  
 An  
**Illustrated Description**  
 of the  
**Prospects,**  
**Developments**  
 and  
**Natural Resources**  
 of this  
**Most Favored Portion of**  
**the United States**  
 \*  
 Containing Information for  
**The Homeseeker, Tourist,**  
**Capitalist, and Invalid.**

EDITED AND PUBLISHED BY

════════ **The Chamber of Commerce** ════════

OF PHOENIX, ARIZONA.

Officers.

L. H. GOODRICH, - - - PRESIDENT.  
 B. HEYMAN, - - - VICE-PRESIDENT.  
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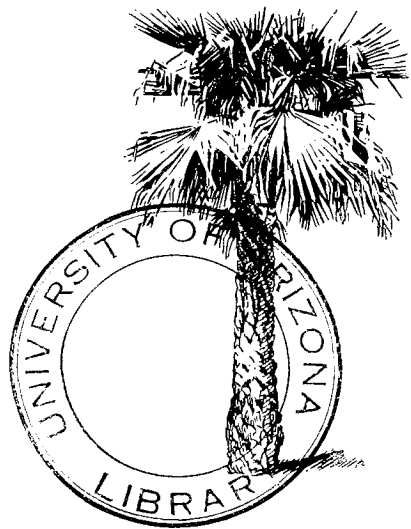
# Phoenix, Arizona.

IN THE HEART OF THE


**Great Salt River Valley**

THE EARLIEST  
 FRUIT PRODUCING SECTION.

1891(9)



# The Old Reliable

## REAL ESTATE AND LOAN AGENCY

Offers unequalled facilities to buyers and sellers of  
Real Estate, lenders and borrowers of Money.

Offers for sale improved and unimproved

**Realty in All Parts of the City and Valley.**

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Loans Negotiated,

SECURED BY FIRST MORT-  
GAGE ON REAL ESTATE.



Property List Furnished on Application.

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**J. W. EVANS,**

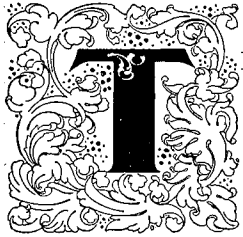
NO. 1 WEST WASHINGTON ST.  
PHOENIX, ARIZONA.

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## Preface

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THIS BOOK is compiled, edited and issued by The Phoenix Chamber of Commerce. All of the information contained herein is authentic and can be fully relied upon. (In connection with this statement it is proper to remark that many people have been attracted to this place by literature issued previous to this, and the universal comment upon arrival and after investigation of statements, is, that we "didn't tell half.") We make no effort to be eloquent in these few pages, but we tell you the truth as briefly as possible. You will find in this book no statements that require "explanations." We do not claim to grow everything under the sun, either. There isn't a spot on the earth that is free from some drawback. We state ours freely and fully. We do not wish a single person to come here under a false impression. Our natural advantages are almost incredible, and there seems to be no limit when the possibilities are investigated. We have 25,000 people now living here and our valley will support a million. We want enterprising men to settle with us and assist in developing and enjoying this fertile spot to its utmost. If this book is sent you in reply to a request for information, you will find your questions answered fully and explicitly. Should you wish any further information along any particular lines, you are cordially invited to express your wishes in a specific way, and your letter will be given prompt attention by

→ THE CHAMBER OF COMMERCE,

PHOENIX, ARIZONA.

# B. HEYMAN FURNITURE CO. Furniture

WHOLESALE AND RETAIL

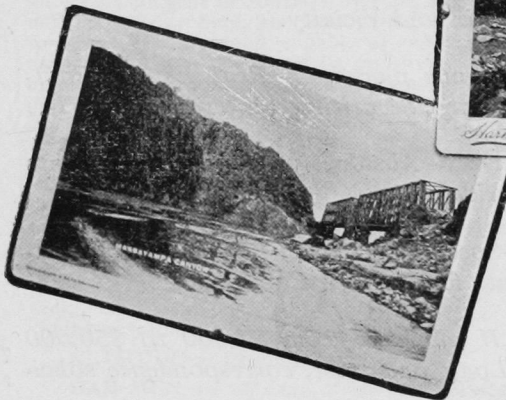
Carpets,  
Wall Paper,  
Crockery,  
Glassware.

OCCUPY  
22000 SQUARE  
FEET OF  
FLOOR SPACE.

PHOENIX.



This fine establishment, comprising two floors and basement, is one of those solid and substantial houses which are beginning to give Phoenix an air of metropolitan dignity, and develop her wholesale trade, as well as enliven her retail business. Their large building, a picture of which is shown herewith, is completely fitted with full lines of furniture, upholstery, carpets, linoleum, oil cloths, matting, window shades, wall paper, picture frames, crockery, etc., representing a great variety of styles, finish and prices, from common to the most elaborate work of the cabinet maker and upholsterer. The firm are direct importers, and have every facility in the way of ample capital, thorough knowledge of the business and high commercial standing, to enable them to compete successfully with any house in the West. They ship all goods in car-loads, and have a large warehouse always stocked with all grades of furniture. South-western retail dealers should obtain their prices.



Horseshoe Bend, S. F. P. & P. R. R.

Placer Mining.

Mesa Branch, M. & P. & S. R. V. R. R.

Box Canyon, Hassayampa River, S. F. P. & P. R. R.

Bridge at Tempe, M. & P. & S. R. V. R. R.

# L. L. PLANK,

## Real Estate AND Investments



30 AND 32 NORTH FIRST AVENUE,

PHOENIX.

References.

DR. A. HOLLAND, Pres. Capital City State Bank,  
Des Moines, Iowa.  
THE VALLEY BANK, Phoenix, Arizona.  
ARIZONA IMPROVEMENT CO., 812 N. Y. Life  
Building, Chicago, Ill.



... Improved and Unimproved

ORANGE LANDS,  
FRUIT LANDS,  
FARM PROPERTY,  
CITY PROPERTY,

FOR SALE.

*I make a specialty of Good,  
Sound Real Estate Investments in  
Phoenix and Vicinity.*

*Loans placed on Real Estate First-  
Mortgage Securities. (Interest quarterly.)*

*Only Absolutely Good Investments  
Considered.*

*Special Attention Given to Invest-  
ments for Eastern Capitalists.*

*If you have from \$1,000 to \$50,000  
to Loan or Invest, correspondence solicited.*



ALPHABETICALLY ARRANGED

ENCYCLOPEDIA . . . .

OF THE

SALT RIVER VALLEY

All matters of interest and information concerning Phoenix and the Salt River Valley are to be found in the following classification.

**ALFALFA** is one of the staples. It is a variety of clover known as Lucerne in Southern Europe, of which place it is a native. It is probably the most valuable forage plant known to man. It is perennial, capable of enduring great drouths, and once planted is practically ever-living, for only extreme methods will eradicate it. Its roots sometimes are 100 feet deep in the ground, showing its great powers of endurance and its persistency in search of water. It produces the earliest known crop of hay in the spring, and the plant remains green the entire year. As many as six crops of hay have been cut from it in this valley in a single year; four, however, being the general average. Its acreage in this valley is over 40,000. It will make about two tons of hay per acre each cutting, which, when baled, averages from \$5 to \$8 per ton in selling price. Only about one-quarter of it is cut here for hay, the balance being pastured. One acre will graze two cattle the entire year. Work animals thrive on this feed alone. There is nothing better for fattening stock for the markets.

**ALTITUDE** of Phoenix is 1,080 feet.

**BAD MEN** are all dead. They never existed here save in the imagination of the editor of the mythical "Arizona Kicker."

**BARLEY** has an acreage of 56,000, and is the grain fed to stock, and takes the place of corn and oats. It produces as high as 2,500 pounds to the acre, 1,900 pounds being a common yield. It grows well and is always bright. Sells from 65c to \$1 per 100 pounds.

**BEES** are a very important factor, as many people make a good living out of them. The honey is usually extracted and shipped in five-gallon cans in car-load lots. In 1895 twenty car loads were marketed at 5c per pound. In 1893 a man, with the help of his wife and boy, made his 125 stands net him \$1,500, and they only worked forty days. There is a large demand for honey for manufacturing purposes.

**BOARD** of good quality can be had for \$4.50 per week, and from that amount up to the limit of your taste and purse.

**BROOM-CORN** does very well, making two and three crops per annum on the same stalk.

**BRICKS**, kiln-dried and good, are from \$4 to \$7 at the kilns, of which there are several.

**BUILDING MATERIAL.** Sandstone and granite quarries lie in our immediate vicinity, but have not been extensively or systematically developed. There is no lumber grown in the valley; however, only 200 miles north of us, and in direct communication by rail, is a pine forest larger than Massachusetts.

**BUSINESS HOUSES.** It is impossible to list them in these pages. The daily papers tell all about them. Nearly all lines are well represented.

**BUSINESS OPENINGS.** No advice can be offered on this subject. The only satisfactory way to find out is by a personal investigation. This is so particularly for the reason that the possible chance which may be open to-day will not be to-morrow, because someone snapped it up in the night. We stand ready to greet any legitimate business proposition with

# THE BEST INVESTMENT

Is stock in a well-conducted local Building and Loan Association. One of the best is the . . . . .

## Phoenix Building <sup>AND</sup> Loan Ass'n.


Of Phoenix, Arizona. Organized November 1889, its First Series Stock matures and reaches par value, February, 1896,—76 months, at a cost of \$58. The gain to investors has been **22 7-10 PER CENT** per annum. This is not a prospectus of what the result should or may be, but means actual results.

We are having a greater demand for money than we can supply, and will issue accumulating or fully-paid stock, for investment, to non-residents.

This is a purely local Association, and loans money only in Phoenix, Arizona, and immediate vicinity. Have never made a loan that has resulted in loss to the Association.



FOR INFORMATION, SEMI-ANNUAL STATEMENT, ETC.,  
WRITE THE SECRETARY,

R. H. GREENE, LOCK BOX 875, Fleming Block, Phoenix, Arizona.



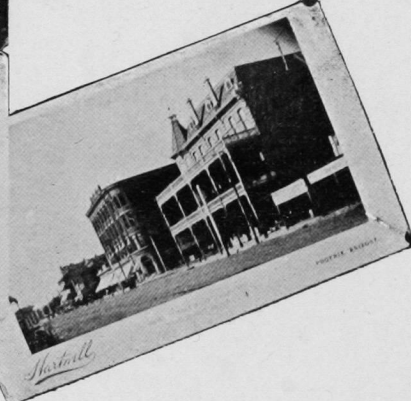
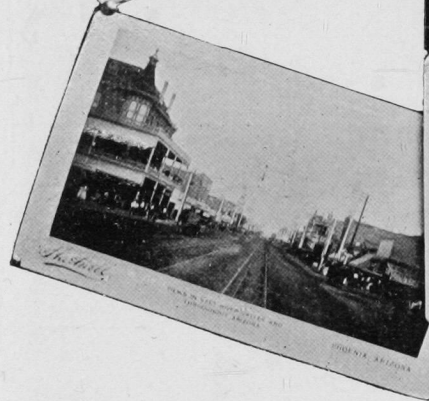
L. L. THURBER, Peoria, Ill., Agent L. S. M. S. R. R. Co., says, under date of Nov. 16, '95, "I have been an investor in local Building and Loan Associations for the past thirty years. I have always found them a safe investment and bringing best possible returns. I am now largely interested in Peoria, Denver, and the Phoenix Association. The latter is making the best showing by far, and to my mind is the most economically and conservatively managed of any I know of."  
Mr. Thurber is carrying over 100 shares in various series.

HAD WE SOLICITED,  
HUNDREDS OF  
SUCH  
LETTERS COULD  
HAVE BEEN  
OBTAINED.



R. W. RUTHERFORD, of the Rutherford Coal Co., Peoria, Ill., writes, under date of Nov. 30, '95, "I have been a member of local Building and Loan Associations since 1872, and always got good returns and never lost a cent. But will say, the Phoenix Association is the best managed of any I have ever belonged to."  
Mr. Rutherford and family have 177 shares in various series.





