

WHY WILLCOX?

BY C. O. ANDERSON



**"AN HONEST TALE SPEEDS BEST
BEING PLAINLY TOLD."**

—SHAKESPEARE

WILCOX AND SULPHUR SPRINGS VALLEY

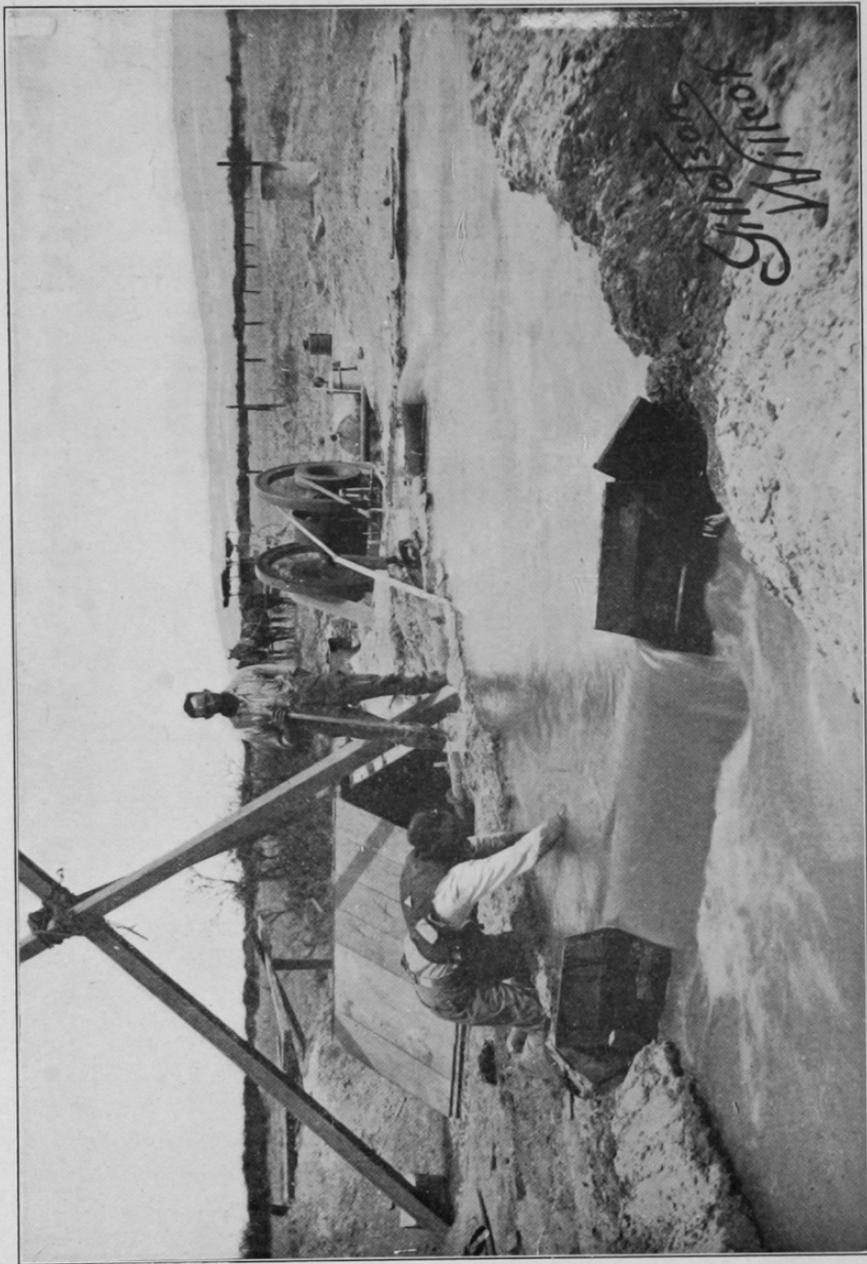
The citizens of Willcox take pleasure in sending out this little booklet to acquaint you somewhat with the beauty of the scenery, excellency of the climate, richness of the soil, abundance of water and a few other facts which combine to make this valley the most favored section for investigation by the tourist, investor and home builder.

The industries of the town and surrounding sections are briefly noted, but we shall devote our limited space chiefly to the agricultural branch.

This valley when properly developed will become a veritable wonderland. Agriculture has ever been the chief industry of mankind. Through it the human race secures sustenance. Without it we face death and desolation. The great economic question confronting our nation today is to induce the throngs in our overcrowded cities to return to the soil, to become producers instead of consumers, and in place of being dependents, and wage earners, subject to every fluctuation in the industrial and financial world, to acquire a home, comfort and independence, which only the tiller of the soil can secure.

The valley is situated in Southeastern Arizona, in Cochise county. Willcox is located in the center of it about 230 miles from El Paso, and about 575 miles from Los Angeles. It is 100 miles long and from 10 to 30 miles wide, and is estimated to contain over 1,000,000 acres. Of this possibly 500,000 acres can be reclaimed by pumping; the balance is magnificent pasture land, upon which vast herds of cattle graze the year around. A large portion of the agricultural lands have been homesteaded and patented.

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Pumping Plant—1,500 gallons per minute by Government test.

TRANSPORTATION

The Southern Pacific main line from New Orleans to San Francisco crosses the northern portion of the valley, and the El Paso Southwestern the southern. Both have branch lines extending through the valley to the more important mining camps.

COCHISE COUNTY

For many years a friendly rivalry has existed between Cochise and Maricopa counties, the two largest counties in the territory, as to which had the largest amount of taxable property. The taxable property of Cochise county is over \$20,000,000. Since the construction of Roosevelt dam, and the enormous increase in land values of land susceptible to irrigation thereunder, Maricopa has taken the lead, but with the development of the agricultural resources of the great Sulphur Springs Valley, the land values of this county will far exceed the Phoenix section, and in a few years Cochise county will again be found at the head of the list.

