desires to grow. He is thus almost absolutely

#### INDEPENDENT OF THE CLOUDS.

Most of these valley soils are the accumulated washings from the surrounding hills, made up of the fine particles that have been, during countless centuries,

disintegrated by frost, or the chemical action of the atmosphere. The water he uses is also charged with new fertility, thus produced annually and gathered from the sides of the mountains, scores and hundreds of miles away, so that every flowing of the land benefits it. . . . This is no theoretical idea. We have seen thousands of acres here growing crops that rival in luxuriance those found in the famed valley of the Nile, which derives its vivifying liquid, bearing fertilizing elements, from the far off lands in Upper Egypt and beyond. . . . No one need waste any sympathy upon the farmers compelled to irrigate their land, in California, in Colorado, in New Mexico, or Arizona, providing they have fertile soil, a genial climate, and enough of readily available water for irrigation. There are yet many millions of acres in our Western country, now only dreary wastes, that will in the near future be the very gardens of America. . . . This valley of the "Salt" derives its luxuriousness from the mountain regions of interior "Arid" Arizona. Tens and scores of thousands of acres, right here, need only the skill and moderate labor of man to become unsurpassed in fertility and productiveness.

#### A SPECIMEN.

A large number might be given had we space. A couple of miles or so east of Phoenix, we had a chat with Mr. John Ranger, whom we found at work on a farm that in green, luxuriant pastures, and sleek cattle and horses, would do credit to an Ohio farmer at home. Mr. Ranger came from Mercer county in that State. He arrived here three years ago, and took up

a quarter section of nearly "raw" land, paying the pre-emptor \$3,000 to surrender his rights. (This high rate, nearly \$19 per acre, was due to its nearness to town. Similar land, four or five miles out, can be had for a third if not a quarter of this price.) He then paid \$400 for a perpetual water-right—that is, the right to purchase all the water his land would need. These rights are some higher now. For the 160 acres he takes 70 "miner's inches," at \$1.50 per inch per year (a "miner's inch" is what water will flow through a square inch hole cut through an inch board, and under a pressure of 4 inches of height. He is also subject to a small annual assessment for his share in keeping the general canal in repair). Including the water-right, the clearing of the land from sage-brush and grease-wood, the fencing and breaking of the ground, putting up plain buildings, and purchase of stock, he expended another \$3,000, or the balance of his total capital of \$6,000. *Result:* During the past year he pastured 60 head of cattle and horses; put up and sold 300 tons of alfalfa hay, which averaged him \$7 a ton, or \$2,100; and 3,000 pounds of alfalfa seed, sold at 7 cents, or \$210; deducting all expenses for labor, water, etc., etc., he *netted* \$1,500, or twenty-five per cent. on his \$6,000, and besides has his farm all under good culture, and is working up a herd of high grade cows. He refused a present offer of \$10,000 for his farm and stock; says that though this would give him a profit of \$4,000, he would not know where to put the money to bring him a quarter as good returns, unless he went out and took up more new land; he has all he wants, and is satisfied. (This information was not volunteered, but given reluctantly

and hesitatingly at first, in response to our inquiries in a familiar chat. Nor was this instance suggested by any one else; the writer merely happened along, and seeing an opportunity, embraced it to get at bottom facts without coloring.)

#### ANOTHER EXAMPLE.

Some three miles northwest of the village or "city" centre, we rambled over the place of Col. Wm. Christy. Two years ago, Col. Christy paid a pre-emptor \$1,100 to abandon a quarter section of "raw" land, and he filed upon it under the soldiers' homestead Act. (He was in the 5th Iowa Cavalry during the war.) There was a small three-room adobe building put upon the place by the former occupant, to hold it. Col. Christy cleared it of sage-brush and planted 10 acres of various fruits, such as peaches, apricots, prunes, figs, and pomegranates; 100 trees each of apples, pears, plums, and almonds, and 150 vines of several kinds, on two acres. Most of these trees have made a remarkable growth, for two years' time, and several already show fruit. The past year he raised 80 acres of barley, from which he sold a surplus for \$1,200 (at \$1.50 per 100 lbs.; *bushels* are not used here, or in California). He sold also \$400 worth of wheat; hogs for \$300; 25 tons of alfalfa hay for \$125, taken at the farm; received \$100 for pasturage; and pastured 50 to 100 head of horses and cattle. (Many cattle ranchmen, in the mountains north, send down their stock to be pastured on the alfalfa meadows, or on the irrigated lands during some portions of the year.) He has 20 tons of hay on hand. The Colonel had only