Street Scenes in Phoenix.

# •••The Phoenix National Bank,•••

PHOENIX, ARIZONA.

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F. S. BELCHER, *President.*

C. J. HALL, *Cashier.*

P. J. COLE, *Vice President.*

A. H. HARSCHER, *2d Vice President.*

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## DIRECTORS.

J. A. FLEMING, Phoenix.

T. W. PEMBERTON, Phoenix.

B. HEYMAN, Phoenix.

P. J. COLE, Phoenix.

F. S. BELCHER, Phoenix.

F. M. MURPHY, Prescott.

D. M. FERRY, Detroit, Mich.

G. B. RICHMOND, Phoenix.

E. S. LACEY, Chicago, Ill.

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Information Cheerfully Furnished.

HAVE YOUR MAIL SENT IN OUR CARE, WHEN YOU VISIT PHOENIX.

a hearty welcome, and assure such an one cordial assistance in investigation. To the professional man we say: "There are many of your fellows here, and the best we can do is to quote you the old saw, 'There's always room at the top.'"

**CANAIGRE**, the newly discovered tanning agent, is an indigenous plant here, and wonderful results follow cultivation. Large quantities of the roots, dried and sliced, are shipped to Liverpool. This industry is so valuable that an organized company has engaged extensively in its culture and shipment. The dried root contains 35 per cent of tannin; this high percentage being due to the absence of alkali in this valley.

**CANALS.** The following is a list of the irrigating canals now supplying water in this valley:

NAME.	MILES IN LENGTH.	NAME.	MILES IN LENGTH.
Arizona .....	47	Grand .....	27
Maricopa .....	26	Salt River Valley .....	19
Farmers' .....	5	Water Power .....	4
St. Johns .....	12	Mesa Consolidated .....	40
Highland .....	22	Tempe .....	30
Utah and Bureka .....	20	San Francisco .....	6
Buckeye .....	20		
		Total .....	278

These canals have about 600 miles of lateral ditches in addition.

**CATTLE.** Large herds are continually shipped in from the mountain ranges and fattened for the Eastern and California markets.

**CHURCHES** nearly all have societies.

**CLIMATE.** The principal office of the Weather Bureau for Arizona is located in Phoenix. Reports from it are telegraphed twice a day to headquarters, while each of the Phoenix daily papers publishes each day a complete report of the daily observations. If you wish to know exactly about any

particular day, or about every day in the year, these reports in the dailies will tell you.

Col. Alexander K. McClure, the well-known Pennsylvania politician, editor and chief owner of the Philadelphia *Times*, and former Democratic candidate for Mayor of Philadelphia, says in his paper of December 12, 1895:

"Whitelaw Reid, former United States Minister to France, candidate of the Republican party for the Vice-Presidency, and owner and editor of the New York *Tribune*, is spending the winter quietly with his wife at Phoenix, Arizona, where, for the sake of greater comfort, he has rented a house, instead of going to a hotel. In a private letter to the editor of the *Times*, the other day, speaking of the Arizona region, he says: 'Eastern folks will have to form new ideas of Arizona. It is not merely a land of tarantulas, Apaches and cactus. I am keeping house here with great comfort, in a well-built two-and-a-half story brick residence, with hot and cold water, electric light and telephone, and with a trolley car only two blocks away; and the climate is really better than that of Cairo, Egypt.'"

PHOENIX, ARIZONA, Feb. 18, 1896.

*To the Chamber of Commerce, Phoenix, Arizona:*

GENTLEMEN: I note you are calling attention to this wonderful Salt River Valley, and the inducements offered to investors in developing its vast irrigation, agricultural and mining enterprises.

There is another great feature of this country that should be more widely known, and that is its climate, of which too much cannot be said. A comfortable and healthful winter climate that has most, if not all, of the desirable elements for the invalid, and especially for pulmonary cases, with few, if any, of the objectionable features, is infinitely more rare than "bonanza" gold mines. The natural conditions existing in this whole arid country would suggest the proper climate for tuberculosis, but as yet very little specific information has been gotten — or at least published.

The usual advice given patients by their medical adviser is,

❖ Everybody knows where it is and everybody knows it is the very best location for homes. ❖

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Lots 50, 60, 75 and 100 Feet  
Front ;  
174 and 200 Feet Deep.  
+  
Lowest prices and best terms,  
considering the desirable location.  
+  
Special inducements and terms  
for purchasers who will  
build soon.

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Parks 120 Feet Wide.  
Six Rows of Shade Trees in Each  
Park.  
Drive-ways Gravelled.  
Cement Sidewalks.  
City Water there now  
and  
Electric R. R. will soon be built.

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C. F. SIMMS,  
SPECIAL AGENT.

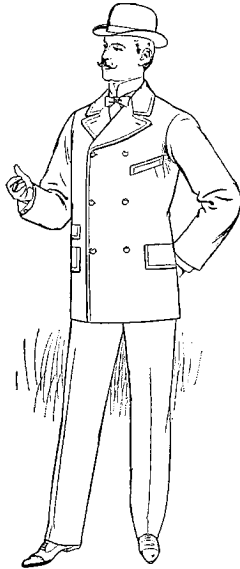
OFFICE,  
ROOM 13, MONIHON BLOCK.

J. T. SIMMS,  
PROPRIETOR.



Hotel and Residence Scenes, Phoenix.

# GOLDBERG BROS.



## Clothing and Shoe Store

LARGEST IN THE SOUTHWEST.



Everything in the Wear-  
ing Line for Man, Boy  
or Child, up-to-date and  
at Eastern Prices.

CORNER FIRST AND WASHINGTON STS.

Our Free Employment Office, FOR BENEFIT OF OUR PAT-  
RONS, ESTABLISHED 1890.

*A. Redewill.*

... The Famous ...  
MASON & HAMLIN  
PIANOS and ORGANS,

... The Celebrated ...  
BEHR BROS. & CO.  
♦ ♦ ♦ PIANOS,

THE WONDERFUL

Norris & Hyde Transposing Keyboard Pianos.

The KRANICH & BACH, and the Medium-Priced SMITH & BARNES Pianos.

♦  
PIANOS  
SOLD,  
RENTED  
AND  
EXCH'G'D.  
♦



♦  
TUNING  
DONE  
BY  
EXPERTS.  
♦

MUSICAL MERCHANDISE. MUSIC, FOLIOS, STRINGS, ETC.

**A. REDEWILL,**

222 TO 228 W. WASHINGTON ST., PHOENIX.

that they believe Arizona to be, theoretically, from such little information as could be obtained, our best winter climate for invalids—especially pulmonary cases—but never having been there didn't know much about it; that the great difficulty would be, however, in getting proper accommodations and comfortable surroundings, which are very important matters to be considered.

That is the prevalent idea in the East, and until very recently undoubtedly was true; and there is very little reliable information to the contrary to-day. I think I could say without fear of contradiction that in the whole country, especially east of Chicago, very little is known of Phoenix, Arizona, and its delightful winter climate. It became my duty in the past year to select and recommend the best climate to be found for the winter months, and I began a careful study of all the conditions requisite. It was then I found out how little could be learned, and had to inform myself by personal observation, which resulted in the exclusion of every other point, for one reason or another, until in the latter part of November, with winter approaching, we found ourselves comfortably located in a new hotel in Phoenix, and can unhesitatingly affirm that in every way our most sanguine expectations have been more than realized.

Phoenix is a smart, growing city of some 12,000 inhabitants, with several hotels already, and more projected, but they are taxed to their full capacity this year to accommodate a large number of people from the East, who are here for the winter, and there is a general expression of delight and satisfaction from all we meet.

While further north, in Colorado and New Mexico, we find the best climatic conditions for many cases in summer, from November until May Phoenix is an ideal spot. The people, rich and poor alike, sleep out of doors, or on screened verandahs, from choice, most of the year. The houses are all open in winter, and fires are seldom needed, and if at all only a short time nights and mornings.

To enter into a detailed study or classification of climates would be out of place here. Only a few points will be noted.


The average monthly temperatures for Phoenix, as shown by a record of thirteen years kept by the United States Signal Service, are as follows: January, 49; February, 53.9; March, 61; April, 67.2; May, 74.6; June, 82.7; July, 89.5; August, 88; September, 80.8; October, 69.3; November, 57.6; December, 53. Maximum, 115.5; minimum, 22.8.

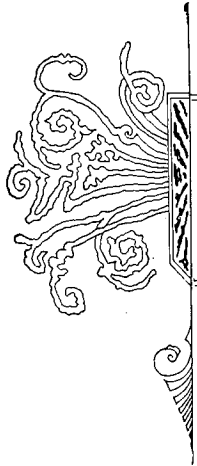
The average humidity for the year is about 35 per cent, as compared with 75 to 78 per cent average in Chicago and New York.

The average daily temperature in the winter months is 57, and at midday it frequently gets as high as 80, and sometimes as low as 35—seldom lower.

All farming depends entirely upon irrigation. The weather for the month and season is very uniform, very little wind movement, seldom more than four or five days of cloudy weather in winter, and then never all day, and an average of 350 days in the year of clear sky and bright sunshine; a dry soil, never any snow, very seldom frosts, no fogs, moderate elevation (about 1,100 feet above the sea). The nearest large body of water is the Gulf of California, 175 miles distant, with an absolute desert intervening. All natural conditions conspire to make it a very dry climate, with maximum sunshine, hot in summer, but in winter a delightfully mild tonic air, without the relaxing, debilitating effects from warm, moist tropical climates with luxuriant vegetation, reeking with dampness, and the atmosphere laden with the germs of malaria, which is unknown here. Those living in Phoenix insist that they enjoy the summers even more than the winters. This sunshine and dryness is fatal to the germs of disease, and the summer diseases so prevalent in hot, damp countries, are seldom met with here, the heat and extreme *dryness* of the air allowing profuse perspiration, which evaporating quickly, cools the surface of the body, inducing comfort if dressed properly, and cases of sunstroke are unknown.

The drives are good for miles out to the distant mountain ranges, over an extensive valley as level as a floor, past vast fields of alfalfa, groves of oranges, lemons, olives, almonds, etc. The highways are shaded by long rows of cottonwood, euca-

 Our Ingleside Orange Orchard crop of November, 1895, was sold at wholesale to Chicago buyers at \$7 per box, the highest price ever realized for oranges in that market.



THE **ARIZONA IMPROVEMENT**  
**COMPANY** ∴ ∴ ∴ ∴

REASONABLE PRICES.  
EASY TERMS.

Will sell you **CHOICE ORANGE LANDS, CHOICE DECIDUOUS FRUIT AND FARMING LANDS.**

Will plant the trees, and give them the highest care and cultivation one to three years.

OUR INGLESIDE AND GLENDALE ORCHARDS SPEAK FOR THEMSELVES.

SEE THEM.

