

"Know ye the land of the orange and vine,
Where the flowers ever blossom, and the beams ever shine?"

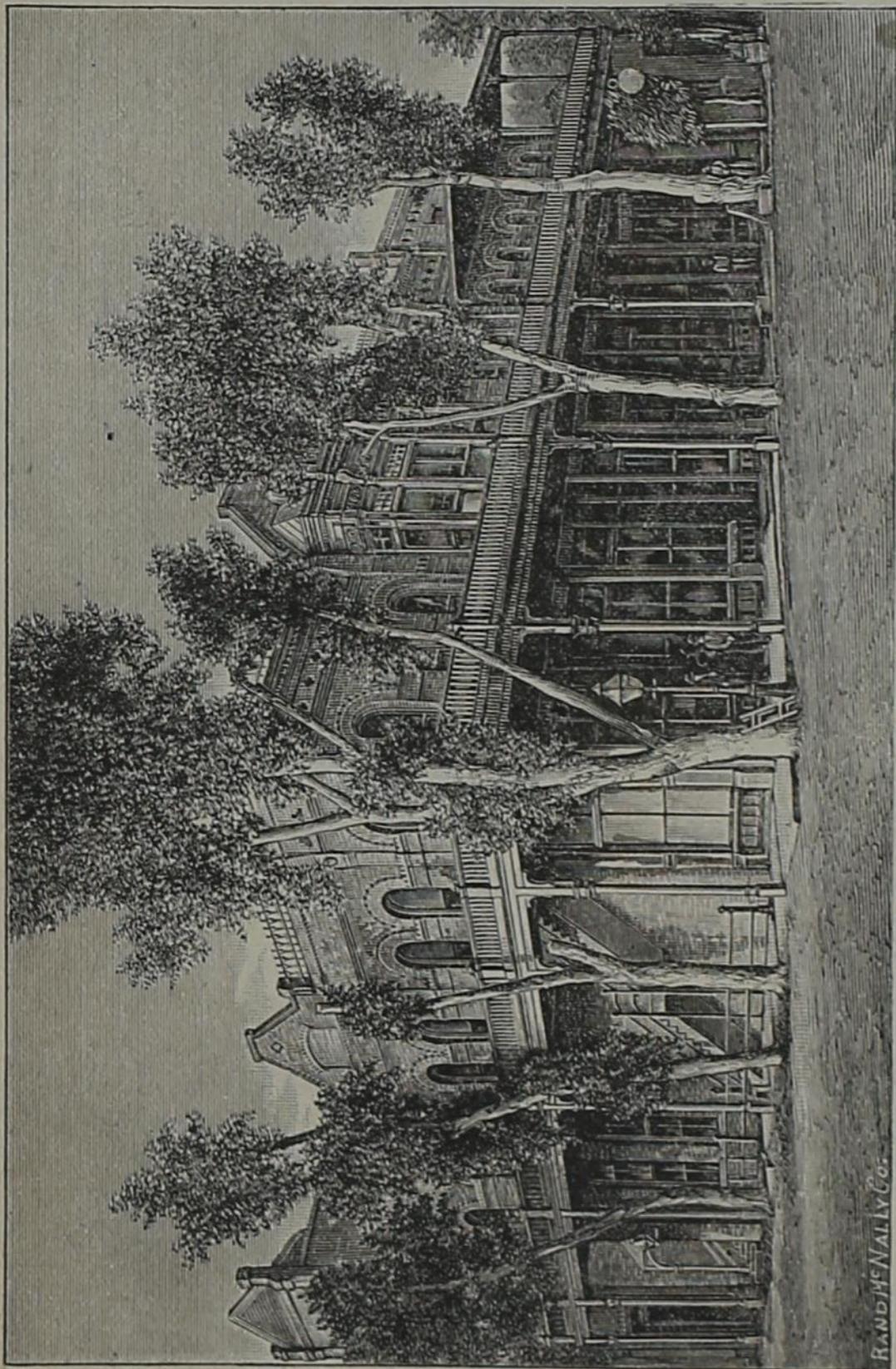
WHAT THE
SALT RIVER VALLEY

OFFERS TO THE
IMMIGRANT,
CAPITALIST,
AND INVALID.

A LAND FOR HOMES, FOR HEALTH, FOR
INVESTMENTS.

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SALT RIVER VALLEY, ARIZONA.

The Pacific Coast is now the Mecca of the immigrant, the tourist and the invalid. Thousands and tens of thousands journey across the continent each year in search of homes, health and pleasure. The beauties of its climate have been heralded to the ends of the earth, and the charms of its orchards and orange groves have been so often repeated that it has lost even the freshness of a thrice-told tale. But Arizona has not had the advantages of such liberal advertising. Handicapped by Indian outbreaks, and slandered and misrepresented as to its climate and resources, its reputation has not been an enviable one. There is no portion of the American Union so little known; and there is a prevalent opinion that silver mines and Apaché Indians represent its resources and productions. That it contains any considerable body of farming land, or that agriculture would be one of the chief industries of its people, was never dreamed of. But it has been demonstrated that the valleys of the Salt, Gila and Colorado rivers are among the richest on the globe, and will produce everything grown in the temperate and semi-tropic zones.

A perusal of the facts here set forth will convince the reader of the truth of this assertion, and show him that here in the Salt River Valley is a soil equally as rich and a climate far more perfect than can be found in any other spot west of the Rockies. The immigrant will find here cheap lands and abundance of water; the invalid will discover a climate perfect in all those qualities which bring health and strength to the unfortunate sufferer; and the capitalist will search in vain throughout the West for the advantages of safe and profitable investments which this region presents. Its attractions and resources only require to be known to be appreciated. A description of these the writer has endeavored to set forth in this pamphlet, and the reader will be well

repaid in following him and gaining some definite information about one of the garden spots of the American continent.

Maricopa is one of the ten counties into which Arizona is divided, and occupies a position very near the centre of the Territory. The area of the county is 9,354 square miles, which is greater than that of Delaware, Rhode Island and Connecticut combined, or equal to Massachusetts and Delaware. Besides its agricultural resources it is rich in minerals, and contains some fine grazing lands. Salt River Valley is an extensive tract of rich land, its situation being near the centre of the county. Surrounded on all sides by rocky and serrated mountain ridges, this beautiful vale may be compared to an emerald gem in a rough setting. The valley is over fifty miles in length, and will average nearly fifteen miles in width, giving an area of 750 square miles, or 480,000 acres. Its surface is almost as level as that of a table, and is covered by greasewood and other coarse shrubbery. Through its centre flows Salt River, one of the largest streams in the Territory, always carrying a strong volume of water. In a direct line the valley is twenty-five miles north of Maricopa Station, on the Southern Pacific Railroad; it is 488 miles from Los Angeles, 893 from San Francisco, and 1,467 from Kansas City. It is latitude $33^{\circ} 25'$, and longitude $112^{\circ} 10'$. The present population of the county is about 10,000, four-fifths of whom are residents of the valley.

PRODUCTIONS, ETC.

Surrounded by rugged mountains and dry, sun-scorched plains, the Salt River Valley has been well termed a beautiful oasis in the deserts of the Southwest. But it is an extensive one, and between Kansas and California there is not found so large and fertile a body of agricultural land, and even the latter commonwealth contains but two that exceed it in area—the Sacramento and the San Joaquin.

The productions of the Salt River Valley embrace every variety of cereal, grass, fruit, flower, tree, shrub and vegetable which grows from the parallels to the equator. Of cereals and grasses there is raised :

Wheat,	Rye,	Clover,	Barley,
Buckwheat,	Millet,	Oats,	Alfalfa,
Timothy,	Corn,	Bermuda,	Blue Grass.

The following textile plants: Cotton, hemp, flax, jute, ramie. Tobacco and sugar cane have been grown here, the former having a strong and pungent odor, while the latter product is equal to the best Louisiana.

Salt River Valley is the home of fruit of every variety. Here is a partial list of those produced :

Oranges,	Figs,	Grapes,	Walnuts,
Lemons,	Bananas,	Pears,	Almonds,
Limes,	Quinces,	Plums,	Peanuts,
Pomegranates,	Peaches,	Nectarines,	Pecan nuts,
Olives,	Apricots,	Apples,	Strawberries,
	And all the small fruits.		

Judging from the variety of its resources, the capabilities of such a region for supporting a large population should be almost unlimited, and when once its advantages are known and fully understood, they will not long remain neglected. Florida has been called a land of flowers, but this valley may be considered the favored spot of every plant and shrub which adds beauty and attractiveness to the home. Every variety of flower grows here with almost tropic luxuriance, and the gardens and orchards of Phoenix are heavy with their delicious fragrance nearly every month in the year.

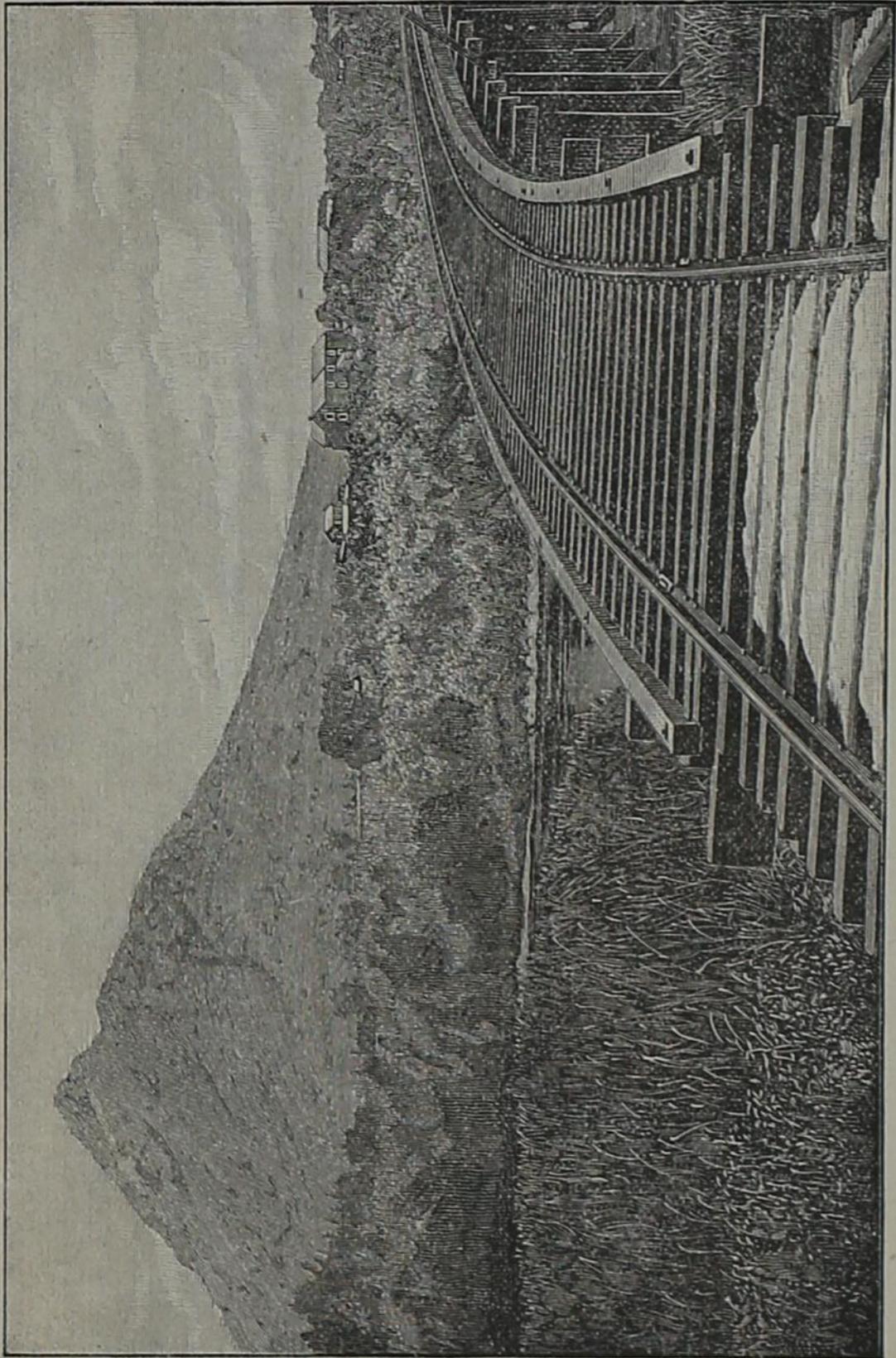
The cottonwood and mesquite are the native trees, but the ash, elm, pepper tree, catalpa, willow, umbrella, Lombardy poplar, mulberry, palm, magnolia, locust and tamarack have been introduced, and grow as strong and thriftily as if indigenous to the soil.

PRESENT PROGRESS.

