

SIERRA PERFECTA, OR "PERFECT LAND"
OF THE MISSION FATHERS.

LOWER CALIFORNIA,



THE PENINSULA,

Now

OPEN TO COLONISTS.



UNITED STATE

MEXICO

MAP OF THE
 LANDS OF THE
 INTERNATIONAL CO. OF MEXICO
 LOCATED IN
 Lower California.

Note. This Map gives simply the General Features; not Details.

LOWER CALIFORNIA,
"TIERRA PERFECTA,"

OR

PERFECT LAND.

—
THE FERTILE DISTRICT OWNED AND OFFERED FOR SALE
BY

The International Company
of Mexico.



FOR PARTICULARS APPLY TO

W. E. WEBB, Land Commissioner,
160 Broadway, New York.

GEO. H. SISSON, Gen'l Manager,
First National Bank Building, San Diego, Cal.

Captain FRANCIS PAVY, European Representative,
4 Bank Buildings, London, E. C., England.

ROBERT AIKMAN, Printer, New York.

(about 1887)



FIVE YEARS AGO A GRAIN FIELD.

TRANSPORTATION.

WHERE a number of persons decide to go together, and will inform us, we will have one of our traveling agents visit them and arrange special reduced rates of transportation. We will also notify individuals at what points and on what days they can join the excursions we are constantly sending out. The accommodations are excellent over the entire route, whether in Palace or Emigrant cars. For the latter, sleeping accommodations are provided, free.

Colonies forming will also be materially aided by having the friendly assistance of one of our traveling agents with his experience of years in Kansas, Colorado and other Western States.

Parties should, on arrival in San Diego, report at the office of the *International Company of Mexico*, First National Bank Building (Chas. Scofield, Agent), where transportation will be provided to Ensenada. The fare to the latter place on the steamer is \$5, which will be refunded, provided land is purchased of the Company within sixty days.

Parties abroad can apply direct to the Company's office in London. Offices in other countries will be established as speedily as possible.

Passengers can take their choice over either the Atchison, Topeka & Santa Fe, the Southern Pacific, or the Union Pacific systems, connecting with the one at Kansas City, the other at New Orleans, and the third at Omaha, through any of the railways leading west from New York, Chicago, Cincinnati, and other points. Agents of these roads will furnish full information on application.

LOWER CALIFORNIA.

CLIMATE.



JOHNSON'S ENCYCLOPEDIA, in speaking of the northern portion of the peninsula of Lower California, says:—"The climate is shown by the recorded observations of the U. S. Signal Station established here, to be the mildest and most equable of which any knowledge exists."

With the Gulf of California on one side and the Pacific Ocean on the other, and a mountain range to temper the breezes from Arizona and the mainland, the foundation for the bold statement of the Encyclopedia can readily be seen. An entirely disinterested authority, using official statistics, has thus taken the strong ground that no part of the globe known gives to man such a delightful section to live in. Now that it has been rendered easily accessible through the agency of steam, the near future should make it the sanitarium of the world. The definition of "Equable" is "Equal and uniform. Continuing the same at different times."

Agassiz, one of the greatest scientists the world has ever produced, visited the district in 1872 as a member of the "Hassler" scientific expedition. He was so impressed with the matchless climate that he made the following statement at a gathering of the Pioneers:

"I have seen many parts of the world, and have made some study of this subject. It is the question of climate I refer to. You are here on the 32d parallel, beyond the reach of the severe winters of the northern latitudes. You have a great capital in your climate. It will be worth millions to you. This is one of the favored spots of the earth, and people will come to you from all quarters to live in your genial and healthful atmosphere."

OPEN AT LAST.

