

GENERAL CORRESPONDENCE

1892 JULY 13

FOLDER NO.

JAMES J. HILL PAPERS

PLEASE RETAIN
ORIGINAL ORDER

St. Paul, Minn., July 13th, 1892.

J. J. Hill, president,

Great Northern Ry., 3rd Cor., Rosabel, City.

Dear Sir:-

Enclosed please find a proposition, which we are submitting to the leading men of this city.

To the members who invest the amount of subscribed stock (\$12,000), we offer an assured, average amount of 25 per cent per annum for the first 4 years, and 50 per cent annually, and upwards thereafter, according to the ruling prices of the production.

Owing to the recent speculative spirit in town-site property, the cities of California have developed far in advance of the surrounding country - the inexhaustible resources of which are only awaiting the invitation of capital to pour their teeming millions into the lap of industry.

We desire a number of the representative men in the business circles of this city, as officers and directors of the California Fruit and Vineyard Company of St. Paul, and from such do we court the strictest investigation of the merits of our proposition, being confident of their endorsement, and knowing that the populace may always be depended upon to follow their leaders.

You are doubtless a busy man, and this your "busy day", but permit us to suggest the fact, that no man is infallible, and it may be one of the mistakes of your life, should you fail to investigate this offer.

We shall be pleased to call upon you at any time and place, that may be suitable to your convenience, and present you with albums and texts, figures and facts, concerning same.

Trusting to receive an early reply, we remain with respect, Sir,

Yours truly,

Dictated C. B. P.

C. B. P.
#94 E-4th ST., Room #6, St. Paul, Minn.

PROPOSITION:

Corporation formation-

Capital Stock-\$192,000-

Subscription (paid) \$12,000-

Shares #640-

Representing 640 acres Peach Orchard and Raisin Vineyard-

Par value-\$300, per share-

Term of Maturity 60 months, (5 years)

payable \$5. per month-

Location of Corporation-St. Paul-Minn.-

Location of Holdings-Kern or Inyo County-California.-

Purchase price of land and water-right-\$75,per acre (\$48,000)-

Cost 3 years developement-Orchard & Vineyard \$75,per acre,(\$48,000)

Total cost of land and developement (3 years) \$96,000-

profit 25 per cent per annum (average) for first 4 years.-

Profit 5th year and after-50 per cent and upward annually-

presented by C. B. Putman, of San Francisco, Cal.-

St. Paul Office #94 E 4th St., Room #6-

N. B/ The combination of rich soil, ample water for irrigation, and 300 days of sunshine every year, give positive assurance to the possibility of the above proposition, the investigation of which, a business man can not afford to decline.

C.B. Putnam, [with 7-13-92]
94. E. 4th St.
St. Paul



ORANGE CLING PEACH.

NATURAL SIZE AND COLOR.

Kern County Land Company.

(INCORPORATED.)

CAPITAL \$ 10,000,000.00

Directors.

LLOYD TEVIS, President.
IRWIN C. STUMP, Vice Pres.

J.B. HAGGIN.
W.F. GOAD.

W^m S. TEVIS.
HENRY WADSWORTH.

F.G. DRUM,
Secretary.

Branch Office, 14 Post Street.
SAN FRANCISCO, CALIFORNIA.

S.W. FERGUSON,
Agent.

The Peach in Kern County.

While California yields abundantly of oranges, apricots, and other fruits that are either not produced at all elsewhere in this country, or at best only in limited localities, the peach always has been, and doubtless always will be, a great favorite with horticulturists in this State. Subject to none of the diseases which have proven so disastrous to the peach orchards of

the East, attaining maturity much earlier than in other sections, and producing large and regular crops of the most luscious fruit, which return profits that are frequently almost incredible, it is no wonder that the peach is so great a favorite, and that the area devoted to its culture increases constantly from year to year, while the demand is such that prices never reach a point which fails to return a handsome profit to the producer.

While peaches of fine quality are produced in nearly every county of the fifty-four that constitute this great State, it is no exaggeration to assert that the orchards of the valley lands of Kern County stand pre-eminent. In earliness of maturity, rapidity and thriftiness of growth, abundant productiveness, and size and flavor of fruit, the peach orchards of this section are absolutely without a peer. That this is no mere unfounded assertion will be proven by a few facts easily susceptible of corroboration and which may well be classed as phenomenal, though not at all exceptional in the region referred to.