Not more than 50,000 acres of the valley is at present under cultivation. This is divided as follows:

Barley,	- - - - -	16,500 acres.
Wheat,	- - - - -	12,000 "
Alfalfa,	- - - - -	15,000 "
Orchards,	- - - - -	2,200 "
Vineyards,	- - - - -	3,400 "
Miscellaneous crops,	- - - - -	1,000 "

The yield of barley and wheat will range from 30,000,000 to 40,000,000 pounds, while the quantity of alfalfa made into hay will reach 50,000 tons.



Tempe, from Crossing of Grand Canal.

Estimating the number of grape vines to the acre at 600, this would give a total of 2,000,000. As near as can be ascertained the number of fruit trees of all varieties will not fall far short of 400,000.

Of live stock there is in the valley 5,000 head of horned cattle, 3,000 horses and mules, and more than 5,000 hogs. Large quantities of bacon and lard are put up annually, but no exact figures are at hand. The production of honey is steadily on the increase, and in quality equal to the best California. There are several large dairies, which turn out an excellent article of butter. The raising of small fruits and vegetables is found to be a profitable business.

RAIL CONNECTIONS.

On the 6th of July of the present year, a branch road from the Southern Pacific at Maricopa Station was completed to Phoenix, the chief town of the valley. It is thirty-five miles in length, and passes through the town of Tempe, where a station was established. The opening of this road connects the valley with the outer world and opens markets, east and west, for its products. Heretofore Phoenix has had to depend upon the freight wagon and stage-coach, and this is mainly the reason why its progress has not been more rapid and why it does not to-day contain a much larger population. Until within the last two or three years it has been almost unknown abroad, and travelers over the Southern Pacific received with a smile of incredulity the stories of its many attractions. They could not be made to believe that less than thirty miles north of the dreary desert at Maricopa Station there was a magnificent valley of fruits and flowers, of sparkling streams and refreshing shade trees, offering every inducement to the home and health seeker.

Few cared to undergo the discomforts of the stage-ride under a blazing sun, and as a consequence the valley has been practically isolated. But the efforts of the past two years to advertise its resources and call the attention of the worker and the capitalist to its unrivaled advantages have not been barren of results; and now that the visitor can ride hither in a palace car, its vast stretches of uncultivated lands will not long remain in that condition. The invalid will seek its healing atmosphere, and the

man of means will not overlook the opportunities which it offers. Its present population is about 8,000 souls, but it is almost certain that within five years it will be five times that number.

Subdivided into small holdings, as is now the custom in the fruit-growing regions of Southern California, and devoted exclusively to horticulture, this valley can sustain a dense population. With its magnificent water supply there is hardly a doubt that every available acre will yet be reclaimed and made productive. It is understood that the branch road which has just tapped this valley will be continued to Prescott, and will there connect with the branch from the Atlantic & Pacific road. This will give the people here a chance to visit the pine-clad mountains of Northern Arizona during the summer months, and will also open markets for its early fruits and other products.

IRRIGATION.

Everything grown in the Salt River country is by the aid of irrigation. The annual rainfall will not average over ten inches, which is found insufficient for the production of crops. The Arizona farmer and fruit-grower is, therefore, compelled to have recourse to the artificial watering of his fields and orchards. For the benefit of those who are ignorant of this style of farming, the present article is indited. And, although more than 1,000,000 of square miles, or 640,000,000 acres—nearly one-third of the whole Union—must depend upon it for the raising of crops, the knowledge of our people regarding this method of tillage is of the most vague and indefinite character. Nearly one-half of Kansas and Nebraska, one-third of Texas and Oregon, three-fifths of California, the whole of Colorado and Nevada, nearly half of Dakota, a third of Washington Ty., together with all of Wyoming, New Mexico, Utah, Montana, Idaho and Arizona, must rely mainly on irrigation for permanent progress and prosperity.

Irrigation is the artificial application of water to the soil. The Assyrians, Babylonians, Persians, and other Asiatic peoples, practiced it long before the beginning of authentic history. The countries bordering the Mediterranean have followed irrigation from time immemorial. The far-famed Delta of the Nile owes

its productiveness to this mode of cultivation. The rich vineyards and orchards of Italy, France and Spain have always been treated this way, and to-day there are no richer or more fertile soils on the globe. Nearly two-thirds of the human race follow this system of tillage, and countries wherein it is practiced support the densest populations, give the largest measure of production, while their lands are the most valuable and command the highest prices.

To those who are unacquainted with the process it may appear that it requires the expenditure of much extra labor in the orchard, vineyard and farm. This is a mistake; very little more labor is required than is necessary for the raising of crops by rainfall. And this is much more than repaid by the increased yield which irrigated lands always give. Besides, the tiller of the soil by this method has advantages that he who depends upon the natural rainfall does not possess. Whenever his fields require water he has but to raise the head-gate of the ditch and conduct the desired quantity to the spot which needs it. For him, a dry season loses most of its terrors; he is, in a measure, independent of the clouds. Irrigation is also a reliable fertilizer; silty matter, which the water brings from its mountain home and holds in solution, annually enriches the soil. There seems to be no product of which the yield may not be increased by irrigation, while the quality is, if anything, better than that produced by regular rainfall.

In the Salt River Valley eight main canals have been constructed to bring the water from the river upon the cultivated area. The united length of these waterways is about 160 miles, and their total cost nearly \$1,000,000. Their carrying capacity is 70,000 miners' inches, and here it may be stated that a miner's inch is that quantity of water which flows through an orifice one inch square under a pressure of from four to six inches. From forty to fifty of these inches make a cubic foot. The "Arizona" is the largest of these canals. It is 41 miles in length, traversing the valley from east to west; it is 36 feet wide on the bottom, and 58 feet on top, with an average depth of $7\frac{1}{2}$ feet. The carrying capacity of this grand water-way is 40,000 miners' inches. Twenty-two miles from its head a valuable water-power is formed by dropping the entire body of water over a limestone ledge for

a distance of 15 feet. The waters of this canal will reclaim and make productive nearly 90,000 acres of fine land. The total area inclosed by the present canal system of the valley is fully 200,000 acres, only one-fourth of which is at present cultivated.

With the exception of the Arizona canal all these ditches have been constructed by the co-operative efforts of the owners of the land which their waters have reclaimed. Stock was issued to each man according to the amount of money or labor expended in the construction. This was the origin of the system of water rights which prevails throughout the Territory. In the old canals these rights represent a quantity of water equal to 80 miners' inches, sufficient to irrigate from 160 to 320 acres, according to the nature of the soil. The quantity of water required for the raising of a crop in the valley varies from $\frac{1}{2}$ to $\frac{3}{8}$ of an inch per acre during the season. As in all other irrigated regions, it is found that land so cultivated requires less water year by year. Several farmers near Phoenix do not use more than one-quarter of an inch per acre for the production of crops, and many get along with much less.

Under the system adopted by the Arizona canal the land and water are wedded, but the old canals hold the water separate from the land, and rights or shares are sold or negotiated for like other commercial paper. The Territorial law recognizes priority of appropriation of the waters of streams and springs for irrigation and other purposes. The first appropriation has the prior right to the water required for the irrigation of the area he cultivates, and those who follow after take their share according to the order in which they have recorded their claims.

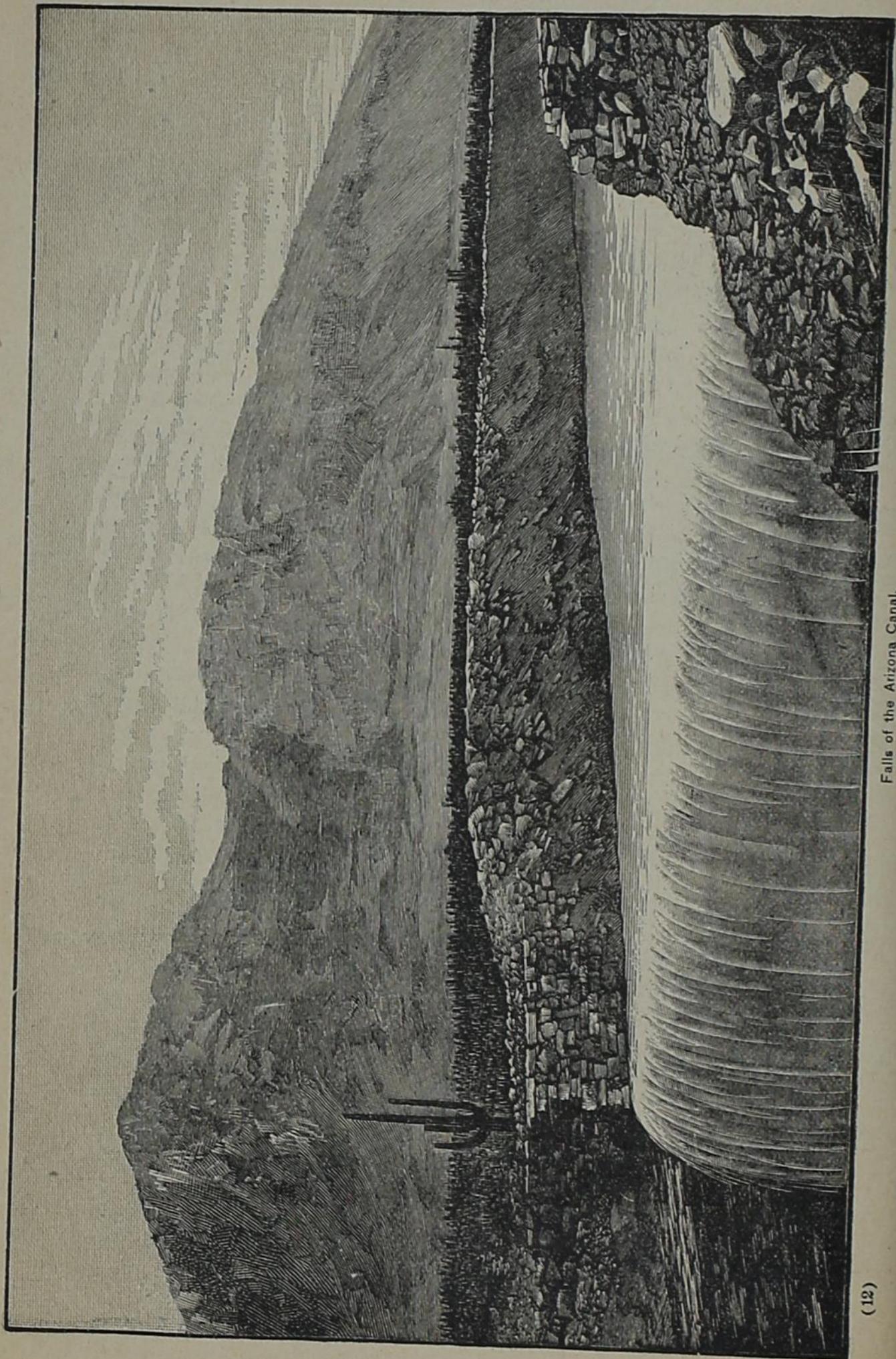
The earliest, simplest and cheapest method of irrigation is by flooding. By this plan the water is made to cover the whole area under tillage to the required depth. This is a most wasteful manner of applying water to the soil, but it can not be avoided in the cultivation of cereals. Irrigation by means of furrows has been found the most successful for vines and fruit trees, and this plan is being followed in the gardens and vineyards of the valley. When once understood the process of irrigation is a very simple one, and the farmer and fruit-grower who becomes accustomed to this system of cultivation is ready to acknowledge its superiority over the common method.

THE CITY OF PHOENIX.

Queen of the fertile realm which surrounds her on every side, Phœnix sits on her emerald throne, adorned with a wealth of fruits and flowers, of shady groves and sparkling streams. There are few towns in the West with superior attractions or greater natural advantages. Embowered in a forest of fruit and shade trees, with beautiful gardens and orchards, Phœnix has been well named the "Garden City." Through its wide, smooth thoroughfares streams of water flow, and the rows of handsome trees which line either side give the place a most charming appearance. At a distance the buildings are entirely concealed by their leafy surroundings, and one scarcely realizes he is in the town until he notes the active traffic and the crowds of people on the main street. This avenue shows on either side, for several blocks, large and handsome structures of brick and wood. It is a mile in length—not including two additions of half a mile each—and is as level as a table its entire extent. Many of its mercantile establishments carry stocks of goods not exceeded outside of San Francisco, and several of the brick edifices lately erected would be an ornament to metropolitan centres.

The present population of Phœnix is about 5,000, which is being daily augmented by additions from the East and West. The town's situation is on the north side of Salt River, a mile from that stream, and almost in the center of the valley. Its streets face the cardinal points, and through all of them two streams of water are conducted. There are two public squares, or plazas, in one of which stands the county court house, a commodious two-story brick structure crowned by a tower. In the other square the foundations for a city hall will soon be laid. It is to be of brick and stone, two stories in height, and will be an ornament to a young city. The public school house is two stories in height, substantially built, and surrounded by a mass of shade trees which almost hide it from view.