The lands of the INTERNATIONAL COMPANY OF MEXICO comprise the fertile district known as the northern or upper half of the peninsula of Lower California. Commencing at the line fifteen miles south of San Diego in the United States, near parallel 32 north latitude, the Company's property extends southward a distance of 300 miles, having the Pacific Ocean upon one side and the Gulf of California on the other. In looking at the map the first impression would be that this peninsula was part of the United States and California proper. This impression is caused by the fact that it is almost entirely separated from Mexico by the large Gulf, being joined to it only through a narrow stretch of land along the boundary line. Occupying this peculiar position it remained unsettled for two reasons. Not belonging to the United States, the immense tide of immigration which has been rushing to Southern California stopped at the boundary line, this latter becoming in three years, through the influence of a railroad connection, more thickly dotted with farms than a western prairie. On the other hand, its apparent isolation from the parent country of Mexico, and the absence of communication with its markets, even the mails coming through the United States, prevented the people themselves from settling there. The consequence resulted that in this entire upper half of the peninsula, 300 miles in length by an average of 100 in breadth, there were not over 500 residents until lately, these being composed of Mexicans, Americans and other nationalities. Probably a more peaceable and happy number never existed anywhere. A few acres sufficed for abundance. The earth and the sea teemed with food. Gov. Ryerson states that for twenty-three years he lived without a lock on any door of his house. To-day there is probably not a place in the world where life and property are more safe than this. And as it will be peculiarly an agricultural country, this state of society bids fair to continue. In the interior, on the mountain chain many rich mines will be opened, and these will have somewhat a people of themselves, drawing upon the other districts for support. The agriculturists will not only possess this demand for their products, and the markets of

Mexico, which are virtually closed to the United States by the high import duty, but also those of the States for which they can compete through the superior quality of their fruits and crops. Facts about this are given elsewhere.

The INTERNATIONAL COMPANY now offers these lands to the producing public of the world. Speculation we do not invite and will not encourage. The price of lands in Southern California since the introduction of railways has, on account of the phenomenal crops, gone up in many districts to almost prohibitory prices. This fertile peninsula adjoining, possessing additional advantages, can now be entered upon at prices that make it open to all. The titles of the Company are perfect, and the Mexican Government has enabled it to offer the colonists inducements which are not possessed in the States.

There is exemption of taxation on all industries for a long period. The small stamp duty on legal documents, and municipal tax, will not probably amount to over \$25 on a valuation of \$10,000. This is but a fraction of what it is over the line. In this pamphlet we give statements of residents, facts about crops, and general information also about fertile Southern California. It is no disparagement to this latter beautiful section that we claim special advantages for our own.

We shall endeavor to make all of our descriptive work an epitome of facts for people to judge from.

With our magnificent double coast-line and fertile soil, the peninsula now stands open to settlement. Lands can be purchased for either cash or on long time.

The object of the Company will be to make it as easy as possible for people of small means to obtain a home where they shall become easily self-supporting. In the short space of two weeks in December, a colony of 500 families, and another of fifty, selected tracts where they will at once commence planting the vine and the olive. A steamship company has been organized, and the first steamer to ply between San Diego and Ensenada commenced running in January, 1887. Its whole capacity for the month was engaged before the first trip was made. Another larger vessel will soon be added to this route to traverse this seventy miles of connection with the railways.

Of the latter, one has already been surveyed, and parties of railway men from two strong organizations have lately visited the peninsula. One of these railways, which will probably be commenced very speedily, should give shorter connection with the East by two hundred miles than through San Diego. From the statements of railway men it is, therefore, highly probable that two railroads will be constructed to our port of Ensenada within the year 1887, and more than possible that a third—already surveyed—will enter by way of the head of the Gulf. The Company has special arrangements and good accommodations already provided through the different railways, for transportation of colonists from all parts of Europe and America.

OFFICIAL FIGURES.

Lower California possesses not only the productions of both tropical and temperate zones, but an atmosphere without the extremes of the State of New York in summer, and never in winter as cold as thirty-one degrees. A careful record was kept during a period of 3653 days, or ten years, at the nearest signal station. The result was less than one-tenth of the extreme heat shown in the far northern State of New York, or, to state it differently, there were not as many days of high thermometer in the entire ten years as had occurred during a single season in the northern State. One-tenth of a century passing gave but one day of one hundred and one degrees, one of one hundred, four of ninety-five, twenty-two of ninety, and forty-one above eighty-five. Thus a child might pass beyond infancy and into youth without experiencing a moment of the deadly temperature which causes such fearful infantile mortality in regions situated farther North. And when these latter sections plunged into the other extremes of Arctic cold, and weeks of below or near zero, with the attendant indoor diseases and discomforts, this Southern California mercury never fell below thirty-two.