\$2,000, all told, to invest in this farm and its clearings, improvements, buildings, implements, etc., and paid \$400 for water "right," besides its annual rental. All expenses for land, improvements, fruit trees, etc., etc., have been paid from the original \$2,000, and the products sold, and he has the farm, and *all*, ready for future profits. Others have done proportionately well on a smaller capital.

[This is true, for I visited this property of Col. Christy's and found it as represented.

E. W. PARSONS.]

"VALLEY STOCK-FARM."

Among other places visited was the stock-farm of Mr. J. T. Simms, formerly of Virginia, who had been a railroad contractor a number of years, and concluded to try his hand at farming, or raising stock of high grade. He was absent, but from his intelligent companion we gathered a few items. They have a beautiful home on the farm, about half a mile from town, and gave a high price to secure this favorable location, for the sake of society, etc. Eighteen months ago he paid \$12,500 for a quarter section in fair order, with a house, and an abundance of fruit; occupying 15 acres in peaches, apricots, grapes, figs, apples, etc., etc. For three other quarter sections adjoining, he paid \$3,500 each, and \$1,800 for water "right," subject to assessment. He takes 240 miner's inches, at an annual rental of \$2.25 per inch (\$540). These expenses, fencing, clearing ground, preparing ditches, or waterways, etc., brought the total cost up to full \$25,000. (We select this as an example of larger investments in this "Oasis in the Desert.") Mr. Simms now has 240

acres in grain seeded to alfalfa, the same as we start clover with grain to shade the young plants. He has 400 acres in luxuriant alfalfa, most of it in pasture, but part of it in meadow, cut 3 or 4 times a year, and yielding 6 to 8 tons or more per acre. He cut 500 tons of hay the past year. Besides his own thoroughbred animals and high grades, including 40 cows and 100 horses, he is pasturing 300 head of cattle for mountain ranchmen. These were quite a sight to look upon, as we saw them in a field together, feeding upon the knee-high, thickly growing alfalfa.

— *From Prairie Farmer.*

[I examined this property with a view to a loan thereon, and drove all around it; found everything as represented.

E. W. PARSONS.]

## THE SALT RIVER VALLEY.

The following report was published in the Los Angeles *Times*, by a party of excursionists from southern California, who recently visited the valley. They are all practical irrigators and fruit-growers, and their impartial opinion of the resources and possibilities of that region is well worthy of consideration :

“ We found in all the canals an abundance of water. The Arizona canal, which is the largest, is forty miles in length, and is a marvel of strength and beauty. At one point, eight miles from the beautiful city of Phoenix, there is a fall of water fifteen feet—a miniature Niagara, capable of supplying water-power for mills and manufactories that will, in our opinion, make Phoenix a manufacturing city of first importance.

“We also found between 30,000 and 40,000 acres of land in cultivation, producing wheat, barley, alfalfa, and nearly all the varieties of fruits, grapes, etc., that are produced in southern California. With the excellent climate, much of the land is particularly adapted to grapes and raisin culture, and we believe that it is destined, in the near future, to be the great fruit and raisin-producing portion of the Pacific Coast. Under the great Arizona canal 100,000 acres of one of the finest bodies of land the human eye ever rested on will be brought under cultivation; and, in our opinion, the lands of the Salt River Valley are very productive, and are destined to be very valuable, as are the lands of Southern California.”

