

### CHEVELIER.

Chevelier will be located on what is known as the A. W. Hopkins Tract, formerly called the Charles H. Scott purchase. This tract of land contains 207,360 acres of land, embraces practically all of Northern Monroe County, and a part of Western Dade County. It is a rectangular block, thirteen miles north and south, by twenty-five miles east and west. The south east corner of which borders the Gulf of Mexico. It embraces no doubt, some of the richest agricultural lands in all Florida, very diversified in character, including hammock lands, with hard wood growth. Cypress land which has a vegetable mould soil two feet deep and more, on which is growing some of the best cypress timber in Florida, interspersed with water-cak, bay trees, pop-ash, and other hard woods, pine land which is adapted to citrus and tropical fruit trees, marl prairies, rich black vegetable mould prairies, not muck but real soil, in other words the land is so diversified that one would be safe in saying that there is not a crop of fruit or vegetable of any kind which is grown in Southern Florida, but that can be grown to perfection on this tract of land.

On June 20, 1901, Mr. J. M. Barra, attorney, representing Mr. Charles H. Scott et-al, submitted a proposition to the Trustees of the Internal Improvement Fund of the State of Florida to purchase this tract of land, and the sale was consummated a short time later to his clients.

This purchase was made after Mr. Scott, et-al had sent crop and soil experts to the property, who reported favorably on its possibilities and it was their idea with water transportation, alone, which is furnished by a series of in-land bays on the property, to establish a large sugar-cane plantation and citrus and tropical fruit groves. They recognized the value and possibilities of the property, obligated to do such surfact drainage on the land themselves as might be necessary, and intended to establish one of the greatest developments of Florida. However, by reason of the value of the timber on this property, on February 4, 1902, they sold the entire

tract to the National Timber Company, who expected to establish a large mill and handle the timber from the property by means of water transportation. This they did not do, but on June 1, 1908 after a careful timber cruise of the property had been made by Mr. S. J. E. Lucas, they transferred and sold their interest to Mr. Archibald W. Hopkins.

The timber cruise and exploration of this property made by Mr. S. J. E. Lucas was complete in every detail, to the extent that, not only did he report on the standing timber, on each section of land on the property, but he extended his report a general one, as to topography of the soil, and conditions as he and his assistants found them.

Mr. Lucas established his camps with some 14 assistants, and used as a base of supply for his engineering crew the store of Mr. Geo. W. Storter, at Everglades. Mr. Lucas and his corp of assistants spent some three months on the property surveying the major part of it, making a complete and comprehensive map of the in-land bays, which are embraced in the tract, including Huston, Chevelier, Alligator Cais, Cannon, Tarpon, and a number of smaller in-land bodies of water, all of which lie wholly within the Hopkins Tract. The survey of these water-ways was made by triangulation, and Mr. Lucas deserves great credit for the accuracy of his work.

Among other things Mr. Lucas said: "The soil as it is now is of no value, but if made cultivatable its value would be no less than \$100.00 to \$300.00 per acre. On one of the townships of this tract Mr. Lucas and his timber cruisers estimated that there was sixty three million, five hundred feet of Pine and Cypress timber. Taking all in all Mr. Lucas and his assistants made a complete and accurate timber cruise topographical and soil survey of this tract.

This property was purchased by J. W. Jandon et-al on February 2, 1917, with the idea of an immediate development of the agricultural possibilities. The marketing of the timber on the tract, and the establishment of hard surface communication with Miami to the east, and Ft. Myers to the North West, and also the building of Chevelier, to be located on or near Chevelier Bay. They expect to connect with the Tamiami Trail, which is the cross state highway, from Miami to

Pt. Myers, and in addition to open up the natural water-way on the Gulf frontage, giving immediate water transportation, and they are also associated in the organization and in the incorporation of the Tamiami Railway, which will afford Railway transportation through the entire length and width of the tract.

J. P. Jaudon, who has just returned from a three weeks trip over the property has some interesting things to say as to the future development purposed by his company. He said: "There is no better located tract of land in Florida, as both hardsurfact roads, Railway, water transportation will be assured to the property at the earliest possible date.