Neither uncomfortably warm or disagreeably cold, with a tempering sea breeze from each side, the lassitude of southern climates is not known upon the peninsula. The rain-fall last year was twenty-one inches, which is a good average for large-crop States.



LIVE OAKS, AND VALLEY SLOPE, ON THE PENINSULA.

COMPARISONS.

Close to the Company's lands adjoining them on the north, are the wonderful fruit districts of National City and Riverside. A few years ago these were situated on a desolate, unwatered plain, with nothing to recommend it but the climate. In 1885, this recently arid district carried off the medals at the New Orleans World's Fair, for its oranges, lemons, limes, etc. The crowning triumph was the beating of Florida in all varieties of fruit that were shipped, notwithstanding a transport of two thousand miles. Wherever water could be supplied, the portions of this district thus irrigated have become groves of fruit, enormously productive, and the houses are hidden in the gardens of flowers.

At Riverside, land in full cultivation has an average valuation of \$1,000 per acre, and pays an annual interest of thirty per cent. on those figures. Every bit of land that could be irrigated has risen in value to enormous prices, and towns have quadrupled in size during the short space of five years.

And now comes a district of country just opened to settlement, immediately adjoining the settled portion of such great value, and the valleys and parks of which we believe to be in almost every respect, both of climate and soil, very much superior.

If the reader will look at the map, he will notice just below National City and Fruitland the peninsula of Lower California commences. On one side the Gulf of California, often called the American Adriatic, and on the other the ocean. Hitherto inaccessible, a ride of seventy miles by steamer lands one at Ensenada, facing the beautiful bay of Todos Santos.

When Benjamin F. Taylor visited the coast a few years ago, he thus described a district which had been brought under cultivation: "Where the golden lime hedges border it; where the flowers catch fire with beauty; among the orange groves; besides the olive trees; where its pomegranates wear calyx crowns; where the figs of Smyrna are turning; where the bananas of Honolulu are blossoming; where the chestnuts of Italy are dropping; where Sicilian lemons are ripening;

where the almond trees are shining; through an Alameda of walnuts and apricots; through this avenue of willows and poplars; in vineyards six Sabbath days' journey across them."

And all this had to be accomplished by irrigation, which is not a necessity on the lands now offered.

As a recent instance of what this section of America is capable of, and how quickly it responds to cultivation, is the Contract of Sale for the Rose Ranch in the territory adjacent to our lands.

Situated at San Gabriel, and forming part of the recent wilderness, the papers for its purchase were recorded on November 10th, 1886. Price, \$1,037,500. Purchaser, J. H. Puleston, of London, England.

The estimated net value of the annual product from the 1,950 acres comprising the ranch is £35,000.

The price of the land for the entire tract is thus placed at over \$530 per acre.

TOWN GROWTH.

Marietta is a new town eighty miles east of San Diego. Three months ago lots sold for \$60, and acre property \$25 to \$75. Now lots sell from \$250 to \$350, and acre property \$75 to \$200.

Oceanside, forty miles east of San Diego, was three years ago Government land. Now it is worth from \$300 to \$600 per acre, and lots in the town sell at from \$300 to \$1,000 each. One tract near there which sold one year ago for \$8,000 (160 acres) recently exchanged hands at \$30,000. The change has all been caused by railway facilities.

In the INTERNATIONAL COMPANY'S territory just now opened to purchasers, possessing better climatic influences, without the necessity of constant irrigation, a tract like this, uncultivated, but superior we believe in all natural advantages, can be purchased at present for a mere fraction of such prices.

As the distance between one territory and the other is but a few hours, the people seeking homes in the "Sunset Land" can easily satisfy themselves on this point. Quick communication with the outside world will now do speedily for the one what it so quickly did

for the other. Had the means of transportation touched this wonderful peninsula of Lower California first, it would in its productiveness have been the wonder of this wonderful land to-day.

A GARDEN SPOT.

As a fair specimen of what can be produced for beauty at one's door-yard, may be cited an instance examined just beyond the adjacent districts already quoted.