Phœnix is the natural centre of traffic for an extensive region, and its trade is rapidly growing. It has three banks, two manufactories of artificial ice, a planing mill and a steam flouring mill of a capacity of 125 barrels per day. There is a packing establishment near town, where large quantities of bacon, lard and hams are put up.



Falls of the Arizona Canal.

The city is lighted by gas, and will soon have street railroads, water-works and telephone service, companies having been formed for these purposes. It has an efficient fire department, supplied with the latest improved fire apparatus. The Catholics, Methodists, Episcopalians, Baptists, Presbyterians and Campbellites maintain places of worship, the Catholics and Methodists owning handsome churches. The Masons, Odd Fellows, Knights of Pythias, United Workmen, Chosen Friends, Red Men and Good Templars have flourishing lodges here. There is a library association and several Sunday schools attached to the various church organizations. The *Arizonan*, *Herald*, and *Gazette* issue daily and weekly editions, while the *Advance* is published once a week. These papers are all doing good work in setting forth the resources and attractions of the valley, and those who desire to keep posted on the progress of this region can not find a better medium of information than by subscribing to one of the papers published here.

That Phoenix is destined to contain a large population there can scarcely be a doubt. All of the immense valley of which it is the centre will at no distant day be brought under cultivation, and will make of it one of the most prosperous towns of the West. The resources which underlie it—rich soil and plenty of water—can never become exhausted. The building of the branch road has already started the boom here, and property has more than doubled in the last six months. The place has natural advantages excelled by no city or town in Southern California, and for investors offers inducements presented nowhere else.

Many fine business structures and handsome residences have been erected during the past year, among the former being a fine three-story opera house. Besides the two hotels now running, the foundation for another, a large caravansary, has been laid, and the house will be ready for guests this fall.

Tempe is a thriving little town on the south side of Salt River, nine miles above Phoenix. Here is located the Territorial Normal school, a commodious edifice, with a good attendance. Tempe has a large flouring mill run by water power, and several stores, one hotel, saloons, restaurants, etc. The *News*, a weekly paper, is published here. This portion of the valley is amongst the richest and most fertile of any in the Salt River

country. Tempe is a station on the Maricopa & Phoenix Railroad. Present population about 400.

Vulture is situated near the famous mine of the same name, sixty-five miles west of Phoenix. It has a population of about 300, contains several stores, saloons, etc., and other establishments incidental to a Western mining camp.

The Mormon settlement at Mesa is eighteen miles east of Phoenix; it is on a bench some six miles south of the river. Before the present occupants settled here, this bench was a dreary and forbidding waste, its surface being composed of coarse sand and gravel upon which there was a straggling growth of cactus and greasewood. But water conducted from the river upon this parched plain has brought about a most remarkable transformation. Beautiful vineyards, orchards laden with their wealth of luscious fruits, handsome homes hidden in shade trees and shrubbery, and fields of grain and alfalfa now greet the eye, where a few short years ago was a desert. The soil is found to have a special adaptation to fruit-growing and the settlers are going extensively into that branch of industry. The holdings are small, being from five to forty acres each, and, as a consequence, every tract is thoroughly cultivated. Considerable wine and brandy is manufactured from the grape grown here, both articles being of a very desirable quality and commanding a good price. The population of Mesa is put at 800 souls. If the entire valley was divided into tracts of the same size, and as careful attention given to cultivation, it would sustain 100,000 people.

CLIMATE.

It has been said that climate alone does not make a country, but it goes a long way in bringing about that result. The climate of the Salt River Valley combines all the beauties of the temperate and semi-tropic zones. There are neither blizzards nor cyclones, snow is never seen, and frost is a very rare occurrence. Men are at work in their shirt-sleeves in mid-winter, and one can sleep comfortably in the open air under a pair of blankets every month of the year. Roses are budding and the grain and alfalfa fields are green and inviting in January. During three months of the year the mercury sometimes goes beyond 100°, but no injurious effects are experienced, the health

of the community being better, if anything, during the hot season than at any other time of the year. When the temperature ranges between 85° and 90° in Eastern cities scores are stricken down by the terrible heat; but here, when it reaches 110° men are at work in the harvest fields and sunstrokes are unknown. This is owing to the pure, dry, elastic character of this atmosphere, which contains very little moisture.

For nine months there is no more perfect climate on the globe. The nights are deliciously pleasant, while there is scarcely a day without its bright sunshine. This peculiarity of our climate strikes every visitor to the valley; and it is estimated that there are not ten days during the entire year when the sun is not visible at some time during the twenty-four hours. Life under such conditions is a positive luxury, to be enjoyed only in a few spots on earth. Those who have been born and bred under the leaden skies of the inclement North can fully appreciate it. That famous traveler, Ross Browne, who visited many lands, and underwent many climatic changes, has left it on record that he "never experienced such delightful Christmas weather as in Southern Arizona."

From the tables of the Signal Service office at Phoenix, the mean temperature for the years 1884, 1885 and 1886 ranges from 52° in January and December to 85° in July and August. This is much lower than that of the Sacramento and San Joaquin Valleys of California; the average annual rainfall for the same period being eight inches.

The vaunted climate of Southern California has drawn to that region a large population, and thousands are annually seeking it in the hope of finding health and strength. Thus far the Salt River Valley has been almost neglected in this respect, although it has many advantages which the Los Angeles country does not possess. Shut in from the cold winds and fogs of the sea coast, it is not subject to those sudden changes which are so great an objection to places lying adjacent to the ocean. For those troubled with lung diseases no more desirable climate can be found in the United States than in this valley. The warm, pure, balmy air carries healing with every breath inhaled; and unless the case is too far gone, the patient is certain to recover. Once this fact is fully known abroad, many of the thousands of invalids who now visit the Golden State will direct their steps to this favored

spot. Heretofore those traveling in search of health found a serious objection to visiting Phœnix owing to the rough stage-coach ride, but now that the branch railroad has been completed, they can come to the valley and have all the comforts and conveniences which first-class railroad service affords.

What those afflicted with pulmonary troubles require above all else is a warm, dry, atmosphere, free from dampness and cold wind. The sea coast of California does not possess these qualities, and it is only in an inland region with a light rainfall, like the Salt River Valley, where they exist in perfection. And to this fact the writer wishes to add his testimony. A severe cold, contracted in San Francisco last year, settled on his lungs and rapidly developed into a case of chronic pneumonia. He tried the climate of Southern California, but grew rapidly worse, the fogs and cool sea winds of that region aggravating instead of helping that disease. Physicians pronounced his case incurable and gave him up, but he came to the Salt River Valley, and its pure healing atmosphere has effected an almost miraculous cure. Six months ago the doctors in Los Angeles said he could not live, but to-day he is able to write this, and say to those who are afflicted as he was, come to this valley and breathe its health-giving air. To the thousands who visit Southern France and Italy every year in the hope of building up their shattered constitutions, to the thousands who visit California and the Rocky Mountain regions, we would say that here, in the southwestern corner of the United States, is a climate which combines all the advantages which the wandering health-seeker searches for elsewhere. Here are the blue skies of Italy, the balmy airs of Southern France, and the sunshine of Andalusia. Here, Spring and Summer hold joint reign, health welcomes the afflicted, and strength awaits the weak and the suffering.

From the number of irrigating ditches it might be supposed that malarial fever prevailed here; the fact is, the disease is almost unknown. In this pure air the germs can not exist. Below we append the opinion of two of our leading physicians, in reference to the climate. Dr. Geo. H. Mitchell, Health Officer of Phœnix, says:

“As a general practitioner of medicine in and around Phœnix, Tempe and Mesa City, I have yet to observe a single case of

malarial poisoning; and it would appear that the conditions for developing malaria were entirely lacking. Diseases of the respiratory organs respond readily to the curative properties of the air. I have never seen a solitary instance of throat or lung disease originate in this valley, but have seen many come here and recover.

"As the health officer, I observed the development of one case of small-pox which had arrived from a border town. Conjoined with the usual sanitary precautions, the disease went out in our atmosphere as quickly as a candle blown out. The conditions are unfavorable for the spread of contagion."

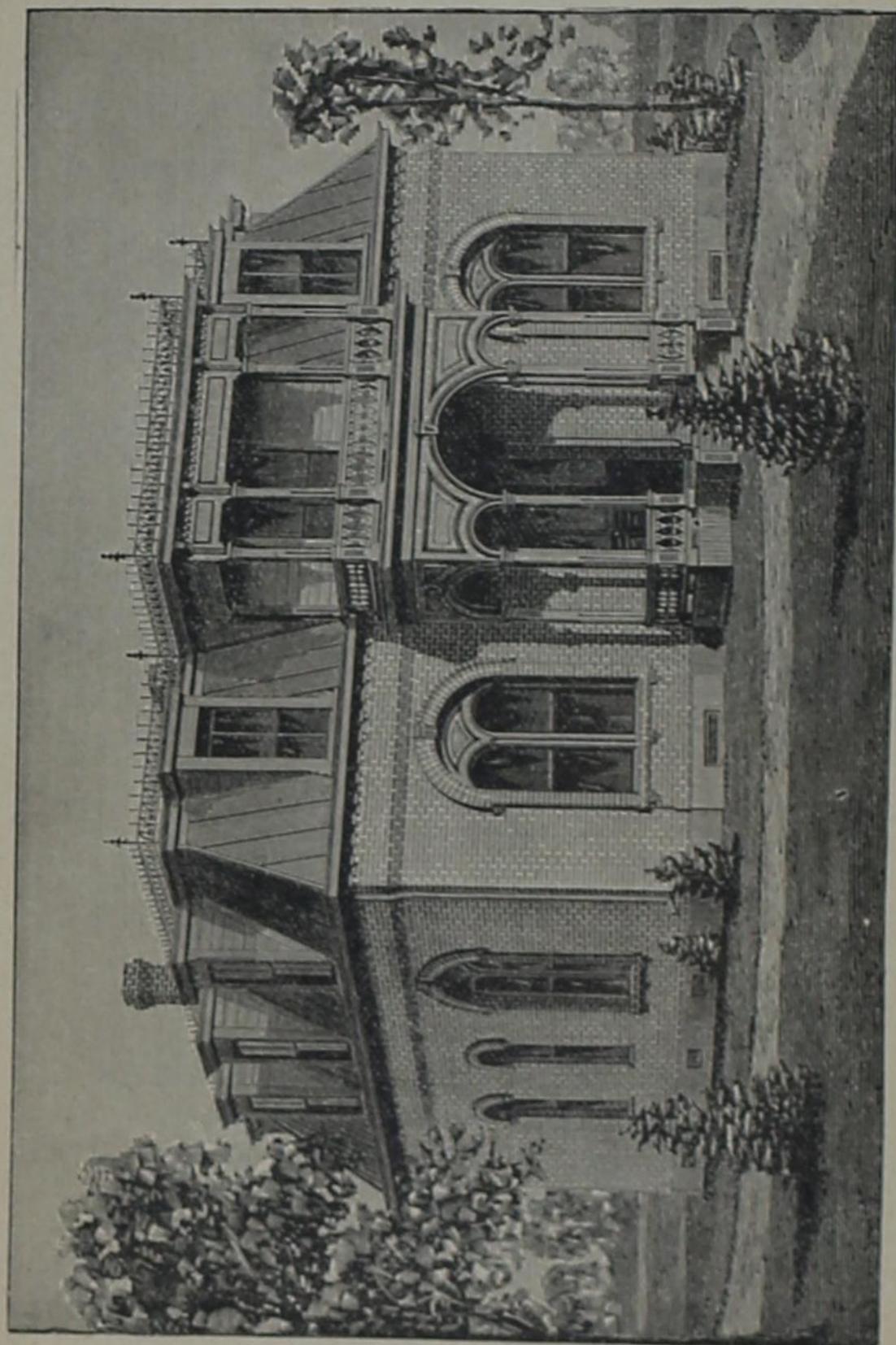
Dr. J. E. Wharton writes as follows:

"In its healthfulness the climate of Arizona is not excelled by any other place upon the American continent. Especially is this true as regards the Salt River Valley. Continued fevers are rarely met with, and usually yield very readily to proper treatment. Malarial fevers are confined almost entirely to those who drink ditch-water, which, at certain seasons of the year, is loaded with decaying vegetable matter—persons who use well-water enjoying a complete immunity from this class of fevers. During a medical practice covering nearly thirteen years in this valley, I have only known of one season when malarial fevers noticeably prevailed here, and in that season there were no deaths from that cause.

"We have no diseases peculiar to this climate. The death-rate is generally very low in proportion to population. The altitude, 1,100 feet above sea level, places us 600 feet above the limit for yellow fever, so that no fear of this scourge need be entertained for a moment. Our atmosphere, so remarkably pure and dry, makes this the ideal sanitarium for all lung diseases."

FRUIT CULTURE.

