

# BEAUTIFUL SOUTHERN FLORIDA.

**N**O section of the United States has been better known, nor longer neglected, than that area of Florida, situated on the south and east of Lake Okeechobee.

This region, known as the Everglades, was authentically surveyed and reported upon by the War Department for the General Government as early as 1856. The wonderful fertility of the lands exposed, and the great possibilities from the slightly submerged lands when drained, had been known before this first official Government report.

Almost yearly, following the first investigation, the Government ordered new surveys, and its engineers suggested systems of wholesale reclamation, the feasibility of which could not be questioned,—but the work was not carried out for years, owing to lack of definite authority, concentrated, well-defined action and necessary capital.

## TITLE TO THE LANDS OF THE EVERGLADES.

Up to the time the Federal Government gave to the State of Florida a clear title to all the overflowed lands in that state, hundreds of settlers there had in a way reclaimed small tracts from the Everglades. This land was cultivated first close to the eastern and western coasts of the Peninsula. Gradually these pioneers, who lived near to the shores of the Atlantic or the Gulf, encroached farther inland. The records of the Agricultural Department clearly show from the crops, fruits and garden products raised and marketed, the great fortunes these early settlers made. The plantations, worth first but a few dollars an acre, rose in value to a hundred and more an acre, and at last the eyes of the world were opened to the fact—so long and earnestly asserted by the Government officials—that the lands of the Everglades of Florida, were among the richest producing lands in the world.

This muck land has been covered for centuries with the purest of water, in which vegetation has grown, bloomed, died and rotted. The deepest muck lands are those around Lake Okeechobee.

## REPORTS OF EXPERTS.

Prof. H. W. Wiley, Chief of the Bureau of Chemistry, United States Department of Agriculture, says:

"The Okeechobee muck, however, is underlaid with a thick stratum of shell marl, containing pebbles very rich in phosphorus, and this rests upon a coralline or limestone formation. This limestone formation is very porous in structure, full of cavities of varying sizes, capable of being ground with extreme ease, and thus prepared for application to the soil. \* \* \*

"There is practically no other body of land in the world, which presents such remarkable possibilities of development, as the muck lands bordering the southern shores of Lake Okeechobee. With a depth of soil averaging, perhaps, 8 feet and with a surface almost absolutely level, it affords promise of development which reaches beyond the limits of prophecy."

In extent these Everglades run several miles south and east from the margin of Lake Okeechobee. They lie in a great basin. During the rainy season parts of these glades are covered with from one to several inches of entirely fresh moving water, due to the heavy rains, which swell the northern streams, draining into Lake Okeechobee, and causing it to overflow.

It is the purpose of the present state dredging system to lower the waters of Lake Okeechobee so as to take care of these flood waters. In the dry season today the Everglades are to a great extent entirely free from water.

Government engineers, in their reports, show that the elevation of the submerged lands is over 21 feet above the sea; hence, by a system of canals cutting through the rim rock, which forms the east and west coasts of Florida, the entire area will be drained.



A FLORIDA PLANTATION AND SUGAR MILL.

This area of the Everglades is not a swamp nor a marsh, as popularly supposed, but an elevated basin created by a rim of coral around the east, south and west coasts of the state, which is partly covered with pure water that is in constant motion, but which is given a marshy appearance by the ever-present saw grass, and which somewhat resembles a swamp, also owing to the characteristic growths of cypress and cocoa palm, on its edges.

Dr. John N. Maggonigle in an address before the Eighth International Geographic Congress said:

"The climate and productiveness of the Everglades are not surpassed in the world, presenting conditions in both winter and summer which the MAXIMUM RESULTS OF LABOR ARE PROCURED BY THE MINIMUM OF EFFORT. \* \* \*

"The water in the Glades is always pure and clear and drinkable. Nowhere is it stagnant; nowhere does it seem to be wholly at rest. It seems to move in one mass from the northeast toward the southwest. \* \* \*

"The climate of the Glades is most mild and equable. The vegetation shows by the habits of growth that frost is unknown. Only moderately high temperatures prevail in summer and these are much modified by the prevailing breezes." \* \* \*

Governor Napoleon B. Broward of the State of Florida is perhaps as conversant an authority on the Everglades as any man alive. In a recent report, speaking of the Everglades, he said:

"It may be needless for me to assert that the richness and fertility of the soils of the Everglades has been demonstrated by the investigations of the soil and climate experts. Since 1906, when plans to reclaim the lands were undertaken by the State of Florida through the trustees of the Internal Improvement Fund, the project has progressed so far that all doubt of its ultimate success has been removed, and we know that it is only a matter of time when most of this vast area will be made fit for cultivation. I have given much thought to this great subject, and when I was nominated in 1905 I pledged myself to drain the Everglades and made this the main issue of the campaign. The project was taken up immediately after election. We have two dredges

constructed from my designs. They began operation in 1906.

"Each dredge is excavating a canal which averages 60 feet in width and has a depth ranging from 12 to 15 feet. So far about 10 miles of each canal have been completed, but the work is to proceed much more rapidly, as we shall have at least six excavators within the next year."

Elwood Mead, Chief of Irrigation and Drainage Investigations for the United States Department of Agriculture, four years ago said:

"The prestige of Florida fruit in the market is encouraging and indicates that the state MAY EASILY LEAD in the quality of many of her fruits. The value of fruit products during the last two years, as reliably reported, has been \$200 to \$1,000 an acre, which amount would justify considerable expenditure for reclamation improvements."

## PRODUCTS AND SOIL.

It may be stated conservatively that any known product of the garden grown in the temperate zone can be produced as well, if not better, in the reclaimed lands of the Everglades south and east of Lake Okeechobee. Independent of these, the fruits of the semi-tropics thrive and yield large crops from December to May.

## VEGETABLES AND FRUITS.

Profitable vegetables would include in the partial list beans, cabbage, squash, tomatoes, okra, celery, eggplant, beets, cucumbers, cauliflower, sweet and white potatoes and peanuts. Two crops of vegetables a year are raised.

In this wonderful muck, alluvial and diluvial soils, are grown the banana, the plantain, sugar cane, cotton, tobacco, rice, coffee, hemp, flax, Indian corn, barley, hops, buckwheat, cassava, grape fruit, pineapples, strawberries, lemons, limes, avocados, pawpas, persimmons, mulberries, figs, gauvas, watermelons, cantaloupes, peaches, pears and citrons.

The fruit and vegetable grower in Florida profitably employs the entire year.