"One garden, that of Dr. Dimmick, has growing in the open air throughout the year, in addition to the more common plants, the following:—thirteen varieties of the palm, natives of India, China, Australia, South America and Africa; seventy-five choicest varieties of roses; ten of vignonias; forty-two ferns, one of a large tree-fern from Australia; thirty of cactus, including the night-blooming cereus, thirteen of the aloe family from Africa; four kinds of crinums, one having a bulb twenty-eight inches in circumference; two of pancratiums, with their curious cups; four of the stapelias from the Cape of Good Hope; four tropical jasmynes, the cedar of Lebanon, the Egyptian paper plant, the honey tree of South Africa, the camphor tree of Japan, the Queensland lily, and the magnificent bird of paradise flower." The other varieties would be too numerous for our space.

"TIERRA PERFECTA," OR "PERFECT LAND."

The atmosphere of the northern half of the peninsula of Lower California, which comprises the Company's lands, was known to the Pioneer Fathers of the Early Mission as so evenly delightful, and the soil so strong, that they called the region "Tierra Perfecta," or "Perfect Land." Neither hot nor cold, dry nor wet, free from every extreme, and where fruits and flowers budded and blossomed in the valleys to reward the husbandman. To show their great appreciation of the land, the Fathers proceeded to further immortalize the saints by naming after them the deep water bays with their crowning headlands and the clear streams that poured from the middle country into the

ocean. But there were no means of transportation, no way of getting anywhere with anything, and the products of the country rotted on the ground. The old missions stand deserted to-day, but with the long-neglected fruit trees strong and vigorous. The Fathers and settlers moved northward toward a market, and "The Town of the Angels" and adjacent points which are now so famous were the result.

But this hitherto inaccessible district is now also at the doors of commerce, and will soon, we believe, eclipse in production its heretofore more favored neighbors. The peninsula claims certainly an equal soil, with even a better climate and better rain-fall. And the settler may obtain land at the price he could many years ago in the now thickly-settled districts. It is very much as if a new fertile tract, like Iowa, could be joined to the border of the old State and its high-priced realty, and immigrants told to take possession at prices that would not amount per acre to one-half the annual interest on the figures asked for the neighboring land, where settlement had earlier been within reach of a market for its productions. This Lower California, with its just-opened doors, is a grand empire within itself. The probabilities are, before a dozen years have passed, it will be the gem in the crown of the Pacific. Its location, reaching out like an arm into the tempering influences of the ocean, will commend it to the practical agriculturist.

While the mainland of Southern California will remain a wonder, and its rapidly augmenting riches still increase, yet the peninsula must eventually surpass it. It is no detraction from the one section to say that the other has greater possibilities. The peninsula has not only the tempering effect of water from both sides, but a range of mountains divides it lengthwise, precipitating the moisture which would otherwise, as on the plains of the West, float above and away from it. And from these mountains also come forth the streams which pour into the ocean every few miles. As for healthfulness, pulmonary diseases are unknown, and there are no extremes of either high or low thermometer. Injury to fruit by frost has not occurred, and from lack of extreme untempered heat it takes a delicious flavor, also escaping the watery character which is sometimes caused by unskillful irrigation.

So great has been the rush to Southern California since its phenomenal crops became known and its low death rate recorded, that during five years over four thousand residences and one mile of business blocks have been built in the "Town of the Angels." An odd feature of this clime is, that such becomes the temptation to tillage, even within the city limits, orange groves and vineyards cover almost every spot not actually built upon where water can be obtained. Had there been communication, and the lands surveyed and offered for such an immigration to be thrown upon the peninsula, with its rainfall and more numerous water courses, it would possess ten vineyards and groves where the neighboring district possesses one.

FERTILITY.

In regard to the soil, and capacity for production of our district, we think it more satisfactory to quote the opinions of practical men who are entirely disinterested.

