

1274

AN
EXCEPTIONAL INVESTMENT
with the
BEST SECURITY ON EARTH

**A PRODUCING
FARM HOME**

in the
**Cape Sable District in Dade County
near Miami, Florida**

Made possible by

THE ROYAL PALM SUGAR CANE & PLANTING CO.

JAMES FRANKLIN JAUDON, *President and General Manager*
MIAMI, FLORIDA

S. E. LIVINGSTON, *Vice President, Mayor of Homestead, Prominent Land Owner, Dade County*
HOMESTEAD, FLORIDA

PAUL C. TAYLOR, *Secretary and Treasurer, Member of the Firm of Semple and Taylor, Congress Building*
MIAMI, FLORIDA

Third Floor, Caplan Building
HARRISBURG, PA.

Congress Building
MIAMI, FLA.

Homestead Bank Building
HOMESTEAD, FLA.

THE SOUTHERN BANK & TRUST COMPANY

STATE, COUNTY AND CITY DEPOSITORY

OFFICERS:
J. E. LUMMUS, President
J. N. LUMMUS, JR., Secy & Treas.
R. H. COOK, Asst Secy & Treas.

CAPITAL \$ 100,000.00
SURPLUS \$ 15,000.00

MEMBER FEDERAL RESERVE SYSTEM

DIRECTORS:
J. E. LUMMUS
J. N. LUMMUS, JR.
JOHN SEWELL
J. I. WILSON
E. N. WEBB
FRANK J. PEPPER
A. J. CLEARY
CHAS. S. REED

MIAMI, FLORIDA

August 22nd, 1923.

Mr. J. R. Deane,
Miami, Florida.

Dear Sir:

In reply to your verbal inquiry in re J. F. Jaudon, will say, that he has been a resident of this City for the past twenty-five years. He was for several years Tax Assessor of Dade County, Florida, and for the past few years he has been engaged in various ways in the Florida Everglades property and is in my opinion more familiar with the Florida Everglades land than any other man in this Section of the State. We have had business dealings with him from time to time for several years, all of which have been satisfactory, and we regard him as being perfectly reliable and is very active in any business matters that he is connected with.

Yours very truly,

J. E. Lummus
President.

COPYRIGHT, 1923

PENNSYLVANIA SUGAR LAND CO.
HARRISBURG, PA.

In another part of this little leaflet, just a part of this cropping contract is reproduced. Read it—Study it—And act, and remember in giving this wonderful Royal Palm Sugar Cane & Planting Company contract your consideration, remember that land is the basis of practically every fortune.

Look about you, think for a moment of the most respected citizens in your community. Isn't it a common question when he walks by? "Who is John Jones? Oh! John Jones is one of our very good citizens." You then ask, "Has Jones any money?" and the answer usually is "I don't know how much money he has, but he has a mighty fine piece of land just at the edge of town and if he don't have any cash money, that should be enough because it is just as nice a piece of land as ever laid out doors."

Remember Jones' land is in Pennsylvania. Jones' land was bought by him, or maybe by his father, or his grandfather. You can't buy Jones' land to-day because Jones won't sell it, but you can buy land that should be much more valuable than Jones' land. You can buy land which should give you three crops a year. You can buy land which the Royal Palm Sugar Cane & Planting Company will plant sugar cane for you for the next ten years.

If you are a miner, if you are a railroad man, if you are a cobbler, if you sweep the streets, no matter what you do now you know within yourself that there is nothing that we have to have or that is more necessary to life than sugar.

Therefore, stop and think and realize what a rare opportunity you are now being offered. It is true we will always have to have wheat because we will always have to have flour.

It is true that there will always be a market for Corn and for Oats and for Barley and we hope for Tobacco, unless it is decided by a few, that Tobacco is injurious to us, but we have a great many people farming those necessities of life now.

None of those mentioned above are any more important than Sugar, because Sugar is necessary to life, but the price of Sugar is high and it always will be high because the demand is increasing with leaps and bounds. The price of sugar land should go much higher than the price of wheat land and we say this only because of the price that you have to pay for sugar beet land in the West where it is irrigated.

