

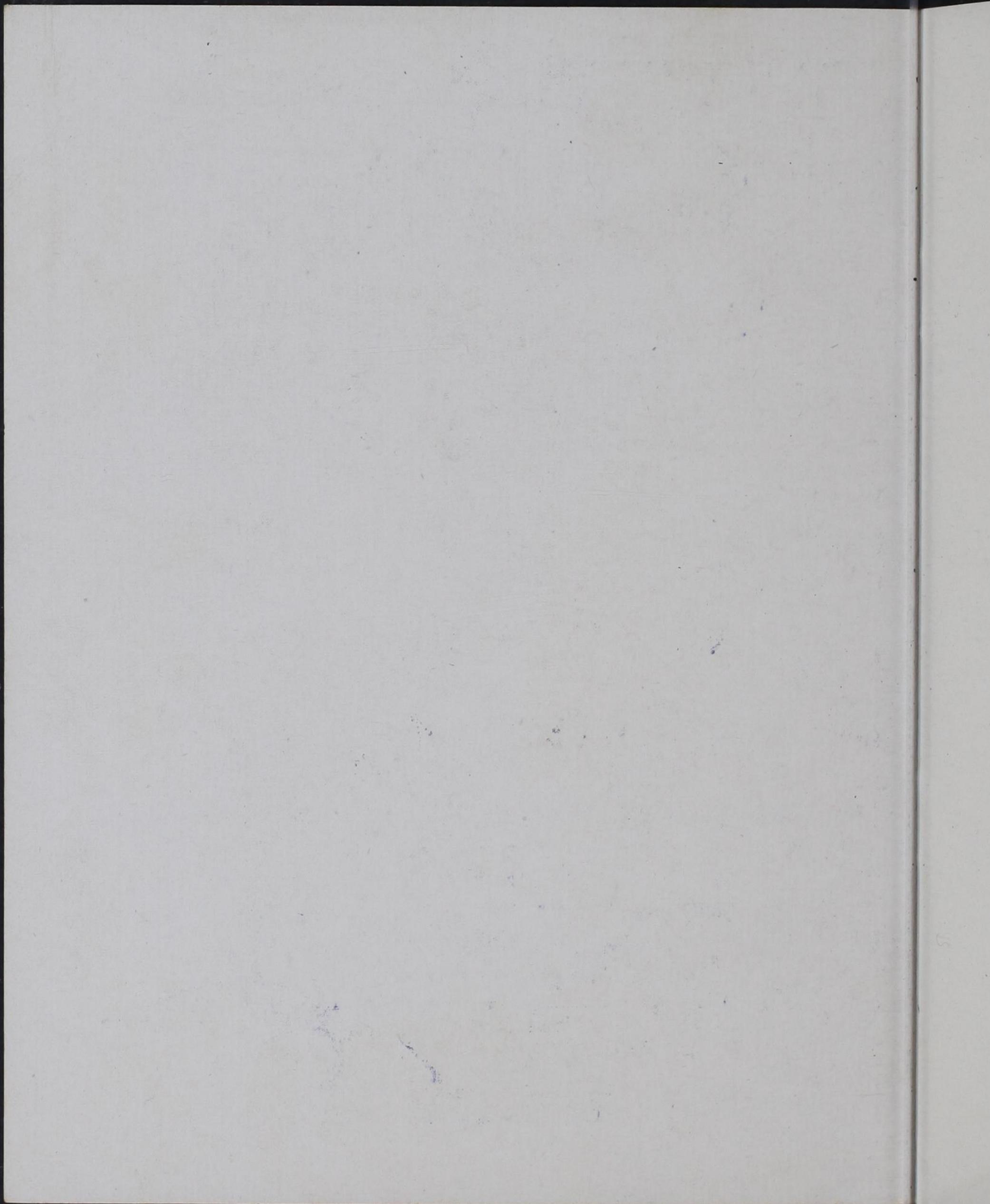
# SUGAR LANDS



## IN TEXAS

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ISSUED BY THE  
PASSENGER DEPARTMENT  
SUNSET ROUTE  
HOUSTON, TEXAS.



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## Introductory

Every year the United States consume 6,000,000,000 pounds of sugar. Of this enormous total we produce only ONE SIXTH, the other FIVE SIXTHS being imported from foreign lands. Therefore the demand for additional sugar producing territory within the borders of our country which will eliminate the necessity for our present enormous importations is not only obvious, but, on account of a constantly increasing per capita consumption of sugar, it would seem to be imperative.