In addition to the fruit-bearing species, the pimento is grown, as well as pepper, clove and other spice trees.

## THE RAISING OF SUGAR CANE.

One of the most important industries today in



A FLORIDA PLANTATION ON CANAL.

Florida is that of raising sugar cane.

Prof. H. W. Wiley, Chief of the Bureau of Chemistry, in his report for 1901 to the Secretary of the Department of Agriculture, commented on this product as follows:

"The problems connected with sugar and starch are four or five in number.

"The soils of Florida have been deposited from water, well adapted for producing sugar and starch.

"The second problem is that of fertilizers. Perhaps there is no state more favorably situated than Florida in respect to fertilizers. You have here inexhaustible deposits of phosphates. It would be hard to find any other portion of our country where fertilizers could be sold more cheaply than in this state.

"The third problem is the character of the market. This country is the greatest sugar and starch consumer in the world. We use more than 2,000,000 tons of sugar annually. Of this quantity, before the Spanish war, we made only about 300,000 tons—about one-seventh of all.

"Since the Spanish war we have acquired Hawaii, Porto Rico and the Philippines, all of which give us large additional quantities of sugar. This year we will produce about 100,000 tons of beet sugar, so that at the present time it may be said that we produce about one-third of all the sugar we consume. But still there is a vast foreign market which we might supply with the home product. There is no danger, therefore, of overstocking our home market with increased sugar production, nor is there danger of the beet sugar driving the cane sugar out of the market. For many purposes, as for instance the manufacture of syrup, beet sugar is unsuitable, and there will always be a demand for all the cane sugar that can be made.

"The sugar crop of the whole world for the present year is about 10,000,000 tons, of which nearly 7,000,000 are made from the sugar beet."

Some years have elapsed since Dr. Wiley made this report, and during that time these figures have been materially changed.

America today consumes almost 3,000,000 tons of sugar annually.

Last year we produced 500,000 gross tons or about one-sixth of all we use.

The sugar crop for the world has increased in these seven years from 10,000,000 to 14,000,000 tons. This production is about equally divided between beet and sugar cane.

In conclusion Prof. Wiley said:

"That Florida must depend upon the sugar cane for sugar and upon the cassava and potato for starch.

"In one particular industry Florida stands pre-eminent, and that is the manufacture of table syrups from sugar cane. By the development of these great industries, sugar and starch making, including table syrups, untold wealth will, in the near future, flow into Florida. From by-products of the factories immense quantities of cattle food can be obtained, both from sugar cane and the starch producing plants. Thus a dairy industry can be established in connection with sugar and starch making which will add much to the wealth of the state.

"In regard to the depth of the soil, it varies from the merest covering at the edges of the sand to from 15 to 16 feet in its deepest portions. The greater part of the muck lands will vary from 3 to 6 feet deep. The soil varies in color from jet black to black-brown.

"The Florida planter can confidently count on a continuous manufacturing season, being rarely interrupted by rains.

"The climatic conditions of temperature approach those of the island of Cuba. This being true of the central portion of the peninsula, it is true in a much greater degree of the lower portion, viz.: the Okeechobee section. The cocoanut and date palm flourish, and tropical plants of almost every description predominate over the sub-tropical. Here sugar cane is absolutely free from any danger of frosts. It may be said, then, with confidence that in the region of the Lake Okeechobee the lands which may be reclaimed for sugar making purposes have all the advantages of the climate of Cuba.

"The manufacture of sugar from the cane in this region may be postponed with perfect safety until the beginning of February, as the months of February, March and April are those of greatest activity in sugar manufacture."

Parties having sugar mills in the neighborhood of this company's land will be able to contract at \$5.00 a ton for the cane. Sugar cane grows from 30 to 50 tons to the acre. At 30 tons to the acre this would give \$150.00 per acre.

Sugar cane needs little or no cultivation. It is cheaply planted and only replaced once in seven or eight years. On this company's ground un-

doubtedly 40 tons to the acre can be grown, and five acres of land will, with little cultivation, support a family well by the product of any of the number of fruits or vegetables mentioned.

The following facts and figures were taken from and may be corroborated by reports of the United States Department of Agriculture and the Department of the Interior; Florida's Agricultural College and Experiment Station; Florida's State Chemist; Florida's Commissioner of Agriculture, and the Ft. Myers Board of Trade, as well as from the statements made by railroads and individuals:

#### BANANAS, PINEAPPLES AND OTHER CROPS.

**Bananas.** Planting bananas 10 feet apart, as the trees are small, and getting only one bunch from each hill, the owner would have on each acre 400 bunches, which at \$1.00 a bunch would pay \$400.00 per acre per annum.

**Pineapples.** Pineapples yield from seven to ten crops without replanting. The first and principal cost is for the land. The income from the second, third, fourth, fifth and sixth crops is profit. From nearby lands one acre of pineapples containing 10,000 plants yielded 300 crates, averaging 30 to the crate, or 9,000 apples. They netted over transportation and commission \$2.00 per crate, or \$600.00 per acre. From this same acre 32,000 planting slips were secured, which sold at \$6.00 per 1,000, adding to the profit of this same acre \$192.00, or a total of \$792.00.

**Tomatoes.** On  $2\frac{3}{4}$  acres there averaged 420 crates of tomatoes to the acre. The cost was 50 cents per crate. From the 1,117 crates there was netted, after deducting commission, freight, etc., \$1,849.83; from this amount the cost of growing, picking and packing is deducted, \$558.50, leaving a profit of \$1,291.33, for four months' work on only  $2\frac{3}{4}$  acres of land. Suppose the owner had farmed 10 acres, the smallest farms in the division suggested? He would have had over \$4,000.00 for part of his year's work.

**Strawberries.** From one acre of strawberries \$500.00 was realized. Considering the small capital invested, this is one of the most profitable crops of the section.

**Potatoes.** Potatoes yield about \$200.00 per acre per crop. Two crops a year may be grown.

The profits from grape fruit, cocoa, mangoes, oranges, lemons, limes and all garden truck are now matters of record in Dade county.

The official statistics of Dade county show 2,410 acres in tomatoes, valued at about three-quarters of a million dollars; 108 acres of beans valued at \$30,000; 21 acres of eggplants, valued at \$10,000; 20 acres of cucumbers, valued at \$9,000; 27 acres in peppers, valued at over \$20,000; 21 acres in white potatoes, valued at about \$5,000, and some small acreage devoted to raising cabbage, English peas, etc.

The shipments from this section come into market when highest prices prevail and good produce always brings good prices.