From fifteen acres of the George's Late Cling variety, when the trees had been in orchard but eighteen months, there was harvested a crop of five tons of first-class fruit. At the time this fruit was growing, a crop of potatoes that yielded some \$500 was taken from the ground between the trees. The following year the trees were so burdened with young fruit that it became necessary to remove half to two-thirds thereof. The remainder matured magnificently, and from the orchard there were shipped 7,731 boxes of fresh fruit, 3,000 pounds of dried fruit, which sold for a high price, and several hundred boxes of choice specimens that were given away or sold in small quantities. The gross yield of this crop was \$360 an acre, and the entire expense of cultivation and harvesting was a little over twenty-one dollars, leaving a net return of almost \$340 for each acre.

Another remarkable instance of success in peach culture is that of a seven year old (1890) peach orchard of twenty acres—seventeen George's Late Cling and three Orange Cling. Unfortunately no record was kept of the actual yield of these trees for the first five years, but the third season after planting there was a fair amount of fruit, while in the fourth and fifth years there were good crops which sold for \$40 to \$45 per ton. The sixth year the crop was 5,600 boxes of twenty pounds each, and the price received was 4 1-5 cents per pound. The seventh (last) year there were gathered 16,013 boxes of George's Late and 2,500 boxes of Orange Clings, beside which there were four tons of dried fruit. The total receipts were \$13,307, while the entire cost of production was but \$1,300, leaving a net return of \$12,000, or \$600 an acre. Other equally remarkable instances might be cited did not lack of space forbid, but these will suffice for illustration.

Not the least remarkable feature of the peaches produced in Kern County is their large size, high color and fine flavor, coupled with qualities that enable them to be shipped to the Eastern market with little or no loss. Hundreds of boxes were packed last year, in which each peach weighed a pound or more, while frequently specimens were gathered that were from twenty to twenty-three ounces in weight. The accompanying illustration shows the actual size, and, as nearly as may be, the natural coloring of the Orange Cling Peach grown in Kern County. Tons of fruit of a similar size were produced last year, in the orchards of C. A. Maul and others, and are again being gathered the present season.


It must be apparent to any observant man that such fruit as this will always command the very highest price, whether marketed in its fresh condition, in cans, or dried. Indeed, since the commencement of peach culture in this section, the very topmost prices have been paid for Kern County fruit.

The peach grower of Kern County enjoys advantages in the disposition of his crop which are not surpassed, and seldom equaled. The climate is such that should prices for fresh fruit decline, the product may be easily cured in the open air, with no other aid than the sun's rays, something that is either difficult or impossible in many peach growing sections along the Coast, where fogs and moist atmosphere prevail during the harvest season. In this dry, warm valley, too, there is an absence of diseases which prevail under less favorable climatic conditions, while the experience of the past shows that peach culture is attended with less delay or risk than in almost any other section that might be chosen. When to the extraordinary growth and productiveness of the peach is added the fact that lands adapted to its culture are obtainable here for fifty to seventy-five per cent. less than is asked under less favorable conditions elsewhere, it will be seen that the claim advanced at the outset, that Kern County is emphatically *the* peach producing section of California, has an abundant and indisputable foundation.

Raisin Culture in California.

It is something like thirty years since the Muscat Grape, the variety from which all raisins but the seedless, are made, was first introduced into California. The raisin industry, as it exists to-day, however, is by no means so old as that, it having practically been the development of the last ten or a dozen years. Though the industry is so young, the raisins of California have almost driven the imported fruit from the American market, and bid fair to become a formidable competitor abroad.

For numerous reasons, raisin culture is one of the most attractive industries of the many that are unique in this State. In sections best adapted to the Muscat grape, the vines, when well cared for, commence to yield a fair quantity of fruit the second year after being planted. Indeed, there are many cases on record where considerable amounts have been gathered during the first season, while in numerous instances the second season's product has sufficed to pay all



KERN COUNTY
LAND COMPANY
(INCORPORATED)
CAPITAL \$
S.W. FERRIS

the expense incurred in the planting and cultivation of the vineyard. From the second season the amount of fruit increases rapidly until it is not an infrequent occurrence for a mature vineyard to yield from fifteen to twenty tons of fruit to the acre. The average price of raisin grapes, sold on the vines, has for years fluctuated from \$18 to \$25 to the ton. It is thus easily seen that the industry is a very profitable one.

With the increasing production in California, there has been an increased consumption in the East, and those who have studied the matter most carefully, do not hesitate to express the belief that the time will never come when a good quality of raisins will not command a price that will be satisfactorily remunerative to the producer.