Necessarily condensed for obvious reasons, still we hope to intelligently set forth the merits of a sugar producing section where the staple may be grown as abundantly and as cheaply as anywhere under the sun, and we trust to make this fact self-evident to those who may follow us through the few pages of this brochure.



Showing Field of Sugar Cane. Sunset Route

## Soil Formation

The object of this pamphlet contemplates the sale and development of what is probably one of the richest sugar-producing sections within the cane belt, lying in a solid body, and as an introduction, likewise for the information of such as may not be conversant with Texas sugar soils, the following facts are submitted for consideration:

Lands adjacent to the lower courses of the principal rivers flowing through Texas to the Gulf of Mexico have for ages past been noted for their fertility. They are composed of alluvial soils, heavily charged with decomposed vegetable matter which has been laid down by successive overflows, and the Colorado River "bottoms" are conceded to be the most extensive. Its rich chocolate, silty soil admits of no comparison, and the PERMANENT FERTILITY of its lands form one of the few instances in the State where there exists both solid and liquid constituents which are practically inexhaustible, successive cultivation without the use of commercial fertilizers, showing no diminution in crop production. Whether the soil constituents essential to growing crops are renewed from above, or are replaced from below by the wearing away of the earthy structure upon which the soil is based, has not been determined, nor is the question germane to the subject at issue.



Caney River, Showing Natural Drainage, Sunset Route

## Other Features

In color the soil consists of a very rich chocolate loam, light and easily tilled, ranging in depth from ten to twenty-five feet, and is a gift to posterity from the Colorado River which formerly flowed through these sugar lands, but which eventually cut for itself another channel on its way to the Gulf, its former bed being now known as the Caney River, which in its meanderings furnishes most perfect drainage for the entire tract.

To those not acquainted with the inherent fertility of the Texas sugar lands involved, so many points of superiority could be advanced as to give rise to no small degree of incredulity, and reasonably so, unless the question had been of sufficient interest to cause an investigation at a period when a correct estimate could be made of the value of the growing crops.

## Past History

Sugar cane has been produced upon these lands for years past, but only a small acreage has been devoted to its culture, primarily for the reason that the factories were for some years comparatively distant from the originating point of the staple, and the item of freight was considerable; nor were the factories so numerous as to cause competitive bids to be offered where the grower sold his cane by the ton. To be



Texas Plantation Home, Sunset Route

enabled to draw useful conclusions from the above brief remarks regarding the Texas sugar-cane soil, it will be desirable to consider what follows regarding its adaptability for successful cultivation.

The conditions under which the matured staple had to be marketed, as shown above, were not flattering to the industry, and as a result succeeding years witnessed a scant increase in acreage. However, under a system of cultivation which a practical cane grower would not have tolerated, and without the use of a single pound of commercial fertilizer, a yield of from twenty-six to thirty tons per acre was secured, and an analyses made from samples of the crop of 1906 by Prof. W. H. Wylie, Chemist of the Department of Agriculture, showed 16.32% sucrose, and a co-efficient purity of 86.93. Cancelling the fraction of sucrose and estimating the weight of juice in a ton of cane at 1460 pounds, we have a yield of 233.60 pounds of sugar per ton; or, taking 26 tons as an average, 6073 pounds of pure sugar per acre, worth at 4 cents per pound \$242.92.

## Drainage

It is desired here to call your attention to the fact that no artificial system of canals, ditches and pumping plants, which are all expensively established and maintained, could improve the natural drainage of this property as furnished by the Caney River,



Tenant Houses on Sugar Farm, Sunset Route

and it should likewise be borne in mind that in other sugar-growing States fully ONE THIRD of the cost of sugar-cane culture is chargeable to fertilization and drainage, both of which items of expense are entirely eliminated in this particular proposition.

### Additional Possibilities

Therefore, it would appear that no consideration being taken of other advantageous features, the Texas sugar-cane grower occupies an enviable position when compared with growers of the same commodity elsewhere. This section was visited during the Summer of 1906 by a party of practical cane growers, who estimated that an increased tonnage of from 15 to 20 per cent could be secured by the use of improved cultivators and the adoption of such cultural methods as are recommended by the more progressive cane growers of other States.