In addition to this you must remember that by the plan of the Royal Palm Sugar Cane & Planting Company, you can leave Pennsylvania when the birds leave; you can return to Pennsylvania when the birds return and all of the time that you are having a healthy, happy vacation, which should aid greatly in increasing your years, you can be making money on the most important body food—sugar—that is required by man.

Read the excerpts from the contract which are printed in this little leaflet; understand it thoroughly—remember that every safeguard known to financial experts has been employed in this contract for you. Remember that this very plan which you are now reading will be appreciated by thousands of people, for under the plan the mill worker, the miner, the railroad man, the day laborer, the banker, the business man, the lawyer, the doctor and the professional man will be quick to see that when they retire, or they become disabled, or they are retired on a pension, that they can come down on this special piece of marl land and retire, and when they do retire they can be making more money and enjoy better health than they ever thought was possible.

That is why you will have to act quickly. Remember that the little which we have for you will be taken up by about three hundred people, and we are talking to thousands.

Read the book, read the answers to your questions, read the contract and then do not hesitate or delay, do not put off until tomorrow, do not be an "I told you so fellow"—Do it now—and remember nobody was ever criticized by saying "I can't afford it." Remember that twenty acres of this land is all you, or anybody else needs. Don't try to buy forty acres when you know you can pay for twenty acres, because remember one lot put into crops with your winter home on it will cost as much as your city home in Pennsylvania now costs you, so follow the successful Pennsylvanian that you know.

Buy now,—but buy within your means. Don't be selfish, don't try to get too much, because if you get twenty acres of this land and another person from some other part of the state gets the twenty acres that you might like to have, you might find in him a neighbor and a friend who would be a genuine pleasure to you all of the time that you live on this property.

Do it now.

PENNSYLVANIA SUGAR LAND CO.

Third Floor, Caplan Building
HARRISBURG, PA.

General Counsel: Olmsted, Snyder and Miller, Harrisburg, Pennsylvania.

References: Redland District Chamber of Commerce, Homestead, Florida.

Bank of Homestead, Homestead, Florida.

Any State or National Bank in the City of Miami, Florida.

Excerpts from Contract of

ROYAL PALM SUGAR CANE & PLANTING COMPANY

2. That the said Cropper will furnish the necessary seed and farming implements to put in said crops and care for same as above set forth.
3. That the said Cropper shall have the exclusive direction and management of the said farming operation on said lands during the duration of this contract.
4. That the net profits from the crop or crops raised upon said land are to be divided and proportioned as follows:
 - (a) The second party shall have returned to him all moneys invested in the cultivation of the lands described above.
 - (b) Two-thirds of the remaining net profits are to be paid to the said second party and the remaining one-third of the said net profit is to be paid to the Cropper.
5. The second party hereby agrees to pay upon demand to a recognized trust company of good standing in the State of Florida, which will be hereinafter appointed trustee, the estimated cost of said cropping, which has been conservatively estimated at \$50.00 per acre as follows:
6. All moneys advanced by the second party and all moneys received as a result of sale of crops harvested shall be paid into the hands of said trustee, who shall disburse the money only upon vouchers approved by the President of the Cropping Company and its agricultural director.
7. The Trustee shall keep an accurate account of all receipts, expenditures and disbursements of money and the parties hereto may from time to time examine the books of the Trustee pertaining to this transaction during any business day.
8. Settlement shall be due and payable to the parties hereto once each year immediately after the harvest and sale of said crops, but not later than July 1st of each cropping year. Any permanent improvement necessary to the farming operations and of mutual satisfaction shall be made at the actual cost to the owner.

Note:—Second Party is the fortunate purchaser of our lands.

It is easier for you to make money under our plan than it is for you to make money if you hire the ordinary practical renter, because he must give you an accounting, and if you wish to check him up it is sometimes necessary to get acquainted with your elevator man, or with some of your renter's farm help.

Under the plan of the Royal Palm Sugar Cane & Planting Company, all of the money which you pay for cultivating and improving your land, is paid to a trustee, the crop returns are paid to the trustee and the trustee sends you your share. You can be in Pennsylvania or in Europe or in Asia or in Africa, and you know by the terms of the contract that when your share of the crops are to be paid to you, that you simply get a check the same as you would from your own trust company in payment of interest on a mortgage you might have. But remember your particular piece of land may not yield as much as your neighbor's the first year.