SOIL

The soil is wonderfully fertile. It is composed of disintegrated volcanic and mineral rock, and sediment eroded from the mountains throughout countless ages. This together with decayed vegetable matter has washed down from the mountains and forms a soil already surcharged with vegetable humus. Consequently all kinds of crops will yield well from the first. In almost every other arid section, before the soil becomes fitted for a variety of crops, it must be nitrogenized by planting alfalfa, clover, cowpeas, etc. In Sulphur Springs Valley this is unnecessary.



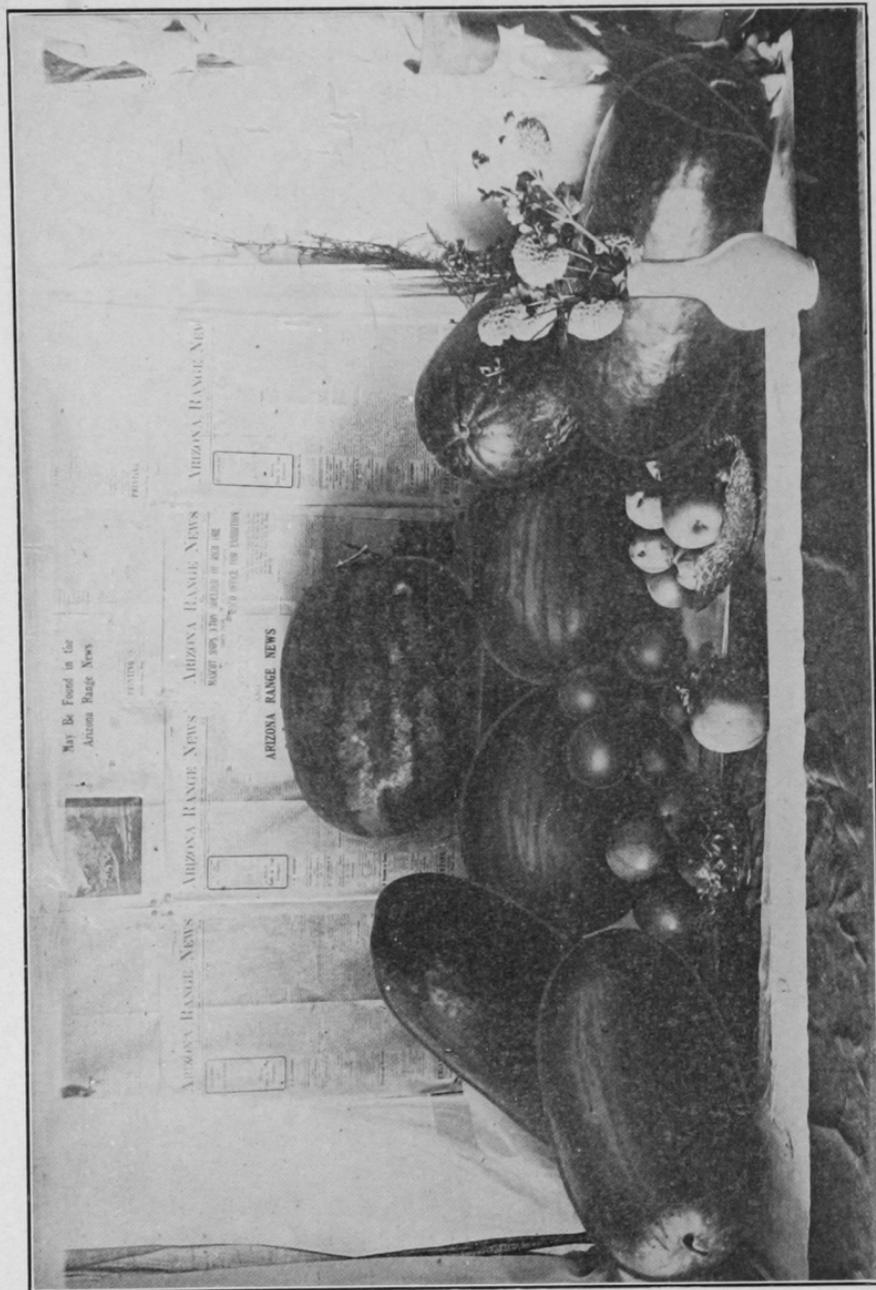
How Peaches thrive at Willcox.

CLIMATE

The climate is superb. World travelers concede it to surpass California, the Mediterranean section, and Northern Africa. Its altitude of 4000 feet tempers the summer heat and the southern latitude eliminates the winter. The dry, pure atmosphere, blue skies, sunlight and moonlight, the southern breeze, the cool and refreshing nights, the absence of death dealing tempests and rude northern blasts combine to make conditions as nearly perfect as can be obtained. In the soft waters is found a panacea for kidney and liver disorders. With the health giving water combined with the dry and crisp atmosphere, rheumatism will vanish, and pulmonary trouble cease to exist, and shattered nerves are fully restored. The dream of the mystics who centuries ago longingly gazed over the Western Seas for the enchanted land, where sparkled the fountains of perpetual youth, have at last been partially realized.

