

C O P Y

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Mr. R. C. Jenkins,
Geneva, Fla.

Feb. 1, 1918.

Dear Sir:

I beg to acknowledge receipt of your letter of Jan. 27th with reference to Cape Sable lands for the possibility of a stock farm. First I would say that at the present time I would not consider that it would be advisable to keep stock on the Cape through the months of June and July on account of the mosquitoes and horse flies. These pests have been bad in all the districts along the East Coast until such time as sufficient improvements were made to get rid of them. This has been satisfactorily done all along the coast and personally I feel sure that it is only a matter of perhaps one or two years until the mosquitoes and horse flies will be sufficiently reduced to make it advisable to place cattle at the Cape.

According to Mr. James Bright of the Bright Bros. cattle farm near Miami, whom I believe is acknowledged to be one of the best authorities on the cattle business has stated that there is no place in the U. S. that will equal Cape Sable as a cattle raising proposition, either for the natural grasses or the cultivated products suitable for raising cattle. However we have some high prairie land, some six or eight miles north-east of the Cape ~~which~~ which is practically out of the mosquito zone and with the Ingraham Highway completed, if you were to place your barns etc on this high prairie so that during the mosquito period you could drive your cattle back to this high prairie during the nights, until such time as the mosquitoes have been eliminated or reduced sufficiently, this in my opinion could be practical and I would endorse such a plan.

The Ingraham Highway now under construction and progressing as rapidly as one could expect should be far enough down by the latter part of the summer to enable us to drive an automobile from Homestead to the Cape. This together with the water transportation will give us all that we need for the present time. It has not been spoken of so far as I know by the Florida East Coast Ry. of any intention on their part to build a railroad to the Cape, but I dare say that in due time, should the development of the territory demand that some one will extend their rails to that point. However, as I have said, we really do not need a R. R. at the present time with the Ingraham Highway completed.

With reference to the townsite proposition, this matter is now under discussion and I am unable to give you any real facts. Of course there has got to be a townsite at Cape Sable and it is a very costly proposition to promote, and required a good deal of brains to launch. In my opinion there is a good opportunity at Flamingo for some one to build a number of houses. This should be the first settlement, as it is eleven miles away from the selected townsite and it will take at least 18 months to get the selected townsite in shape so that anyone could be allowed to build a house there. Hence a settlement at Flamingo is now the important factor. So far as our civil engineer has been able to give us data there is perhaps very little of the entire territory of Cape Sable that cannot be drained very cheaply. The lands that we are selling now are naturally drained lands and do not require drainage other than common ordinary farm water furrows or small ditches. It is

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possible to ship vegetables from Cape Sable to New York as quickly as by freight from Miami and for perhaps half the freight rates, the Cape using water transportation via Key West.

We also ship from Cape Sable via Islamorada and F. E. C. Ry. and we are experiencing no bad results. The lands that we are selling today are very suitable for thoroughbred milk goats, hogs, cattle and poultry. The mosquitoes do not seem to have any ill effect on either hogs or poultry. There is no better motor boating fishing or hunting than you can find at Cape Sable. Extremely healthy and neither too warm or too cold. By referring to the Government report during the terms of years that they maintained a station at Flamingo, you will find the temperature very interesting.

While personally I feel that there is nothing in the state of Florida to compare with Cape Sable at the same time I am frank to say that Cape Sable has a number of drawbacks and disadvantages perhaps as all other new districts ~~must~~ that have been developed along the East Coast and you must not expect to find every convenience that you would in a more thoroughly developed place. I believe it would be to your interest to come to Homestead and go over the territory with me and I will gladly discuss the drawbacks as well as the advantages and if we can see the proposition alike, I feel sure that we can perfect an arrangement that would be beneficial to you and to the Model Land Co. I feel that there is nothing more attractive to the good business judgment of our Company than the raising of cattle and if we can agree on some kind of a proposition I will gladly submit it for the approval ~~of~~ disapproval of the Model Land Co.

Trusting to hear further from you, I am,

Yours very truly,

Signed (F. J. Powers)