CALL ON OR WRITE

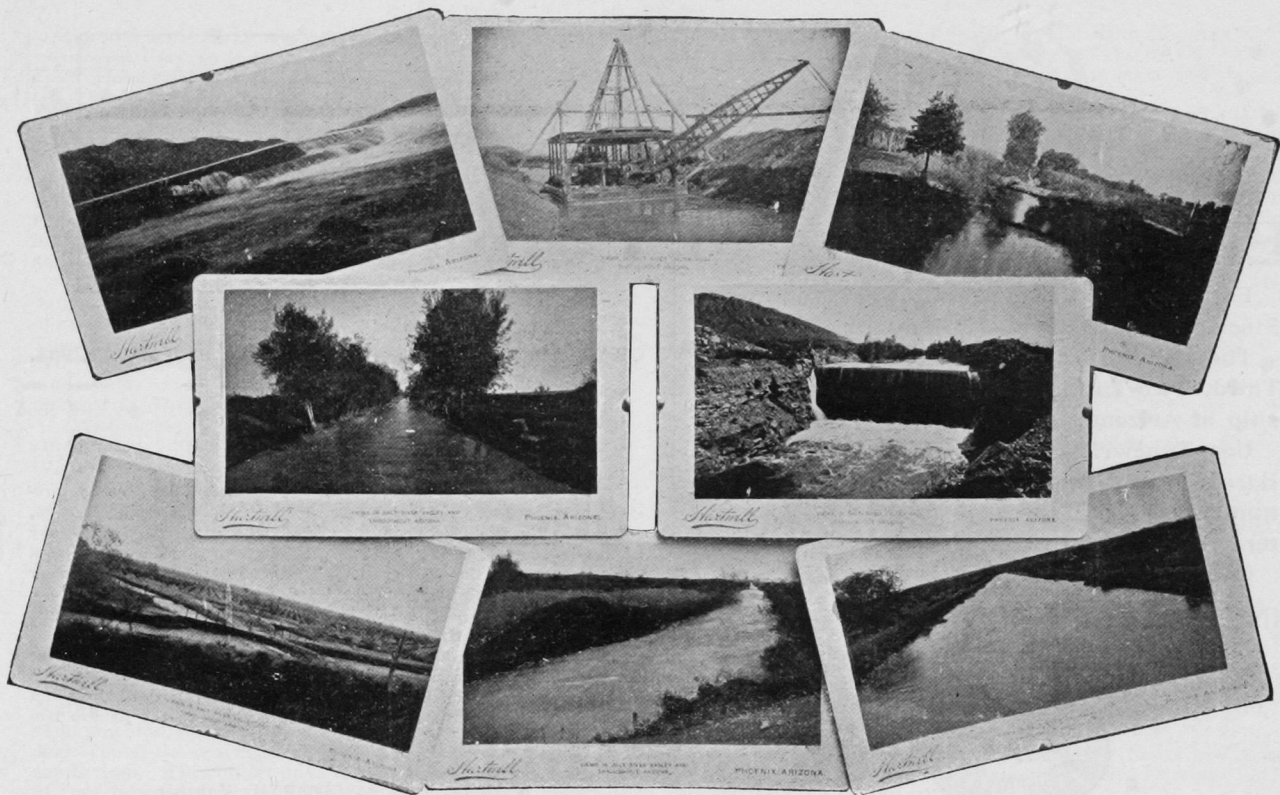
**Land Department Arizona Improvement Co.**

17 FIRST AVENUE, PHOENIX.

EASTERN OFFICE.

**812 New York Life Building,  
CHICAGO, ILL.**





Irrigating Canal Scenes, Salt River Valley.



"BUILT LIKE A WATCH"

# SEE US

For Bicycles, Typewriters and Photographic Stock. We are always up-to-date.

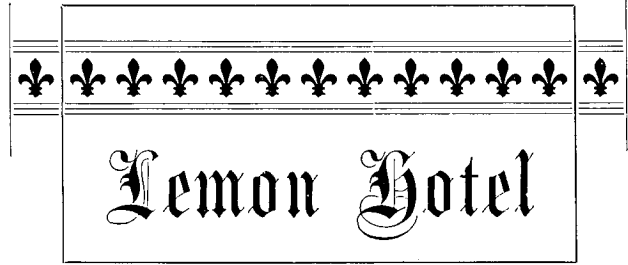
The Solid Sterling Bicycle holds the One-Third, Two-Thirds, and Two-Mile Championship of Arizona.

Our Typewriters have VISIBLE WRITING. Bar-Lock and Hammond. Others are "back numbers." See the 1896 models. Typewriters repaired and exchanged.

Cycle repairing, renting and sundries.

## PINNEY & ROBINSON,

16 North Second Avenue, Phoenix, Arizona.



CORNER THIRD AND WASHINGTON STREETS, PHOENIX, ARIZONA.



This house has just been newly furnished throughout, and is presided over by Mr. Chauncy F. Ainsworth. It is centrally located, conducted on the European plan, and is a substantial one-story brick structure, built on the old Spanish style of architecture, with a beautiful court in the center of the building, impressing the observer at once with its unique and homelike appearance.

It has forty sleeping rooms, all of which are outside, being light and airy, and the entire house is lighted by electricity.

The proprietor has aimed to render his house a pleasant one at which to stop, by providing its patrons with all the comforts of a homelike nature. Tourists, business men, and in fact the traveling public generally, will make no mistake in coming to the Lemon Hotel, when in Phoenix.

CHAUNGY F. AINSWORTH, Manager.

lyptus and umbrella trees, and palms and many varieties of sub-tropical vegetation.

To lovers of sport a ride on a broncho across the desert (the home of the cactus), where is found plenty of small game, well repays one; and before the winter is half over he has taken on the color and general hearty appearance of the native Mexican.

To receive the full benefit of the climate here one should endeavor to live out doors in the bright sunshine all the time, and sleep out doors at night in camp, or even with nothing under or over him but his Navajo blanket; no fear of dampness or dew.

The prevalent idea that one here would be disturbed or in danger from centipedes, the tarantula, rattlesnakes and Gila monsters and Indians, does not apply to this vicinity at least. The first mentioned are hard to find, except in curio stores, and while there are plenty of Indians, they are peaceable, industrious and self-supporting. Fleas and bedbugs are unknown. They exist only in the memory of the Easterner.

Arizona has a reputation for its frequent and violent sandstorms, but I must say they have not visited us this winter. Of course, dry countries must be sandy, and more or less dust in the air at times. The streets are well sprinkled, and one has less annoyance from wind and dust on the streets of Phoenix than any place I have ever seen.

CLITUS S. HOAG, M. D.

[Bridgeport, Conn.]

PHOENIX, ARIZONA, February 18, 1896.

The conditions which obtain in Phoenix and the Salt River Valley are such as to place this narrow range of country almost alone in its adaptability to those who need a mild, warm, yet strongly invigorating climate. Situated in the southwestern part of the Territory, and surrounded by ranges of mountains, which form a thorough protection against the cold winds, the entire valley at once becomes a vast natural sanitarium. The coldest days in the year are as mild as those of September in the Eastern States, and rarely is it sufficiently

cold to keep the most delicate invalid from enjoying the benefits of a ride and the invigorating effects of the bright and cheerful sunlight, which is present for at least 350 days in the year.

The climate is exceedingly soothing to the nervous system, and those who suffer from sleeplessness and kindred maladies are almost invariably speedily relieved. The atmosphere is very dry and exhilarating, and one feels a restfulness and ease that it is impossible to experience in almost any other country. As a matter of course, the climate offers the greatest inducements to those who are suffering from pulmonary difficulties. The rainfall does not exceed seven inches, and this is confined largely to the summer months, and usually to two or three weeks of one month. An occasional shower may occur at any time during the year, but this is always light and produces but little humidity, and is of very short duration. The freezing point is sometimes reached, but this occurs seldom during the coldest winter weather.

The summer months are warm, the thermometer rising to 110, but the atmosphere being so very dry the heat affects one much less injuriously than is experienced in the Northern and Eastern States. Sunstroke is not known here.

Children are especially free here from the complaints common to them elsewhere in summer.

Malaria is unknown. The death rate is lower than that of any other region in the United States. In a word, as a health resort and delightful climate, it is not surpassed in all the country.

[Phoenix, Arizona.]

D. M. PURMAN, M. D.

**CORN** of the variety usually grown in the Eastern States cannot be called a success here. That known as the Egyptian and also the Kaffir, however, are both very successfully grown, yielding enormous crops, each producing three in a year on the original stalk.

**COTTON** does well here, but owing to its low price and the fact that there are so many other crops that pay better, no attempt is made to grow it.

# E. F. KELLNER'S STORE.

PHOENIX, ARIZONA.

*"Cash Store," Jobbers and Dealers in General Merchandise. Proprietors of  
"Phoenix Stock Yards." Agents "Richland Stock Farms." Railroad  
Storage and Commission House. Wholesale Merchandise  
House on both railroad tracks.*

## CORRESPONDENTS.

WELLS, FARGO & CO'S BANK, San Fran-  
cisco.  
NATIONAL BANK OF ARIZONA, Phoenix,  
Arizona.  
VALLEY BANK, Phoenix, Arizona.  
WELLS, FARGO & CO'S BANK, 63 Broad-  
way, New York.

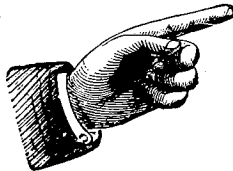
E. F. KELLNER.

J. W. RANSOM.

# E. F. KELLNER & CO.

GLOBE CITY, ARIZONA.

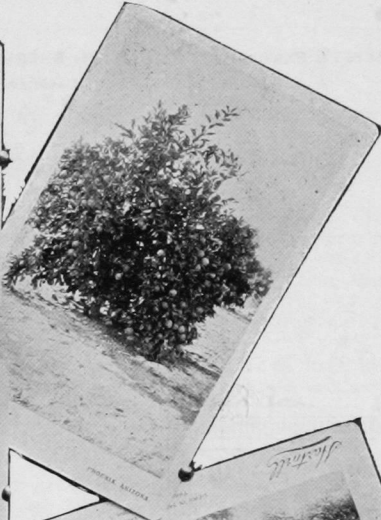
*Proprietors of the "New York Store," Jobbers and Dealers in General Mer-  
chandise; Freight Contractors for Timber, Wood, Coal and Bullion;  
"Globe Lumber Yard," Dealers in Mining Timbers, Lumber, Shingles,  
Etc.; "Kellner Mines and Quartz Mill," Richmond Basin, A. T.;  
"Pinal Creek Steam Saw Mills," "Pinal Creek Toll Road," Pinal Moun-  
tains, A. T. Bankers and Pay Agents for Mining Companies.  
Commercial Agents Old Dominion Copper Mining and Smelting Co.*



# E. F. KELLNER.

PHOENIX AND GLOBE CITY.

*Money Loans on good securities. Proprietor of "Richland Stock Farms and  
Kellner Brick Tenements," Phoenix, A. T.; "Riverland Farm," Florence,  
A. T.; Shadeland Stock Ranch," Tonto, A. T.; "Pinal Creek Stock Ranch."  
Jobber in Cattle, Ranches, Land, Etc. Summer address, Coronado Beach, Cal.*



Lemon Tree, five years old.  
Packing Fruit at Glendale.

An Olive Tree.  
Banana Tree.

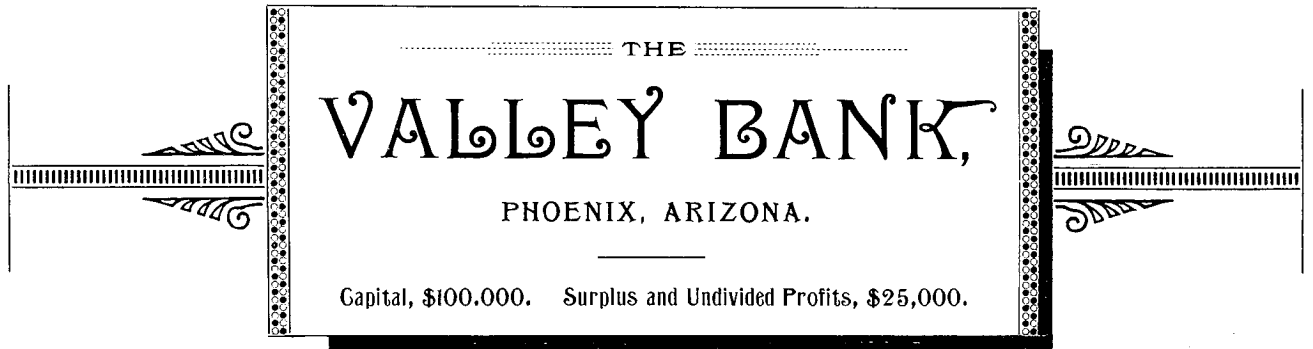
Orange Tree, six years old.  
Pear Orchard.

WM. CHRISTY, PRESIDENT.

M. H. SHERMAN, VICE-PRESIDENT.

M. W. MESSINGER, CASHIER.

OFFICE HOURS, 9 A. M. TO 3 P. M.



THE  
**VALLEY BANK,**  
PHOENIX, ARIZONA.

Capital, \$100,000. Surplus and Undivided Profits, \$25,000.