San Diego, California, is the rich county immediately adjoining our district on the north. At its last fair in 1886, its committee was composed of men who had made a close study of the capacities of the coast, going beyond their own lines. And so struck were they at the wonderful, undeveloped resources of this neighbor they had been recently able to visit, that the following remarks upon it were published in the pamphlet descriptive of their own county and its fair:

"The northern half of Lower California, adjoining San Diego County, is large in extent and its yield to industry will be enormous. The valleys are deep and frequent, and from the altitude of the mountains receive a greater amount of moisture than the country farther north. Springs and running streams are abundant. The soil in the valleys is very fertile, and as a rule the latter are fringed with the dark loose loam so good for fruit culture, and the strong red soil from which such remarkable results have been obtained in cultivating the grape for raisins and for wine. The mountains are heavily timbered with pine at a distance of thirty miles from the coast. Corn has been raised upon the Maneadero near Ensenada, this season, where

in two months from the time of planting the stalks were from fourteen to eighteen feet in height. Fruit trees planted last spring have prospered, and some will be bearing next year. Corn, wheat, barley, and all the cereals, can be raised here, as can the sugar-cane, tobacco, cotton, grapes, oranges, figs, bananas, limes, pomegranates, cocoa-nuts, pine-apples, lemons, peaches and apricots, as well as the apple and pear of the temperate zone.

"On the hill sides there is good grazing for horses, cattle, sheep and goats the entire year, and the cañons are timbered with live-oaks.

"The large tract of land adjoining the Colorado River resembles the bottoms of the River Nile, and its soil is marvelously rich, thirty to forty feet deep in places."

A peculiarity of the earth is, that away from the rich valleys there are sometimes what appear to the eye to be stretches of sandy ridges. On examination, however, this reveals itself as a fine loam lacking the dark color of a vegetable decay, and as decomposed granite. It possesses the very elements for both fruit and crops, and yields abundantly on the least cultivation. Pulverized soil, composed of fine particles, seems on these high ridges to hide and cover up what vegetation has ripened and died upon it with the seasons.

BRIEF MENTION

Access is now easy to the hitherto inaccessible peninsula of Lower California. The soil is strong. Rain-fall a good average. All crops grow there. Within twenty years it will be the most renowned fruit region of the world. Land is cheap. It can be purchased on either cash or long-time terms. An abundance of both upland and valley near the coast. The tempering influences of an ocean on each side. Valleys, bottoms, foot-hills, table-lands and plains. Streams and lakes. Subterranean water for wells near the surface. Mountains of pine and hills of oak. Growths of clover, alfalfaree and wild oats covering valleys and table-lands. A high market for all produce, caused by the heavy import duty. Canned goods in San Francisco 20 cents per can—in Mexico \$1.25. Flour in San Francisco \$4.25 per barrel—in Mexico \$12.00. Wheat, corn, barley, rye and oats give heavy yields. A large plant for canning fruits, meats and fish, now being put up upon our lands. Almost all articles of manufacture, canned goods, etc., are taxed at the port of entry into Mexico, from 100 to 300 per cent. As there is hardly any manufacturing in Mexico, and the people have but little capital to inaugurate such enterprises, colonists upon the peninsula can, if so minded, eventually drive out all imported goods from this great territory. The demand is so large, there can be no over-production. Fortunes can be obtained in paper making. One million and a half acres of the Company's lands are covered with the finest pulp material known. There is also



UPLANDS ON PENINSULA.

an equal amount of land covered with fiber products, similar to those of Yucatan, from which are made rope and cordage, bagging, matting and the like. Cuba buys all she can get of the tobacco, and the product is equal to hers and unlimited. The California fruit districts pay a good interest on lands at a valuation as high sometimes as \$2,000 per acre. The peninsula will do better than this soon, on land that now costs but a trifle in comparison. The century plant or aloe, grows wild over large territories on the peninsula, and the alcohol manufactured from it will sell at from 50 cents to \$3.00 per gallon. The horses raised in this section are noted for their endurance. Mules grow to a larger size than usual, and this class are always in demand at high prices. Steers of two years old will equal, in measure and weight, their three year old brothers of the North. Stock begins to fatten in December, and is ready for market any time from February to September. Northern herdsmen are finding it more profitable to buy the young stock and fatten, than to run the risks of heavy losses attempting to raise calves in their latitudes. The average increase of cattle in the great stock States is about 65 per cent. In Lower California 90 per cent., or better. Grapes grown are of such superior quality, that the wine of the old Jesuit Fathers was famed the world over. Had there been means of egress and ingress in those days, this section would long ago have been the richest in America. The *London Telegraph* newspaper is printed upon paper made from a palm in California where it is not plentiful, but which is very abundant on portions of our lands. Lying midway between the northerly winter and the southerly summer rains, the peninsula possesses some of the characteristics of both. Average summer heat 74, and in winter rarely below 47. Running streams, springs of hot and cold water, living lakes and pools, wells always inexhaustible, and some of them flowing. A mountain region believed to be rich in mines. Vast deposits of marble, red sandstone, hone-stone, and alabaster. A great salt deposit at San Quentin Bay.