The permanent elements of prosperity are here, and it requires but the skill and industry of man to fashion from them one of the grandest States of the American Union. The great natural resources of the country have remained unnoticed and unknown. Isolation and savagery have barred the path of its advancement. But both are at last being pushed aside by the onward march of enterprise and industry. Railroads have opened Arizona to the world, and invite the capitalist and home-seeker to her fertile valleys and rich mineral fields. The Indian nightmare is but a dream of the past, and naught but the memory of his savage deeds will soon remain. We again repeat, there is no region of the West that offers better inducements for homes or investments. Cheap lands are here, and water in abundance to make them productive. Millions of acres of fine grazing lands are yet unoccupied, and the chambers of treasure only await capital's magic key to unlock them. The build-

ing of the network of railroads now projected will make all parts of the Territory easy of access, and many fruitful valleys now untenanted will soon be filled with settlers. To the man of enterprise and energy there is no fairer field, and he will find the road to fortune in Arizona neither a long nor a rugged one.

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TUCSON (A. T.), Sept. 26, 1886.

Arizona, relieved of the incubus of the Apaches, which for so many years has retarded her progress, bids fair now to enter upon a new era of prosperity. Two railroads now cross the Territory. . . .

Yet they are only necessary results of the effort to reach the Pacific, and they have not developed Arizona as they might have done. They traverse only the arid portion of the Territory. The impression of Arizona produced in riding over either one is injurious in the extreme, as neither line crosses any part of the fertile valleys, nor do they touch the mineral sections. To the tourist they present only an uninterrupted succession of sandy desert.

[NOTE.—This explains why so many travelers are inclined to condemn Arizona at first sight.]

#### PHOENIX,

its streets lined with trees, its gardens full of shrubbery, fruit, and flowers, lies twenty-five miles from the Southern Pacific railroad, its outpost being Maricopa station. The beautiful valley of the Salt river, with its acres upon acres of barley, corn, and wheat, its canals and thriving ranches, is *entirely secluded* from observation. Prescott, nestling in its mountain valley home, bristling with life, the capital of the

Territory, its cottages, streets, and churches reminding one of a New England village, lies fifty miles away from the Atlantic and Pacific railroad.

Florence, Globe City, and many others are still farther removed, unnoticed, unsought, and unknown to the traveler by rail. In building both of these roads an air line connection with San Francisco and the Golden Gate was what was sought. Arizona was a *terra incognita*, the home of the rattlesnake, the tarantula, the centipede, the Gila monster and the Apache. Since then, little by little, its resources have been brought to light. Its vast mineral wealth, its cattle interests, its overflowing production of cereals, its coal beds and forests of available timber, have all become known. To *capital seeking investment* the field is a large one. Inexhaustible coal beds, magnificent forests, precious minerals scattered over its mountains, a vast grazing country as yet in the infancy of development, and agricultural resources of far greater importance. The climate cannot be surpassed by any other portion of the United States, and during eight months of the year is simply perfection. The great railroad kings, with keen discernment, are projecting branches and cross lines of their vast corporations and aiming to participate in the wealth of dividends Arizona is destined to pour into the world's commerce; and if wise in their time, capitalists in other avenues of wealth will follow in their wake, while the emigrant seeking a home, or the prospector a road to speedy fortune, need look no farther than this Territory. —*From letter to San Francisco Chronicle.*

All the statements contained in the foregoing correspondence I believe to be true and reliable, and the facts not overstated.

E. W. PARSONS.

## ANNUAL REPORT OF GOVERNOR ZULICK TO THE SECRETARY OF THE INTERIOR.

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Governor Zulick of Arizona, in his annual report to the Secretary of the Interior, just issued, says the removal of the renegade Apaches from the territory welcomes the dawn of a new day of prosperity.

