

EMPIRE LAND COMPANY
LEE CO., FLORIDA

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LOCATION

Lee County is located in the extreme Southern end of the State (Excepting a small portion of Monroe Co.) in the same latitude as Palm Beach and Miami, which brings it practically below the "frost belt" This alone should appeal to prospective grove owners, as it will not require the necessity of providing fuel or stoves to protect the groves from the chilly blast, which may come at any time to the less favorable situated locations and the elimination of this suspense alone is of very great importance in selecting a safe, desirable and profitable location.

CLIMATE

The climate is ideal, with an average temperature for the year of 73-2 degrees and a rainfall of 55-1 inches, making it an all year proposition as several crops can be raised yearly.

For an ideal place to repair for recreation and the building up of jagged nerves, there is no section in Florida which affords such inducements.

The gunning (veritable hunter's paradise) and fishing qualities are renowned and it is confidently believed that this section will soon become the garden spot of the South, where people from all sections of the United States will soon flock to locate their winter homes, which nature has so richly endowed.

The breezes from the Gulf of Mexico and the Atlantic Ocean, gives this section at all times of the year an invigorating climate, that no matter how warm the days may become, the nights are always cool and refreshing.

SOIL

The soil might be divided into three kinds.

- 1 The soil of the Pine belt,
- 2 The soil of the Cypress belt,
- 3 The soil of the Prairie.

The soil of the Pine belt while the timber is standing, is suitable for grazing, which is greatly on the increase in Florida. When cleared, makes a desirable location for citrus fruit.

The soil of the Cypress belt, when drained is very desirable for cane and rice culture, being a rich black muck land.

The soil of the Prairie is a sandy loam underlaid with clay and mixed with lime and organic matter and is well adapted to all kinds of vegetable and citrus fruits. Experts have pronounced the soil in Lee County to be the richest in the State.

TIMBER

We have never had our lands regularly cruised, but from personal observations and reports from others familiar with these lands, we conservatively estimate it to contain 900,000,000 feet of virgin timber, pine and cypress in the proportion of 2/3 and 1/3 respectively.

The Pine has never been boxed and the cypress is sound, being practically free from hollow butts and is known as the "Black" variety, being so called on account of its dark red color and close grain.

WATER

By reference to the Annual Report of the State Geologist 1909-1910 page 121, it will be seen that Lee County is situated in the artesian well belt, this should develop into a great asset to this locality, as it not only affords a dependable source of pure water not only for domestic purposes, but for manufacturing, agricultural and grazing purposes, as wells can be sunk in any section of the county.

RAILROADS

At the present time, Lee County is without the desired railroad facilities, the Atlantic Coast Line having its terminus at Fort Myers, but the extension of this road and the contemplated extension of the Haines City branch, which is expected to enter Lee County at Fort Thompson and other contemplated roads in the near future, will give this section the desired railroad facilities and greatly enhance values.

A railroad is now being built from Deep Lake (51-30) to the head of Allens River, which will give an outlet to the southern portion of the county.

HARBORS

Langford Harbor (Indian Key) and Marco are desirable locations and will afford excellent water transportation to New York and the Eastern points.

SUGAR CANE

At Everglades (Sec. 14, Township 53, Range 29) where Mr. Geo. W. Sorter, has resided for over 20 years, can be found all kinds of citrus and other tropical fruits, vegetables and garden truck.

Mr. Sorter has for many years been engaged in the cultivation and manufacturing of high grade syrup, yielding from 500 to 800 gallons per acre.

The soil and climate of Lee County is admirably adapted for the cultivation and raising of sugar cane and it is believed that this will be one of the leading staple crops of the state.

Philadelphia, Pa, April 2nd, 1913.

Geo. W. Lax, Secretary,
Empire Land Company.