**Correspondents.**

AMERICAN EXCHANGE NATIONAL BANK, New York, N. Y.  
ANGLO-CALIFORNIAN BANK, San Francisco, Cal.  
NATIONAL BANK OF ILLINOIS, Chicago, Ill.  
THE FIRST NATIONAL BANK, Los Angeles, Cal.  
BANK OF ARIZONA, Prescott, Arizona.

Receive Deposits, Make Collections, Buy and Sell Exchange.  
Discount Commercial Paper and do a General Banking Business.

**CRIME AND CRIMINALS.** Contrary to the usual impression, there is a less proportion here than in the Eastern States.

**DAIRYING** offers unusual inducements to follow it here. There are several creameries. Numerous annual contracts are made with merchants for butter at 25c per pound, and to families for 35c. Owing to green feed the entire year it is not necessary to color it. Milk retails from 15c to 30c per gallon. Cheese of superior quality is made, which commands a good price and finds a ready market.

**DEATH RATE** is the lowest in the United States, being one-third of one per cent, and this, too, taken in consideration with the large number of consumptives who come here too late to be helped.

**DEVELOPMENT** has been steady, and is remarkable when it is remembered everything is the result of our natural conditions, and done without the assistance of outside capital.

**DEW** rarely falls except in the low places nearer the river.

**DISAGREEABLE THINGS** to an Easterner. See heat, dust, sandstorms, poisonous reptiles, bad men, earthquakes, lightning and thunder storms. See also Dr. Hoag's letter under climate.

**DISEASES.** See climate.

**DRIVING.** There are many pleasant drives to be had. The roads are generally in excellent condition, and the absence of any hills makes hauling very easy. No mud.

**DUST.** A dry climate cannot exist without some dust. The almost entire absence of any wind, except a slight breeze caused by the air currents, renders the dust almost unnoticeable. The streets of Phoenix are well sprinkled the year around. One of the boulevards leading to the north is kept

constantly sprinkled for three miles. The distance will be extended five miles farther, commencing in April, 1896.

**EARLINESS OF CROPS.** All fruits mature very early here. See fruits.

**EARTHQUAKES.** An almost imperceptible shock once happened here in 1887.

**EMPLOYMENT.** At present there is a demand for domestic help, and there is usually a chance for a good farm hand to obtain work. In regard to all other classes, no one is advised to come here with the expectation of securing immediate employment. This advice applies to teachers, clerks, bookkeepers, stenographers, typewriters, and all kinds of mechanics.

**FARMS, SIZE OF FRUIT.** 20 acres of fruit is all one man ought to handle. In three or five years it will assure him a competency. He can grow vegetables and berries between the fruit trees while the latter are reaching bearing age. Meanwhile his poultry, pigs and cows will assist.

**FERTILIZERS** are unnecessary. The irrigating water in storm seasons brings large quantities from the mountains. The Indians here have grown the same wheat, without changing the seed and without fertilizing, for the last 400 years.

**FISH** are plentiful in the canals and the river. The Colorado salmon is the gamest.

**FLOWERS** grow all the year round in the open air.

**FROST** during the months of December and January is general throughout the valley, but the degree of cold is not sufficient to do much injury to citrus fruits in our thermal belt.

**FRUITS.** This is essentially a fruit country, as the following list shows. Experience is necessary to follow the business successfully. If you don't know how to do it you will have to hire some one who does, or else devote yourself to

Telephone No. 18.

ESTABLISHED 1881.

# C. ESCHMAN & CO.



## Dispensing Pharmacists,



CORNER WASHINGTON AND CENTER STS.

LARGE ASSORTMENT OF

## Drugs and Chemicals, Perfumes,

TOILET ARTICLES.

Syringes, Trusses, Crutches, Surgical Appliances, Etc.

OUR DISPENSING DEPARTMENT ENJOYS THE CONFIDENCE OF THE PHYSICIANS AND THE PUBLIC.

# E. J. BENNITT,

Mortgage **LOANS** Negotiated

Fire Insurance Real Estate

WRITTEN.

SOLD



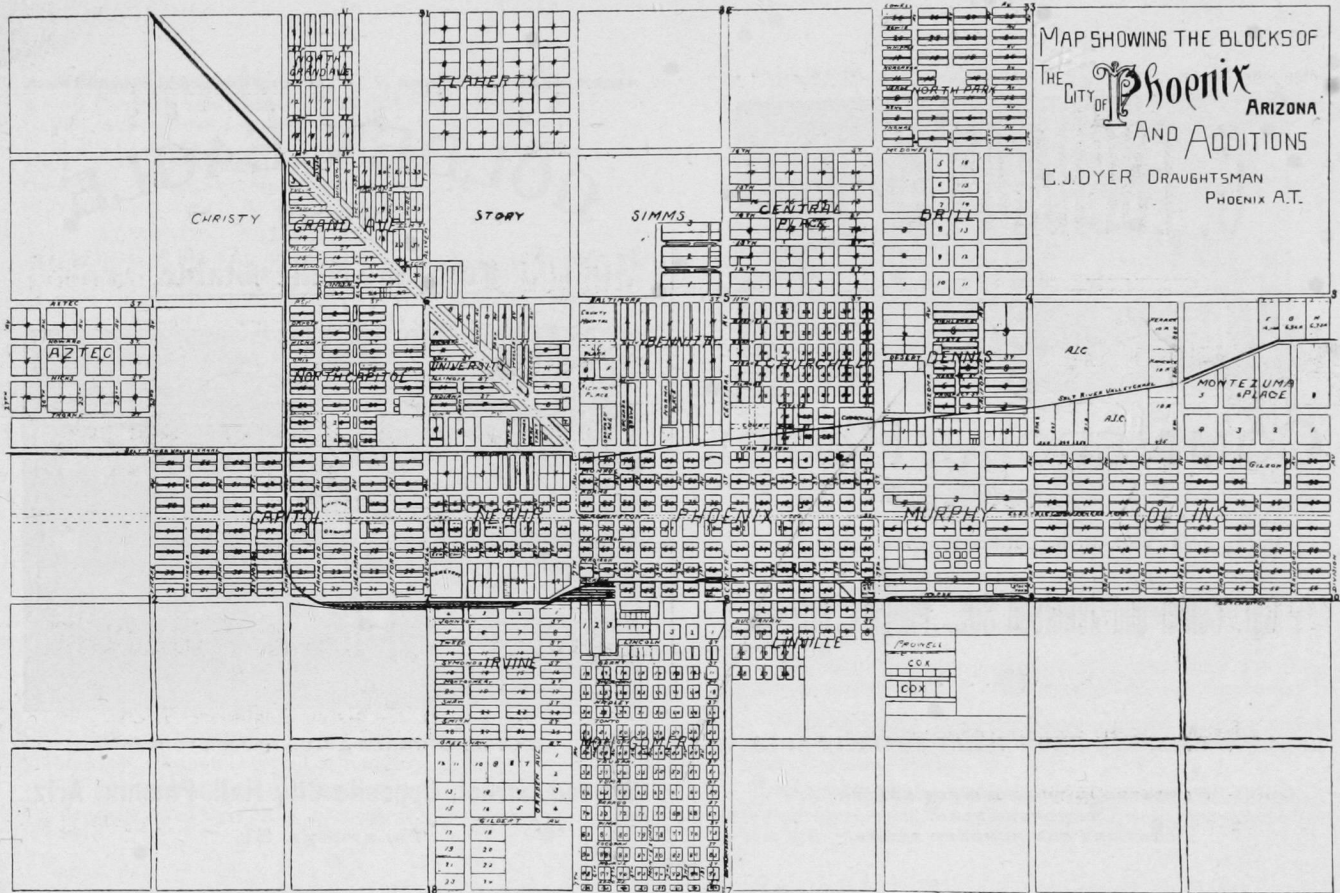
• AGENT FOR •

## BENNETT PLACE ADDITION

The Largest Exclusive Residence Tract adjoining Phœnix. Six Blocks North of Washington Street . . . . .

OFFICE, 16 AND 18 NORTH CENTER ST.





MAP SHOWING THE BLOCKS OF  
 THE CITY OF **Phoenix** ARIZONA  
 AND ADDITIONS  
 C. J. DYER DRAUGHTSMAN  
 PHOENIX A.T.



## COMMERCIAL HOTEL



GEO. H. N. LUHRS, Proprietor.

Cor. Center and Jefferson Sts., Phoenix, Arizona.



LEADING BUSINESS AND FAMILY HOTEL IN ARIZONA.

LOCATED IN THE BUSINESS CENTER.

||| EUROPEAN PLAN. |||

CONTAINS ONE HUNDRED ROOMS.

HACKS MEET ALL TRAINS.

CALLS PROMPTLY ANSWERED.

## GOLDEN EAGLE

Livery,

Feed and Sale Stable,



C. M. STURGES & CO., PROPRIETORS.

Second Street, Opposite City Hall, Phoenix, Ariz.

TELEPHONE 51.

some thorough work and study. The nurseries here can supply all the trees you want. Deciduous stock costs from 12½c to 20c each; citrus, one-year old buds on two-year old roots, from 30c to 50c each, according to the season; grape cuttings, about \$5.00 per thousand; rooted vines, about \$12.50 per thousand. Plant all trees 25 feet apart, or 69 to acre. Vines in rows, 8 feet apart, 10 feet between rows, or 537 to the acre.

**ALMONDS.** All kinds do well, but the paper-shell is the best. This is an independent crop which can be kept indefinitely and sold when the market is best. Nuts are worth from 10c to 18c per pound. Three-year-old tree produces 10 pounds per year. It reaches maturity at seven years, and then averages 25 pounds per annum. Grows best on light, loamy soil, and must not be planted where water will stand on the roots.

**APPLES** as a rule are not a success here. There are some of the late varieties that do well. We have neither the altitude nor the cold weather necessary to grow a good apple.

**APRICOTS** commence to ripen early in May, and the season is over by the middle of June. At three years the yield is 75 pounds to the tree, and at maturity over 400. Generally a certain crop, although there have been some failures, but these were due more to ignorance than any other cause. The fruit sells at from 1½c to 3c per pound. Large quantities are shipped in refrigerator cars, and are the first to reach the Eastern markets. They are also extensively dried and find a ready sale.

**BANANAS** are not a commercial success here, although they have been ripened.

**BLACKBERRIES** are a great success. Begin to ripen in May. Season lasts till September.

**CHERRIES AND CURRANTS.** It has not yet been demonstrated that either of these is a good thing to grow here.

**DATES** are an unqualified success, and are different from most dried fruits in that they require no labor in preparing them for the market other than picking and packing, for the reason that they cure themselves on the trees. The first box of dates ever packed in the United States was put up here. They bear at four years, and at 10 years each female tree will produce over 100 pounds per year. So far they have only been planted for ornamental purposes.

**FIGS** do as well here as anywhere. American labor, however, is not cheap enough to make the drying and curing of them a financial success.

**GRAPES,** mostly Muscat and Lady de Coverly (sometimes improperly called Thompson's Seedless). The latter ripen June 15, and are splendid shippers. This valley marketed 20 car loads by June 30, 1895, from two- and three-year-old vines, and they were all sold before the California crop came onto the market. The first car netted the growers over \$700. This grape makes the finest seedless raisin known, and large quantities are packed here. The raisins also, on account of their earliness, always fetch top prices. Nearly all grapes here bear two or more crops per year.

**LEMONS.** Better lemons than those grown here are hard to find, and are not produced in the United States. They must be planted under the shelter of the foot hills, and on the south slope. It is too cold for them in the other parts of the valley.

**MELONS** must have originated in this valley, for they grow to perfection, and are ripe from June to Christmas.

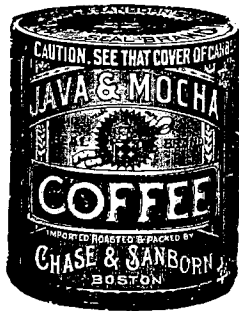
**MULBERRY.** This tree is commonly used for shade and ornamental purposes. It bears fruit of the choicest kind most abundantly.