On the subject of railroads in the territory the report says: "In connection with the two trunk lines, the Southern Pacific and the Atlantic & Pacific, which traverse the territory from east to west, the Arizona & Sonora, and the Clifton & Lordsbury, there are now under construction a road from Prescott Junction on the Atlantic & Pacific to the city of Prescott, a distance of seventy-two miles, one from Calabasas, by way of Tucson, to Globe City, which will be about one hundred and fifty miles long, and a road from Maricopa Station, on the Southern Pacific, *via* Tempe to Phoenix. I understand a contract has also been made for the building of a road from Flagstaff to Globe City, a distance of one hundred and fifty miles." Of desert land and irrigation he says: "Arizona contains nearly one hundred and fourteen thousand square miles, or about seventy-two million acres of land. About eighteen million acres are utilized for stock raising, and upon it graze nearly a million head of cattle and more than a million sheep, besides horses, mules, and other domestic animals. Nutritive grasses grow everywhere, and could the balance of the land adapted to grazing be utilized for that purpose, this would become the greatest stock-raising country in

the United States. The want of water is the only drawback to its occupation and development. For the most part, these lands lie so that water reservoirs can be constructed to preserve the water from the rains of summer and the melting snows of winter for the use of the herds of cattle and other stock. Of the remaining thirty-six million of acres, which are mineral and agricultural, two-thirds are arable could they be irrigated; and of these one million acres can be reclaimed by a judicious appropriation and distribution of the present water supply."

The governor requests that Congress be asked to demonstrate, by a scientific survey and practical test, the feasibility of artesian wells for giving the needed supply of water. School advantages are so general in the territory that any child in any locality can obtain a good common school education. The governor concludes: "The progress of the territory during the past year has been, considering the Apache Indian war, very gratifying, and with the removal of this great drawback to its prosperity, I confidently believe that we shall double both our population and taxable wealth within the next two years."

[It is to be hoped that means may soon be provided for a more general irrigation throughout the territory, so that the agricultural development in other sections may be realized to the extent which *now* exists in the *Salt River Valley*.]

[From the Missouri Republican, St. Louis, Dec. 2, 1886.]

## MANCOPA AND PHOENIX (ARIZONA) RAILROAD.

Col. E. S. Masten of Moberly (late of the Wabash railroad), chief engineer of the Mancopa & Phoenix Railroad, arrived at the Laclede hotel yesterday morning, direct from Arizona. The colonel reports the climate salubrious, and says that the denizens of that far-away country are still enjoying the fruit of the vine and peach tree. He gave the *Republican* a sample of the December peach, pulled before it was ripe. The peach resembles the white heath in size, color, and flavor. Col. Masten left Phoenix last Friday, and reports that his road is progressing finely, and as St. Louisans are largely interested in mining property near Phoenix, the construction of this new line of railroad will put their property in direct communication with the outside world, and save an immense outlay for heavy freights on machinery and ore.

Col. Masten is enthusiastic in regard to the brilliant prospects of Arizona in mines, fruit-culture, and stock-raising. He thinks capital can find the largest and quickest returns out there of any place in the far West. Col. Masten returns to Phoenix with his family next Wednesday.

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Last week L. J. Rose sold his magnificent Sunny Slope ranch, in Los Angeles county, California, for the immense sum of \$1,037,500. The tract contains 1,950 acres, all in the highest state of cultivation, 750 acres being devoted to vines, 155 acres to oranges and lemons, 20 acres to miscellaneous fruits, and 1,000 acres to grain and pasture. The princely considera-

tion received for the property in question, will carry to the thoughtful mind an idea of the brilliant possibilities of the Salt River valley, for as E. W. Parsons of Hartford, Connecticut, says, in his very conservative report on this section: "There is not one single natural advantage possessed by the wonderful fruit-growing regions of Los Angeles, Pasadena, or Riverside, that does not already exist in the Salt River valley of Arizona."

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Yesterday, December 14th, the editor of the *Phoenix Herald* had the pleasure of eating fresh from his own vines, a fine dish of ripe Muscat grapes picked a day or two previously. It should be added in this connection that fruit was ripe on the same vines July 1st, and since that time there has been two additional crops, three crops in all, and all good. Fifty vines, second year from cutting, have borne more fruit than could be used up, and enough canned to last a family a whole year, besides what was given away.