Note that there is here presented a feature of great possibility, but one which forms no part of the estimated yield of these sugar lands, and it may therefore be reasonably assumed that only such figures and estimates are set forth as may be established by a personal investigation.



Cotton, 400 Pounds Per Acre, Sunset Route

## Other Staples

In addition to the chocolate soil is found a very rich black sandy loam, a portion of which has been devoted to the culture of cotton and corn, the soil responding readily to both products, cotton yielding 400 pounds per acre and the corn crop of 1906 making the handsome average of 60 bushels. All persons are more or less familiar with the prevailing value of cotton, but the fact that the Texas corn crop seldom sells for less than 50 cents per bushel may not be of such general knowledge; also that the Texas grain is eagerly sought by brokers, and is used for the purpose of raising the grade of western corn intended for export. The black sandy soil is likewise choice cane land.

## Shipping Facilities

The shipping facilities are ample, there being numerous railroad stations within easy hauling distance; one in particular, the station of Parkdale being, it may be said, centrally located. Another railroad in close proximity will no doubt suggest advantages regarding which no elaboration need be made. In this connection it may not be improper to state that the transportation line traversing this property is prepared to do anything consistent which has for its object the development of sugar properties contiguous to its lines, and no better evidence of this fact can



An Oak Mott in the Sugar Section, Sunset Route

be cited than the recent removal of a sugar-refinery from an adjoining State to Wharton, a station located on its line, and only a few miles distant from the property herein mentioned, the projector of this enterprise being a prominent sugar-cane grower and manufacturer.

At the present writing the refinery has been completed, and sugar is now being manufactured. This fact speaks volumes not only in favor of the Texas sugar-cane industry, but it likewise indicates the attitude of Texas transportation lines towards the promoters of industrial enterprises. They have long since realized that the interests of the manufacturer and their own were inseparably linked together, for they both derive their prosperity from production, and if production is for any reason limited or curtailed, the manufacturer as well as the transportation lines bear jointly whatever burden the limitation may impose, and railroad earnings will show it more certainly than anything else. That the trackage and other necessary facilities were promptly arranged for to the entire satisfaction of the promoter points eloquently to a situation which is fast enabling the State of Texas to fulfill her splendid destiny.

We will be glad to quote freight rates on all commodities required for the manufacture of sugar, and also rates on the manufactured article from and to any markets selected.

## Local Consumption

With a population of three and one half million persons, the annual consumption of sugar in Texas is not less than 250,000,000 pounds, and a nearby home market is assured for every pound it is possible to grow within her borders. Within a radius of less than 200 miles of Parkdale, the railroad station centrally located on this property, there are not less than ten cities ranging in population from fifty to ninety thousand persons, and they are all competitive points with unequaled transportation facilities.

## An Interesting Feature

It may be of interest to mention that should the manufacturer desire to provide his own shipping packages, such as barrels, etc., the raw material would be found at hand, both elm and cottonwood forming a large percentage of the timber growth on the banks of the Colorado River. The sugar lands proper are reinforced in value by a sufficiency of timber for all practical purposes, consisting of a variety of oak, ash, pecan and red cedar, for all of which there is a growing demand and ready market.

## Question of Fuel

The question of fuel is elucidated by short line communication with the coal fields of the Territory, and a freight rate based upon this particular feature. The lignite mines of Texas could be pressed into service should the manufacturer elect to use that commodity, while the woodland already mentioned as a part of the property could be made to form no inconsiderable item where the question of fuel was involved.

## Present Values

The prices at which these lands are held and the terms of sale will be quoted on application. The reader may, however, assume that these lands can be purchased at prices per acre not exceeding ONE THIRD of the present valuation of sugar lands elsewhere. The titles are perfect, many tracts having been held in undisputed possession for the past forty years.

## Rainfall

The annual precipitation averages 42 inches, and is well distributed during the growing season, even a partial curtailment of the cane crop for lack of sufficient moisture being of rare occurrence.

## Temperature

Throughout this section the government records show an average mean temperature for the past eight years for the months of October, November and December of 67.9, 59.2 and 52.6 respectively, with an average variation between maximum and minimum, but not sufficient to seriously interfere with standing sugar-cane except on two occasions.