**NECTARINES.** This fruit is excellent for shipping, drying or canning, and has given no cause for complaint here yet.

Largest Exclusive Grocery House in Arizona . . . .

# THE TRASK-KESSLER GROCERY COMPANY,

— CAPITAL, \$75,000. —



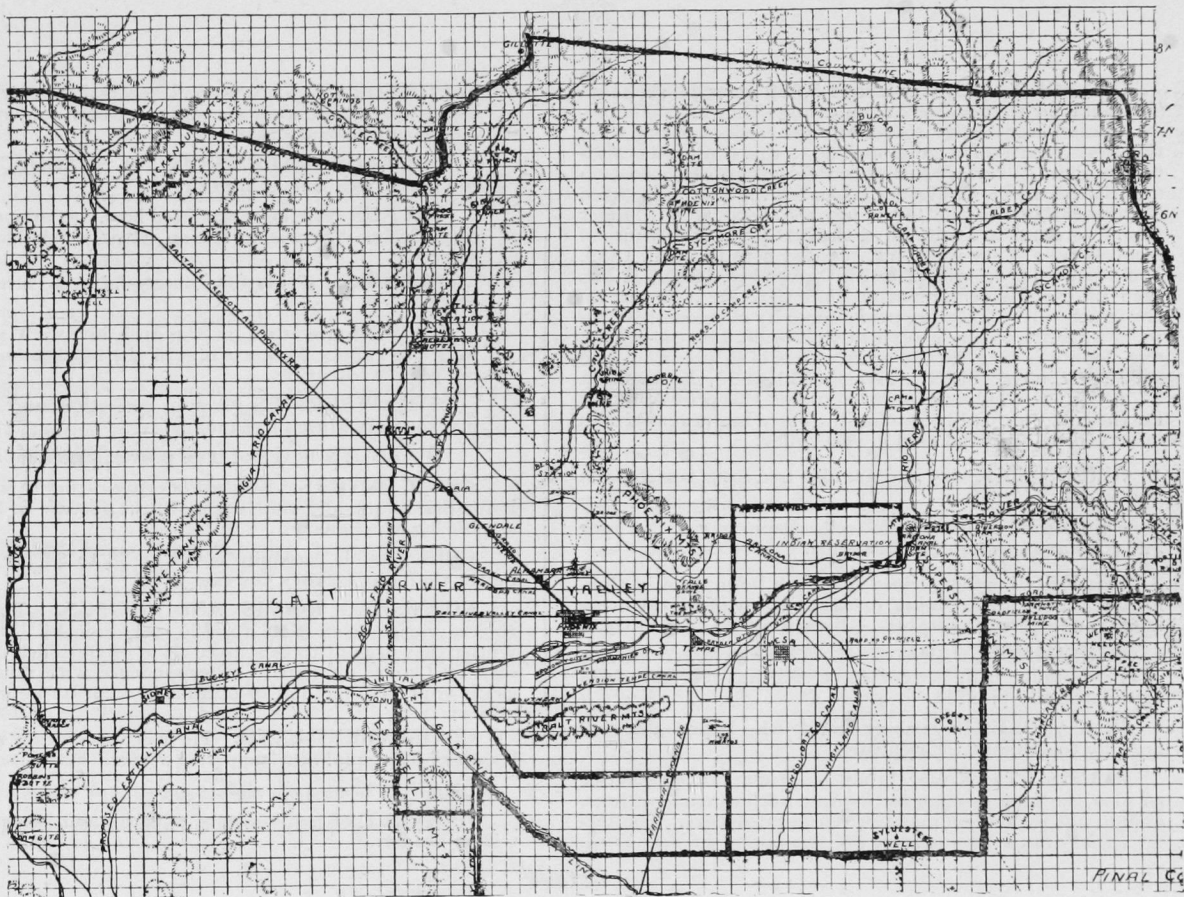
Wholesale  
Grocers,

DEALERS IN HAY AND GRAIN.



AGENTS FOR CHASE & SANBORN'S CELEBRATED TEAS AND COFFEES.  
SAN JOSE FRUIT PACKING CO.'S CANNED GOODS.  
CLUB HOUSE EXTRA QUALITY CANNED GOODS.

→ PHOENIX, ARIZONA.



Map of the Salt River Valley.

**ORANGES.** We have about 5,000 acres of sheltered foot-hill land that will grow an orange that has no superior. Salt River Valley Navel oranges walked away with the first award of a gold medal at the California Mid-winter Fair. They are earlier here from two weeks to two months than in California, ripening as they do from November 10th to the 30th, before any possible danger from frost, and are all sold at the best price, in advance of competitors. They were first planted here in April, 1889, and a partial crop was picked in November, 1890. It has been thoroughly demonstrated that they are a success in the warm belt. They are pronounced by competent judges to be superior to any grown in California, and our warm, dry climate is fatal to the scale, which is so prevalent and such a pest in that State. November 11, 1895, they brought \$7 a box at wholesale in Chicago, and this price obtained for the entire crop of the orchard. There has never been an insecticide of any kind used in this valley.

**OLIVES** thrive well and are also free from insect pests and scale.

**PEACHES.** All kinds do well. Begin to ripen in June and continue through to Christmas.

**PEARS.** Bartletts ripen a month later than in California, this condition being just the reverse of all the other fruits, and is unaccountable. All varieties do excellently.

**PERSIMMON, JAPANESE.** This cultivated variety of this popular fruit is very successful, but has only been experimentally planted.

**PINEAPPLES** have never been tried. It probably will not pay to attempt their culture.

**PLUMS.** The Kelsey Japan is an unqualified success, so also the famous Prunus Simoni; both ripening in June, and do not require shipment in refrigerator cars. The latter variety frequently sells for 55c per pound in New York.

**POMEGRANATES.** A delicious fruit that seems to be indigenous, and grows to perfection even under the most unfavorable conditions.

**POMELO (GRAPE FRUIT, OR SHADDOCK).** Does equally as well here as the orange.

**PRUNES** have been produced here, but are not planted extensively. There is no reason why they should not be a success.

**QUINCES.** Profitable, successful and bears abundantly.

**RAISINS** are cured in the open air, with no danger from the rains. They are first in the market and invariably get the top prices.

**STRAWBERRIES** grow to perfection, and are in the market from March to January.

**WALNUTS** have not been proven successful as yet.

**FRUIT DRYERS.** No need of evaporators here. All fruit is sun-dried naturally, and, owing to the absence of insects, no sulphuring is necessary.

**FUEL** used is Mesquite wood at \$3 to \$4 per cord, and better than any hickory you ever saw.

**FURNISHED ROOMS AND HOUSES.** The rent of rooms varies from \$10 to \$25 per month. During the winter they are apt to be scarce. It is often difficult to find a furnished house for rent. Correspondence with renting agencies is your best method of obtaining accurate figures on this subject.

**GOVERNMENT LAND.** There is none vacant in this valley under any canal now supplying water. See water storage.

**GRAIN.** The principal ones grown are wheat and barley.

**HARVEST** of grain occurs in May, and is usually done with a header.

**HEAT, EFFECT OF.** So pure and dry is the atmosphere that the difference between the apparent temperature and the sensible during the summer, according to the Signal Service reports, is as great as 30 degrees; that is, when the thermometer here marks 110 degrees, the heat is no more oppressive than at 80 degrees in New York, where no such variation exists.

**HOGS.** No diseases attack them here. They are turned into an alfalfa field and have no other feed until grown; when for the market, they are hardened up on grain for a month.

**HOME SEEKERS** can find no better place than this. Think of a climate that allows you to live in a tent the year around; a climate that requires no shelter at all for stock.

**HORSES.** There are many herds of fine-blooded horses here. Many of the well-known strains are bred, and during the fall circuit in California of 1895, a Salt River Valley mare (Zombro) took the lead and money.

**HOSPITALS.** This county has a hospital for indigent patients; the Sisters of Mercy also conduct a well-appointed one.

**HOT NIGHTS** are never known; they are always cool enough to sleep delightfully. This is not so if you insist on sleeping in a close room.

**HOUSEHOLD GOODS.** Everything necessary for house-keeping can be bought very reasonably here. Freight rates are so high that it does not ordinarily pay to ship second-hand goods, it being cheaper to fit out anew when you come here.

**HOUSES** are built of brick, lumber, adobe (sun-dried bricks) and cloth. This section is full of comfortable homes, and you don't have to figure on hot air or expensive steam heaters to warm them in winter. A comfortable house can be built here cheaper than in any of the Eastern cities.

**HUNTING.** Quail and duck hunting are abundant. Duck are never hunted here from boats.

**INDIANS.** The cut opposite page 34 shows what the government is doing towards educating them here. Those living here are a peaceful, agricultural class, living on their own reservations, and farming and raising live-stock for a living. In 1895 they raised 2,000,000 pounds of wheat. The Indians here have always been friendly to the whites. In fact, residents of this valley are in no more danger from Indians than are the people in Chicago or New York.

**INSECT PESTS.** The dreaded scale, so prevalent in other districts, cannot exist here, as actual experience has proved, for the dry air kills it. A worm-infested piece of fresh fruit has never been known here yet. The codlin moth, curculio, potato-bug, etc., are unknown. Perhaps our climate may sometime develop a pest which will menace the fruit growers, but there is no sign of it yet.

**INVALIDS.** See climate, and the letters of Whitelaw Reid and Mrs. Hoag and Purman.

**IRRIGATION** is not a substitute for rain, it is a great improvement on it. It is absolutely necessary here, for nothing will grow without it. Land that is irrigated produces four times as much as that which depends on rain. There is no failure of crops, no ruining of ripened crops, or hay which is curring. The water for trees is conducted onto the ground in furrows between the rows of trees; that for berries and vegetables in the same way; that for hay and grain by flooding the entire field. The gentle slope of the ground, 10 feet to the mile toward the south and west, being just sufficient for irrigation, because the water soaks in and gets over it just fast enough. There is ample water for all the land under the canals now built. If any new canals are built they must build storage reservoirs if they expect to be of any utility or get any water.

**LABOR.** Farm labor is from \$20 to \$30 per month and board; domestics, \$15 to \$40 per month; common laborers, \$1.50 to \$1.75 per day; skilled labor, carpenters, masons, etc.,

\$2.50 to \$6 per day; clerks, \$25 to \$100 per month. See employment.

**LAND.** The cost to prepare land for irrigation is very little. It can be cleared for \$1 per acre. There is no expense for grading.

**LAND, PRICE OF.** Most of the land is in the hands of individual owners, and prices vary, dependent upon distance and improvement. Deciduous, grain and alfalfa land, with water-right, ranges from \$25 to \$100 per acre. There is very little \$25 land to be had. Citrus land sells from \$50 to \$100 per acre, with water-right. There is not much \$50 citrus land to be had. Perhaps it is unwise to mention these prices, because they will not be so cheap much longer. For specific prices it is best to write to some one in the real estate business.

**LAWNS AND GRASS.** Lawns grow beautifully here. They are quick and easy to grow and keep in order.

**LEATHER.** By developing the canaigre here in its home, there is an opening for a large tannery, for there is a considerable amount of hides available.

**LIGHTNING** and thunder storms are unknown. Lightning never struck in this valley. The conformation of the surrounding mountain ranges accounts for this.

**LIVING.** The cost of living is about the same here as in the Eastern States. Some few things are higher, but not enough so to deter any one on that account. If one wishes to economize, he can live in a tent the year around, until he has acquired enough to build a house. Meat is cheaper (no better beefsteak in the world), flour and groceries are sold as reasonably here as in the East, and the cost of living is no higher. The restaurants serve an excellent meal for 25 cents.

**LIVE STOCK** is one of the principal industries. This is an ideal place to grow all kinds. See horses, cattle, hogs and sheep.

**LUMBER** now is from \$30 to \$50 per thousand.

**MANUFACTURING, OPPORTUNITIES FOR.** We have beef and hogs for packing, hides for leather, beets for sugar, barley for beer, fruits and vegetables for canning and drying, grapes for wine and brandy, wool, cotton, flax and ramie for cloth, and gold and silver ores for mills and smelters. These, and many others, if developed, would prove very remunerative.