WATER AND WATER RIGHTS

This great valley, surrounded by lofty mountains and bathed in eternal sunshine, has in the past supported a relatively small population, composed principally of inhabitants of isolated mining camps and the cattle ranches nestled at the foot of the mountains. The early settlers found abundance of water by sinking shallow wells. It was not until the advent of the Southern Pacific railroad that the inexhaustible character of the wells became known. The company sunk a well at Willcox, and struck water at about 12 feet. Heavy pumps were installed which have been in constant operation for 30 years, and the water has never been lowered. Throughout the entire valley water can be had at a depth of 10 to 50 feet. As it has been only in the last few years that irrigation by means of



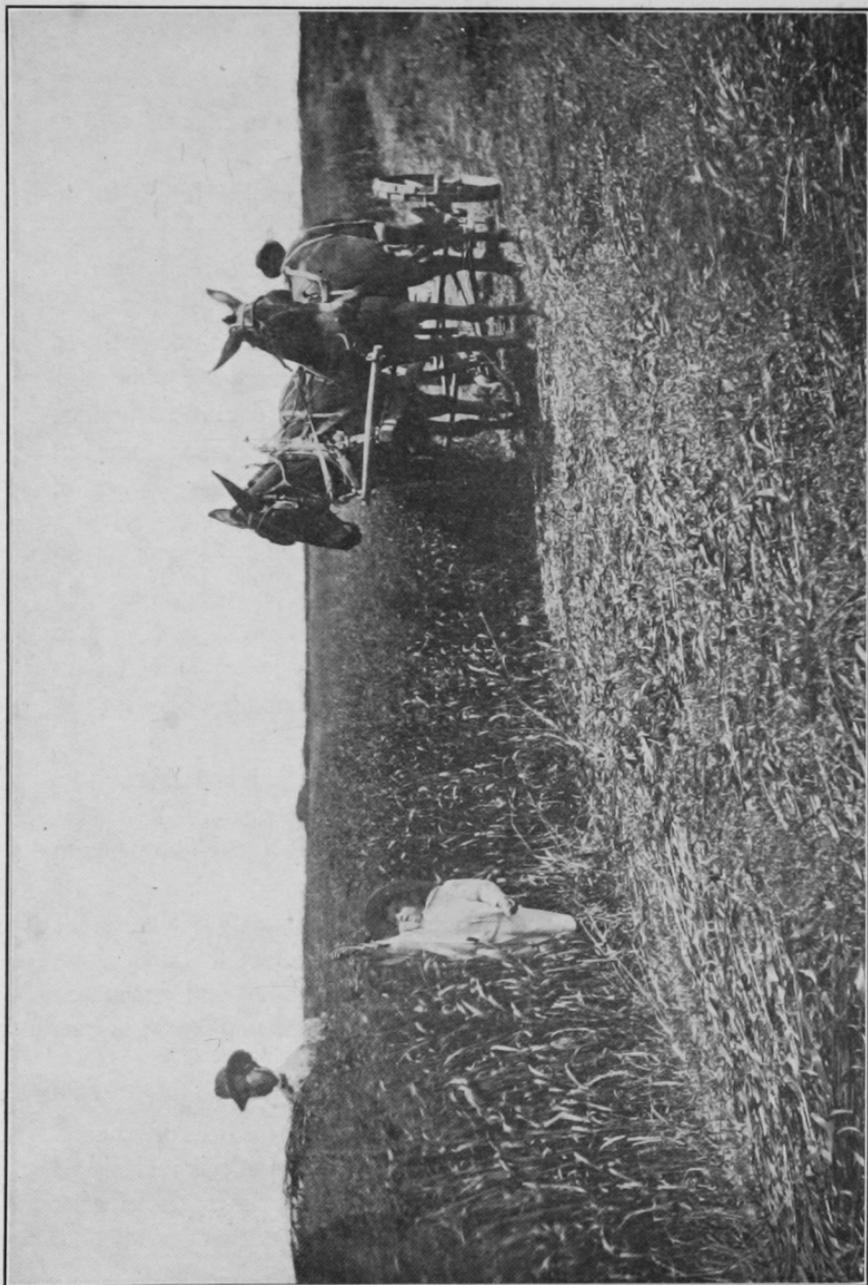
Fruits, Flowers and Melons grow in profusion.

pumping has become general, the valley has been utilized only as grazing grounds for vast herds of cattle.

About three years ago, the first actual settlers began to arrive, but the progress of development has been somewhat retarded owing to the high cost of pumping, engine distillate being expensive. But a wonderful change is now at hand. An engine has been perfected and tested out, which burns crude oil, and the cheap fuel oils, and consumes only one pint per hour per horsepower under full load. Fuel oils can be laid down at Willcox for 5 cents per gallon. With such fuel it will cost from \$1.25 to \$2.50 to put three feet of water upon an acre of ground, according to the lift. The cost of a pumping plant sufficient to water 160 acres will not exceed \$1000, and where a plant is installed for 640 acres, it will not exceed \$4.00 per acre. Compare the cost of such a pumping plant with a water right under a government project, or a private canal, and we find that one year's interest upon the capital required to purchase an expensive water right for 160 acres will buy a pumping plant.

Furthermore, you have no yearly maintainance fees to pay whether you cultivate your land or not. Such maintainance fees under every canal system run from \$1 to \$5 per acre. You have no troublesome neighbors to shut off your water, no dispute with the canal company over shortage of water, no prorating of water during a dry season, no breakage of canals, no noxious weeds spreading over your land from seeds carried down the canal from afar. You are your own master. During the hot and dry season run your engine night and day, get all the water you want; in cool weather, or when it rains, shut down and cut off expense.

The engine is simple; you need no licensed engineer. Any person of average intelligence can handle it. It needs little or no care. It is self-oiling, and self-regulating. If the fuel supply is replenished it will run night and day. The man who irrigates looks after



Oatfield at Willcox.

the engine. If the fuel supply runs short the engine stops, and no harm is done. Numerous pumping plants are in operation in the valley, ranging in capacity from 100 gallons per minute to 2000. No shortage of water has ever been encountered.