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Henry Arcy of Oakland, Cal., has come to Arizona for a permanent residence, believing this the best fruit country in America. When men with the wide experience of Mr. Arcy in the fruit business select this as their home it is the best guarantee that what the *Gazette* has always claimed for the country is true.

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ST. LOUIS, DEC. 1, 1886.

J. C. ABBOT, ESQ.; *Hartford Conn.*:

*Dear Sir,*—Replying to inquiries concerning the Arizona Canal and the country tributary to it, or depending upon it, the character of its construction and probable water supply, I

have to say that between the country and the canal, I regard the entire region affected as being peculiarly and fortunately situated. . . .

I have been partially over the lines of the canal, and am of opinion that it is very substantially built. The water supply, I believe, from information, will be abundant. At one point in the line of the canal, a water power is projected and prepared for, which is quite a nice engineering construction. Any where in the region the soil when supplied with water is fabulously rich. I have seen peach trees in bearing the second season, and the growth of some peach trees branches shown me were fully thirteen feet in the season.

It seems to me that a country where apricots, plums, apples, figs, pomegranates, and oranges will ripen side by side to perfection, is heretofore without example.

All kinds of grapes grow to perfection; I saw beautiful raisins, and tasted some quite decent wine made under the rudest conditions. The city of Phœnix itself, the growth of but little more than ten years, without conveniences for transportation is remarkable; it is now a town of about 5,000 people; its school and court house being quite imposing edifices. The town which will almost at once spring up about the water power of the canal, some five or six miles away from Phœnix, will eventually be connected with the latter by avenues shaded with trees of both tropical and temperate zones.

The rate of production of wheat and barley is equally as great as compared with that of Illinois and Missouri.

The fact of the matter is, it is impossible to avoid becoming enthusiastic over the prospects of the country in question.

As a winter climate it is incomparable, and the heat of its summers much less prostrating than 80 degrees in the neighborhood of St. Louis.

Yours very truly,

C. S. MASTEN.

## WARRANTS.

There was passed by the 49th Congress and approved July 30, 1886, an act limiting the indebtedness of Territories to one per cent. of their assessed valuation, and the counties thereof to four per cent.; legalizing their past acts and permitting them to fund their indebtedness, even though it exceed the limit, but restricting future expenditures.

Many of the counties of Arizona have a floating indebtedness, consisting of county warrants, which have been issued to pay the current expenses of the county; and while they are in process of redemption, the recent act of Congress compels the various counties to fund their debts, which will be done at the next meeting of the territorial Legislature which convenes January 15, 1887, at which time, a general law will be passed funding all territorial and county indebtedness, issuing bonds at a lower rate of interest than the warrants bear, and with the proceeds of the sale of bonds, redeem all outstanding warrants at par and interest. This will place the counties upon a cash basis, and with the revenues derived from taxation, in the future they can maintain their county government without issuing any more warrants—"paying cash as they go."

The warrants are a valid and binding obligation upon the county issuing them, and one which cannot be repudiated. They are all registered by the county treasurer and bear ten per cent. interest.

EXECUTIVE DEPARTMENT OF ARIZONA,  
OFFICE OF THE ATTORNEY-GENERAL,  
PHOENIX, May 22, 1886.

In reply to inquiry concerning the legality of county warrants in this Territory I have to say:

All expenses of maintaining the county government of the several counties in this Territory, are audited, allowed, and paid by order of the several boards of supervisors; each county being provided with such a body. From the first organization of the Territory there has been no funds in the several county treasuries to pay the current expenses as rapidly as they accrued, and hence they have carried on the government upon credit in the following manner, viz: Whenever a claim against the county was audited and allowed by the board of supervisors, that body directed its chairman and clerk to draw an order upon the county treasurer in favor of the party in whose favor the claim was audited therefor, and the payee thereupon presents this order to the county treasurer for payment, and, in event there is no money in the treasury, applicable to the payment of the order, (which is usually denominated a "county warrant"), it becomes the duty of the treasurer to endorse upon it the words: "Not paid for want of funds," stating the date, and signing his name thereto officially, and from the date of that endorsement the "warrant" bears interest at the rate fixed by law. And it is the duty of the county treasurer to pay these warrants, with interest, as rapidly as funds come into his hands for that purpose, and he is required to pay them in the order of priority in which they bear