**MANUFACTORIES.** In Phoenix there are two roller-process flouring mills, two ice factories, three planing mills, two iron foundries, two machine shops, one galvanized iron cornice factory, one cigar factory, bee-hive and fruit-box factory, and cannery.

**MARKETS.** See shipping facilities.

**MEXICANS** comprise about 10 per cent of the population. Most of the common labor is done by them.

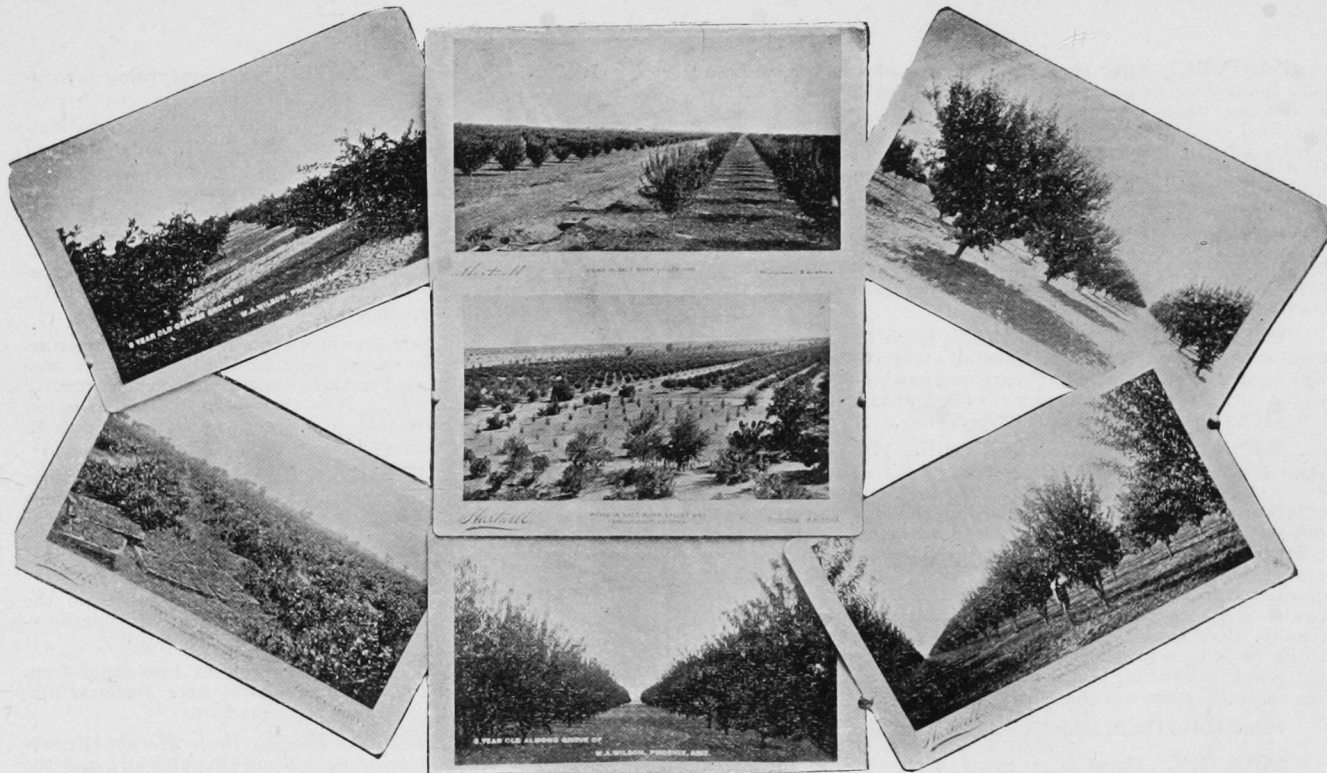
**MINING.** About one-fourth of the business done here is in relation to gold and silver mining, either the actual mining or the growing and furnishing of supplies. The mountains in all directions are full of mines and miners.

**MONEY** can be loaned here safely on all kinds of realty. The rapid growth of city property creates a demand for money and makes the loan safe; while the sure crops from the irrigated farms justify the farmer in paying a rate of interest which would break anybody back East. Mortgages are exempt from taxation, and foreclosures are almost unknown.

**NURSERIES.** There are numerous nurseries supplying all kinds of citrus, deciduous and shade trees, as well as vines, shrubs, plants, etc., all home grown and thoroughly acclimated, and the prospective horticulturist can obtain from them everything needful without sending away.

**OSTRICHES.** Three miles northwest from Phoenix is a fine flock of full-grown ostriches. They are much larger than any of the birds in California, and thrive wonderfully, requiring no more care than a goat or pig, and netting about 14 per cent per annum on their cost.





Orange Grove, three years old.  
 A Raisin Vineyard.

Almond Orchard.  
 100-Acre Fig Orchard.  
 Almond Orchard, three years old.

Apricot Orchard.  
 Almond Orchard.

**PASTURE.** After three or four crops of alfalfa have been cut, the farmer pastures cattle on his land at from 75c to \$1.50 per head per month. Equal prices are frequently obtained from grain stubble, which is quite heavy, since in harvesting the machine only cuts off the heads of the grain. Barley and wheat fields are also pastured in February and March, netting the farmer from \$1 to \$2 per acre, without injury to the crop of grain.

**PEANUTS** grow to perfection. There is a good demand for them always, and they can be raised without noticeable expense in young orchards, because the irrigation for the trees serves them at the same time.

**POISONOUS REPTILES.** There is no danger whatever from such. Irrigation drives them all away to the mountains. The writer has lived here ten years and has his first live rattle snake yet to see. The first report of a death from these causes has yet to be made in the Salt River Valley.

**POPULATION, CHARACTER OF.** The population is, with few exceptions, American—cosmopolitan as to States—every one represented, giving to the social life that peculiar fascination which results from grafting the ripe culture of the old with the "git and grit" of the new. Because it has been pretty hard to get here, and seemed like going away from everything, is perhaps the reason why there is such a high character to the population. Certainly perseverance was the cause of its coming, and it is eminently displayed by the results. Certainly there is nothing here to cause a stranger to think he is in a frontier country. Everything has a civilized air, and it is hard for him to believe that he is not in some of the choicest Eastern communities.

**POSSIBILITIES.** See almost every subject in this list.

**POULTRY.** There is a great profit in this business. Chickens sell at \$4 to \$6 per dozen; turkeys 10c per pound, live weight, while eggs average 25 cents per dozen, and hatching can be carried on the entire year with no shelter.

**PRODUCTS BEST ADAPTED.** See everything favorably mentioned in this book.

**PHENIX.—BANKS.** Phoenix has three banks, the Valley Bank, Phoenix National Bank, and the National Bank of Arizona, each with a paid up capital of \$100,000.

**ELECTRIC LIGHT AND POWER.** The city is lighted by incandescent and arc lights. The electric light plant also furnishes power.

**GAS.** Phoenix has also a gas plant, using crude petroleum to make its product. It has mains all over the city, and furnishes a very superior quality of gas.

**HOTELS.** There are three large hotels and numerous small ones. In the winter time, at the height of the season, they are all taxed to their utmost capacity, frequently turning guests away. It is often very difficult to get a room. It is advisable in winter to secure rooms in advance.

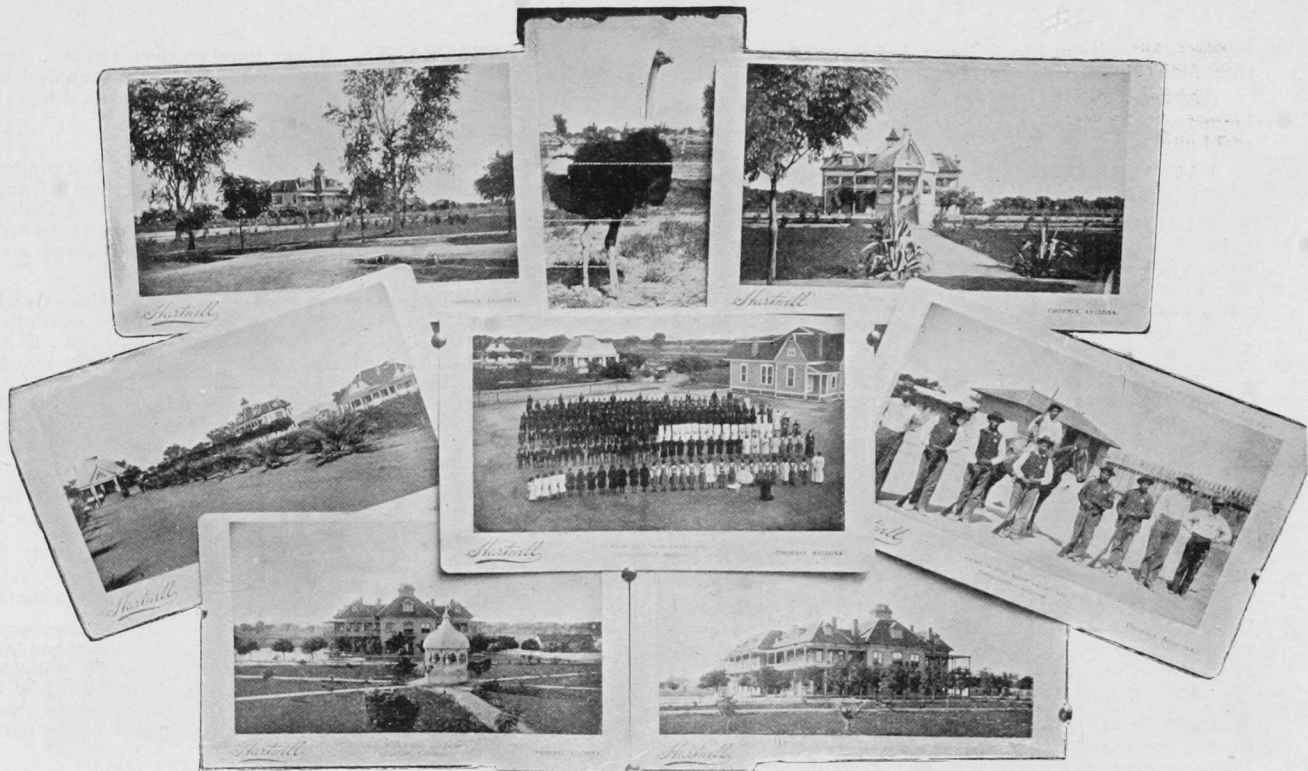
**ICE FACTORIES.** There are two ice factories, and ice of excellent quality is made from distilled water, and retails at ½ cent per pound.

**LAUNDRY, STEAM.** One is in operation and turns out first-class work.

**LODGING.** There are twelve lodging houses in the city, and during the winter they are crowded to overflowing with tourists.

**LOTS, CITY.** The price of residence lots range from \$50 to \$500 per lot, 50 feet by 137½ feet. Business lots sell at from \$100 to \$1,000 per front foot.

**NEWSPAPERS.** The *Phoenix Daily Herald* (Republican), the *Arizona Daily Republican* (Republican), and the *Arizona Daily Gazette* (Democratic) are published daily, and each also publishes a weekly edition. The weekly papers are the *Southwestern Stockman, Farmer and*



U. S. Government Indian School, Phoenix.

The Indian as he really is; and not engaged in scalping us, as many Easterners imagine.

*Feeder, the Arizona Stock Journal, Arizona Populist, and the Kiata* (illustrated).

**OPERA HOUSE.** Phoenix has a three-story opera house, with a seating capacity of 650. There are also several halls.

**PACKING HOUSE.** There is one here, with a capacity of 80 cattle and 150 hogs per day.

**PARKS.** The Capitol grounds, where the capitol building will be erected when Arizona becomes a State, is a garden of beauty of ten acres. (See cuts opposite page 36). The Phoenix park contains a large pavilion, with a stage, and natatorium; it has also a bicycle track with a grandstand. Both are conveniently reached by the electric cars. The city hall and court house plazas are each pleasant retreats. (See cuts opposite pages 44 and 46.)