**Rice.** Two crops of rice can be raised annually and one may conservatively count upon 50 bushels to the acre from each crop. Independent of this revenue there is profit in the volunteer rice for fodder crops and grazing.

The price of the rice at the plantation averages 75 cents per bushel, or an annual per acre yield value of \$75.00.

**Peaches.** Peaches yield a profit of from \$100.00 to \$150.00 per acre.

On these lands this crop could be harvested and sold from the middle of April to the middle of May, or about one month earlier than the maturing of peaches in the northern part of the state.

**Celery.** Celery will yield from \$500.00 to \$1,000.00 per acre, for the reason that on these lands the plant would mature when all Northern celery was out of the market.

But it is needless to further illustrate. The remarkable soil with little expense of prepara-

tion and no fertilization will produce any crop to which the country is adapted, on a basis of profit heretofore almost unknown.

Semi-tropical fruits grown in the Okeechobee region, south and east of the lake, have a superior flavor to those produced in any other section of the world.

Staple crops and vegetables may be grown on these lands every month of the year. This is a guarantee to the settler of a living and a competence, provided, of course, that he possesses some degree of energy.

These facts, together with the immunity from frosts enjoyed by the products raised, will naturally enhance the value of the land in this section.

It is indeed the ideal poor man's haven, where on a small investment of money and work he can secure a permanent subsistence from crops that cannot be overproduced, and in a delightful climate.

Ramie (hemp). This valuable manufacturing product yields about 3,000 pounds of clean fibre, valued at 5 cents per pound, or \$150.00 per acre. Jute, sisal hemp, bear grass and other fibrous plants produce largely.

Tobacco. Another industry which has developed with rapid strides during the past ten years in Florida is growing of Havana and Sumatra tobacco. The soil is perfectly adapted for the raising of these high-priced products.

Secretary of Agriculture, the Honorable James Wilson, in a recent speech said:

"We use tobacco extensively and pay around \$30,000,000 for importations from Cuba and Sumatra, Porto Rico, Mediterranean countries and Brazilian ports. We raised Sumatra wrappers last year to the extent of \$7,000,000 worth. We found in the Connecticut valley and in Florida the same soil that grows the wrapper tobacco in Sumatra, after visiting that country and studying their methods and soils. We hope in time to grow all the tobacco now imported from Cuba and Sumatra into the United States."

The marginal lands are particularly recommended for tobacco cultivation. Here large crops of both filler and wrapper, as well as leaf for plug tobacco, may be grown.

Samples from crops on the Caloosahatchee river have been commended, as before stated, to be the equal in quality and flavor to tobacco grown on the island of Cuba and Sumatra.

#### CLIMATE AND TEMPERATURE.

It is now a well established fact that the constant winds from the southeast and the interchanging air currents from the Gulf to the Atlantic give to the Peninsula of Florida an ideal summer climate. The humidity is not as great in July and August as it is in some of the Middle states. A summer tour to Cuba is a common thing now, yet the climate and temperature of Florida are similar to that of Cuba.

The fact that the peninsula is almost surrounded by the Atlantic ocean and the Gulf of Mexico produces a mean temperature of 73 degrees. It seldom is warmer than 85 degrees in summer or colder than 50 degrees in winter. With a minimum of 38.27 degrees and a maximum of 83.7 degrees this section of Florida compares most favorably with the world-famed Southern California. This is not an idle statement, but one which is proven by comparative figures as issued by the Climatological Service of the Weather Bureau of the United States Government.

As to the healthfulness of the reclaimed regions Prof. W. L. Van Duzer of Kissimmee says:

"The healthfulness of a region is of the utmost importance to any enterprise, and especially is this true when the operatives must become permanent residents. It can be positively stated that the reclaimed lands of the Kissimmee valley are free from malaria. The employees of the drainage company were white men exclusively. These men were recruited from all parts of the country. Many of them entered into the service of the company before they became acclimated. Dur-



A FLORIDA SUGAR MILL.

ing a period of over eleven years the company never employed a physician nor lost an employe from death; never did any of the men leave the service of the company from the fact that they could not stand the climate. Malaria and chills are absolutely unknown."

#### TRANSPORTATION.

Few states in the Union possess better local and foreign transportation facilities than does Florida. On the face of her labyrinth of canals ply fleet steamers. Trunk lines intersect the state, and the recent inauguration of express trains and steamers for the conveying of fruits and vegetables means that her numerous products are delivered with expedition, fresh and unspoiled, into the best markets of the Middle and New England states. The proximity of these metropolitan centers assures a profitable market for the grower.

#### INVESTMENT.

It is not necessary to expatiate on these lands from a standpoint of investment. Land which today may be bought for \$24.00 an acre will, on the completion of the canals and a complete watering, be worth from \$100.00 to \$1,000.00 per acre. This has been the history of the past—there is no logical reason to suppose it will not be the history of the future.

The company anticipates being permanently interested in these Florida lands, mainly from the standpoint of sugar culture and manufacture. Such being the case, it is vitally concerned in the formation of desirable communities surrounding its own holdings.

People who from conditions of health or age desire a climate equable all the year and free from extremes of heat or cold, should secure at least a small home farm in Florida.

#### OBSERVATIONS.

Since the days, centuries ago, when Ponce de Leon and his Spanish conquistadores roamed over what is now the state of Florida, in search of the mythical "Fountain of Youth," this portion of our country has been world famous for its salubrious climate; its beautiful winter resorts; the variety and excellence of its products, such as tropical and semi-tropical fruits; its vegetables, and its magnificent flowers, from which latter the state takes its name—all of which are at their best when the major portion of the United States is shrouded in snow and ice.

The annual mid-winter pilgrimage of hundreds

of thousands of people from the North, who throng its perfect beaches, its beautiful rivers and lakes, and its health-giving springs, are indisputable evidences of the fascination of this beautiful country.