Horticulture will yet be the leading industry of this valley. Owing to the lack of transportation facilities the raising of fruit heretofore has not been gone into as a regular business. The markets were necessarily limited to the home demand, and to the few towns and mining camps adjacent. Delicate, perishable fruits could not stand the haul of thirty miles in freight wagons to the nearest railroad, and, as a consequence, large quantities were allowed to rot in the orchards and vineyards. But now, this state of affairs is entirely changed, and fruit can be placed in refrigerator cars at Phoenix and shipped to any part of the United States. Being 500 miles nearer to eastern markets than Los



Residence on Grand Avenue.

Angeles, the Arizona fruit-grower has a decided advantage over his California competitor. But the nearness to the great cities of the East is not the only thing in his favor. Owing to the genial climate and more rapid growth of vegetation, fruits ripen here from three weeks to a month earlier than in California. This gives the Arizona horticulturist an advantage which can be scarcely overestimated. Before the California product is ripe and ready for sale, he can dispose of the greater portion of his crop, and it is well known that early fruits always command the highest prices.

On this important point the Los Angeles *Times* has this to say:

“Prophet Potts left at the *Times* sanctum yesterday a little box of ripe apricots. They are a full month earlier than those which ripen here. Mr. Potts' fruit was grown in the Salt River Valley, near Phœnix, Arizona. This is the section about whose fertility, water supply and general resources so much has recently been said. Mr. Potts holds that if fine fruit can be produced there so much earlier than in California, there is a good thing in growing it. In conjunction with his brother, he has made arrangements to plant thirty acres near Phœnix, and has shipped trees from here with that purpose. He plants mostly of apricots.

“The prospects, in view of the Salt River development, are that Arizona will some day send back a Roland for our Oliver, supplying this section with early high-priced fruits.”

No spot in the United States has such special adaptability for fruit production. Its rich alluvial soil, and its climate of almost perpetual summer, give it natural advantages which are not excelled elsewhere. The product has a delicious flavor, and the yield is larger than in any fruit-growing region of the West. It has been demonstrated that the orange will grow here as well as in any portion of the Golden State, while in quality it is fully up to the best brands of Riverside. In many of the gardens and orchards of Phœnix orange-trees have been in bearing for several years back, never failing to give a generous yield. As before stated, owing to the difficulty in reaching markets, the cultivation of this and other semi-tropic fruits, for profit, has not received much attention—the farmer devoting his fields to the production of grain and hay, which can bear transportation. During the present year many thousands of orange-trees have been planted throughout the valley. An orchard of ten acres near Phœnix

shows a strong and healthy growth—less than five per cent. of the trees set out have perished.

The grape of all varieties seems to be at home here, and new vineyards are being constantly planted. On the light, loamy soil their growth is remarkably thrifty and their yield very large. Nowhere on the coast does the vine begin to bear as early; cuttings from producing vines have been known to give a good yield eighteen months after being set out, and it is a fact, demonstrated in many instances, that grape-vines in the Salt River Valley produce two crops a year. This one fact speaks volumes for the richness, the productiveness and the fertility of this region. The chief varieties planted are the Muscat, Mission, Sweetwater, Zinfandel, and Tokay.

There is no more profitable branch of fruit-growing in Southern California than the making of raisins. Of this article, so necessary to every household, it is estimated that fully 90 per cent. are imported. This will give the reader an idea of the wide and profitable market which is open to its production at home. There are but few places in the Golden State with a climate adapted to raisin-making, and even in those places the natural conditions are not all that could be desired. Experiments made in the Salt River Valley prove beyond question that it possesses every advantage for the making of this high-priced fruit. Here, the grape can be cured in the open air without the danger from autumn rains, which are such a great drawback in California. It is well understood that raisins so prepared are much superior to those dried by artificial means. The pure air and the entire absence of moisture make the Salt River Valley the most desirable spot known for the prosecution of this industry. This has not escaped the notice of the raisin-makers of our neighboring commonwealth, and already they have secured large tracts here, and are engaging in the business on an extensive scale.

Mr. Robert McPherson, of McPherson Bros., Orange, Los Angeles county, the largest raisin producers in the United States, has lately purchased 640 acres in the valley, which he has planted in raisin grapes of the Muscat and Sultana varieties. Mr. McPherson has been engaged in raisin-making for fifteen years, and freely confesses that there is no place on the Pacific Coast within his knowledge that possesses anything like the advantages of the

Salt River Valley for the growth and manufacture of this article. He is rapidly winding up his affairs in California, and expects shortly to remove and settle here permanently. As one of the most intelligent and experienced fruit-growers on the coast, Mr. McPherson's views of the future of horticulture in the Salt River Valley will be found well worthy of perusal by the reader. They are here appended :

“A kind Providence has so arranged matters that all the good things of this world are not put in one place ; nor is knowledge of facts required until the appointed time. Who, five years ago, had conceived the idea that Arizona would ever compete with California in the production of raisins? California, by a hard struggle, has overcome all the obstacles in the production of a first-class raisin ; so, too, Arizona, in the beautiful valleys of the Salt, Gila and Colorado rivers, will in the near future produce raisins that will as much astonish the people of California as the California raisins have astonished the producers of the Spanish fruit. While California has, as yet, produced only about one-tenth of the whole amount consumed in the United States, yet, by the steady increase of a good product year by year, she has compelled importers to adopt the California size of packages—twenty, ten and five pound boxes—thus fully recognizing the California product. They now know what is before them, and will do their best, but the field belongs to California and Arizona.

“Importers and those associated with them, and people who were influenced by assertions of interested parties, have done much to hinder the introduction of California raisins by calling attention to imaginary defects. The climate was said to be unfavorable ; the fruit ripened too late, and then there were dews, fogs and rains. The skins were pronounced too thick and the grape contained too many, too large and too hard seeds, and also lacked in richness of flavor. Although wholly untrue, these imaginary faults were talked about, written and re-written until it seemed that prejudices were to exist permanently. This feeling was against California raisins in the East and was strong among the local dealers. They used to discourage the producers and tell them that they could not make a raisin that would sell by the side of imported fruit. The writer well remembers taking a box of raisins to a leading merchant at Los Angeles for his inspection, and hearing his decision, that they were *dried grapes*. This was good fruit, such as is now preferred to imported raisins on account of their keeping qualities.

“The writer spent a whole week at a viticultural gathering in San Francisco, with California and imported fruit side by side, and forced those of contrary opinion to acknowledge that the

California raisin was in every way equal to the imported article. From that time on it was not difficult to find supporters,—those who would stand firmly in favor of California raisins.

“Here, too, will this industry be attacked; nevertheless, having commenced, it will be a success. Not only can raisins be produced, but they will be produced cheaper than in the localities where they ripen late in California. Here, the grape ripens from twenty to thirty days earlier than in California, and this gain of time is not only held, but the fruit cures faster than in cooler climates, thus enabling the producer to cure, box and ship them much sooner than in other localities. Not only will the fruit be placed on the market in advance of California raisins, but still earlier than the imported. This matter of being able to place Arizona raisins on the market earlier than the imported is very important. It is the only permanent advantage the imported raisins have over California fruit. Spanish raisins, in spite of a water transit, arrive on the coast of the United States and are distributed in advance of California raisins, and thus they have always been able to obtain good prices for all this early fruit. But in this respect, Arizona is ahead of both; Arizona raisins will be distributed before either class arrives, and will have a market and sell for twenty-five per cent. higher than what will be realized for late fruit.

“These are solid facts which are true every year and will continue to be true. This early ripening is a permanent advantage, and when competition is close and profits are small in California, then Arizona will still have a good and sufficient profit that will make this industry permanent.

“The advantages of the Arizona climate to cure raisins is more fully appreciated by California producers than by the people of that Territory, who do not seem to realize the benefits of the hot and dry atmosphere which continues so uninterruptedly during the curing season. Those who have sat up nights to watch the clouds, fearing lest a continued rain should ruin their fruit, can best appreciate a climate that cures the fruit in a few days; and with the California producer it is not simply a fear that a shower may catch the fruit uncovered, but there is a fear that it may continue until the fruit is totally destroyed, and these fears are often realized. But in Arizona it is not so; should a shower catch the fruit exposed, there is no danger of it continuing until the product would spoil, for should a shower catch the fruit exposed and wet it, it is not a very serious matter, it being scarcely possible to spoil fruit in this land of sunshine; and this is a great consolation to producers.

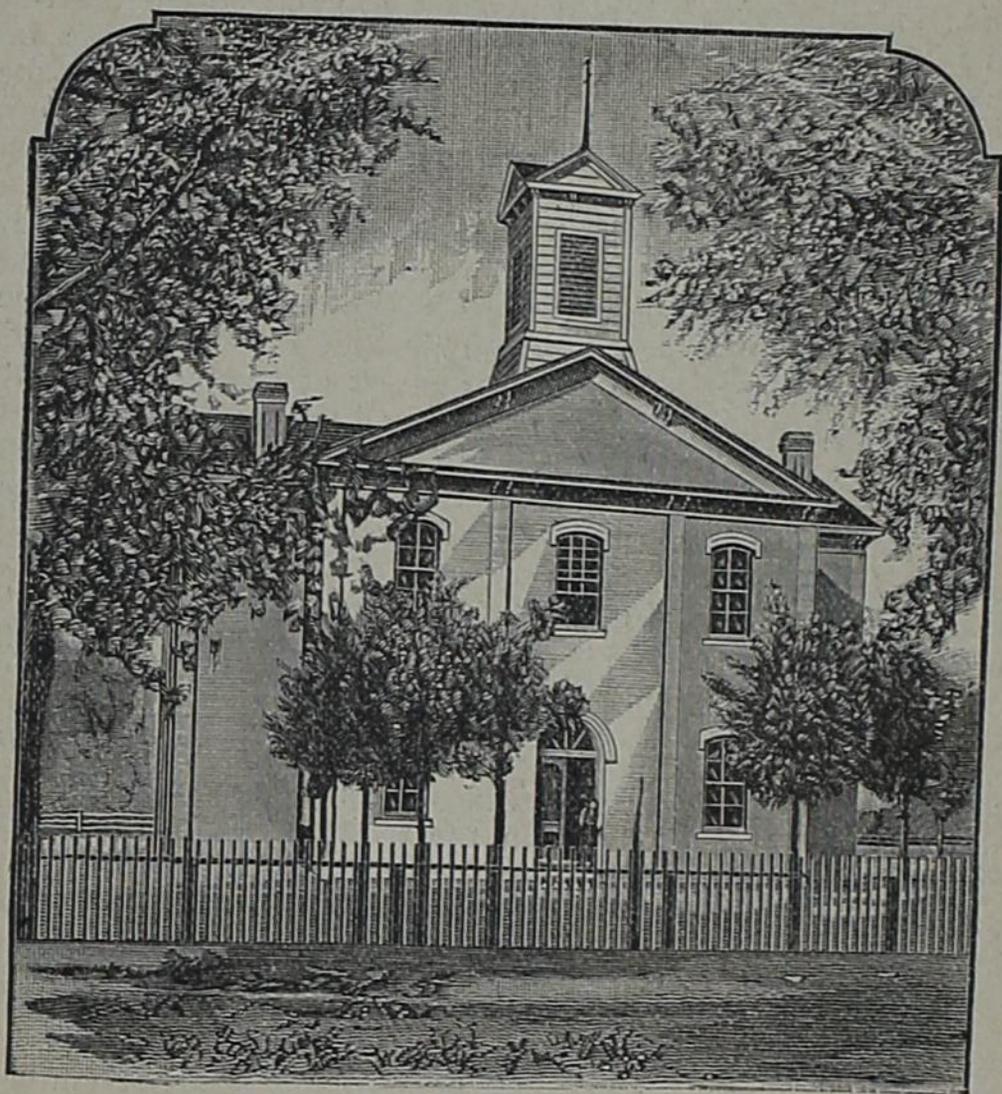
“Here, too, on account of being able to cure quickly with little handling, the bloom of the raisin is preserved, thus giving a beautiful and delicate appearance to the fruit not obtained in a

cool and moist climate where much time is required in curing. Here, the second crop comes in with many advantages over that of California. They, like the first crop, are earlier, and do not have the long, damp, foggy nights to destroy the bloom or darken their color, but can be safely left from the time they are picked until they are cured sufficiently to go into the sweat-box. In fact, this crop ripens when they are absolutely free from danger of rain. This second crop can not fail to make a superb raisin in all points except the size of the stems, which, of course, is not equal to those of the first crop, but as loose muscatel must rank first-class in every way.

“The quantity of raisins that have been cured so far is unknown, and those have been cured so imperfectly that it is hard to form an opinion of the degree of perfection that is possible, but enough is known that it can be safely said *the Arizona raisin will be of the best*. Here it contains such an amount of sugar that by actual weight one hundred pounds of grapes have produced forty-two pounds of raisins when cured. In California one hundred pounds of grapes will not average over twenty-eight pounds of raisins. This test gives just fifty per cent. more cured raisins per one hundred pounds of grapes than is ordinarily attained, which means that five tons of grapes (a fair average per acre) in Arizona will cure as many raisins as seven and one-half tons in California. This fact is important, and adds much to the profits per acre in this country.