**POLICEMEN.** Phoenix has one city marshal and two assistants. It is highly probable that no other city of 13,000 inhabitants has so few policemen, and no city can show more orderly streets at all hours of the day and night.

**PROFESSIONAL MEN.** There are probably more professional men here than any other class, for a place of this size. Doctors and lawyers each number over 50. See business openings.

**PUBLIC BUILDINGS** are the city hall and court house. (See cuts opposite pages 44 and 46.) The Territorial Legislature, pending the building of the capitol, convenes in the city hall; the governor and the secretary of the Territory also have their offices there.

**RAILROADS, STREET.** The city has ten miles of electric street railroads, running cars 18 hours each day. There are also 2½ miles of horse-car railroad.

**RESOURCES.** See nearly every other subject.

**RESTAURANTS.** These number over twenty, and are of all grades. Phoenix is probably better supplied in this direction than any other city of its size in the West.

**SANITARIUMS.** One.

**SCHOOLS.** Phoenix has an exceptionally fine graded school system, occupying one high school (see page 40) and three ward schools, together with a well conducted kindergarten. Twenty-five teachers are employed. There are, also, the Sacred Heart Academy, a business college and several private schools.

**SOCIETIES.** The social societies are British American, Illinois, Kansas, Indiana, and Missouri Associations; A. O. U. W., I. O. G. T., I. O. O. F., A. F. and A. M., R. A. M., Knights Templar, Mystic Shrine, Foresters, Woodmen of the World, K. P., G. A. R., W. R. C., and W. C. T. U. The Maricopa Club has a large membership and handsome quarters. It is the leading social organization of the city, and extends the customary courtesies to visiting strangers.

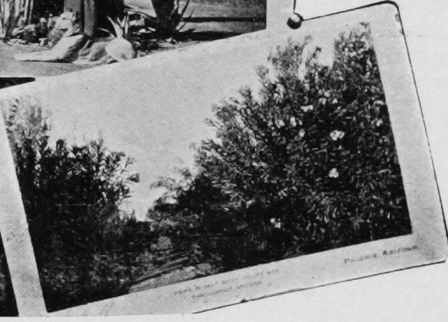
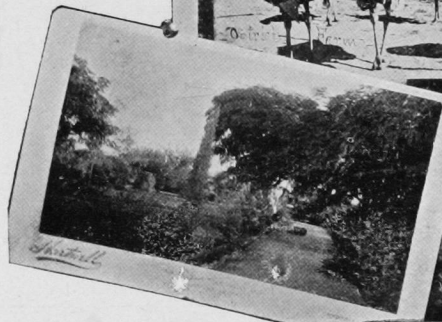
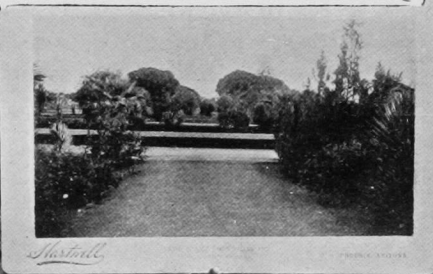
**SEWER.** Phoenix has a sewer system through the denser part of the city. The sewage is used to irrigate a "truck" farm.

**STORES.** About 300.

**TELEPHONE EXCHANGE** numbers 200 instruments.

**WATER-WORKS, CITY,** has nine miles of mains, supplied by a stand-pipe 100 feet high, with pumps and all machinery in duplicate, capable of supplying 2½ millions of gallons of water per day. This is taken from a well which is inexhaustible. Analysis shows absolute freedom of the water from alkali, and a remarkably pure condition.

**RAILROADS.** The Maricopa, Phoenix & Salt River Valley Railroad, of the Southern Pacific system, places Phoenix



Park and Lawn Scenes

# D. H. BURTIS,



SANITARY PLUMBING,  
TIN AND IRON ROOFING,  
MACHINE REPAIR WORK  
OF ALL KINDS

## AGRICULTURAL IMPLEMENTS.

BUCKEYE AND STANDARD MOWERS,  
CRAVER-STEELE ALL-STEEL HEADERS,  
NEW CHAMPION HAY RAKE,  
BECK'S ROTARY HAY RAKE,  
FLEMING STACKERS AND BUCK RAKES.

27-29 E. WASHINGTON ST.

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**RAILROAD FARE AND ROUTES.** The best way to find out how to come here, and what it will cost, is to ask the ticket agent where you live, who can always tell you.

**RAINFALL.** The annual rainfall is 7.23 inches. We never care whether it rains or not, because we are not dependent on it for crops. It rains heavily in the mountains at times, and that, with the melting snow, constitutes our unfailing source of water supply in the rivers.

**RATS.** There are none.

**RENT OF FARMS.** Numerous farms are owned by people who live in the East, and their agents, real estate men, are sometimes prepared to rent them to desirable tenants.

**RENT OF HOUSES.** Rent of comfortable five-room houses is from \$20 to \$25 per month. None vacant at present. Stores rent at from \$50 to \$125 per month. There is not a vacant store at present, and rarely is.

**ROADS** are always excellent, and require no work done upon them.

**SALT RIVER.** The Salt River rises in the snow-covered mountains in the northern part of Arizona. Its source of supply is chiefly the melting snow. It is not salt; it takes its name from a mountain of salt which it passes on its course. It is not a navigable stream. In flood seasons it sometimes is twelve to fifteen feet deep, and two miles wide. It has a fall of ten feet to the mile. These storm waters, unless impounded, rapidly escape to the Gulf of California. Sufficient water falls in a single storm to irrigate this entire valley for a year. At present, through lack of storage reservoirs, this water escapes. There are at present several storage systems

projected, and on a portion of them work has been begun. This will bring into cultivation a large additional acreage of land.

**SALT RIVER VALLEY** is located in the southwestern part of Arizona. It is 50 miles long and averages 18 miles wide. It contains 440,000 acres of irrigable land, one-half of which is under cultivation, being supplied by the canals mentioned in the first part of this book.

**SCENERY.** It is difficult to find grander views than those afforded in this valley. The mountains near by have many wonderful natural formations, and furnish delightful nooks for picnics.

**SHEEP** thrive perfectly and lambing suffers no loss through cold weather.

**SHADE TREES.** Several varieties carry their foliage the entire year. They grow very rapidly and line the streets and avenues and all the country roads on each side.

**SOIL, CHARACTER OF.** Owing to the fact that the valley slopes from both sides towards the river in the center, is probably the reason why the heavy soil, or adobe, as it is called, is mostly in the vicinity of the river. This adobe land is suitable for growing grain, alfalfa, and some varieties of fruit trees. The deciduous and citrus land lies in the higher portions, and is composed chiefly of decomposed granite. Analysis shows this soil to be richer than that in the Valley of the Nile. The soil covers the entire valley for a depth ranging from eight to one hundred feet. It is inexhaustible.

**SORGHUM AND SUGAR CANE** grow as well here as though native to the soil.

**SNOW** has fallen four times in the memory of the white man, or 23 years, in this valley. It melted as soon as it touched the ground.

**STORAGE OF WATER.** See Salt River.

**VEGETABLES** of all kinds grow the entire year around.

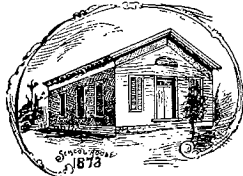
**WELLS** are usually dug and a point driven into the stratum of water which underlies the entire valley. They vary from 14 to 50 feet in depth. The water is pure and excellent. Cisterns are filled from the canals with melted snow water.

**WATER=RIGHT.** A water-right is just as much a part of a farm as the soil itself. The farmer must own one and they cost \$15 per acre. The ownership of this water-right enables the farmer to purchase his irrigating water from the canal companies, the cost of which is \$1.25 per acre per annum. This annual expense is not incurred if the water is not purchased. There are no assessments on water-rights.

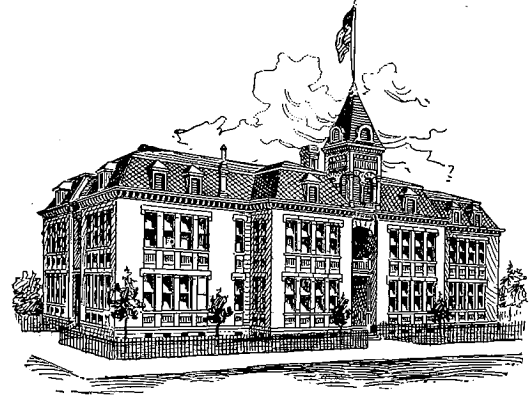
**WHEAT.** A large acreage is planted to wheat; not enough, however, to supply the flouring mills. It is not necessary to change the seed every few years here. See fertilizers.

**WIND.** The surrounding mountain ranges are an effectual barrier to any cold winds, and a cyclone has not and never can touch us for the same reason. See climate.

**WINTER VISITORS.** See opinion of Whitelaw Reid, and letters of Drs. Hoag and Purman under climate.



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# Curios and News.

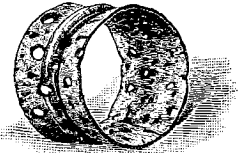
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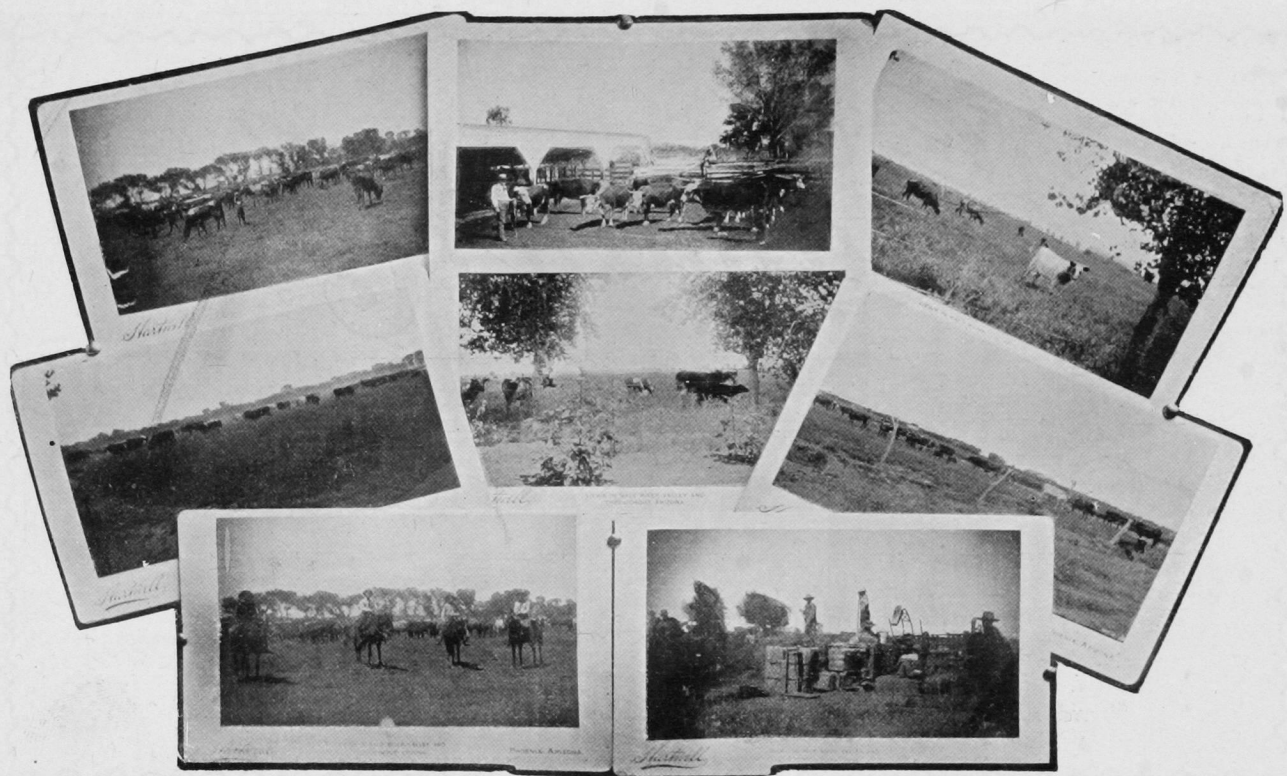
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Stock Scenes in the Salt River Valley.