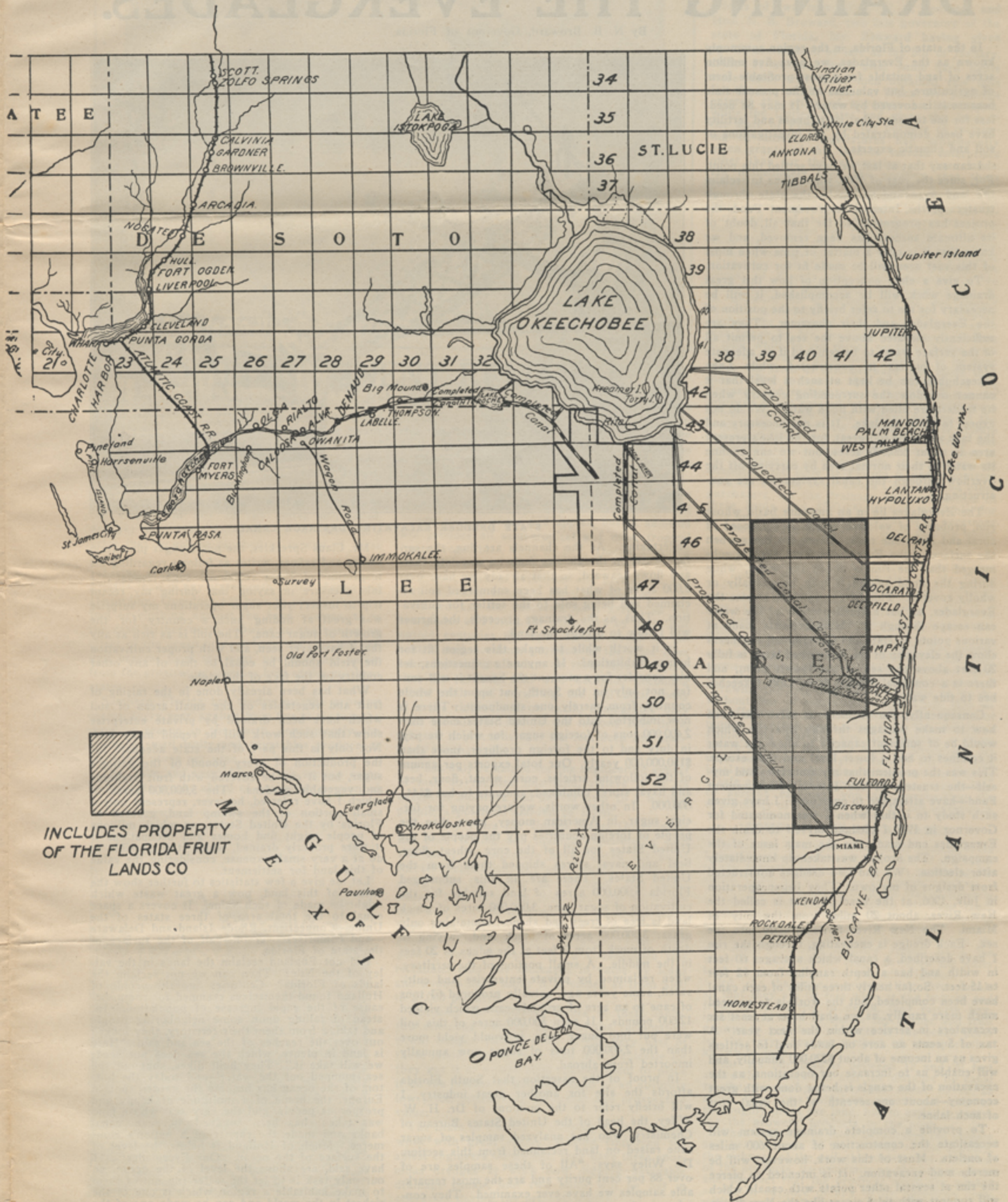
Commercially, Florida in the past few years has forged rapidly to the front. Owing to the fact that it can put its fruits and vegetables into the market weeks ahead of any other portion of the country, thus enabling the growers to obtain fancy prices for their products, and the further fact that this country is only a few hours away from the best and largest markets in the world, with water transportation, costing the producer but one-seventh of the rail rate to get his products to the market, fortunes have been and are being made there every year, from comparatively small tracts of land.

The result of all of this development has increased the value of farm, fruit and vegetable lands in the developed portion of Florida until it is beyond the poor man's reach.

For many years the United States Government, through the Department of Agriculture, and the state authorities have been investigating and experimenting with the soil, the climate and possible productions of the far-famed Everglades of Florida, with the result that they have demonstrated beyond a question of doubt that these lands, when drained and reclaimed, are the richest and most productive lands in the entire world, surpassing California and the valley of the Nile. As a consequence, the state of Florida took the matter in hand, made liberal appropriations and proceeded to build hundreds of miles of navigable drainage canals, one of which is completed, and vigorous construction work is now being prosecuted on a number of others. As fast as these lands have been reclaimed they have been sold to and occupied by actual settlers, and, as a result, many of these reclaimed lands are now selling at from \$100 to \$1,000 an acre and bringing a net revenue that warrants an even higher price—lands that only a few years ago were considered absolutely valueless.

Realizing all of these conditions, this company went in ahead of the dredgers and purchased 180,000 acres of these prospectively valuable lands in alternate sections and at a price which enables them to place the land on the market in small holdings at an absurdly low price, considering their actual value.

# Map of Southern Florida Showing this Company's Properties.



INCLUDES PROPERTY  
OF THE FLORIDA FRUIT  
LANDS CO

# DRAINING THE EVERGLADES.

By N. B. Broward, Governor of Florida.

In the state of Florida, in the region commonly known as the Everglades, we have five million acres of land suitable for a most profitable form of agriculture, but valueless at the present time because it is covered by water. It may be needless for me to assert that its richness and fertility have been demonstrated by the investigations of soil and climatic experts.