date. The foregoing proceedings of auditing claims against the counties and issuing warrants by the boards of supervisors, and of endorsing and paying them by the county treasurers are authorized by the statutes of this Territory, and in all cases where warrants have been regularly issued, I regard them as legal and binding obligations upon the counties issuing them.

Very respectfully yours,

CLARK CHURCHILL

*Attorney-General.*

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## APACHE COUNTY.

### AGRICULTURAL PRODUCTS FOR THE SEASON OF 1886.

Wheat: 3,310 acres, amounting to 3,972,000 pounds.  
 Barley: 1,720 acres, amounting to 2,580,000 pounds.  
 Oats: 3,506 acres, amounting to 3,786,480 pounds.  
 Corn: 1,312 acres, amounting to 1,459,440 pounds,  
 making a total of 9,848 acres or 11,799,920 pounds,  
 which at a valuation of  $2\frac{1}{2}$  cents per pound, would  
 amount to \$294,748.00. Alfalfa: 1,246 acres, amount-  
 ing to 12,640 tons, which at a valuation of \$10 per  
 ton would amount to \$126,400.00. Together making  
 a grand total of 11,112 acres under cultivation pro-  
 ducing a crop valued at \$421,348.00.

## FINANCIAL.

COPIED FROM LATEST OFFICIAL REPORTS.

JANUARY 1, 1886.

Apache Co.,	Assessed Valuation, 1886,	- - -	\$2,877,154
	Real	" - - -	4,000,000
	Indebtedness Bonds,	- - -	12,000
	Floating Warrants (10 per cent.),	- - -	85,000
Graham Co.,	Assessed Valuation,	- - -	\$1,242,888
	Real	" - - -	3,000,000
	Indebtedness Bonds,	- - -	15,000
	Floating Warrants (10 per cent.),	- - -	70,000
Yavapai Co.,	Assessed Valuation,	- - -	\$6,239,853
	Real	" - - -	9,000,000
	Indebtedness Bonds,	- - -	178,000
	Floating Warrants (8 per cent.),	- - -	77,000
Pima Co.,	Assessed Valuation,	- - -	\$3,450,000
	Real	" - - -	5,000,000
	Indebtedness Bonds,	- - -	250,000
	Floating Warrants (10 per cent.),	- - -	125,000
Pinal Co.,	Assessed Valuation, 1885,	- - -	\$1,693,771
	Real	" - - -	3,000,000
	Indebtedness Bonds,	- - -	8,000
	Floating Warrants (10 per cent.),	- - -	20,000

Maricopa County has over 10,000 people. Its development is now rapid:

Assessed Valuation, 1883,	- - -	\$1,800,000
" " 1884,	- - -	2,027,960
" " 1885,	- - -	2,226,772
" " 1886,	- - -	2,400,000
Real Valuation, 1886,	- - -	5,000,000
Indebtedness (no warrants outstanding),	- - -	95,000

Phoenix, the county seat, has 4,200 inhabitants, and no debt.	
Its assessed Valuation, 1886,	\$691,868
Its real Valuation,	1,500,000

### RECORDER'S FINANCIAL STATEMENT.

The following is the financial standing of the city of Phoenix, at the present date, as made from a careful examination of the official accounts in the hands of the treasury, and in this office:

Total receipts for five months of present fiscal year,	\$5,950.13
Warrants issued for same period,	4,034.71
Excess of receipts,	\$1,915.42
Deduct amount of warrants outstanding at beginning of year,	813.38
Leaving cash in hands of Treasurer,	\$1,102.04
Outstanding warrant and obligations, none.	