“So little attention has been paid to this industry that but little is known outside of the varieties commonly cultivated, but enough is proven that we can rely on the White Muscat of Alexandria. With good attention this grape attains great perfection here, and promises to yield well, but requires *positively* good care, with more thorough knowledge of treatment than that of any other. The Sultana does well, and promises to yield immense crops of very superior fruit. The writer believes that nowhere on the coast will greater crops of Sultana grapes, or a more perfect fruit, be produced. There are other varieties of grapes that are cured and sold for raisins, and among these is the grape of Almarie, here called Malaga. This is more strictly a shipping grape, but here it attains great perfection, and will be cultivated to ship fresh. There are two other varieties of seedless grapes that should be tried. They are the white and black Corinth. While they do not bear well in California generally, they may surprise us here.

“While this subject was not given the writer to discuss, yet, fearing that it might be left out, the writer wishes to say that in the matter of shipping grapes fresh there is a great future for Arizona. Here, we have the advantage of the fruit ripening early, and it can be shipped and fancy prices realized. In California the prices of early grapes for shipping have ranged so high that



School House at Phœnix.

one with a fair crop of grapes in Arizona realizing such prices would need but a few acres to make all the money he would need, as the whole crop could be shipped before the California fruit would be in competition to break prices. Now there is another source of profit that will undoubtedly be great. In California the second crop is not much thought of, as it ripens so late that it requires all it is worth to cure it; but in this climate the fruit will do to ship after California fruit has disappeared from the market. In California, when the weather gets cold and damp, the fruit commences to rot, and shipments cease to be profitable. Here, with the cool, dry atmosphere, these grapes will do to ship as long as they continue to grow, and will bring good prices in the eastern markets. Arizona has the advantage, also, of being one day nearer the market, and on the right side of the heated district that often seriously affects the California fruit going through the desert.

"Arizona has all that is needed for a first-class raisin district. Here are immense plains of as rich lands as the sun ever shone upon, and as level as the hand that fashioned it ever made; so level that one can not but say that a kind Providence has been mindful of the tiller of the soil in so adjusting these plains for the irrigator. Here, too, is an abundant supply of water; so abundant that no acre need lack all the water required for greatest perfection of whatever crop is cultivated; and, as though this was not lavish enough, a climate that is continuously warm during the summer months adds perfect harmony in result. This atmosphere is pure, bracing and stimulating, not only to people but to vegetation; and when this climate, with the richest land and most bounteous supply of water, work hand in hand, then Nature makes haste to mature the richest fruits with greatest perfection, at the time which makes most glad the hearts of both the producer and consumer.

"Nowhere is there a region more perfectly endowed by Nature with nobler attributes of perfect production than this, and while as yet but few have taken advantage of the opportunities so freely offered, yet the dawn of that bright future is already discerned, and fortunate is he who shall will the dust from his eyes, and force himself to see and share the glorious prosperity that awaits Arizona when she arises in her might and asserts her position among the most prosperous and independent portions of the Union."

Of all the fruits, the peach is, perhaps, more generally cultivated here than any other variety, and there is none which gives a more generous yield. Improved varieties have been introduced within the last few years, and much of the product will not compare unfavorably with that of the far-famed Eastern Shore. Save an occasional irrigation, the tree requires but little attention, begins to bear

the second year, and yields a good crop the third year after planting. Owing to the want of rail facilities in reaching markets, tons of this fruit have been allowed to rot on the ground in past years.

Outside of its native home in the East there is no known spot in the Western world where the fig-tree seems so thoroughly at home as in the Salt River country. Proverbially it is a delicate tree, requiring constant care and attention, but here its growth is as vigorous as that of the native cottonwood. A cutting from a tree in bearing, stuck in the ground by the side of a ditch where it can receive plenty of moisture, will be a fruit-bearing tree within eighteen months. No other fruit-growing country on earth can outdo this. Sustained by the rich soil and bathed in the bright sunshine which floods this valley every day, the tree produces two, and in many instances has been known to give three crops per year. The fig of commerce is one of the largest of our fruit importations, and, as everybody knows, always commands a good price. The home product is insignificant, few places in the Union being found adapted to the growth and drying of the article; but in this valley every required condition for the production and curing of this fruit exists, and it will yet be one of our chief industries.

The apricot, the plum and the pear are of fine flavor, large and luscious. The former ripens very early and the entire crop of the valley is disposed of while the fruit is yet hanging on the tree in less favored regions. The banana and the olive thrive in this portion of Arizona; although tried merely as an experiment, many trees of both varieties have borne an excellent quality of fruit. Of all others the olive is, perhaps, the most valuable tree that grows for man. In those historic Eastern lands, its natural home, it supplies the inhabitants with nearly everything required for their sustenance. The production of olive oil is much less than the demand, and fully three-fourths of that used in the United States as the genuine article is of artificial manufacture. Peanuts grow here and yield as largely as on the sandy slopes of North Carolina; while the English walnut, the almond and other hard-shelled fruits thrive wonderfully well. In fact, there is no variety indigenous to the temperate or semi-tropic zones which can not be raised, and the possibilities of horticulture in this region seem almost without limit. Year by year the area devoted to it is being enlarged, and orchards and vineyards increase and

multiply. It requires no stretch of the imagination to see the valley of the Salt River one immense fruit field and vineyard, and that within a few short years; to see the orange, the lemon, the olive, the pomegranate, the fig and the banana growing side by side with the fruits of a more northern clime; to see this immense vale transformed into a beautiful garden, its comfortable homes embowered in flowers and vines.

STOCK GROWING AND OTHER INDUSTRIES.

The raising and fattening of horned cattle is being engaged in quite extensively and is found to be one of the surest and most direct roads to fortune. The completion of the railroad enables the stock man to place his product aboard the cars at Phoenix and ship them rapidly to any point east or west. A large portion of the beef consumed by the people of Los Angeles is fattened in this valley. The alfalfa fields are found to afford the most nutritious feed, and upon this succulent plant cattle keep rolling fat every month in the year. Animals can be purchased on the wild-grass ranges at from fifteen to eighteen dollars per head. A few months after being driven to the valley and turned on the alfalfa inclosures they nearly double in weight, the beef being of prime quality, fat, juicy, tender, and almost equal to the best stalled of the Eastern States.

The mode of procedure followed in the Salt River Valley is about as follows: A tract of land of the required area is secured and seeded to the plant; streams of water are conveyed through its entire extent at certain distances apart; at different points along these watercourses cottonwoods are planted, under which cattle can rest during the heat of the summer days. The tract is inclosed by wire or live fencing and sub-divided in like manner into fields of from twenty to eighty acres, depending upon the number of cattle which are to be pastured. When the feed in one of these inclosures is eaten down, the stock is driven to another, and by the time they have gone the round of the entire field the alfalfa in the first inclosure has attained a vigorous growth and again affords excellent grazing. Experienced cattle growers claim that beef can be produced by this method more cheaply than on the wild-grass ranges. The percentage of loss, from all

causes; is reduced to a minimum; no herding or rounding up is required, nor is there any loss in straying or from the depredations of "rustlers." The stock are supplied with everything they require—food, water and shade—and the owner can sit under his vine and fig-tree, see his herds increase and multiply, and have the pleasant satisfaction of knowing that his bank account is steadily growing.

The raising of fine horses is also being engaged in by many residents of the valley. It is found that the climate, feed and water are entirely satisfactory. The alfalfa is not inferior to the famous blue-grass of Kentucky, as an article of equine diet, and many animals which have been brought from that State are found to do as well here as on their native limestone hills. A fine grade of running and trotting stock is being bred here, and the streets of Phoenix can show as fine a turnout, in this respect, as any town of its age and size in the West.

The breeding and fattening of hogs, putting up of lard and curing of hams and bacon, is an industry which is quite generally followed by the farmers of the valley. There is no more desirable place for this purpose in the United States, and the cost of raising an animal is merely nominal. The alfalfa fields furnish a feed which the porker is never tired of munching, while the numerous ditches flowing through the pastures afford abundance of water, and the leafy cottonwood gives the required shade during the summer months. After the grain fields are harvested hogs are turned on the stubble, and after thoroughly gleaning this, they are ready for the butcher. It will thus be seen that pork can be made cheaper in this valley than in most places throughout the United States. A large number are shipped to towns and mining camps of Southern Arizona, to El Paso, and other points in New Mexico, while many more are slaughtered at home.

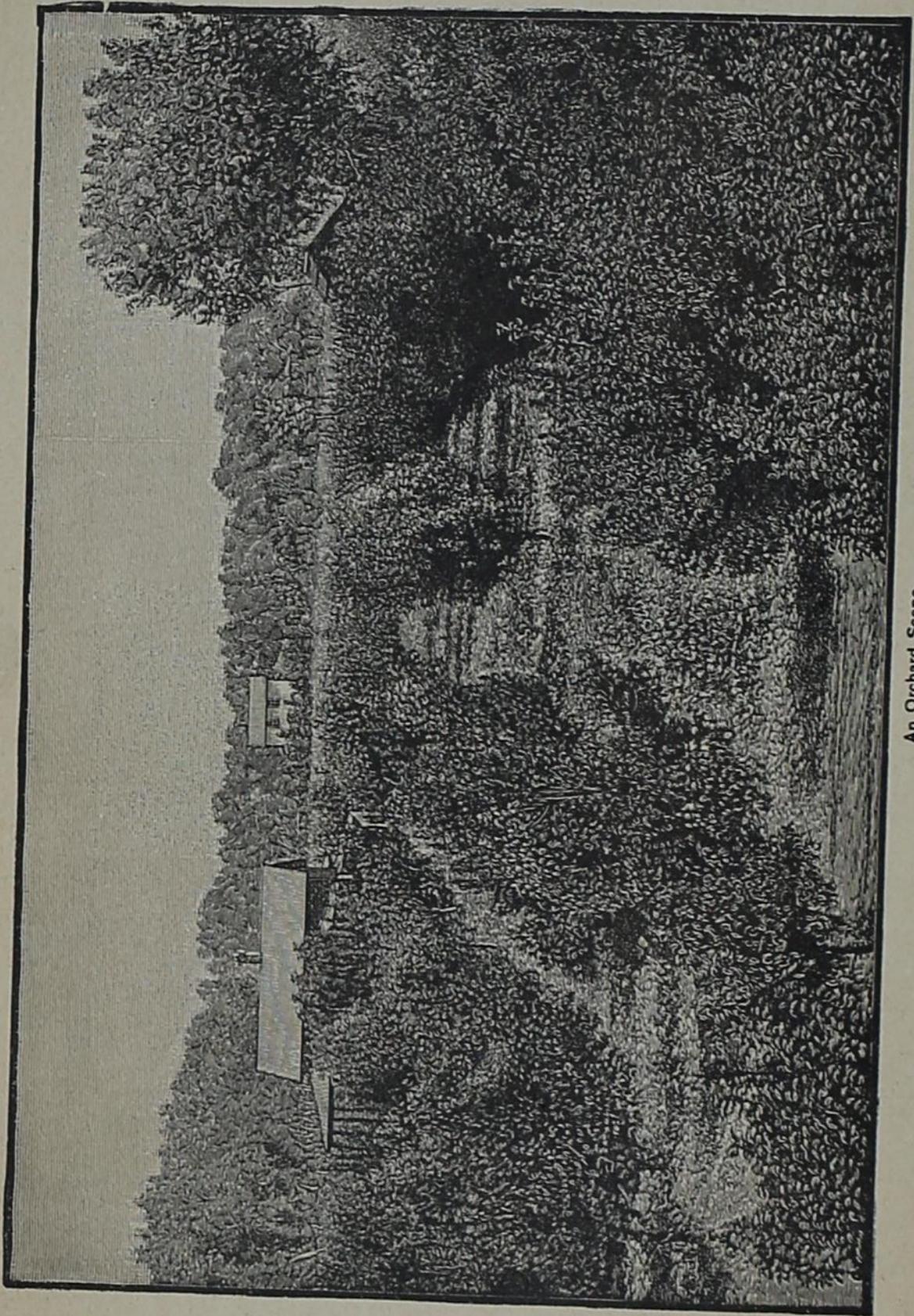
Bee-keeping has been gone into on a limited scale, and has given most encouraging results. The mesquite and alfalfa fields are the main sources from which the bees derive their honey, which is pure, clear and has a delightful flavor. Experienced apiarists, who have followed this business in California, declare that the Arizona article is equal in all respects to that of San Diego, and that the yield is much larger. The demand is always steady, and the prices remunerative.

Dairying is a business that pays well here; butter always commands from forty to fifty cents per pound, and half of that consumed is imported. There is no reason for this condition of things, and this valley, instead of importing large quantities to meet the home demand, should be able to supply the town and mining camps of the Territory. Those who understand the business and have the requisite capital, will find in Phoenix a profitable opening for a large dairy and cheese-making establishment.