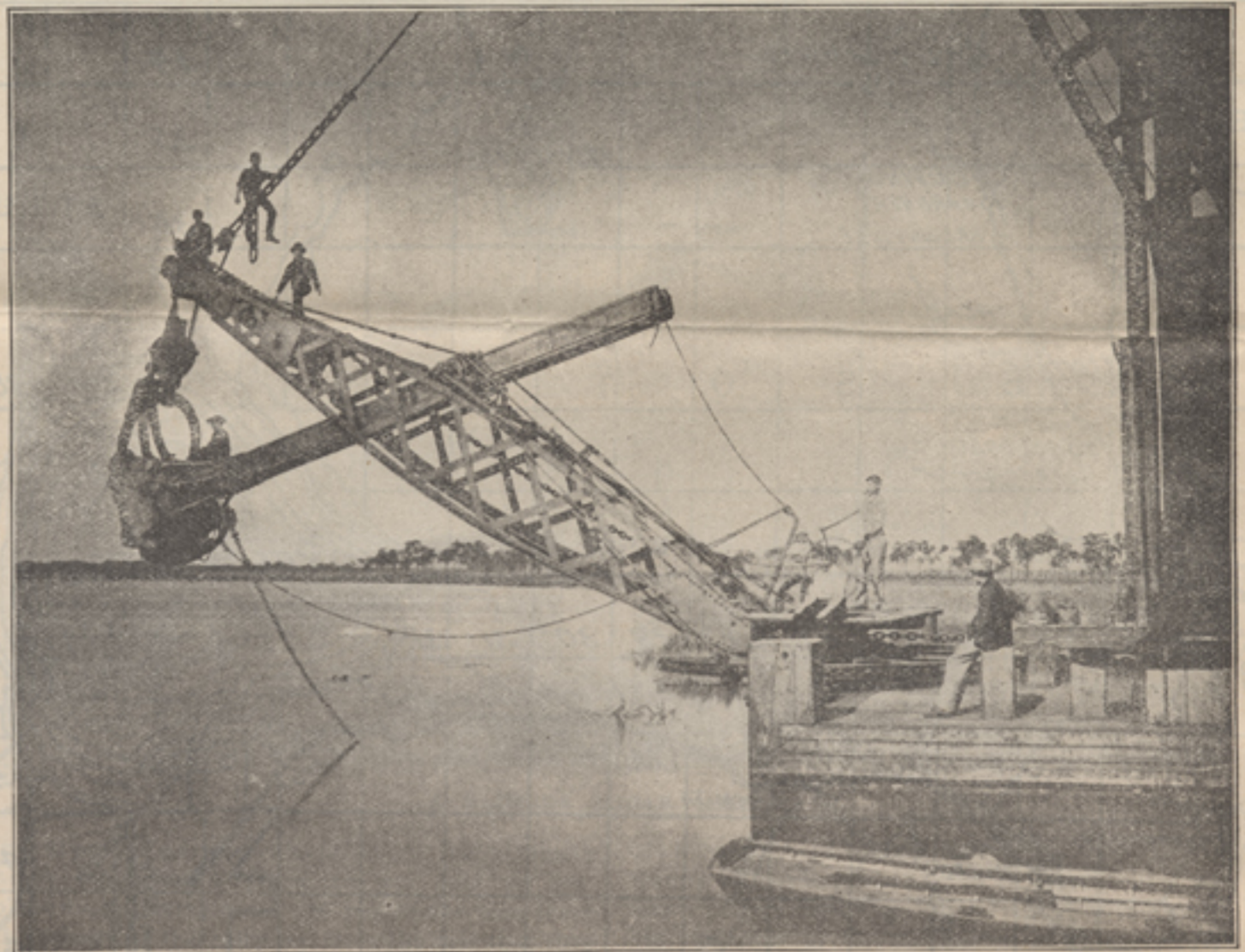
I can say that at last we have settled this point. For, since the year of 1906, when plans to reclaim the land were undertaken by the state through trustees of the Internal Improvement Fund, the project has progressed so far that all doubt of its ultimate success has been removed, and we know that it is only a matter of time when most of this vast area will be made fit for cultivation.

To give a clear conception of how this great drainage work will be accomplished, it will be necessary for me to refer briefly to the position of the Everglades and their character. They are sufficiently elevated above the sea to permit all of the surface water to be removed if an adequate system of outlets is constructed, while Lake Okeechobee can be kept at such a level that it cannot overflow the surrounding country when its feeders are filled with flood water. We do not expect to drain the lake. It is not necessary and the task would be too great, for the lake's present area is about 650,000 acres, but we can confine its water to their normal area by carrying off the overflow through the canal system we are constructing.

The Everglades lie in an immense basin whose rim, probably of volcanic origin, is composed of coral and limestone rock. There are times when the surface of the Everglades is so slightly submerged that the rim is above the water, while during the flood season it may be partially or wholly covered. This barrier is what creates the Everglades, as but a small portion of the water can escape through it. Measurements made at various points by state and Government engineers show the elevation of the submerged lands is fully 20 feet above the sea at the lowest point, and there is a continual descent from Lake Okeechobee to tide water.

Consequently, the problem to solve has been how to make passages through this rim which would be of sufficient capacity to allow the water it confines to find a lower level and thus escape. This was the problem that my associates and myself—the trustees of the Internal Improvement Fund—have attempted to overcome. I have given such study to it that when I was nominated for Governor in 1905 I pledged myself to drain the Everglades and made this the main issue of the campaign. The project was taken up immediately after election. We had two dredges constructed from designs of my own. They began operation in July, 1906, at the head of what is called the New River, about 20 miles from the city of Miami. The New River flows directly into the sea. Each dredge is excavating, through the rim I have described, a canal which averages 60 feet in width and has a depth ranging from 12 feet to 15 feet. So far nearly three miles of each canal have been completed, but the work is to proceed much more rapidly, as we shall have at least six excavators in service within the next year. A tax of 5 cents an acre on lands sold to settlers gives us an income of about \$220,000 annually, and will enable us to increase our operations, as the excavation of the canals is being done with great economy—about one-seventh of the usual cost of such labor.

To provide a complete drainage system will necessitate the construction of about 600 miles of outlets. Most of this work, however, will be merely mud excavation. It is intended to pierce the rim at several other points with canals which will connect with tidal rivers like the New River, and the success we have attained warrants the



STATE DREDGER EXCAVATING DRAINAGE CANAL.

undertaking. As the channels are dug, the surface water in the vicinity finds its way into them and flows seaward, so that already we have over 2,000 acres of what has been submerged soil reclaimed and being sold to the settler for cultivation. Thus, as the drainage proceeds, the farmer will follow to occupy the land.

Is it worth while to make this region fit for human habitation? If anyone so questions, let him consider for a moment the benefit it will confer, not only on the South, but upon the whole country, from merely one standpoint. There is now imported into the United States more than 2,400,000 tons of foreign sugar, for which we pay, in duty and to the foreign producer, more than \$150,000,000 yearly. Our total exports per annum of the following articles, corn, wheat, flour, beef and naval stores combined, amounts to but \$144,000,000. In other words, we are paying for foreign sugar, in American money, more than the people of foreign countries pay the people of the United States for all of the corn, wheat, flour, beef and naval stores shipped them from the United States. There are in this submerged Florida 5,000,000 acres of land suitable for the cultivation of sugar cane; 3,000,000 acres of which land is free of trees and shrubs, containing only grass; 3,000,000 acres of muck land, varying in depth of muck from 2 feet at the edges to 20 feet in the middle. A small portion of the territory, when reclaimed by private enterprise and cultivated, some years ago, actually produced 63 tons of cane to an acre of ground—cane which yielded 12,600 pounds. If even 500,000 acres of this soil were put into sugar cane, it would yield more than the 2,400,000 tons of sugar now annually imported from abroad.