Attest,

CHAS. L. MOSHER,  
*Recorder City of Phoenix.*

September, 1886.

### TERRITORIAL INDEBTEDNESS.

The treasurer's report shows a cash balance on hand of \$72,000, and says that after the money on hand is applied to redemption of outstanding warrants there will still remain unredeemed \$135,000 of warrants not paid for want of funds. This would make the territorial indebtedness, when all the indebtedness for the past year was floated, as follows:

Outstanding warrants.....	\$206,000
Bonded indebtedness....	502,000
Total.....	\$708,000

Besides the interests on the outstanding warrants, which would swell this amount probably not less than seven hundred and twenty thousand dollars (\$720,000). The legislature will probably provide for the funding of the floating indebtedness as it existed on the first of this month and put the territorial government upon a cash basis, hereafter.—*Courier, February, 1887.*

THE resources of Arizona are so diversified, her possibilities so great, that notwithstanding a heavy immigration and the liberal investment of capital, it will take years and years before they are brought to a thorough stage of development. Our progress will be steady, our accumulated wealth great, if the people exercise due diligence and energy in efforts to keep up with the progress of the era, and make known to the outside world the advantages we offer and the opportunities now open. There is no occasion for exaggeration — the truth is sufficiently wonderful to attract population and capital if it be thoroughly disseminated.— *Arizona Gazette*, December 18, 1886.

[From Arizona Gazette.]

"The Arizona and New England Investment Company," is the name of a new organization which promises to become an important factor among the financial institutions of the territory.

It is the outgrowth of the business of E. H. Hiller, dealer in bonds, warrants, and securities generally, who has associated with him some of the leading capitalists of New England, and whose aim it will be to control the bond and warrant business of the territory, loaning money on improved ranch property at Eastern rates, and dealing in securities of all kinds. E. H. Hiller is the western manager, with office at Phoenix, and J. C. Abbot, eastern manager, with office at Hartford, Conn. Such an institution will prove a great benefit to the territory, and the Salt River Valley in particular, as well as a paying enterprise. It will be the medium for placing our securities at good rates and enable the ranchmen to secure money at a low rate of interest so that they can improve their property.

Mr. Hiller has been working for two years past to accomplish what now seems an assured fact, and has at last succeeded in attracting eastern capitalists, who are not slow to appreciate the great advantages which Arizona possesses as a field for investment.

They are already the holders of large amounts of various county warrants; have made some loans on ranches and are purchasers of the \$10,000 Phoenix city 8 per cent. bonds, for which they paid a premium. We wish the new enterprise a full measure of success.

FEBRUARY 1st, 1887.

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**FINANCIAL STATEMENT**

OF

**The Arizona Canal Co.**

A corporation organized and existing under and by virtue  
of the laws of the Territory of Arizona.

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**INCORPORATED DEC. 22, 1882.**

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*Capital Stock 1,000 Shares of the par  
value \$500 each, \$500,000.*

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Principal Office: PHOENIX, A. T.

*Property located in the Salt River Valley,  
Maricopa County, Arizona.*

## OFFICERS.

President,	-	-	-	W. J. MURPHY, Phoenix, A. T.
Secretary,	-	-	-	W. D. FULWILER, Phoenix, A. T.
Treasurer,	-	-	-	THE VALLEY BANK, Phoenix, A. T.

## DIRECTORS.

F. A. TRITLE, Ex-Gov. of Arizona, Prescott, A. T.  
WM. CHRISTY, Cashier Valley Bank, Phoenix, A. T.  
CLARK CHURCHILL, Phoenix, A. T.  
W. S. LOGAN, New York City.  
W. J. MURPHY, Phoenix, A. T.

## PURPOSES OF THE COMPANY.

To secure title to water, to construct and operate canals, for the purpose of furnishing water for irrigation, water power and city supply. To secure and sell land for town sites and mill sites and other purposes.

The Arizona Canal is a fine specimen of engineering skill and very substantially constructed. It furnishes water to irrigate 96,000 acres of land, besides city supply and an extensive water power.