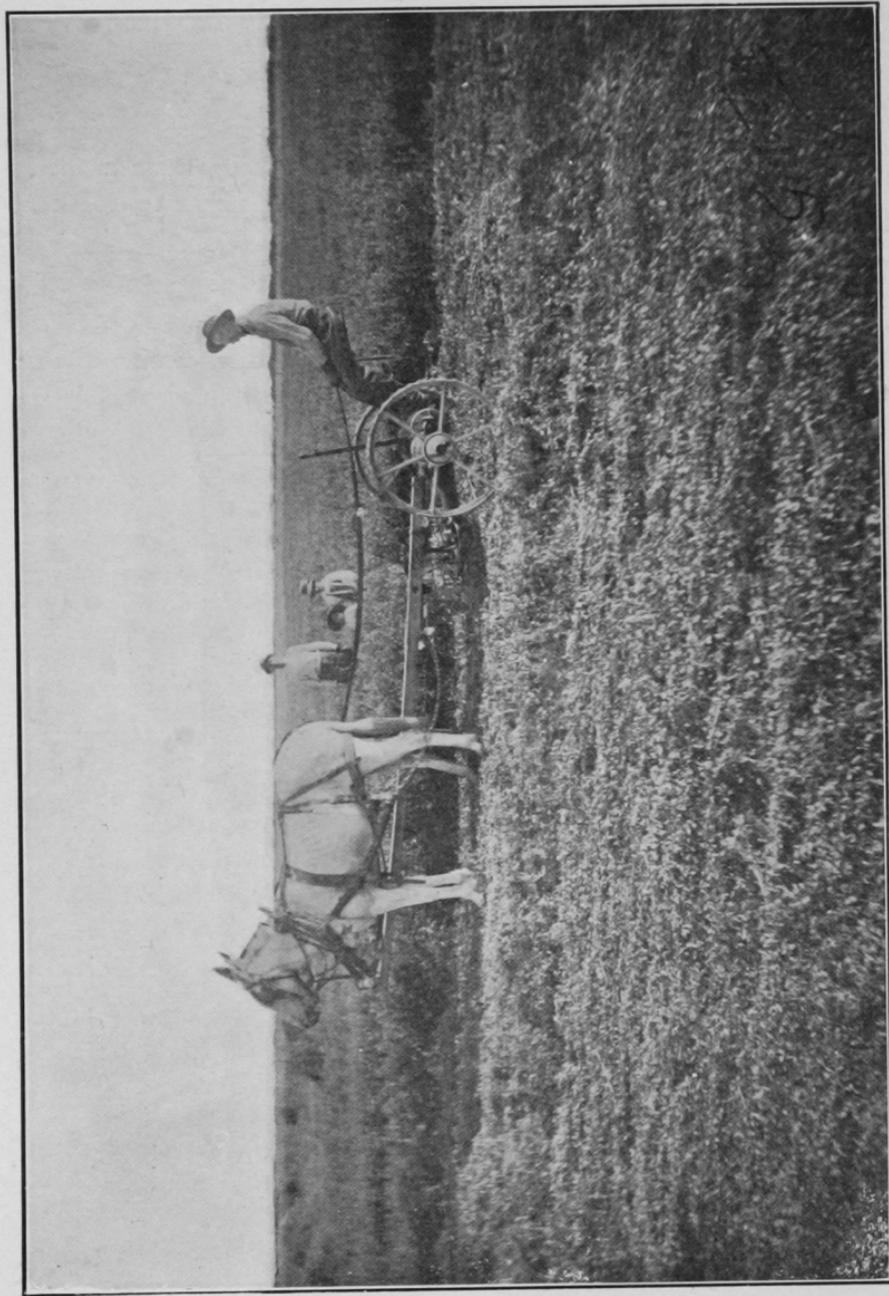
IRRIGATION

Throughout the Northwest a water right usually consists of a cubic foot of water per second of time for 160 acres, flowing continuously during the irrigation season of seven months. This is equivalent to 450 gallons per minute continuous flow, or 50 miners' inches, or 30 acre inches. In this valley irrigation is supplementary only as our rain fall is usually from 12 to 14 inches. The precipitations occur generally in July and August during the hottest season, and very little irrigation is required during these months. A great many crops can be matured with from one to three irrigations. Under these circumstances it is calculated that even alfalfa does not require more than 30 inches of water in addition to the rain fall to produce five crops.

The soil is heavy and does not drift, when plowed and cultivated like in many arid regions. The land is level and the cost to prepare it for cultivation insignificant. With an abundance of water, cheap fuel for pumping, level land, rich soil, producing everything excepting tropical fruits, an unrivalled climate, this valley is fast becoming sought by those who desire a home in ideal surroundings, where the necessities of life can be produced at minimum expense and exertion.

PRODUCTIONS

The true test of a soil is its products. On the lands of this valley vegetables and fruits of most delicate meat and delicious



Cutting fourth crop of Alfalfa eleven months after planting.

flavor are grown abundantly. Corn, wheat, oats, alfalfa, melons; in fact, to enumerate varieties is unnecessary when it is stated that one of the representative citizens purchased one hundred and fifty dollars worth of various seed with which to experiment for the crop most suited to this locality and he declared that each was a success. One of the new farmers took from second year land this past season oats which netted forty dollars per acre. Alfalfa yields readily five cuttings per season. The highest corn average is 75 bushels and melons on sod land have yielded at the rate of \$400 per acre.