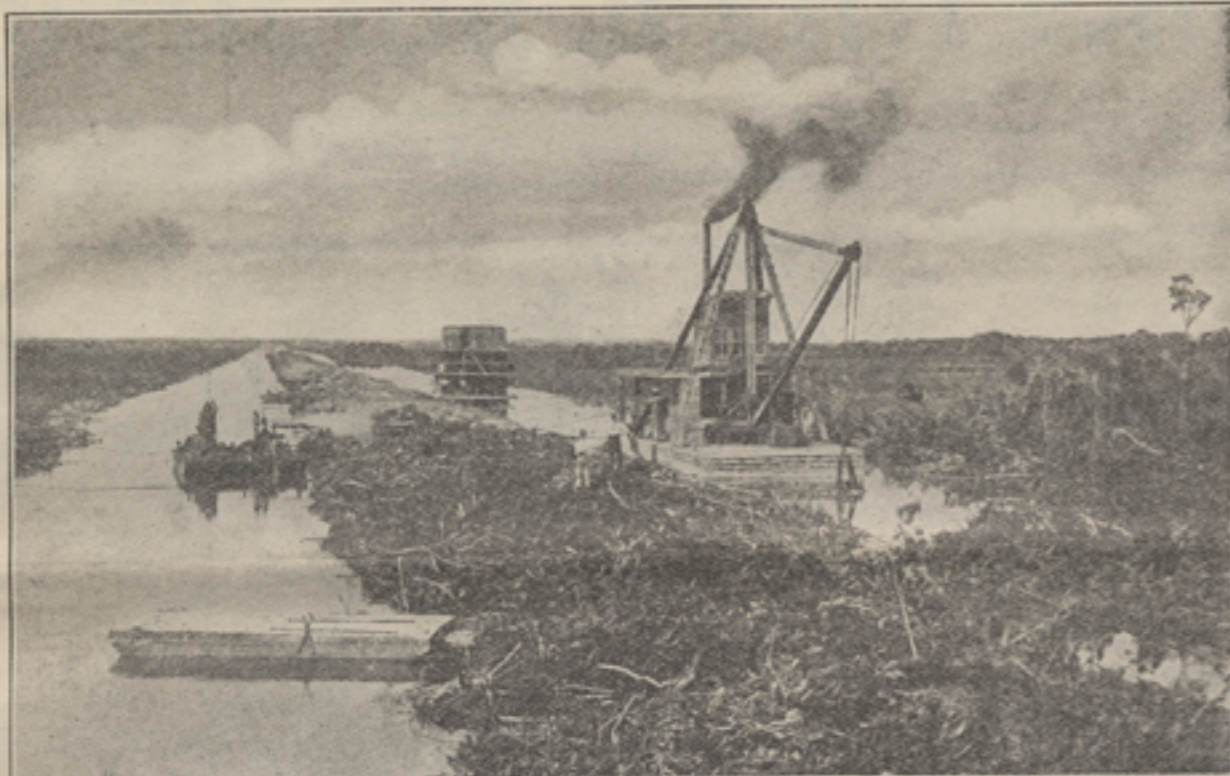
In proof of the assertion that South Florida affords the site for another great industry, I will briefly refer to the opinions of Dr. H. W. Wiley, the head of the United States Bureau of Chemistry, who has analyzed samples of sugar cane raised on land reclaimed from this section. Dr. Wiley says: "All of these samples are of over 88 per cent purity and are the most remarkable samples we have ever examined. They contain no glucose (a sign of inferiority) whatever when tested."

Mr. Claus Spreckles, the noted sugar plantation owner and refiner, writes as follows regarding his inspection of these reclaimed sugar lands: "I take pleasure in saying that during my recent trip to inspect your sugar operations my surprise was great at finding such a country for the growth of sugar cane. The soil is as rich as any that I have ever seen, and with proper cultivation the yield should be equal to that of any other country on the face of the globe."

What has been already done in the raising of fruit and vegetables on the small areas of soil which have been drained by private enterprise show that such work will be repaid many fold. Not only is this part of the state adequate for the production of every pound of the nation's sugar, but it can be covered with fruit orchards and vegetable gardens. The 5,000,000 acres to which I have referred, however, represent only a small portion of the swamp land, granted to Florida by the United States, on which millions of people might find homes and occupations if it were properly drained, which it is possible to do at a very small expense, considering the value of this land for settlement.

Let me give a few statistics to further show the extent of this land, now a great waste which might be made of such value. It covers a space equal to the total area of three states of the Union—Connecticut, Rhode Island and Delaware—and comprises over one-half of the surface of the state of Florida.

Did not England reclaim the lands in the valley of the Nile? Then can we not reclaim the lands of Florida? Centuries ago the people of Holland found themselves cramped for room, because of the rapid increase of population. Instead of falling upon some neighboring people and taking from them their territory, they looked out over the reaches of the sea and said: "Here is land in plenty, which the sea does not need; we will take it." They built dikes, shut out the sea, pumped out the water—and today the bottom of the ocean has become the garden spot of Europe, the home of a multitude of happy and prosperous people, and the very sea, whose land was taken, has been confined between canal banks and made the carrier of a nation's commerce. Much of Holland is below the level of the surface of the ocean. Our Everglades, as I have said, are above the level of the ocean, so our only task is to let the water run out of them to make habitable a region which is one of the richest in the world and can be made one of the most productive in America.—The New York Independent, June 25, 1908.



EXCAVATOR THROWING UP FILL THROUGH EVERGLADES.

## SOME PERTINENT REMARKS.

There is probably no section of this continent that offers greater or more varied opportunities to the poor man or the man of moderate means than the Southern Florida of today. It is a land teeming with possibilities. Take it acre for acre with any land in the eastern, middle or Mississippi valley states and ten acres of this land will produce more, with less effort, than many times the acreage in any of the states mentioned, and yet these lands today can be purchased at a price that would be laughed at in any of these states.

Living is not only pleasanter, but cheaper in Florida than in any state north of the Mason and Dixon line. One does not have to provide houses, fuel or clothing against the hard winters, as is the case farther north. Owing to the tempering effect of the ocean breezes from the east and the gulf breezes from the west, one does not suffer from the prostrating summer heat of the northern states.

Southern Florida has twelve months growing season every year, against from five to six months growing season in the north, consequently the ordinary small fruits and vegetables produce at least two crops per year.