MINING.

While Maricopa is generally considered *the* agricultural county of the Territory, it has also many rich and productive mines; and while the contents of this little pamphlet are devoted mainly to the Salt River Valley, it is believed that a short article descriptive of the county's mineral resources will not be out of place. We have said that the valley was walled in on all sides by rugged and detached mountain ranges. Nearly all of them contain deposits of gold, silver, copper, lead, iron, mica and other metals and minerals too numerous to mention. The leading mine of Maricopa county, and one of the great mines of the West, is the Vulture, situated in the north-western part of the county, and sixty-five miles from Phoenix. It is the largest and richest gold mine yet opened in Arizona. Discovered in 1863, it was operated almost continually for the ten following years, producing in that time nearly \$3,000,000. Eight years ago the property passed into the hands of an Eastern company, who brought water in iron pipes from the Hassayampa, eighteen miles distant, and erected an eighty stamp-mill upon the mine. It has since that time been worked steadily. With the present reduction facilities, ore going as low as \$4 per ton can be mined and milled at a profit. This mine gives steady employment to 150 men.

Cave Creek mining district is thirty miles north of Phoenix, in the foot-hills of the Verde Mountains, and contains a number of mines which give promise of becoming valuable properties. The ledges are in the primitive rock formation, of good size, and have every appearance of permanency—they carry gold and silver. The "Phoenix" is the best known of these mineral properties; it is incorporated under the laws of New York, and its shares have



An Orchard Scene.

lately sold in that city as high as \$18.00. The mine has been opened by shafts and tunnels at various points, and shows a strong body of gold-bearing quartz which it is said will average from \$10 to \$40 per ton. The "Red Rover" is some miles east of the "Phoenix," and has produced some of the richest ore ever taken out in the county. The mine is open to a depth of 200 feet, while the vein averages three (3) feet in width. The ore is a chloride, carrying horn and metallic silver, specimens of which go as high as \$5,000 per ton. A great deal of ore from this mine has been shipped to reduction works and has averaged from \$300 to \$500 per ton. The property is now idle, having been in litigation for the past two years. The old "Rowe," "Mexican," "Carbonate Chief," "Rackensack," "Hunters' Rest," and other valuable mines are in this neighborhood.

The Winifred district is about fifteen miles north of Phoenix. The "Desert Gem" has been worked to a depth of over 200 feet and shows a two-foot vein in the bottom of the shaft; it is estimated that this will go \$25 per ton. The "Union," "Gila Monster," "Red Dog" and many other promising claims are in this district. These are only a few of the mining properties which have been opened in the county. In the nature of things the business of mining will always be secondary to that of farming and fruit-growing. But the rich deposits which surround the valley on all sides, and many of which will yet be profitably exploited, will be no small item in the trade of Phoenix.

LAND AND WATER VALUES.

Within the past year prices of land and water have rapidly appreciated in the valley, and the completion of the branch railroad has given an added impetus to the upward tendency. Many of the farms adjoining the city of Phoenix have been cut up into additions and are being sold in lots and small tracts, bringing at the rate of from \$400 to \$1,000 per acre. These additions are mainly intended for residences and suburban homes and all are finding a ready sale. Land from two to four miles from the city commands from \$40 to \$100 per acre; beyond this, lands equally as good as those mentioned can be bought at from \$20 to \$30 per acre. These prices are for patented lands and include a

water-right sufficient to raise a crop. Only a small percentage of the lands of the valley have been proved up and paid for, the only title which four-fifths of the occupants can show being merely a possessory one. Relinquishment claims can be secured at merely nominal figures, ranging from \$2 to \$5 per acre; this, of course, does not include a water-right. After securing one of these relinquishments the land must again be entered, and the new claimant is compelled to comply with the rules and regulations of the land department before he can secure final title. All the desirable land in the valley, upon which water can be brought, has been located, mainly under the Desert Act. But many of those who made such locations, being unable to comply with the rules of the Land Office and bring water upon the land within a given time, are relinquishing their rights to others. As showing the rapid increase in the value of lands near Phoenix, it may be mentioned that those tracts which are now selling at \$500 per acre, could be bought three years ago for \$25 and \$40 per acre. Although some of these figures may appear high to the Eastern man, it must be remembered that they are very modest compared with those asked in Southern California. In that region no lands can be touched at less than \$100 per acre and from that upward, while here lands capable of as varied a production, and far more fertile, can be had at from \$10 to \$15 per acre, including abundance of water for irrigation. To the man of moderate means these figures are far more emphatic than words, and show the advantages for settlement and investment which this valley possesses over much boomed Southern California.

A water-right or share in the canals sufficient for the cultivation of a quarter section is worth from \$1,000 to \$1,200. In the older cultivated portions of the valley it is found that these rights or shares—representing 80 miner's inches—are more than enough to irrigate a quarter section, and in many instances they are found all sufficient to supply half a section. This would show the amount of water required for crop production to be from one-half to one-quarter miner's inch per acre. The price of water has fully kept pace with the advancing price of land. Twelve months ago shares in any of the older canals were offered at from \$400 to \$600. And if the reader should think it strange that water commands such a price, he should remember that all

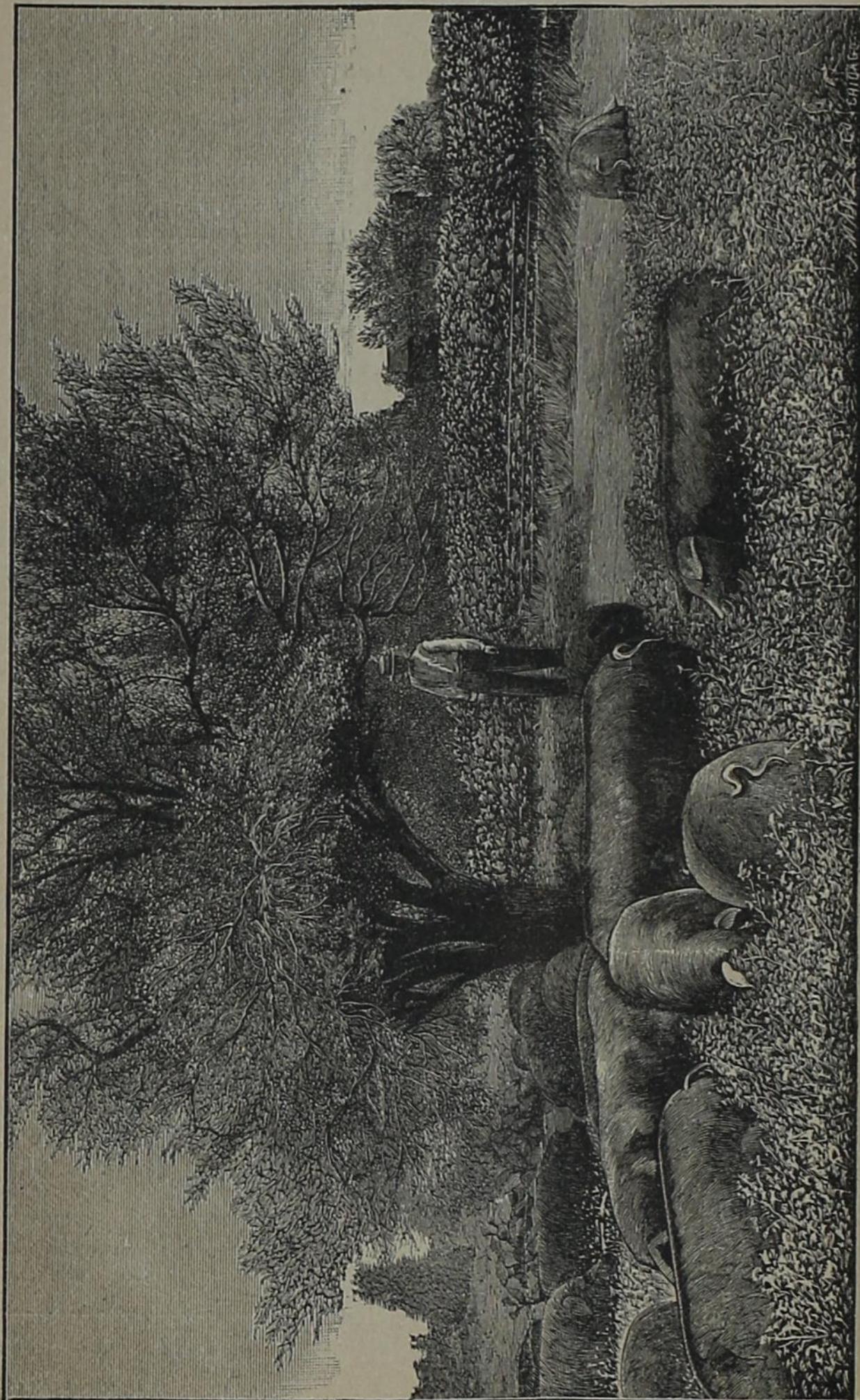
the values are represented by that indispensable article. The land in itself is worthless, and would always remain so, if water was not brought upon it. Water gives it a value and makes it productive; and, unlike most countries, it is the water, not the land, which the investor pays for here. The prices for water which prevail in this valley appear very low, when compared with those of California. In many of the new settlements of Los Angeles and San Bernardino counties water costs from \$75 to \$100 per acre, and as one-tenth of a miner's inch is the allowance for an acre, it will be understood how precious is the fluid where the supply is limited. A study of the "capital" value of water in California will give some idea of its cost. It has been estimated that if a flow of a cubic foot per second—40 miner's inches—were bought in perpetuity, without any limit to the acreage to which it might be applied, or the time or circumstances of applying it, the "capital" value of such a stream in Southern California to-day would be \$40,000, or \$1,000 per inch!

PUBLIC SCHOOLS.

The people of the Salt River Valley are justly proud of their public school system, and outside of the larger cities there are few communities better supplied in this respect. Thoroughly American in feeling and sentiment, the early settlers brought with them to this far-off land a firm attachment to the system of free education. Long before churches appeared, the country school house uplifted its modest front.

The following is a synopsis of the official report on the public schools of Maricopa county for the year ending June 30, 1887:

Total number of children enrolled.....	1,350
Average daily attendance.....	710
Total number of children between 6 and 18 years.....	2,039
Balance on hand June 30, 1886.....	\$ 1,050 46
Cash received from taxes.....	17,474 06
Paid teachers.....	13,534 17
Paid contingent expenses.....	3,188 81
Balance on hand June 30, 1887.....	751 08
Average salary paid teachers.....	76 33
Number of school districts.....	23
New districts organized during the year.....	4
New school houses built.....	3
Average length of time school was maintained.....	6 1-6 mo's.



Hog Raising on Alfalfa.

The public schools of Arizona are supported by a direct tax upon the assessed property of the Territory. Besides this tax, two sections of the public land in each township have been set apart by the General Government for school purposes, to be utilized when Arizona becomes a State. The schools of the Territory are under the immediate supervision of the Superintendent of Public Instruction, who, with the Governor and Territorial Treasurer, constitute the School Board. A census of the children of school age is taken in each county once a year, and the Territorial school moneys is then apportioned among the several counties upon the basis of their school population.

Public schools of the Territory are strictly non-sectarian; no teachings of a denominational character are permitted. To the immigrant with a family there is no more important question than this, and a country which presents the advantages of good public school facilities, churches and a well ordered society is always certain to attract the better class of settlers. All these Salt River Valley possesses, thus offering additional inducements for the establishment of homes.

COST OF LIVING, BUILDING MATERIAL, ETC.

Good board can be had in Phoenix at from \$5 to \$7 per week. Furnished rooms bring from \$10 to \$15 per month. A cottage of from three to five rooms, suitable for small family, costs from \$15 to \$30 per month. The prices of provisions are about as follows :

Flour, per 100 pounds	\$2.50 to \$3.00
Coffee, per pound16
Sugar, per pound10 to .12
Tea, per pound50 to 1.00
Bacon, per pound10 to .12
Beef, per pound10 to .15
Mutton, per pound10 to .12
Eggs, per dozen20 to .30
Butter, per pound35 to .45
Potatoes, per pound2 to .5

And all other vegetables at proportionate prices. A suit of clothes at \$10, a hat from 50 cents to \$5.00, a pair of boots at from \$3.50 to \$8.

The prices of building material are very nearly as follows :

Merchantable lumber, per thousand feet.....	\$45.00 to \$65.00
Planed lumber, per thousand feet.....	50.00 to 65.00
Brick per thousand.....	8.00
Brick placed in wall, per thousand.....	11.00 to 12.00
Wire fencing, per rod.....	.40

Lines of cottonwood trees are planted along the boundaries of farms, and make an excellent live fence ; the osage orange and Lombardy poplar are also being utilized for this purpose.