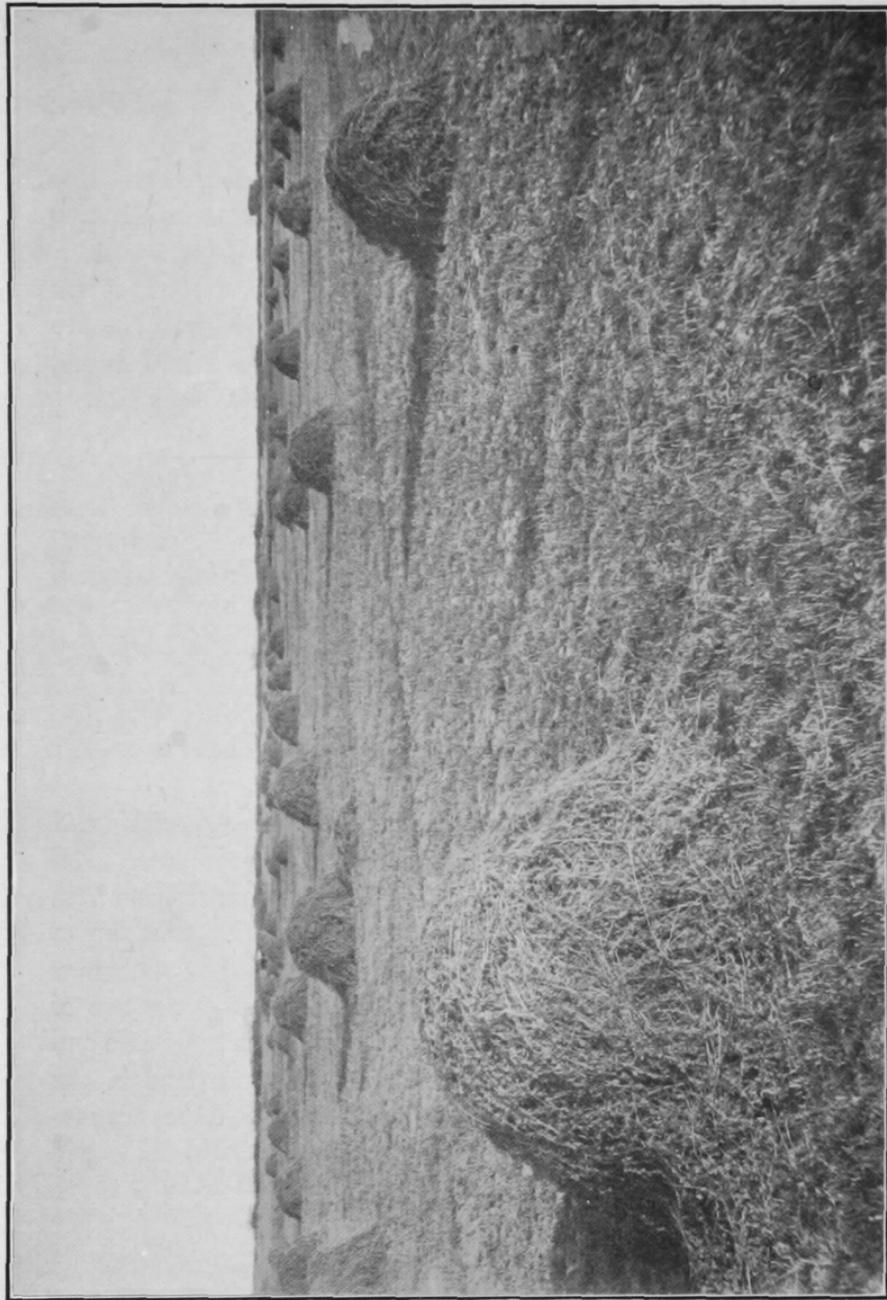
HORTICULTURE

Fruit raising is assured as one of the greatest assets of this section. Apples, pears, peaches and grapes seem particularly adapted, while smaller fruits and berries also do well.

Apples exhibited from near by orchards at the St. Louis Exposition in 1904 were gold medal winners.

VEGETABLES

Of this class of products pages might be given of yields and weights, without conveying an adequate idea of conditions. Remarkable records have been made, several blue ribbons having been won at the Phoenix Fair. Many cabbage weighing from ten to twenty pounds, sweet potatoes six, sugar beets nine, show what may be expected in these lines. Onions and Irish potatoes are two of the most successful crops. Potatoes yield 400 bushels per acre and two crops, sometimes three, are grown on the same land in one season. Onions measuring eighteen inches in circumference are produced and the dryness of the atmosphere favors the handling and keeping of the crop.



Fourth Crop of Alfalfa ten months after planting.

SIDE LINES TO FARMING

Poultry thrives in a vigorous way here but so far the markets about can not be supplied.

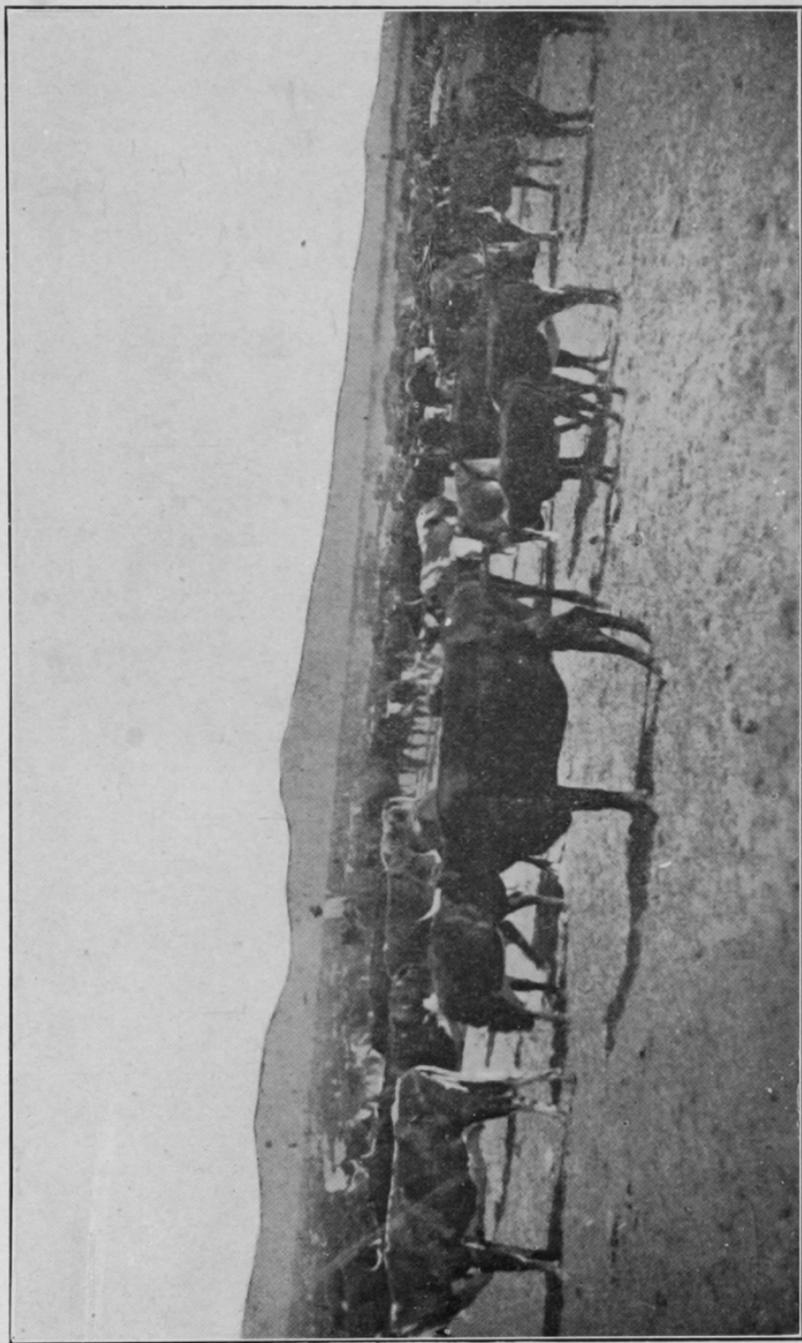
In nine years Missouri received for surplus poultry products, \$259,488,808; in one year, 1908, nearly twice as much as all the silver mined in the United States. Texas sends out in six weeks two hundred and fifty car loads of eggs which brings her back an average of \$2,500.00 per car. In the Sulphur Springs Valley frying chickens range from fifty to seventy-five cents each, and eggs from forty to sixty cents per dozen. With such records chicken ranches in the valley and a packing house at Wilcox would be in order.