There are several essentials of soil and climate requisite for the successful production of raisins that should be sought before one decides upon the locality in which to engage in this attractive and profitable industry. Among these are a rich soil, abundance of water, and above all, a warm, dry climate during the curing season. Without making any invidious comparisons, it may be unhesitatingly asserted without fear of successful contradiction, that the one locality where the essentials of soil and climate for successful raisin culture are found in combination in the greatest measure, is the valley region of Kern County. Enough has been accomplished there to show that the soil and water supply are all that can be desired. The vineyards, covering thousands of acres, that are now under successful cultivation, show by their phenomenal growth that the Muscat grape here finds a congenial locality, while the facility with which the raisins are cured without loss, testifies emphatically to the superior climatic advantages of the section referred to.

Beside the superior advantages of soil and climate enjoyed by the raisin growers of Kern, there is the added and equally important fact that the choicest lands, adapted to the Muscat grape, may be had for from twenty-five to seventy-five per cent. less than is demanded elsewhere for lands that are not nearly so desirable. All the statements that have been made in the foregoing are susceptible of irrefragable proof by that best of methods, ocular demonstration, as illustrated in numerous instances throughout the Kern Valley. So numerous are these cases, and so perfect the proof afforded, that it is small wonder many believe that Kern County is destined to become the center of raisin culture in this State.

In the Kern Valley.

The southern extremity of the great San Joaquin Valley is occupied by the delta of the Kern river, which comprises a couple of million acres of soil whose fertility is beyond compare. It is in fact one vast seed bed, prepared by the hand of Nature. For ages has this work of preparation been going on, and now for the first time is man benefited by it.

In the heart of the valley lies the prosperous, enterprising city of Bakersfield, with its 3,000 inhabitants, and its numerous blocks of modern style business buildings. This city is acknowledged by all who have had an opportunity to judge, to be one of the best business points in the interior, and promises to become one of the largest cities in the State. It has an immense territory tributary to it, and has manufacturing and commercial facilities such as are not surpassed by any other point in the State.

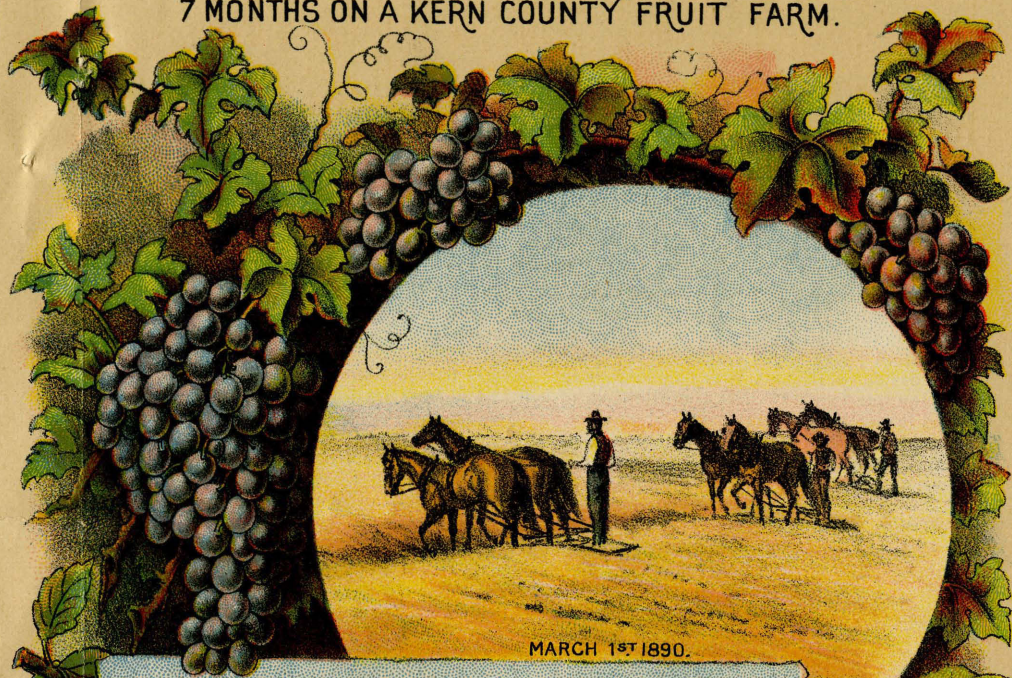
Surrounding Bakersfield are a half million acres of garden land belonging to the Kern County Land Company, which is now offered to settlers upon terms of the most liberal character. These lands are supplied with an abundance of water by a system of irrigating canals consisting of over 300 miles of main water-way, and several times that amount in laterals.

Recognizing the fact that the best results in the development and settlement of the State have been secured through the Colony system, the Kern County Land Company has subdivided a large area into small tracts and laid out the Rosedale and Lerdo Colonies, both of which are now rapidly settling up with a most desirable class of people. Churches and schools have already been established, and so far from there being any necessity for "roughing it," settlers in these colonies find themselves in the midst of all the appliances of modern civilization, and surrounded by the most congenial social influences.