## Advantages

Briefly stated, the superiority of this particular section from a cane grower's standpoint are as follows :

Cheap and fertile lands, no necessity for fertilization and drainage, greater percentage of sucrose, twenty-five per cent more tonnage, nearby markets, excellent transportation facilities, and an investment and citizenship in a State whose statutes do not record a single enactment inimical to the investment of capital.

Cheap Lands  
Alluvial Soil  
No Fertilization  
No Artificial Drainage  
Equable Climate  
Larger Percentage Sucrose  
Sufficient Rainfall  
Greater Tonnage  
Nearby Markets  
Home Consumption  
Good Transportation Facilities

ARE SOME OF THE WELL FOUNDED  
CLAIMS FOR

# Texas Sugar Lands



Additional Particulars on Application

C. K. DUNLAP

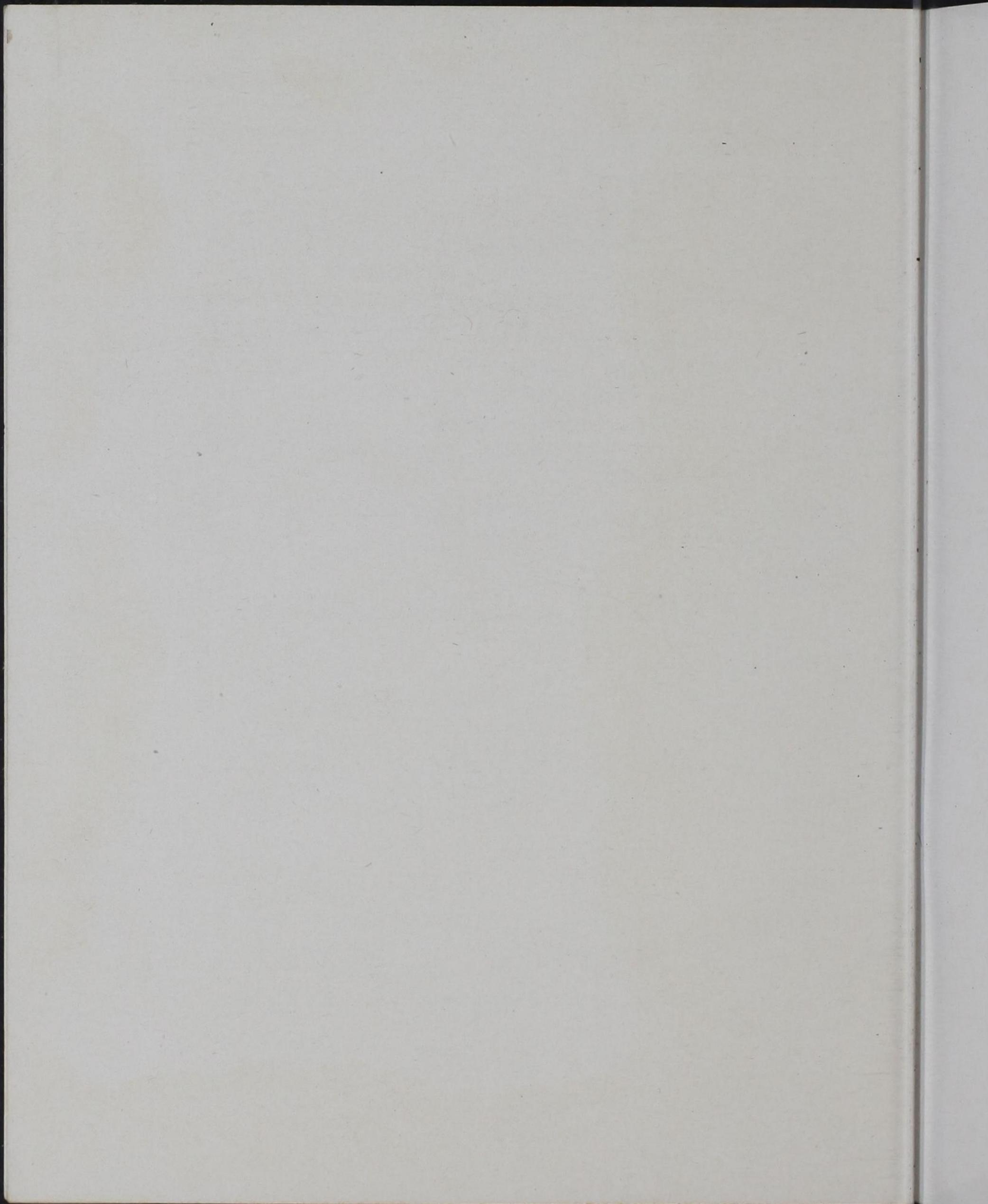
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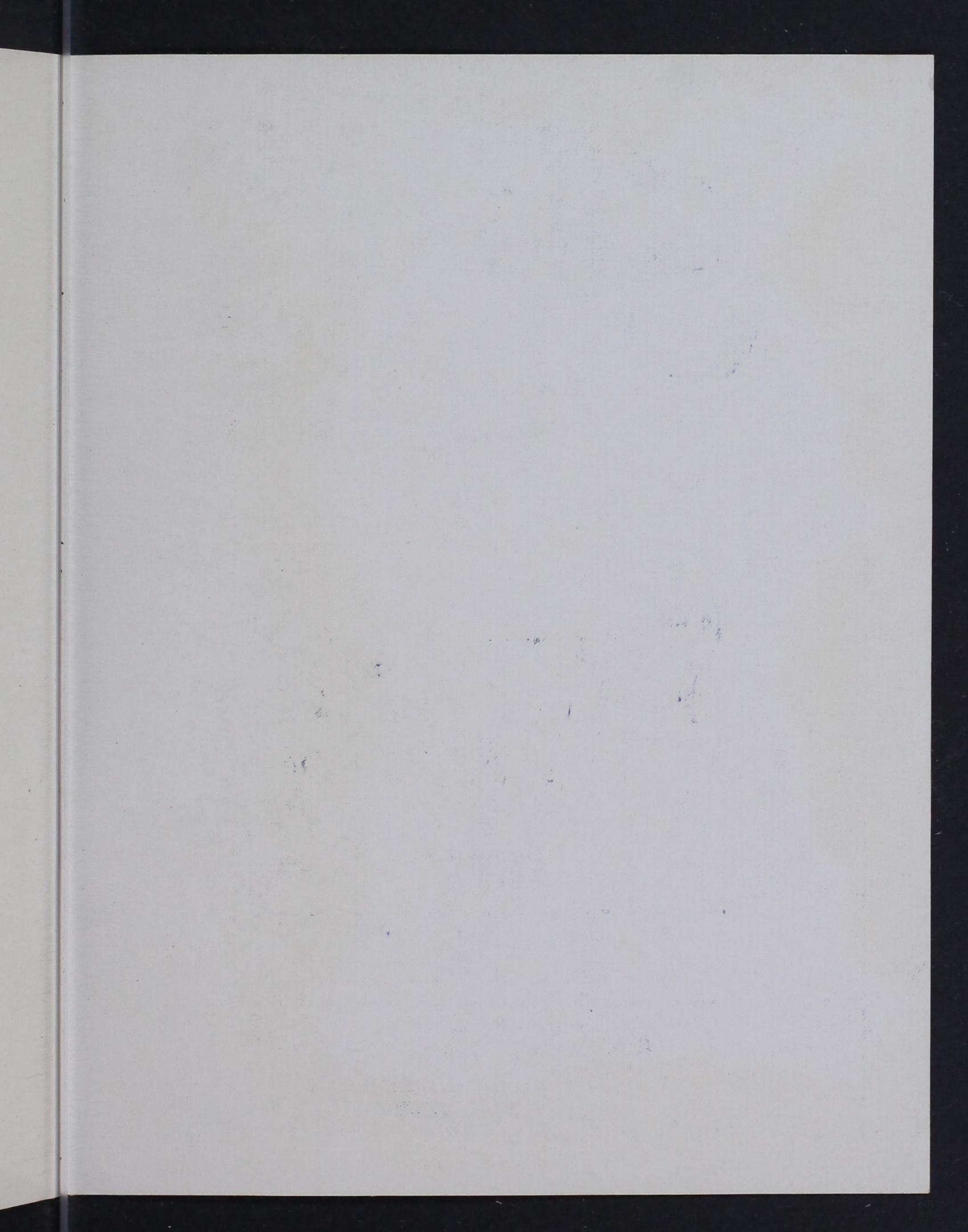
T. J. ANDERSON

Gen. Pass. Agent

Galveston, Harrisburg & San Antonio Railway

Houston, Texas





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IN  
TEXAS

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