Bee keeping has proved very profitable. Quantities of the best honey ever put on a market have been sold by the ranchmen of the valley.

Dairying is coming in for its own. The feed stuffs can be grown, and with the native pasturage, much profit is realized from milk and butter.

MARKETS

The leading point of vantage for the farmer of the Sulphur Springs Valley is the nearby market for his produce. Many regions yield abundantly but the expense of marketing stuff consumes much of the profit. Few sections of Arizona are subject to cultivation and within her borders are many mining towns eager to be supplied with fresh fruits, vegetables, milk, butter, chickens, eggs, grain and forage. Adjacent to Willcox, with good railroad communications are mining towns of from two to eighteen thousand people. When it is remarked that the Sulphur Springs Valley and Willcox are in Cochise County and that this County leads the state in copper production one is reminded of its favored location.



Roundup Scene.

LAND VALUES

Where water and climate are favorable good land must enhance in value. The producing value of one acre of land about Willcox has variously been demonstrated to be \$50 net for alfalfa; \$200 net for Irish potatoes; \$300 for onions, and other farm products in proportion. With this assured one readily sees what an investment here while land can be bought at from ten to forty dollars per acre means. Five or ten of these acres with water will mean a competence to any industrious farmer, while forty acres would mean wealth.

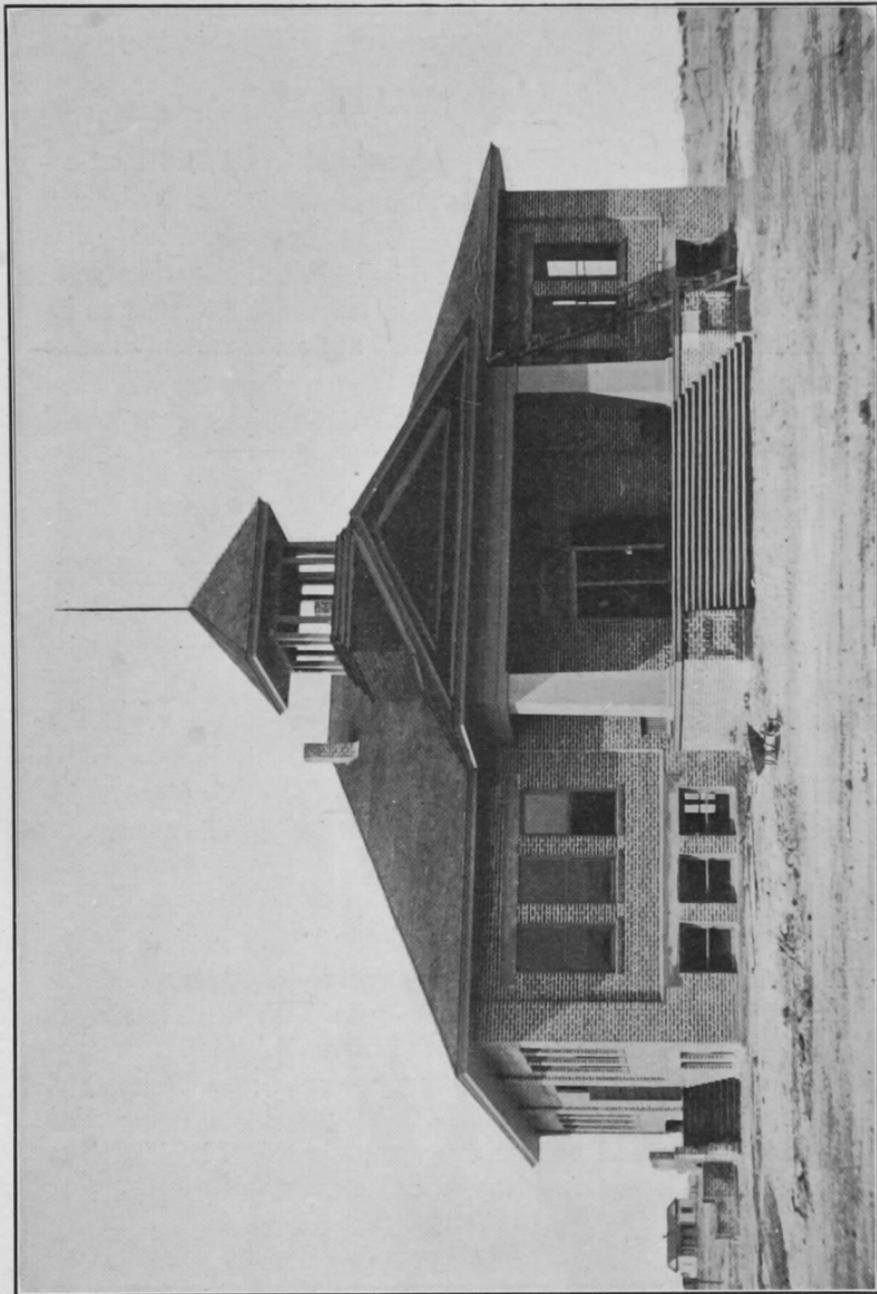
RANCHES