The location of Chevelier is almost on the beautiful in-land bay of the same name, as a water out-let to the Gulf of Mexico, which boats drawing five feet of water can easily enter, in fact four feet or more of water is found in almost all the in-land bays, embraced in the tract. The real shipping point, however, will be located immediately at the mouth of Chathan Bend River, where nine, ten or more feet of water can easily be obtained.

Chevelier will be sixty-six miles due west of Miami and about the same distance south east of Ft. Myers, and approximately the same distance, almost due south of Moore Haven.

The isolated conditions of this tract will be removed, by reason of the Tamiami Trail, from Miami and Ft. Myers, and the further fact that the Atlantic Coast Line Railway is building an addition to their Haines City branch, from Sebring south to a point approximately twenty miles north of this property.

When asked from what source Chevelier and this property would get its drinking water, he said: "That at Everglades directly north of this tract, there is no doubt one of the finest Artesian flows of water in all Florida (which if found at approximately 400 feet). Absolutely no tract of salt and very little sulphur, in fact in the home of Mr. George Storter, he saw this Artesian water used for over head irrigation, which means that the water is sprayed or sprinkled on the plants, and if there was an over abundance of sulphur or any other mineral element, it would be injurious to the

plants, but Mr. Storter assured them that both he and Mr. Kingman who also has an artesian well, always use this water for drinking purposed and for irregation, and also have same piped throughout their houses, and the pressure is entirely satisfactory.

The location of Chevelier will be on pine land, which lays from five to seven feet above the level of the Gulf. Drainage is adequate and the location ideal for a beautiful city. Sanitation should be perfect, as a suerage will be established, capting into Alligator Bay, which drains to the south, hence no suerage will be emptied into Chevelier or Huston bay, which are bound with excellent oysters. Adjoining the townsite to be laid off a mill site to reduce the timber of this tract into limber, transportation for same will be furnished by the artificial out-let to Chevelier Bay, and the docks and shipping facilities will be established and erected, at the mouth of Chathan Bend River.

When asked what crops would grow on this land he said; "That the pine land and hammocks to his mind are some of the best lands in Florida for citrus and tropical fruit, including Avacodos, Mangoes. Sappidillas, Oranges, Grape Fruit, Tangerines and Limes, and that Damans and the smaller fruits can be grown to perfection." The possibilities for sugar cane and sugar beet are absolutely unlimited, by reason of the fact, that on account of the fertility of the soil, that the lands will product these crops with as great or greater percentage of glucose than elsewherein Florida, in fact the syrup which has been manufactured on the Watson place on Chevelier Bay, has been known to be as near perfectioned as sugar can syrup can be produced. This, by reason, of the high percentage of glucose contained in the cane.

As to vegetables, he said: "That the rich loam soils of this tract will produce vegetables without fertilizer, and that when artesian water can be so easily supplied, that the growing of Tomatoes, Egg Plant, Beans, Peppers, Irish Potatoes and the many and varied early vegetables grow so perfectly in Florida at Chevelier, by reason of the fertility of its soils. Artesian supply, accessibility to transportation, and the further fact that this property is no doubt nearer frost proof than any other

arcain Florida, by the warm water of the Gulf of Mexico lying immediately at its doors, and an additional water protection is afforded by the series of in-land bays which lay from one to three miles in-land from the Gulf. His investigation shows that Avacodos, Mangoes and even sugar cane, were not injured by the recent sever cold, which was most disastrous to the most sections of Florida.

When asked what industries his company hoped to develop on this property, he said: "Farm, garden, grove, field, including stock farms, as this vast area can be so well utilized for cattle and hogs. He also added, that he believed and hoped to see hundreds and thousands of acres of this land utilized for the growing of sugar cane. In addition he called attention to the wonderful Clam Beds in the Gulf bordering this property which extends from Chokoluskee on the north to Lossman on the south, a distance of fully twenty miles, and that the supply there is ample to keep a number of canning factories running for a number of years. He called attention to the fact, that just off the property owned by his company, a clam dredge Morce, is operating taking some two hundred and fifty bushels of clams each day. The oyster industry will also be a great one, by reason of the fact, that with the new cultivation oysters abound in great quantities in almost all of the in-land bays, in and adjacent to Chevelier. He called especial attention to the fact that fishermen, both from the east and west coast take thousands and hundreds of thousands of pounds of mulled and mackerel and other numerous fish with seines and nets from the waters of the Gulf immediately adjacent to the location of Chevelier.