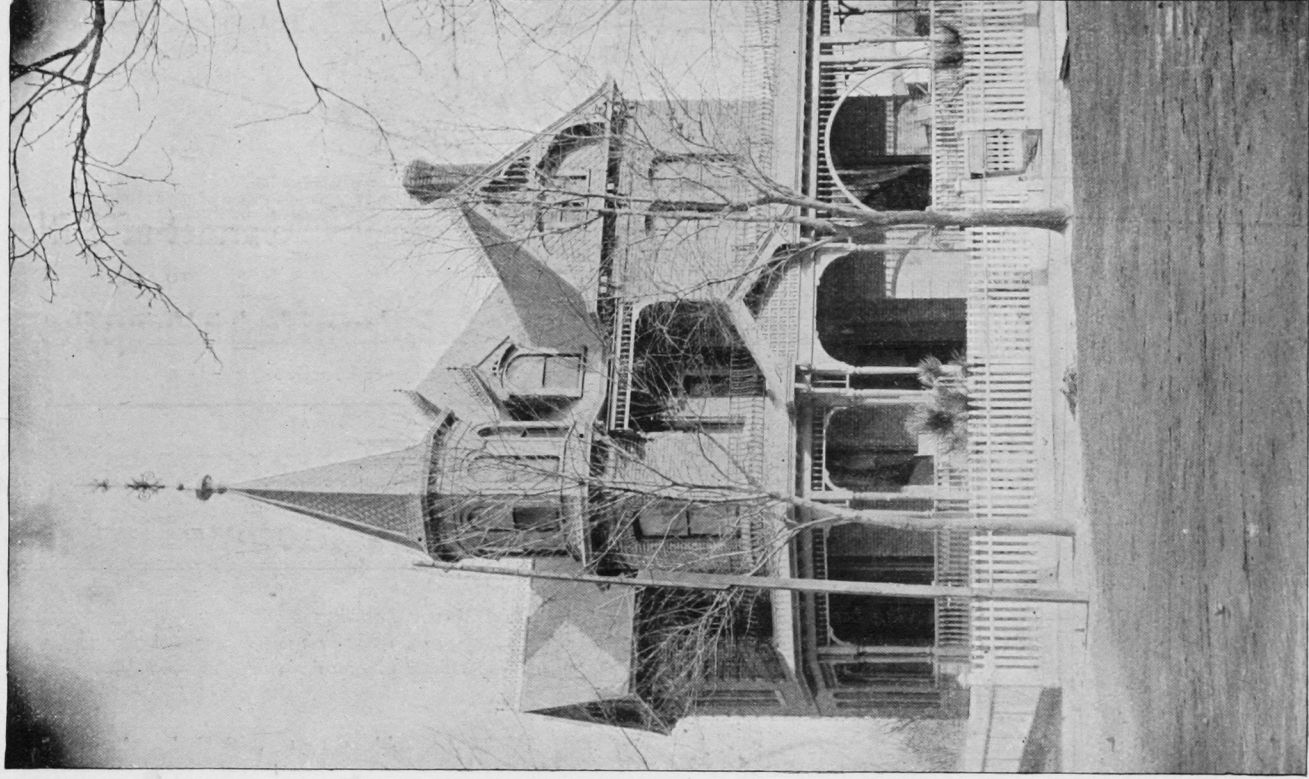
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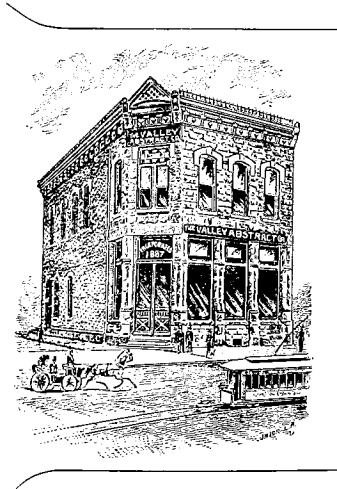
Residence occupied by Tubitclaw Reid.

**Directors.**

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B. A. PICKAS.

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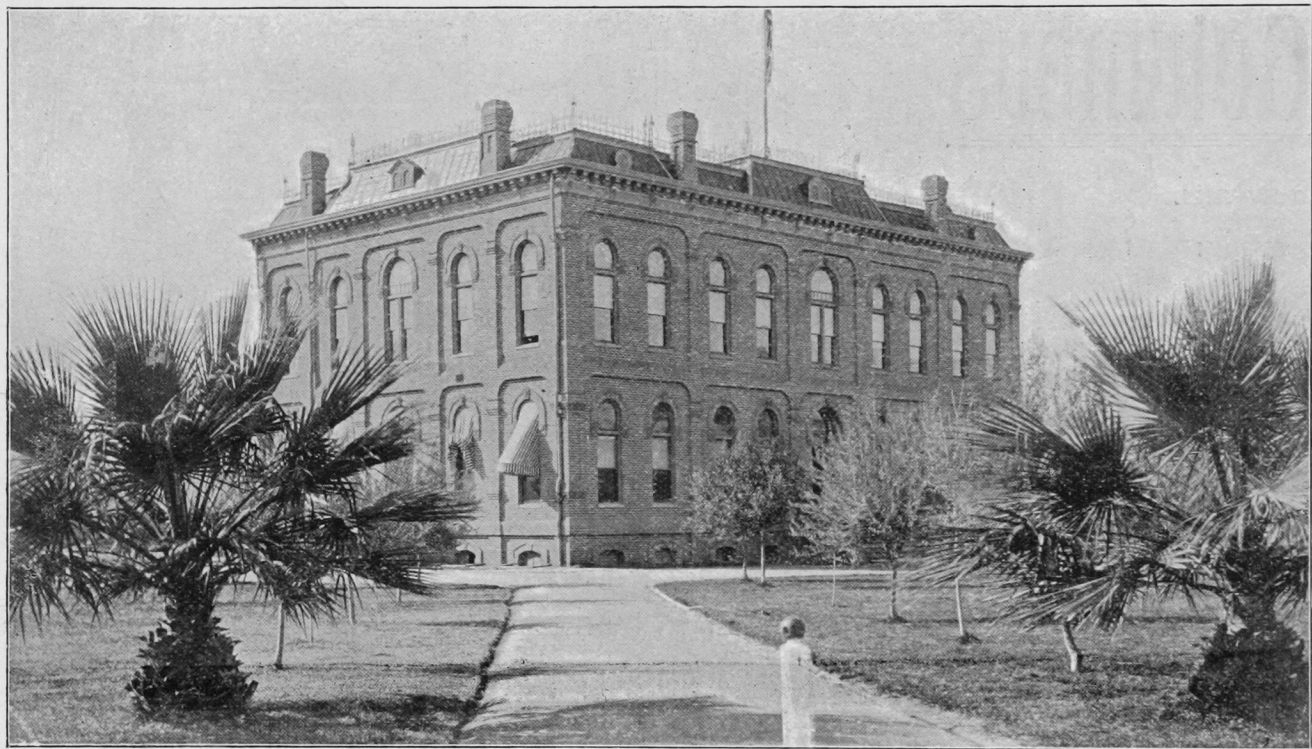
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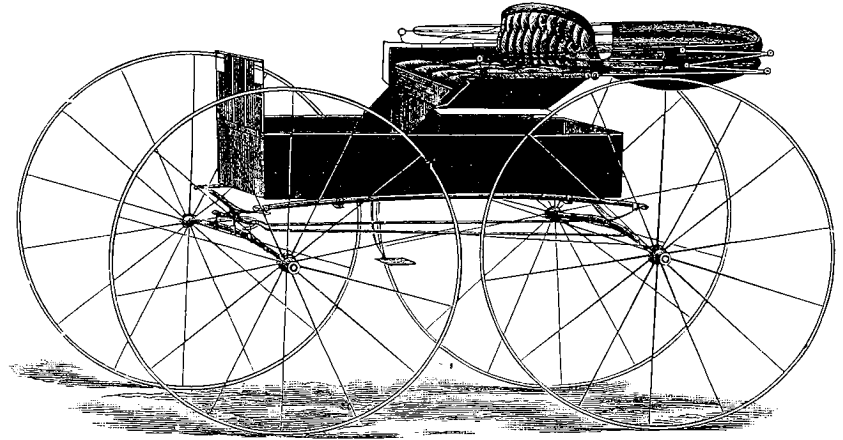
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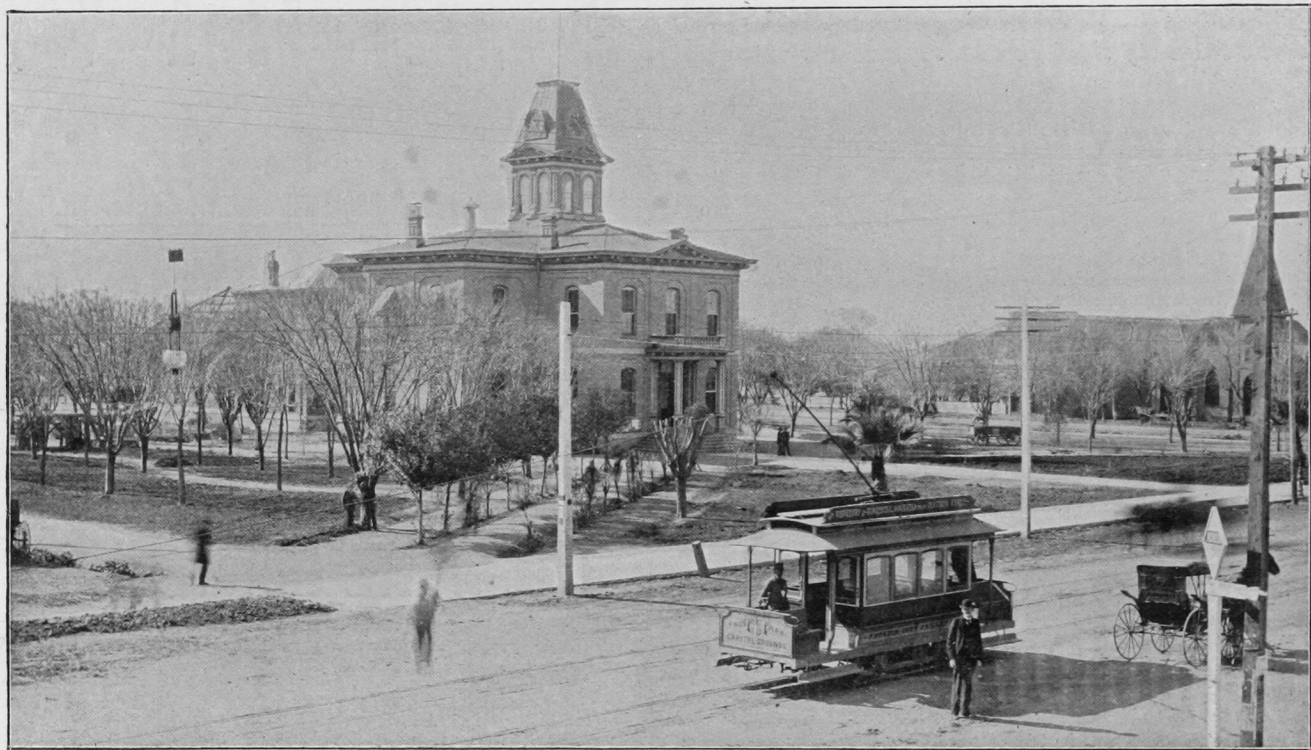
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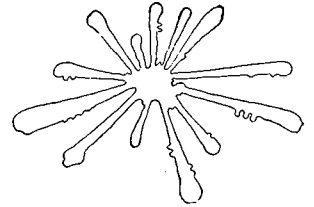
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