While the farmer is taking the floor of the Sulphur Springs Valley, and making homes, establishing schools and churches upon it, there yet remain upon our limitless acres of foot-hills and mountains magnificent opportunities for sheep, goat and cattle ranches. These industries have long been established here and are a source of wealth and interest to the entire valley. Much land is being scripped for range purposes and no place in the Southwest offers greater inducements in the way of range and water than our hill country.

MINING

Without question this industry is the glory of Arizona. The latest government report proclaims her the leading state of the Union in the production of copper, one of the three leading in gold, with an increase in silver over any previous year.

The Mascot Copper Camp is sixteen miles from Willcox and is the pride of this section. Over \$250,000 dollars were expended there in development work during the last year and it bids fair to be one of the largest producers of the state.



New Willcox High School.

CHURCH PRIVILEGES

Willcox has more to offer prospective home makers than mere business opportunities. Four substantial church buildings afford accommodations for worship and the influence of the church is felt in civic, social and general community life.

SCHOOL ADVANTAGES

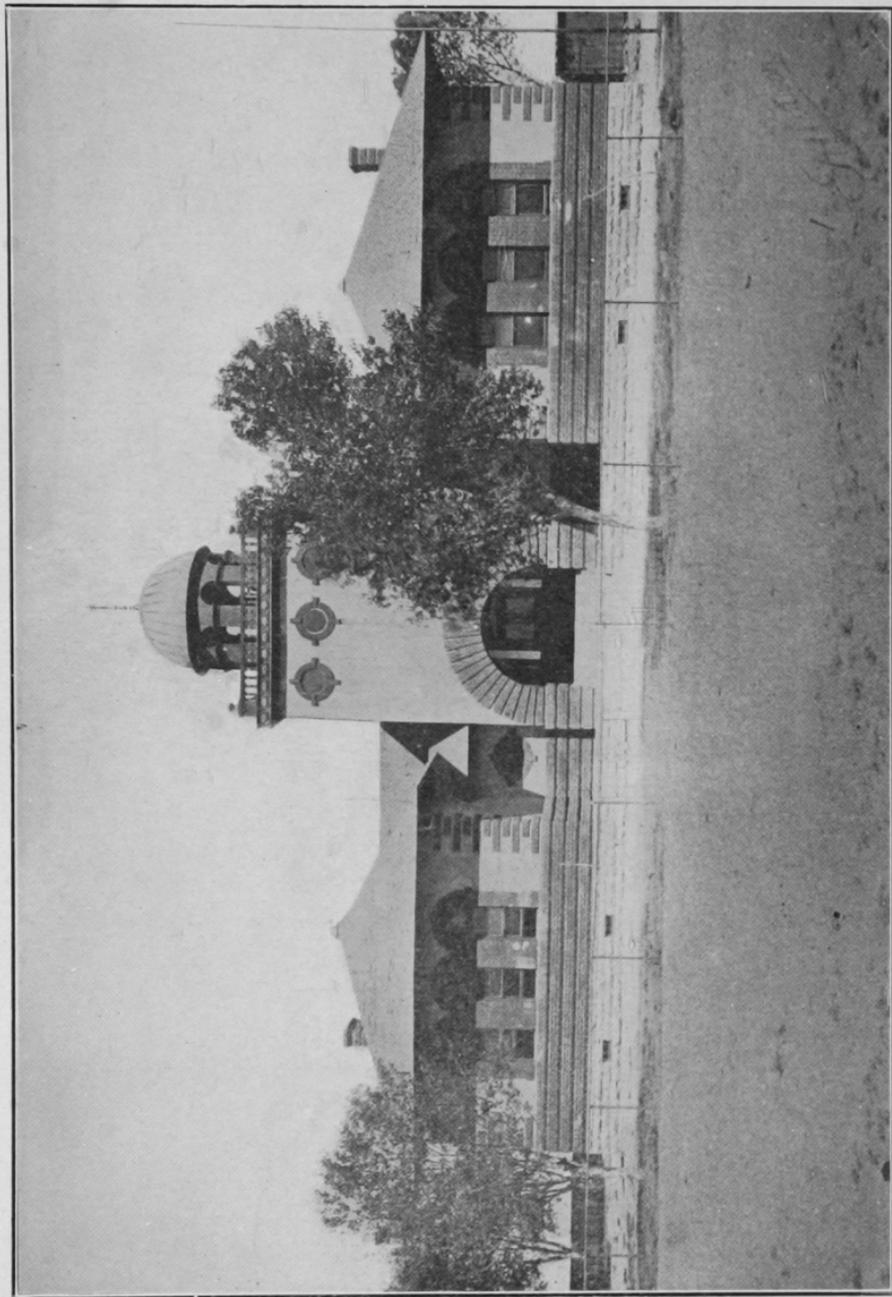
Educational interests have been cared for in a most earnest way. Willcox has put time, thought and money on her schools, and two handsome buildings, the Grammar and High School, are open to the needs of the town. The trustees and faculty are alive to the development of a modern metropolitan system of school-room work. Within the past two years four rural districts have been established. Opportunity for instruction under the best teachers of music, art and elocution is to be had.