The frontal lands and a number of islands have great red and black mangroves and the trees are of such size, as to warrant a profitable industry in the manufacture of furniture, as these woods carry a very high polish, so that when these timbers are milled furniture can be manufactured at a great profit. In addition to which the mangrove bark from this section is being utilized by the Manatee County, located on the Shark River, just south of this property, who ship thousands of tons of mangrove bark to New York.

These shipment are being made now by schooner via Key West. There is also a thousand cords of Button Wood on and adjacent to this property, and as button wood is no doubt the best fuel woods produced in Florida, this in itself should become a profitable industry. He also said; "That there are a number of soft woods grown on this tract, which in his opinion could be utilized by a wood pulp factory and that unquestionably a crate, box and barrel factory would be immediately established, as there are thousands of small cypress trees, which could well be utilized in this industry, and as there would be an immediate demand for such a factory, by reason of the necessities for crates and boxes for the fruit, vegetables and sea food, which would be produced for shipment.

When asked as to the possibilities of the pine timber being boxed and turpentine, he said: "He had given this matter special inquiry, and from Mr. D. R. House, as well as his brother W. W. House who live at Chokoloskee, he was assured that experiments had been made, pine trees boxed and that there was an abundant supply of turpentine found."

When asked how deep it was to rock, which as on the property, he answered, "That in the pine timber there are occasionally out-crops, in fact there were places standing forth or fifty feet square, but seldom as large as  $\frac{1}{4}$  acre, which contain flat-rock out-crops in other words, rock with very little soil, but that generally in the pine land, it was from one-foot to four feet to rock, and in many places even more, and that there would be no difficulty in tree planting, even without blasting, on almost the entire area of pine land. He stated that on the prairie land rock was not generally encountered closer than one and one-half feet to four feet from the surface, that among the cypress where he hoped to find a valueless sand soil, covered with water, much to his surprise he found a ~~light~~ black vegetable loam, or soil from two to four feet deep, which in his opinion is some of the best land in Florida, and as for water, he said, that he walked in what is known as sweet water strand or cypress, for over three hours, where a cypress water oak and other trees made a perfect jungle, and that he had to dig in the low places, and found water

to drink. He said, however, that Mr. D. R. House, who was with him, and who was raised at Chokoloskee and who has been over this property a number of times assured him that in the rainy season when the everglades were full of water that there was surface water standing in the cypress strands, as well as in the finger prairies of the pine land. Thus when the everglades are drained and no water is thrown on to this land, and surface drainage afforded for the prairies to the in-land bays, that there should be no fear of over-flow, or too much water, and with the assurance of satisfactory artesian flow suitable for irrigation that profitable crops would and would be grown without difficulty.

He also was asked as to what was meant, when having quoted recently in one of the newspapers, as saying, "that he has discovered a hundred thousand acres of pine land in the everglades," in answer to which he said, "That the border of the Everglades as shown by the Everglades Drainage Map, would lead one to think all the land from township 53, ranges 31, 32, 33, 34, south to be open Everglades Country, when as a matter of fact the true border of the everglades as developed by the Lucas survey extends some twelve or fifteen miles further south, and that timber is grown even as far south as township 56, in fact there is a distinctive rim on the west coast, lying between the Gulf of Mexico or its in-land bays, into the Everglades just as much as this rim exists on the east coast, between the Atlantic Ocean and the Everglades, and that if the east coast with its finger prairies lying between pine land was before any Everglades Drainage, annually in the rainy season and even not an extremely high water is flooded, that these west coast prairies will get the natural river which furnishes drainage, open and widen it, to secure perfect protection, by that, this feature will be chiefly economical and surely done, by the company.

He said that this rock is of an entirely different character than found on the East Coast, that the State Geologist has classified it as Lossman River Lime Stone, that it is a very fine grain Lime Stone, excellent for building material, as well as for rock roads and that he believed that this rock can and will be quarried and