Good work horses are worth \$150 to \$250 per span, milch cows range from \$50 to \$75, farm wagons are worth from \$150 to \$200, and agricultural implements are somewhat higher than in the States, owing to the increased cost of carriage. A handsome brick cottage of four rooms, in Phœnix, can be built for \$1,200, while a commodious structure of frame or adobe can be erected on a farm at from \$400 to \$600. All the lumber used in the valley is imported from California and Oregon.

PRICES AND PROFITS.

This is the vital question to the capitalist as well as to the immigrant. The desire to capture the "almighty dollar" is an inherent trait of the national character, and, no matter how perfect the climate, how rich and productive the soil, and how desirable all the natural surroundings, they will avail but little in attracting immigration, unless the prospective settler can be made to see "there is some money in it." We propose to show, in this article, that the Salt River Valley, besides possessing every desirable adjunct for the making of pleasant homes, presents also unrivaled chances for the accumulation of wealth. We will state the simple facts, and let them speak for themselves.

The average yield of wheat per acre is about twenty-five bushels; the price this season is \$1.50 per 100 pounds. The average yield of barley is about the same as wheat, the selling price of the grain being about \$1.25 per 100 pounds. These figures give the value of the product per acre: wheat, \$22.50; barley, \$20. Estimating the cost of planting, irrigating, harvesting, sacking, etc., at \$11 per acre, the profit to the farmer, per

acre, would be about \$10. Although grain-growing is not now considered the most profitable business that can be engaged in, it will be seen that the cultivator realizes nearly three times as much for his labor here as in the Eastern States.

Alfalfa is a profitable crop, and after being once planted requires hardly any attention except an occasional irrigation. The plant is cut from three to five times during the year, yielding at each cutting about two tons per acre, or from six to ten tons per acre for the season. Cured and baled alfalfa hay finds a ready sale in the camps and mining towns of the Territory, and on the ranch it is now selling for \$8.00 per ton. This makes the value of each acre's annual production from \$48 to \$80, nearly two-thirds of which is clear profit. The profits from cattle and hogs pastured on the plant are even greater than those derived in hay making. Cattle in thin condition which can be purchased on the ranges for \$15 to \$18, will almost double in weight after a couple of months on the alfalfa pastures. On foot they are then worth five cents per pound, or more than twice the original cost.

Hogs are now selling in the various ranches at from three and one-half to four cents per pound. As has been before stated, the cost of raising them is almost nominal; made into bacon and hams the product is worth from ten to fifteen cents per pound. Cured meat of the valley has almost driven out the imported article and is rapidly finding its way to favor throughout the Territory.

Fruit-growing not having as yet been engaged in as a business it is difficult to give any definite figures in regard to it. As has been before stated, the difficulty of reaching markets has been the great drawback, and has deterred many who would otherwise have set out extensive vineyards and orchards. The returns on an orange orchard in full bearing in Southern California have been placed at \$800 per acre annually, after the third year the trees begin to bear. Being much nearer to markets, and with the advantages of reaching them with the ripe fruit three weeks earlier than that of California, the Salt River grower should be enabled to realize a much larger profit from his product. Regarding peach culture here, the following figures are presented, which should give the reader some idea of the profits on this fruit.

The cost of planting, per acre, will be something like this, for the first year :

200 trees at 15 cents.....	\$30.00
Planting, etc.	50.00
Water	3.00
Total	<u>\$83.00.</u>

The second year the cost of labor, water, etc., will be about \$60. The yield will be something like ten pounds per tree, which at three cents per pound is sufficient to meet all expenses. The yield the third year will average about 25 pounds per tree, which at the same price would bring \$150. The increase for the next three years can be safely put down at 50 per cent. The price named is a minimum, early peaches bringing more than double that sum. Pears, plums, quinces, nectarines, and other fruit of like character are equally as profitable and the cost of planting and cultivation not greater. Early grapes shipped to Tuscan, Tombstone and other points in the Territory bring from ten to twenty cents per pound, while the price never falls below five cents. Taking the latter figure as a basis, and estimating the yield per acre of a vineyard in full bearing at six tons, this would give \$600 per acre, half of which can be safely estimated as clear profit. It will thus be seen that a man who has a ten-acre vineyard in this valley will realize a larger income than the owner of half a section of the best land in the Eastern States.

But little attention has yet been given to the making of wine, the absence of markets being a great drawback to this as to almost every other industry in the valley. The limited quantity made at Mesa City has found a ready sale at home, bringing from one to two dollars per gallon. The quality of the brandy made at the same place is pronounced by connoisseurs to be first-class in every respect. There is hardly a doubt, now that the railroad is completed, but that these two branches of the grape-growing industry will be gone into on an extensive scale.

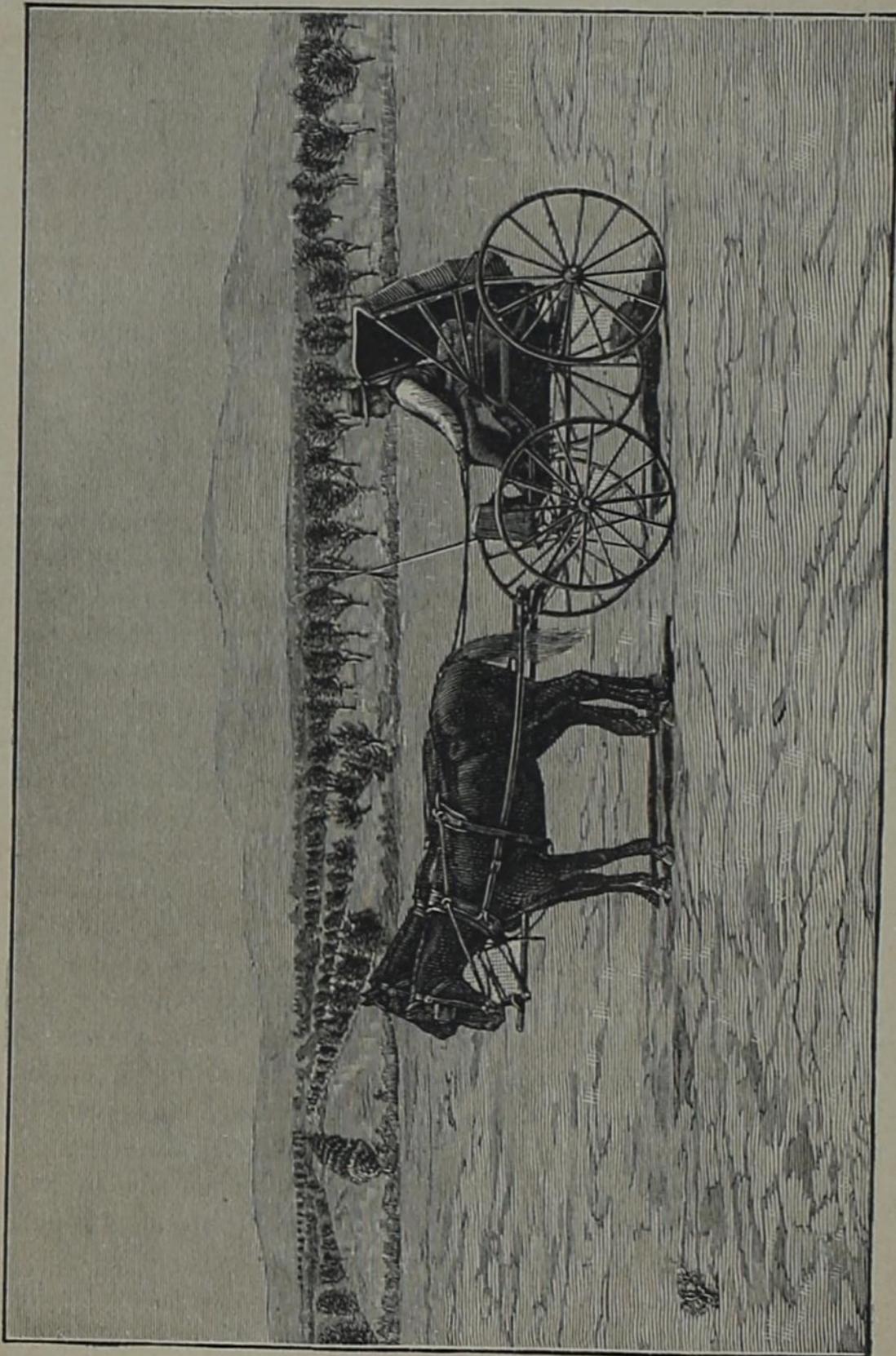
The raising of strawberries and other small fruits presents opportunities for profitable investments here. At present they are nearly all brought from California, by express, and command fancy prices. A few small patches in the neighborhood of Phoenix have been planted in strawberries and the fruit is fully

equal to anything grown in our neighboring State. They ripen early in April and sell readily at fifty cents per pound. As showing the possible profits which will be derived from fruit-growing in this valley, two examples are here presented: Supervisor John B. Montgomery, who owned a small orchard of two acres, planted in fruit of different varieties, sold the crop as it stood on the trees for \$500, three-fourths of which was clear profit; the other instance was that of A. D. Lemon, who from ten apricot trees realized \$115. Remember these prices were obtained before the advent of the railroad and when the market was a very limited one.

OPPORTUNITIES FOR INVESTMENT.

Property of all kinds in the vicinity of Phoenix has more than doubled in the last six months. Some of the leading capitalists of Southern California, foreseeing the grand possibilities for fruit-growing, have made large purchases of land and water during the present year. To such a height has the value of lands risen in Los Angeles and San Bernardino counties, many property owners there are finding it to their advantage to dispose of their holdings and invest in the Salt River Valley. Here they find a rich, virgin soil capable of producing everything grown in the Golden State, and which can be had at one-tenth the price. We have mentioned the investment of Mr. McPherson, the great raisin-maker, but Hon. DeBarth Short is equally as high authority on the specialty of wine and brandy manufacture. This gentleman recently visited the valley and made heavy purchases therein. Being questioned as to what he saw, upon his return to Los Angeles, he was enthusiastic in his praises of the Salt River region and its grand resources, and said he would not exchange his interest in the Salt River country for all he possessed in California. Such an opinion, coming from so keen-sighted a business man and experienced a horticulturist, is worthy of most careful consideration.

As showing the profits from investments in land, a few instances are here presented. Four years ago T. J. Simms purchased the quarter section lying one-half mile north of Phoenix, paying therefor the sum of \$4,000; this spring he disposed of the same for \$38,000. The property has since been divided into one



Westfield Fruit Farm.

and two-acre tracts, which have been sold for \$400 and \$600 per acre. Half a mile east of town is the 160 acre tract known as Steinegger ranch. A few years ago the owner entered it in the Land Office, paying the Government therefor \$1.25 per acre; this spring he disposed of it for \$25,000. Two miles north-east of town Mr. John Ranger owned a quarter section which he secured four years ago for \$3,000; a short while since he sold out for \$16,000. The ranch of Mr. Frank Shaw, embracing 160 acres, half a mile west of Phoenix, sold about the same time for the same figure. Three years ago it would not have brought \$4,000.

These are only a few of the many land sales which have been made in the last six months, and which only go to show that the "boom" which has struck Southern California is drifting over into the valleys of Southern Arizona. Real estate has been most active in the period mentioned, sales sometimes aggregating over \$200,000 per week. There are fifteen real estate firms in Phoenix and all appear to be doing well. This will give the outside reader some idea of the amount of business in that line which is transacted here.

The fact is, the city and valley of which it is the centre are on the eve of a real estate movement which may yet rival that of Southern California. With the tapping of the valley by a railroad it may be said to have fairly begun. Unlike many of the purely speculative operations in the Golden State, there is here a solid and lasting foundation which justifies a large appreciation in values; here we have a richer soil, a superior climate, and at least ten times the quantity of water. For men of moderate means there are opportunities to secure lands and water at reasonable prices. But the tens of thousands who are annually flocking to the coast will soon change this condition of things here, as they have already done in Los Angeles and San Diego. Lands which can now be had for \$10 or \$12 per acre, are sure to go to \$100, and that within two years. Within five years Phoenix will be a city of 25,000 inhabitants, and lots which are now considered high at \$50 and \$100 per front foot, will bring ten times that amount. This statement is a reasonable one and is more than justified by existing facts.

HOW TO REACH THE VALLEY.

Those who desire to visit this part of Arizona will find the Atchison, Topeka & Santa Fe the most direct route. Starting from Kansas City this road passes through the rich corn-belt of Kansas, and grazing fields of Southern Colorado and Northern New Mexico; at Deming it effects a junction with the Southern Pacific. From Deming to Phoenix it is 345 miles. People from Texas and the Gulf States will find the Texas Pacific and Southern Pacific the shortest routes.