AMUSEMENTS

A social atmosphere predominates in Willcox and adjacent communities. Norton's Hall is the rendezvous for lectures, recitals, banquets and other evening affairs. A one-mile race track with grand stand, and a model ball ground provide opportunity for out of door sports. Our roads which are remarkable for their excellence, invite riding, driving and automobiling to the many nearby places of interest. First annual fair held September 14, 15 and 16.

DRIVES AND PLACES OF INTEREST ABOUT WILLCOX

1—Ft. Grant. Abandoned U. S. Government Fort. In charge of a caretaker. Elevation 5000 feet. Distance 26 miles.



Willcox Grammar School.

- 2—Aravaipa Canyon. Gorgeous Scenery. Excellent mountain roads. Beautiful cattle ranches. Delicious fruit. Fifty miles by stage.
- 3—Texas Canyon. Little Switzerland. Productive farms. Interesting mining camps. Twenty-five miles.
- 4—Mascot Mine. Elevation 8000 feet. Vigorous copper camp. Modern equipment. Sixteen miles by stage.
- 5—O. T. Ranch. Five mile drive. Flowing well. Magnificent shade.
- 6—Cochise Stronghold. Natural Fort. Scene of Historic Indian Capture.
- 7—Helen's Dome. Mountain Point. Place of famous Indian Legend.

NEEDS OF WILLCOX

Willcox invites the establishment of a water works system, electric power for lighting and motive purposes, a brick yard, a cannery, a creamery, a hide and tallow manufactory, and later there will be need of a broom factory, sugar beet factory, and cotton gin.

FACTS ABOUT ARIZONA

Increase in population of last ten years	66.2 per cent
Output of Gold for past year	\$3,375,256
Output of Silver for past year, fine ounces	2,835,641
Output of Copper for past year, pounds	297,000,000
Total yield of mines for year	\$42,496,745.19
Returns from forestry, past year	\$51,220.38
Cattle slaughtered and shipped, head	240,059

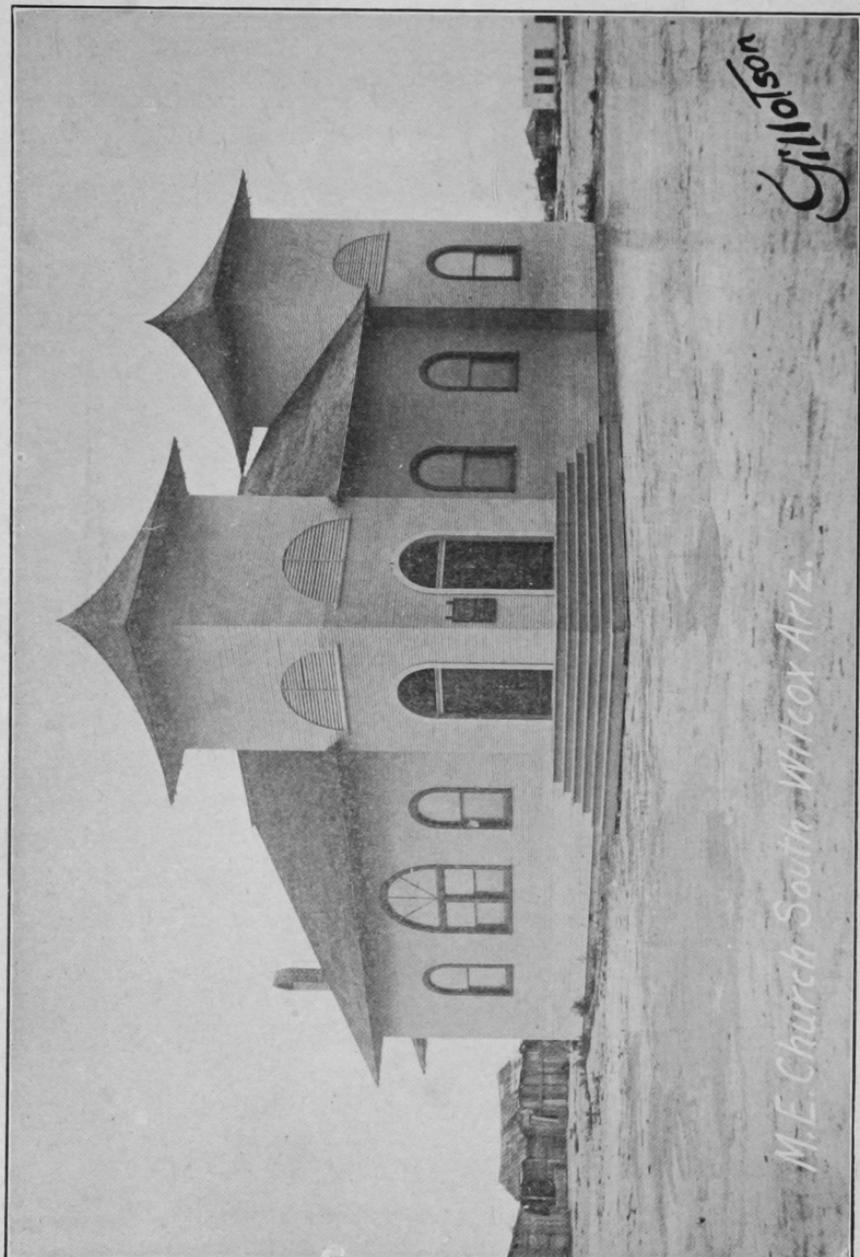
Death rate lower than of entire country.

Statehood Enabling Act passed by Congress, June 10, 1910.

Constitutional Convention Convened Oct. 10, 1910.

First State election held Dec. 12, 1911.

Cochise County increase in population for the year, 273.9 per cent.



M.E. Church South Wilcox Ariz.

Gill Toston