The fruits and vegetables of this section come to maturity weeks ahead of any other portion of

the country, at a time when the very highest prices are realized by the growers. Added to this the further fact that they are within a few hours of the best and largest markets in the world, by water, making them independent of the railways with their high rates.

Our lands will not only produce in perfection everything grown in other portions of the United States, except wheat and apples, but in addition will produce all semi-tropical and most tropical fruits, vegetables, etc.; in fact, almost anything that will grow in rich soil under genial skies can be grown, both in profusion and perfection, and with minimum effort, in Southern Florida.

Nature has for centuries been preparing the everglades of Florida for occupancy by man. For untold centuries the rain-swollen rivers of the central and northern portions of the state have been depositing alluvium on these lands; vegetation has grown, died and decayed, becoming mixed with and enriching the soil until today it is the richest soil on earth, comparable only with the alluvial soil of the famous Nile delta, this soil in places is over ten feet deep and absolutely inexhaustible.

It has only remained for the engineering genius of man to reclaim this land, relieve it of its excess of moisture and deliver over to a waiting people, a potential Garden of Eden.

For fifty years the United States Government has been testing and making experiments with this land; its engineers have figured out plans for its reclamation, but only within a very few years has the work of drainage and reclamation been in actual progress, with the result that wherever the land has been reclaimed it has been immediately purchased and occupied by progressive and energetic farmers, fruit and garden truck growers. As a consequence this reclaimed land has increased in value by leaps and bounds until today it is valued at from \$100 to \$1,000 per acre.

Realizing the immense future in these lands, this company went in ahead of the reclamation work, bought 180,000 acres of the very best of these lands; buying their land in a wholesale lot they got it at a price that enables them to place it on the market at what seems to be an absurdly low price, considering its actual and prospective value.

The State of Florida is pushing its reclamation work with great vigor. Having employed the ablest engineers obtainable, they have three enormous dredges at work now digging navigable drainage canals, and two more will be put in operation during the present winter.

The reclamation of the Everglades and plac-

ing of this wonderfully rich country where it can be occupied by settlers, is due mostly to the efforts of two men—Hon. W. S. Jennings and Hon. N. B. Broward, two last governors of the state of Florida, Mr. Broward having given up his commission as late as the 5th of January, 1909. It was not until after some hard fights were made that these men obtained this land for the use of the farmer. When Mr. Jennings entered the office of governor he found that, while the United States had given this land to the state of Florida for the purpose of reclaiming it, different legislatures had subsequently given grants of this land to various enterprises other than for the reclamation of these lands. He immediately took the position that these grants were not legal. Then began a hard legal fight to determine who owned these lands—the state or the special interests. Through the efforts and legal ability of Mr. Jennings the state won. Then plans for the reclamation of same were found, but this brought the administration of Mr. Jennings to a close, and as no governor of the state of Florida can succeed himself, the people of Florida who were interested in the reclamation of these lands, put forward Mr. N. B. Broward for governor, and he was elected by an overwhelming majority. Mr. Broward pushed the reclamation with equal vigor as it was begun by Mr. Jennings. Of course, it took a long while to get things ready to begin work in earnest, and a great deal remained to be done when the term of Mr. Broward also came to a close. But to assure the final success of the drainage and reclamation of the Everglades, the drainage board entered into a contract with some private parties by which a large portion of the lands of the Everglades was sold to these private individuals and the money paid for same was contracted by the drainage board to be spent in the reclamation of these lands, so in the present condition, the state of Florida is under contract with the Florida Fruit Lands Company and other purchasers, for the drainage and reclamation of these lands, and \$500,000 is now available for that purpose, or such an amount as is necessary to complete the work. The lands coming under the project other than those now being offered for sale by this company, are owned by the Florida State Land & Drainage Company, and are not for sale at any price also by Mr. Davie and associates, of the American Sugar Refining Company of Colorado, who have purchased a part of these lands and contemplate the raising of sugar cane and the erection of a large sugar mill.

When one takes all of these facts into consideration and then notes the low price and easy terms on which this land can be purchased under our plan, we believe we will not be accused of "drawing the long bow" when we state, as we do, without fear of successful contradiction, that we are offering the greatest value for the amount of money invested, ever offered to the American public, and whether you are seeking a home where you can not only make a living and lay up a competence for your family, but live with ideal and delightful surroundings, or are seeking a safe and profitable investment for your savings or surplus earnings, you are overlooking the opportunity of a lifetime if you do not investigate.

### SOME OF OUR ADVANTAGES.

By the use of a system of canals running from Lake Okeechobee through the heart of our lands to the Atlantic ocean, with feeders ramifying the entire tract, we attain the following results:

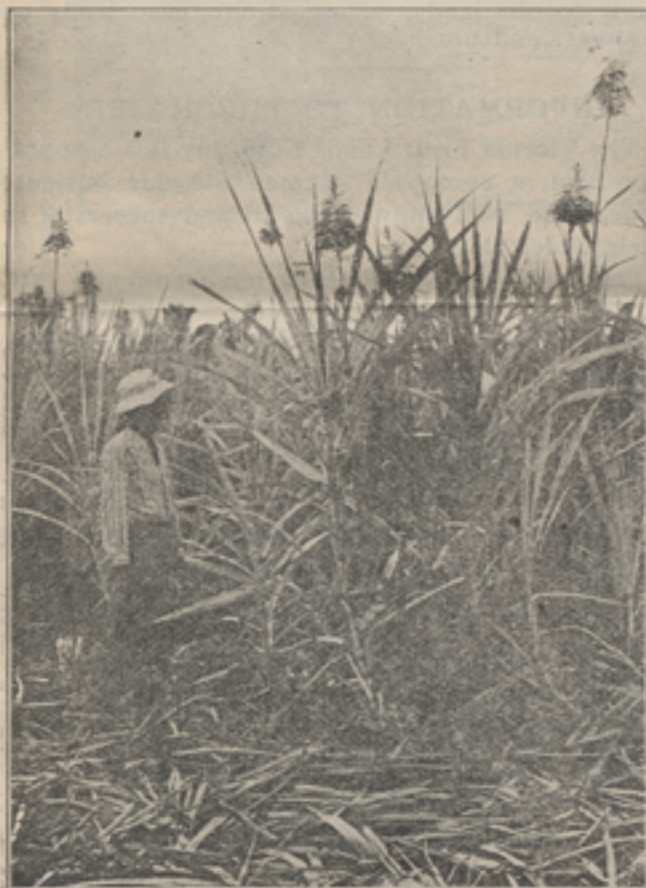
1st. We lower the level of the lake sufficiently to prevent the annual overflow of these lands during the rainy season, thoroughly draining same at the time they need the drainage.

