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P. B. JAUDON  
J. F. JAUDON  
GEO. F. COOK  
DIRECTORS

# CHEVELIER CORPORATION

Owners of A. W. Hopkins Tract of 207,260 Acres in Northern Monroe and Western Dade Counties

DEVELOPING CHEVELIER

The Future Tourist and Agricultural Center of South Western Florida

on the

## TAMIAMI TRAIL

THE GREAT CROSS STATE OCEAN TO GULF HIGHWAY

MIAMI, FLORIDA

This letter relates to the "Hopkins Tract" now owned by the Chevelier Corporation. We would like first to ask you to glance at the attached map and note its location—due West of Miami thirty-nine miles and seventy-two miles South of Fort Myers—an immense tract of fine, rich land; part heavily wooded and part wide open prairie. This corner of the Florida West coast has never been developed. It has lacked roads. A hard-surfaced road from Miami—the Tamiami Trail—reaches out toward it and upon the completion of this road, the future of this tract, as indeed the future of Southern Florida and the swiftest advancement of Miami and Fort Myers, very largely depends.

No road project in South Florida is so important to its citizens as the Tamiami Trail, opening up an empire of rich agricultural land furnishing access to large bodies of timber, and providing a highway across the State at its most logical point.

Such a colossal improvement calls for large investments in money; the building of this road involves the expenditure of about three-quarters of a million dollars; \$250,000 has been provided by Dade County, \$302,500 by Lee County and these counties are depending upon the Chevelier Corporation to furnish the rest.

### To Provide for This Large Outlay

The Chevelier Corporation is now marketing its Seven Per Cent First Mortgage Gold Bonds and this letter is intended to assemble the main facts concerning the lands that form the security for the Bonds in as concrete manner and brief a space as possible.

We believe we will deal largely with men of affairs, who are able to make their money yield

more than interest and whose connection with our enterprise will prove to our mutual advantage.

To attract such men we are offering a land bonus of substantial value today that will participate in the profits of our operations to such an extent as to double the money invested, outside of the interest the Bond itself will draw.

Our Corporation is under agreement with Dade and Lee Counties to construct the Tamiami Trail across our property and we are being called upon to start work immediately, and to provide the money we must either sell bonds or land, and feeling that we can better afford to Bond than sell at this time we have prepared an issue of One Hundred and Ten (110) First Mortgage 7% Gold Bonds in denominations of \$5,000.00 each, maturing in ten years, retireable at 105 at any time, upon ninety days notice.

We are pledging as security for these bonds, One Hundred and Sixty-four Thousand acres of sugar and agricultural lands, supplemented by One Hundred and Fifty million feet of cypress and pine timber, in Northern Monroe County, and to expedite the sale of these bonds, are giving as a bonus with each Bond, One Hundred and Sixty acres of land, free and clear of all encumbrance; guaranteeing the purchaser a share in the increased value the use of his money creates.

The entire bonus reservation parallels the Tamiami Trail for twelve miles in a strip one and one-half miles wide and about one and one-half miles south of the line of the Tamiami Trail, as shown on the map attached and will be awarded by lot as soon as all the bonds are subscribed for.

We predict that this Hundred and Sixty acre farm will be worth to the owner as much as the Bond cost him just as soon as the Tamiami Trail passes his land, leaving the Bond drawing 7% in his hands—an item of clear profit.



## The Purpose of the Bond Issue

To retire balance of purchase price of our land and build the Tamiami Trail—THE GREAT CROSS-STATE HIGHWAY—through our property for a distance of approximately twenty-two miles and such other improvements as may be found advisable and necessary.

### Security for the Bond

164,000 Acres

Agricultural land, divided roughly as follows:

Sugar land (now under option)	
50,000 acres at \$20	\$1,000,000
Agricultural Land, 50,000 acres at \$18	900,000
Cypress Land, 30,000 acres at \$12	360,000
Miscellaneous Land, 34,000 acres at \$8	272,000
132 Million ft. cypress timber at \$4 M	528,000
18 Million ft. pine timber at \$2 per M	38,000
Total	\$3,096,000

(According to cruise and survey made by S. J. E. Lucas of Sterling, Michigan, in 1908 for A. W. Hopkins).

We believe you will agree that our valuation is conservative.

### How These Bonds are Safeguarded

We have selected three Trustees of high financial standing and business integrity, who will handle all of the Bond moneys (under bond of \$200,000) and also exercise a supervisory care of our corporate expenditures, having in view the rapid accumulation of a sinking fund with which to retire the Bond issue; the release price of all lands sold being fixed at such a sum that less than one-quarter of our acreage will retire the Bonds. A copy of the Mortgage contract will be furnished each buyer, showing that every precaution has been taken.

### Personnel of Trustees

Franklin Floete, Lumberman and Banker, Spencer, Iowa. J. H. McCord, Banker and Farmer, Spencer, Iowa. Attorney D. A. McDougal, Sapulpa, Okla.

Each of these men are subscribers to large blocks of this bond issue. Judge McDougal is also a Director in the Chevelier Corporation. No better men could be found to administer this trust.