The books of the Royal Palm Sugar Cane & Planting Company must balance in exactly the same way that books of your local bank balance. Everything they do is a matter of public record. By the terms of their contract the more you get the more they get, with the result that they are trying at all times to make you more money so that they will make more money.

This is the reason why we say it is an exceptional investment with the best security on earth. This is the reason why we say a producing farm home for you is made possible by the Royal Palm Sugar Cane & Planting Company, because under the terms of their contract they simply farm 90% of your land and they farm this land first to vegetables and later to sugar cane.

The other 10% of the land is yours to do as you please with. You can build your winter home, you can plant your fruit trees, nuts, vegetables and truck. If you work, yourself, you can plant strawberries, or if you care to, under the plan you can hire a caretaker for your winter residence and in addition to taking care of your home, keeping your lawn in order and your trees in good shape, he should make money for you and himself; in other words you should, by the plan of the Royal Palm Sugar Cane & Planting Company, have a winter home that you can come to, which will make you money, and which should make you more money than if you were to invest this same amount of money in almost anything in the State of Pennsylvania, or any place else.

In addition to making you money, You have an opportunity of rest, recuperation and recreation at the very door of the playground of the world. By this plan which has been very carefully thought out, for you, you simply buy a piece of land at the unheard of price of \$75.00 per acre.

You pay the actual cost of planting this land, first to vegetables and then to sugar cane.

You agree that you will not sell this land for less than \$350.00 per acre in the next ten years and, while you are doing this, this land should be producing for you more money and a greater return than you ever hoped or even imagined you could receive and, in addition to this it is giving you a place to come to, that you and your babies may enjoy health, wealth, happiness and a position in life by reason of the income of your land that you probably can never hope to obtain in any other manner.

Just a few years ago in our school books, in our poetry, and in our home town, one of the great outstanding figures, loved and revered by all, was the Village Blacksmith.

He was the great powerful standby who kept us all going. He shod our horses, he fixed our buggies, he repaired the runners on our sleds, our carriages were kept going by him, the leaky pot was brought to him for attention, our plows were fixed and our scythes were put in order.

The Village Blacksmith was one of the most important men in the community, but as science progressed and the younger generation became technically educated, and the inventive mind was encouraged, this great benefactor has been very largely relieved of his duties until to-day the blacksmith is as rare and almost as hard to find, as the oxen on an American farm.

The progress of the United States has been rapid in every line. To-day you will find the automobile, made in minutes. This is done because of engineering. To-day you will find the battleship is first made on paper by just a few minds, and later the great industrial institutions complete the task and make it a reality from a blueprint or a drawing which was in some one, or more, men's heads.

Just a few years ago in Pennsylvania the fireproof building was a marvelous piece of work and only a few could accomplish it, but now if you walk down the street, and meet your banker, or meet your merchant, or read in the paper that one of these gentlemen is going to build an office building or a department store costing \$2,000,000.00, there are only three questions that you might ask:

"Who is your Architect? Who is your Engineer? Are you going to put up the money yourself or are you going to borrow it?"

You never for a moment ask if the ground would hold such a building; you wouldn't even ask where the steel going into the building is going to be made: You know from what you have seen that it is just another office building and you are sure it is going to be built.

You have an opportunity now of owning a producing winter farm home because the Royal Palm Sugar Cane & Planting Company are ready and willing to be your scientific farmer. All you have to do is to put up the actual cost of farming approximately eighteen acres, thirty-six acres, seventy-two acres, one hundred eight acres, or one hundred forty-four acres and you put that money up instead of allowing it to remain in your savings account or in a first real estate or farm mortgage.

In other words, you put your money to work for you.

By the terms of the contract which has been prepared for you by the Royal Palm Sugar Cane & Planting Company, they have so much confidence in their ability to grow vegetables and sugar cane on the marl soil which has been selected for you, that they simply ask you to give them a percent. of the profits, but they do not ask you to give them a percent. of the profits until the money which you have advanced to cultivate and seed your land has been returned to you and then after you have your money back, they ask you for one-third of the profits and you keep two-thirds.

By the terms of the contract you are afforded every protection known to first-class financial experts.