2nd. By using locks or gates in the canals, we are enabled, during the dry season when the water is needed for the crops, to throw the water back on the land in the way of irrigation.

3rd. As the state is constructing these canals so that they are 60 feet wide at the bottom and from 12 to 15 feet in depth, they furnish navigable waterways to enable the farmer and fruit grower to get their products to the ocean ports by the very cheapest method of transportation known to man.

4th. As our land is between 12 and 20 feet above the ocean level and the distance by canal to the nearest port averages about 10 or 12 miles, this gives sufficient current not only to thoroughly drain the land, but to assist in carrying the growers' products to the port.

When one adds to these advantages the climate and healthfulness of this portion of the country, the richness of the soil, the variety and profusion of the products, its proximity to the best markets and the fact that the products reach the market so far in advance of any of its American competitors, we challenge the world to produce its equal.



A CANE FIELD IN THE EVERGLADES.

## The Maligned Everglades.

By William Todd.

Central Africa will always be "Darkest" Africa to the ignorant despite its broad sunny plains. The rich luxuriant growth of our Dismal Swamp will be forever "dismal" to those who have not seen its beauty, and for the same reason the Florida Everglades continues to be a "miasma swamp" because man has not taken the trouble to see for himself.

Those who love this rare garden, hesitate to disapprove this misconception, for it explains its solitude to-day and why it now remains one of the few spots in this land where one can be alone amid the beautitudes of nature.

The Glades were originally a shallow lake some seventy by one hundred and fifty miles with a coral rock bottom. Being shallow, grass gradually grew over it, tall, rich tropical grass that waves perpetually in a balmy breeze. The water moving toward the coast slowly wrought for itself winding channels through this meadow which to-day are lined with the rich purple of the floating hyacinth and peopled with bass. Contrary as it is to existing knowledge, this water is quite clear and safe to drink.

An elevation of something over thirty feet above tidewater gives a perceptible and sometimes strong current to the streams. Thus the Miami, draining the Everglades on the east, is a short but swift river, and the Caloosahatchee, the main western outlet, is not to be negotiated in the rainy season except with a power boat which can breast its deep strong flow. Where the Glades proper approach the high land there is always an intervening stretch of high land prairie—"Savannahs"—De Soto called them—back of which lies the timber growth. There are no mosquitoes in winter and strange to say few in summer compared to the coast. I have never heard this satisfactorily explained except that the larvae may thrive more prolifically in the brackish water of the salt water marshes.

The Great Landscape Gardener to ease the monotony of so much sameness in his meadow, dotted it with islets—hummocks they are called—heavy with tropical growth and plumed usually with one or two palmetto palms which rise smooth for thirty feet, and then burst into a bouquet of long waving branches. To give it color the birds came with feathers of every shade—the white heron, the blue heron, the white curlew, the pink curlew and his cousin, the bronze ibis with a design on his back like a Turkish rug. There are every variety of wading bird from the sandpiper to the great blue heron, who stands five feet, and who can perforate one's skull with his bill, but he is gifted with a kindly



LOADING SUGAR CANE FOR THE MILL.

disposition. In the winter time the ducks join this noisy throng.

Add to this many strange flowers of beautiful colors and fragrant perfumes and the picture of the much-maligned Everglades is complete.—"Outing," March, 1908.

### MIAMI.

Miami is the county seat of Dade County. It is a most attractive city, having miles of paved streets which connect with one hundred fifty miles of rock roads throughout the country. Miami has a fine artesian water supply for its water works. It is well equipped with an electric light and power system. It is well sewered and probably has more miles of good concrete sidewalks than any town of its size in the South. It has beautiful public buildings—the county court house is of white Miami rock and cost \$60,000. There are numerous large hotels—here is found the "Royal Palm," one of the largest and finest hotels on the east coast of Florida. It has a large number of beautiful homes with green lawns, shade trees and tropical flowers, high class public schools, two boat yards and a good harbor. It is growing very rapidly and now has a population of 7,000 people. About 100,000 tourists visit this section during the winter season. The

back country is very rich and is growing very rapidly. It is estimated by careful men that the pineapples, citrus fruits and vegetable crops of Dade County produce over \$2,000,000 per annum. Dade County is practically free from killing frosts. Miami is near enough to the origin of the trade winds to feel their influence and is cooler in summer than many northern resorts. A drive through the country back of Miami is most interesting, and will afford views of oranges and grape fruit growing, as well as mangoes, avacado pears and sapodillos, and other tropical fruits which seem especially adapted to this particular soil and this climate.—Florida East Coast Railway Literature.

One of the surprising features in regard to the climate at Miami is that, while it is located near the coast, the air is dry, and the clammy, sticky sensation that is often found in most coast cities is entirely absent here. Instead of a close, dense atmosphere, the air is balmy and invigorating. Malaria, chills and fever, and kindred diseases, are practically unknown in this section. One rises in the morning full of life and energy, instead of the listless, tired feeling that is often experienced in southern countries.

The land for sale by the Florida Fruit Lands Company begins about six miles west of Miami and extends north and west. This description of the lands around Miami, which is published by the East Coast Railway Company, will easily apply to our lands, as we adjoin these lands on the west and north.

### INFORMATION TO PURCHASERS.

The Florida Fruit Lands Company is a corporation and is composed of men of wide business experience, well known, careful and successful in their undertakings.

One person may purchase ten farms and lots, but he must sign a separate application for each farm and lot applied for. Sign the application, paying the agent \$5.00 in cash and get a draft or money order for \$5.00, made payable to us, and give same to the agent to be forwarded to this company with the application. The second payment will be due one month from the date of the application and the same day each month thereafter until fully paid, and these payments should be made by you direct to this office each month.

The title to this property is absolutely perfect and unchallenged and each purchaser will get a warranty deed for each farm and lot applied and paid for. The abstract will be very brief for the reason that title runs to you through us direct from the State of Florida. There is no interest on deferred payments or taxes charged to any purchaser until he has received his deed. No application will be received signed by a negro.



FLORIDA LETTUCE FIELD.



Cocoanut Tree, Miami, Fla.

For Further Information, write to The Florida Fruit Lands Co., 103 Massachusetts Bldg., Kansas City, Mo., or its Agents.

AUOK BROS.,  
REAL ESTATE BROKERS,  
BUCYRUS, OHIO.