## Why We Offer Such a Large Land Bonus

We own the largest solid body of land in South Florida—we need the money now to build our share of the Tamiami Trail. Both Dade and Lee Counties have the money to build the road to our boundary lines; we can get no aid from Monroe County, in which our land is situated. Our own money is all in the land. An advance of six dollars per acre means a million dollar profit. The completion of the Trail will mean several times that amount. That is a certainty.

We have and can spare the thousands of acres required for the bonus, but we must have the Tamiami Trail built to and through our property. It is the all important improvement that will permit us to sell land at anything like its real value. We must build our share of this road at whatever sacrifice in lands and we intend to make our offer so attractive that you will purchase bonds without argument.

### Why the Corporation can Pay Out at Any Time After the Completion of the Road

With 44 sections of our land fronting the Tamiami Trail and aggregating 28,160 acres we can safely expect to realize over \$800,000 based on a sale price of \$30.00 per acre. This price is based on the fact that undrained 'Glade lands lying along the Trail are selling today at \$30.00 per acre and upward. This price can be verified by a visit to any Real Estate office in Miami handling this type of land. Remember—our entire Bond issue amounts to just a fraction over \$3 per acre.

With the Lucas Timber Cruise showing upwards of One Hundred Millions of feet of cypress standing on less than 30,000 acres of land, worth \$5.00 per thousand feet, as it stands, there should be enough value in this one item alone to retire the bond issue.

With the Tamiami Trail traversing our property for twenty-two miles, linking the East and West Coasts and the resultant stream of automobiles flowing through—many of them carrying land seekers—property will move quickly and at good prices.

With land buyers looking to South Florida for investments right now, what better or safer investment can you make?



## General Description of the Property Pledged

Commencing at the Northwest corner of Monroe county and running east Twenty-five miles and South Thirteen miles, the Chevelier Corporation owns a solid body of land, including school sections, aggregating One Hundred and Sixty-four thousand acres, classified about as follows:

Over fifty thousand acres in the Western part of the tract has been pronounced sugar land of a high type after investigation by eminent and experienced engineers and sugar experts, extracts of whose reports are attached herewith.

About fifty thousand acres in the central part is agricultural land adapted to diversified farming and stock raising—rich prairies interspersed with thin strands of pine timber—underlaid with limestone rock; ideal soil for small farming, citrus fruit and vegetables.

About fifty thousand acres in the Eastern part runs from sandy loam into Everglade conditions at our Eastern line and is of the type found along the Eastern edge of the 'Glades upon which Dade County is now producing its enormous crops of vegetables.

The balance of the tract is an admixture of the lands already described but embracing the inland bays and the frontage on the Gulf of Mexico with the adjacent low-lying frontal lands which will become high-priced property as development proceeds.

### Rapid Development is Certain

The entire tract is well adapted to cattle raising; the prairies are rich as are also the higher lands, in addition to being as safe from frost as any land in the United States, and we do not know of any other area of land subject to as early settlement, having within itself all the elements of success, to compare with this.

The evolution of a large portion of Southern Florida from an unknown waste of submerged land that could not be sold at any price to crop producing land selling at \$100 per acre and upward, to actual farmers, has been rapid, but with the ruling high prices for land of like value the farmers of older States are turning to the South for opportunity and while the surface has yet only been scratched, enough has been proven to induce

established sugar producing corporations and experienced live stock growers to pin their faith to South Florida as the most promising field for their operations. The value of land that will produce sugar and feed and fatten cattle is hard to estimate.

With the State Drainage operations proceeding along well defined lines, supplemented by the several Drainage Districts now getting under way, the Great Everglades area is giving way to drained lands, and the rock roads projected across these 'Glades are making lands formerly undeveloped subject to easy access and cultivation and there has never been a time in the history of South Florida when the future looked so bright as it does TODAY nor when an investment in land was so safe as NOW.

To the men who lend a hand in making our plans a success will belong the credit of doing one of the really big things in South Florida. We want you in this.

Yours sincerely,  
CHEVELIER CORPORATION.

### Bond Subscription

THE CHEVELIER CORPORATION  
Miami, Florida

\_\_\_\_\_ the undersigned, hereby agree to purchase \_\_\_\_\_ of your Seven Per Cent Gold Bonds in units of \$5,000.00 (Five Thousand Dollars each, and to pay for same either in installments of \$1,000.00 (One Thousand Dollars) each and every three months, commencing April 1st, 1920, on each Bond purchased or all cash, at my option; the Bond to draw interest in proportion as paid for. It being understood that the entire issue is to be \$550,000 and that with each Bond I am to receive a deed for one hundred and sixty acres of land, free and clear of all encumbrance; said deed to be delivered to the Trustees of the Bond issue upon making the first payment and delivered to me when last payment is made on the Bond. The Chevelier Corporation reserves, however, the right and option to repurchase the quarter section of land given as a bonus with each Bond at any time within one year, at an agreed price of Eighteen (\$18.00) Dollars per acre and upon tender of such said purchase price in cash I agree to deliver Deed and convey clear title as received to the said Chevelier Corporation. In the event that the entire issue of \$550,000 has not been subscribed by April 1st, 1920, then this subscription shall be null and void and binding on neither party.

Made this \_\_\_\_\_ day of \_\_\_\_\_ 1920.