The soil irrigated by it is of the finest quality for fruit-growing. It produces the olive, fig, pomegranate, raisin, orange, lemon and other tropical fruits, equal to the most favored localities of Spain.

The climate of the Salt River Valley is semi-tropical, and as bright, beautiful and healthy as sunny Italy itself.

## RESOURCES.

Franchise to 50,000 inches of water in the Salt River secured by location under the general laws of the United States and in conformity with the laws of Arizona.

Main canal,  $40\frac{3}{4}$  miles long, maximum width 57 ft., and depth  $7\frac{1}{2}$  ft.; capacity 40,000 miners inches—about 1,000 cubic ft. per second. Construction of canal commenced in 1883, and completed in 1885, at a cost of . . . . . \$ 557,000 00

Cost of construction of dam and distributing flumes and other improvements during 1886 51,498 24

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Total cost . . . . . \$ 608,498 24

Town sites and mill sites and water power equal to 1,500 horse-power  
 Right of way secured from the general government under law of Congress.

### PRESENT VALUE :

Franchise, represented by 1,200 water rights, present value \$600 each . . . . . \$ 720,000 00

Canal and right of way . . . . . 750,000 00

Town sites, mill sites and water power . . . . . 530,000 00

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Total . . . . . \$2,000,000 00

## INCOME.

### ESTIMATED INCOME FROM SALES :

Of water rights . . . . . \$1,200,000

Of town sites and mill sites . . . . . 125,000

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\$1,325,000

### ESTIMATED ANNUAL INCOME AFTER FULL DEVELOPMENT :

From rental of water rights . . . . . \$120,000

From rental of water power and city supply 55,000

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\$ 175,000

### ESTIMATED ANNUAL EXPENSE :

Management and maintenance . . . . . \$25,000

Interest on bonds (\$400,000) . . . . . 32,000

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\$57,000

INDEBTEDNESS JAN. 1, 1886:

500 16-year 8% bonds, \$1,000 each \$500,000 00  
Bills payable, etc. .... 12,421 93

Total ..... \$ 512,421 93

PRESENT INDEBTEDNESS, FEB. 1, 1887:

400 16-year 8% bonds \$1,000 each..\$400,000 00  
Bills payable, due Oct. 1st, 1888,... 50,000 00  
Other indebtedness.... 9,550 00

Total..... \$ 459,550 00

Reduction of debt in 13 months.....\$ 52,871 93

INCOME RECEIVED from all sources for the year

ending Feb. 1, 1887.....\$169,706 31

DISBURSEMENTS for same period:

Interest on bonds and Current ex-  
penses.....\$ 65,336 14  
Amount expended in permanent im-  
provements..... 51,498 24  
Reduction of debt..... 52,871 93

Total..... \$169,706 31

Value of water rights January 1, 1886, \$500 each.

Value of water rights January 1, 1887, \$600 each.

Number of water rights sold during the year 306.

Bonds are retired and interest paid from proceeds  
of sales of water rights.

**Bonds cancelled since Jan. 1, 1886..... \$100,000.00**

**Reduction of indebtedness since Jan. 1, 1886 \$52,871.93**

**Amount expended in permanent improve-  
ments during same period..... \$51,498.24**

W. J. MURPHY, PRES'T.

THE VALLEY BANK, Treas.,

By WM. CHRISTY, Cashier.

# ARIZONA SECURITIES

FOR SALE.



8 PER CENT. BONDS,

10 PER CENT. WARRANTS,

—AND—

10 PER CENT. MORTGAGE LOANS.



The Arizona and New England Investment Co.,

E. H. HILLER, MANAGER,

AT PHOENIX, A. T.

FOR FURTHER INFORMATION APPLY TO

E. W. PARSONS,

OR

J. C. ABBOT,

11 CENTRAL ROW,

P. O. Box 186,

MANAGER,

HARTFORD, CONN.

*Samples of the fruits and products of Arizona  
on exhibition.*