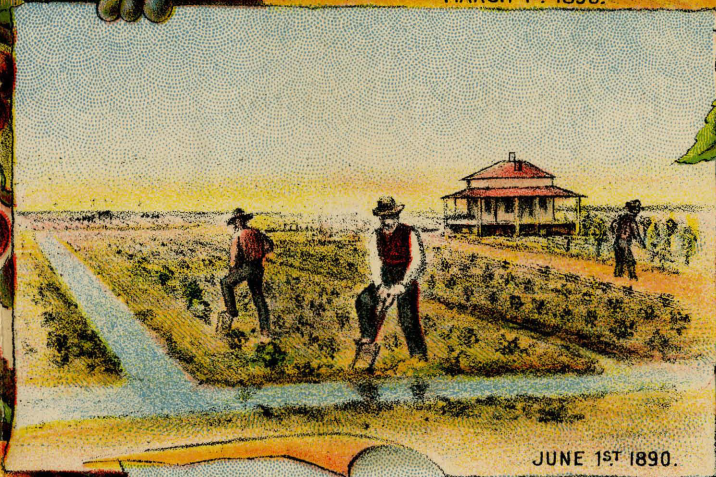
While these lands are actually worth two or three times as much, as may be learned from comparison with other less favored localities, yet in order to induce settlement they are offered for \$60 an acre, with payments spread over a period of three years, only one-fourth being required in cash. It is thus seen that but a small amount of capital is needed at the outset, and the balance of the amount can readily be obtained from the cultivation of the land itself. Examination will convince anyone that, all things considered, the opportunities offered by the Kern County Land Company are superior to any that can be found elsewhere.

The Kern County Land Company is composed of a number of the most prominent business men in the State. It has millions of capital invested in this section, and will always have vast interests there. Its prime object is the inducement of settlement, rather than the realization of immediate profit, and in pursuance of that object it has already sold thousands of acres of land for actually less than it has cost them. By individual effort it has organized and brought from the East and from Europe, numerous parties of settlers, and during the last two years has provided homes for thousands, not one of whom has ever, by hint or word, expressed dissatisfaction. On the contrary, without exception, all have acknowledged that the reality has far exceeded all the anticipations formed by them from the representations made beforehand.

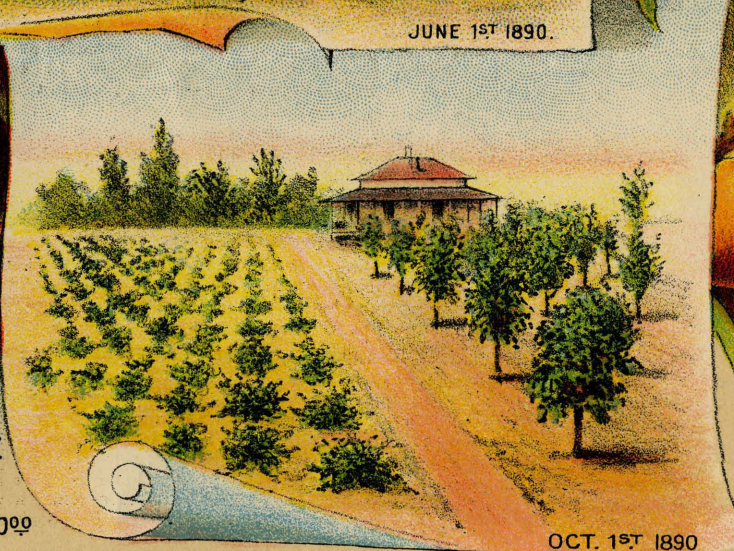
7 MONTHS ON A KERN COUNTY FRUIT FARM.



MARCH 1ST 1890.



JUNE 1ST 1890.



OCT. 1ST 1890

KERN COUNTY
LAND COMPANY.
(INCORPORATED.)

CAPITAL \$10,000,000.00

S.W. FERGUSSON AGENT, BRANCH OFFICE NO. 14 POST ST. SAN FRANCISCO, CALIFORNIA.

LITH. BRITTON & REY S. F.

COPYRIGHTED BY KERN COUNTY
1891



Minnesota Historical Society

Copyright in this digital version belongs to the Minnesota Historical Society and its content may not be copied without the copyright holder's express written permission. Users may print, download, link to, or email content, however, for individual use.

To request permission for commercial or educational use, please contact the Minnesota Historical Society.



www.mnhs.org