Visitors from San Francisco and other points on the coast take the Southern Pacific to Maricopa station. The cost of reaching Phoenix will be as follows:

	1st class, unlimited.	1st class.	3d class.
From San Francisco to Phoenix	\$33	--	--
“ Los Angeles “ “	--	\$18	--
“ Kansas City “ “	--	55	\$35

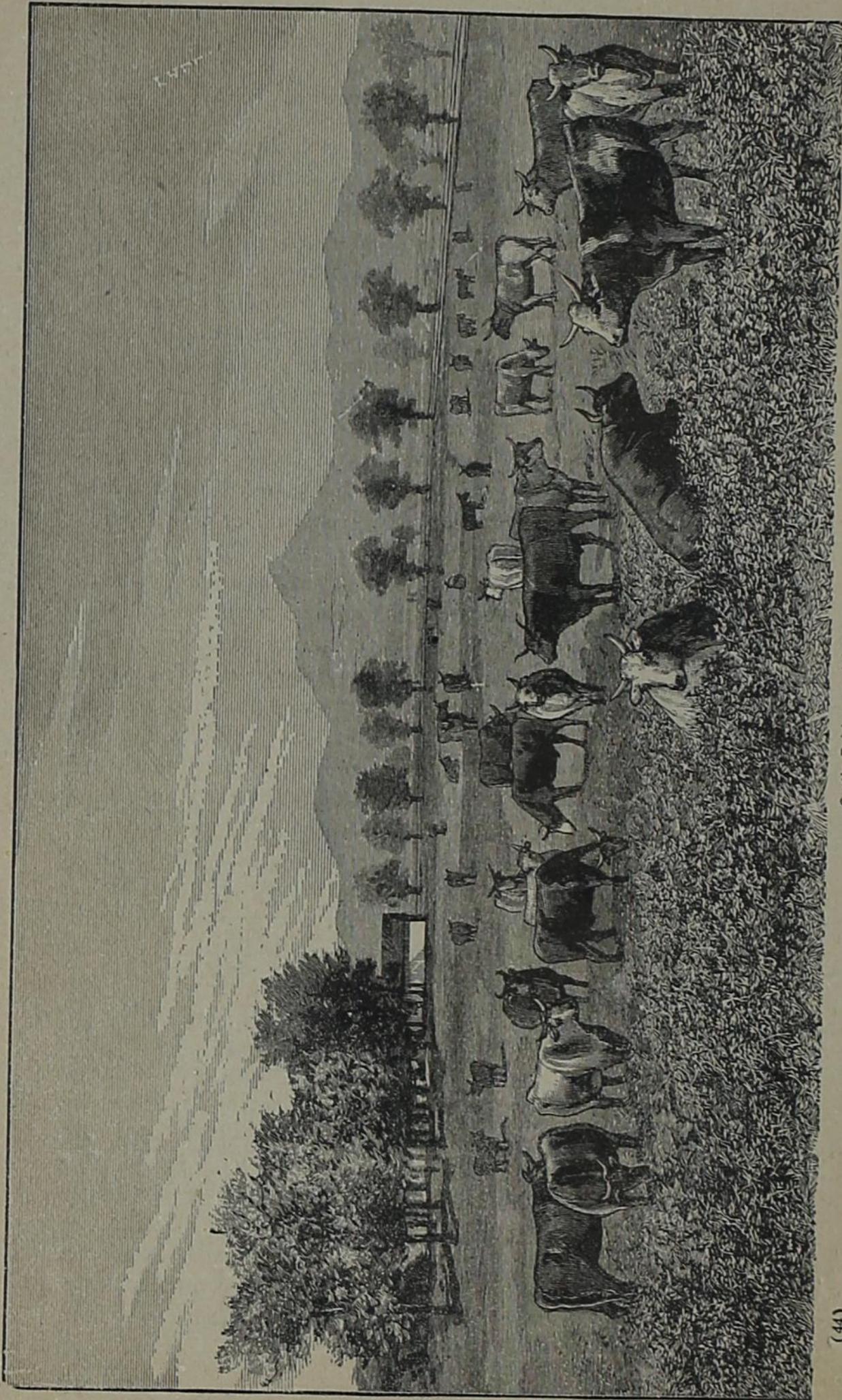
AN OLDEN LAND.

Arizona has been called an olden land with a modern history. Its ancient annals are lost in the dim and misty past. There are no inscribed records, no fanciful traditions. The shapeless mounds and crumbling ruins which mark the valleys and mountains are the only traces left of the race which lived and labored here long before Eric the Red pressed the soil of Vineland. The torch of modern inquiry has failed to penetrate the darkness of ages, and the Sphinx of the past is silent under its questioning beams. Who they were, from whence they came, and what were the causes which led to their total extinction, were questions which the Spanish explorers of 350 years ago asked, and to which they received no satisfactory answer. The same queries have been made by their American successors, but no Edipus has yet arisen to solve the riddle.

The Salt River Valley at one time supported a dense population; this is shown by the traces of the ancient canals which encircle the valley and the mounds which dot its surface. Every available acre upon which water could be brought was reclaimed and made productive. The smooth and perfect configuration of the land

of the valley—having an almost imperceptible slope toward the river bed—leaves no doubt that almost its entire area was cultivated in ages past. Fragments of coarse pottery, with rude ornamentation, are found scattered about these mounds, and excavations have disclosed the fact that the former structures were of adobe or sun-dried brick. From nearly all of them stone hammers and axes, earthen jars, and other vessels of the same material, have been taken. Near Tempe are found the remains of extensive buildings, now a mass of shapeless mounds. The foundation of one which has been traced measures 235 feet in length and 130 in width. Excavations in these mounds have brought to light several ollas filled with charred human bones and vessels of stone implements. The ruins cover a wide area and no doubt a large city once stood here.

The age in which the extinct race flourished is entirely a matter of conjecture, but from the total absence of metals in the ruins they have left behind them its antiquity must be great. From many of the ruins perfect skeletons have been taken, which show that the unknown race were of ordinary size and stature. But who they were is a question unanswered. Did war, famine, pestilence, or some mighty convulsion of Nature destroy them? Time has nearly obliterated all evidences of their existence; and in the lapse of ages their history has become almost mythological. The tourist to the Pacific coast will be well repaid for the time spent, if he will turn aside for a day or two and examine those mute evidences of a civilization older than history. They may not possess the grandeur of the Yosemite or the Geysers, but they have an interest not alone for every student of archæology, but for every intelligent person who would study those fragments left by one of the most interesting of the prehistoric peoples of the Western world. Mr. Frank Cushing, so well known in connection with his investigations among the Zuni Indians, has lately been sent to examine the ruins in this valley by the Smithsonian Institute. He is now at work in a large mound south of Tempe, and has made some very valuable discoveries. Among the most striking of these discoveries are a number of human skeletons, perfect in all their parts. They were taken from what appears to have been a large burial chamber. Mr. Cushing has a theory that the vanished race were the same as the Moquis and Zunis now



Cattle Raising on Alfalfa.

living in northeastern Arizona, and this theory is sustained by many of the earthen vessels and relics taken from the ruins, which are almost an exact fac-simile of those in use among the Zunis at the present day. What brought about their disappearance, however, is not so easily accounted for, but Mr. Cushing is in hopes of finding a clue which will lead to the unraveling of this mystery before he closes his labors here.

FINANCIAL.

The present financial condition of Maricopa county and of the city of Phœnix is here appended:

COUNTY.

Total assessed valuation of property, 1886.....	\$2,300,000
“ “ “ 1887.....	3,325,000
Indebtedness.....	\$285,000
Rate of taxation, 3 per cent.	

To Eastern people this rate of taxation may appear high, but in reality it is not more than the levy of most of the Western states and territories. While the tax-payer is compelled to pay three cents on every dollar of taxable property, that property is only assessed at half its real value. Thus, instead of the county valuation being returned at \$3,325,000, it should be double that amount, or \$6,650,000. If assessed at the latter figure, the rate of taxation would be just half what it now is, or $1\frac{1}{2}$ per cent. All property values in this county can be readily sold at double the amount assessed; but the present custom has prevailed for years, and as it is apt to be entirely misleading to outsiders we make this statement here. As examples it may be stated that lands in the vicinity of Phœnix, which are changing hands at from \$300 to \$600 per acre, have been assessed at from \$50 to \$100.

CITY OF PHŒNIX.

The financial condition of the city of Phœnix is set forth in the following figures:

Liabilities.

Fire Apparatus Bonds.....	\$10,000
City Hall Bonds.....	15,000
	\$25,000

<i>Assets.</i>	
Fire Apparatus.....	\$ 7,000
Water Shares.....	3,000
Assessed Valuation of City Property.....	1,000,000
On hand in Fire Fund.....	3,000
	\$1,013,000

Rate of taxation, $\frac{3}{4}$ of 1 per cent.

The county indebtedness carries interest at the rate of seven per cent. per annum and that of the city the same.

Considering the vast undeveloped resources of the county, the rapid increase in land values and the large immigration which is finding its way to the valley, the financial condition of Maricopa county and Phoenix should be considered a very healthy and satisfactory one

As will be seen, the property of the county has increased over 50 per cent. during the last year. The completion of the railroad makes it almost certain that this increase will be almost doubled during the coming fiscal year.

CONDENSED FACTS.

Experiments prove that one acre of alfalfa is sufficient to sustain an animal the year around.

Three years ago, business lots could be bought in Phoenix for \$50 per front foot; to-day they are worth from \$100 to \$200 per front foot.

Old residents of Los Angeles county who have visited the valley, frankly admit that we have ten times the quantity of water here that they have in that county.

A fruit canning and drying establishment would be a paying proposition in the valley. Now that the horticultural area is being rapidly extended, there is here a fine opening for a man who understands the business.

Orange Judd, the veteran agriculturist, whose name is a household word throughout the United States, like every one else was astonished at the extent and fertility of the land in this valley. In writing to his paper, the *Prairie Farmer*, he speaks as follows: "We have seen thousands of acres here growing crops

that rival in luxuriance those found in the famed valley of the Nile. * * * * * Tens and scores of thousands of acres right here need only the skill and moderate labor of man to become unsurpassed in fertility and productiveness."

Dairying, bee-keeping and the raising of poultry are pursuits that pay well here, eggs, butter, milk and honey always commanding remunerative prices. The honey of the valley is equal to the best made in San Diego.

The fuel used in Phoenix is nearly all of the mesquite wood; it makes a very warm fire and is excellent for culinary purposes. At several points in the valley there are large groves of this tree. Delivered in Phoenix it is worth \$4 per cord.

Less labor is required to make a livelihood in this valley than any spot on the coast. Vegetation is so rapid, and the yield from cereal and vegetable is so prolific, that a man can accomplish as much in three months here as he could in six in the dreary climate of the North.

The display of horses and other live stock at the annual agricultural fair held near Phoenix, was one of the finest to be seen in the Southwest. Although a local organization, the Fair Association has received material aid from the Territorial Treasury to the extent of \$10,000.

The name Salt River is misleading. In its course through the mountains, ere it debouches into this valley, it passes by some saline springs and thus we have the name "Salt River." So slight, however, is the admixture from those saline deposits, that the water of the stream is not changed in any way, being clear, sweet, and wholesome.

Game in the valley embraces the wild duck and wild goose, which appear in large numbers on Salt river during the winter months. The Arizona crested quail fairly swarm all over the valley, and although large numbers are taken in traps every year they seem to be steadily increasing. The Arizona quail is a beautiful bird, with a flesh white, juicy and tender. Large numbers of the jack and cotton-tail rabbit are found all over the valley. The humpback is a fish which may be said to be a native of the Salt river; although well flavored it has too many bones

to be of much value as a food fish. The Verde trout is also found in the river and is open to the same objection as the hump-back—too many bones. In the Colorado there is a large fish called the Colorado salmon, which sometimes finds its way to the Salt river. The taste is similar to that of the sturgeon. Some weighing as high as 70 pounds have been taken near Yuma.

Talk about vegetables, we believe this valley can beat all creation. An honest granger, living near Tempe, laid upon our table, this morning, a mammoth sweet potato weighing twenty pounds. The donor of this gigantic specimen assures us that the average from half an acre will not fall short of four pounds.—*Phoenix Paper.*

The entirely level character of the land is not the least of its attractive features. The surface of the soil in Southern California is broken in nearly every instance by small ridges and hillocks which require to be levelled, and by depressions which must be filled up. The average cost of such work in Southern California and in the San Joaquin valley ranges from \$15 to \$25 per acre. Here the total cost of clearing an acre of land of the light brush and greasewood which grows upon it will not cost over one dollar.

The only "Injuns" seen in Phoenix are the Pimas and Maricopas, who have a reservation in the valley of the Gila river, some fourteen miles from the city. They are a quiet and inoffensive race, who till the soil, and raise good crops of wheat, barley, alfalfa and vegetables. They own, besides, a considerable number of horses and horned cattle. When visited by Coronado's expedition in 1540, the Pimas occupied the same lands which they till to-day, and all the changing centuries which have come and gone since then, have not affected this primitive race. They sow the seed and gather the harvest, maintain the same form of patriarchal government, and live in mud houses not materially different from those they occupied when the adventurous Spaniards looked in upon them nearly three and one-half centuries ago.