A SCIENTIST'S OBSERVATIONS.

A scientific party, in search of the new and beautiful, took the INTERNATIONAL COMPANY'S lands in their line of travel during March, 1886. From *The West American Scientist*, July, we extract the following notes of the trip, leaving out the purely scientific:

"Along the Tia Juana, after crossing the United States boundary into Lower California, we passed through extensive fields of alternate patches of blue, white, pink or yellow flowers. Tall yuccas reared their stately heads of wax-like flowers among the bushes or on the open hillsides, lending a tropical beauty to the scene. * * * A little rain during the night made the beautiful meadows of green and gold glisten in the morning as we passed on to Valle de Las Palmas (the Valley of Palms). * * *

"The 9th of April we passed through Ensenada, and along the shores of All Saints Bay, by magnificent fields of the golden California poppy, phacelias, layia elegans, orthocarpus, baerias, larkspur, platystemon, and other delicate annuals and perennials, which lent an added charm to the beautiful view of land and sea that was spread out before us on every hand. And thus for mile after mile we alternately contemplate the rich garden of flowers and the beautiful scenery.

"On the morning of the 10th a deer looks in upon us in the early twilight, and as silently vanishes from our sight. Find a few flowers of the pungent spico-bush, ptelea aptera. A noted botanist tasted of the ptelea in 1850, and upon seeing the shrub again (in 1883) remarked that he could 'taste it yet'—but he did not seem to choose to do so. * *

" May day found me climbing the hills around gathering fruit of the mamillaria cactus, which has a pleasant flavor like that of the wild wood strawberries, such as I used to hunt in old Vermont, and picking a supply of such flowers as came in my way."

FARMERS' STATEMENTS.

The best way to know just what a new country is capable of doing is to find out in what manner it has responded to the efforts already made for its cultivation. With this in view we have visited the farmers who had penetrated into the country before the present day of railway and steamboat, and obtained their statements, which are here printed just as given:

"Senter's Ranch" is seven miles north of Ensenada, and consists of valley and mesa, surrounded by the lands of the INTERNATIONAL COMPANY now offered. German Senter is 78 years of age. Was born in Maine and raised in New Hampshire. Came to California in '59, and has lived on the peninsula twelve years. His orchard has orange trees in good bearing, planted nine years ago from the seed. He likes seedlings, and says they do well. These are now sixteen feet high. His bananas are eight years old, and at the time of our visit had good fruit. We measured some of the stems and found them ten inches in diameter. One olive tree, nine years old, yielded this year sixty gallons, which he sold at from fifty cents to \$1.00 per gallon. Six other trees, four years from the slip, are now seventeen feet high. Pepper trees, nine years old, he had to cut or trim largely, as they overshadowed too much ground. A single grape vine, nine years old, which was trained over an arbor, yielded the last season 900 pounds. It was a Hungarian Blue Grape brought from Hungary. Has the Japanese Loquod, an edible fruit somewhat like the cherry. His peach trees and apricots bear so heavily that they have to be shaken. Has five lemon trees in good bearing, also a number of Japanese persimmons and pecans. Has twenty varieties of grapes, and never knew a season when the vines were not loaded. Apple trees also have to be shaken. Has a fine lot of Mediterranean fig trees two to eight years old, the last having to be shaken to save from breaking down. They bear from two to three crops annually. His pomegranates were as big as large pears, and they commence bearing in two years from the slip, and one year from the root. The plumes of his pampas grass measured three feet in length. Mr. Senter states that he believes the peninsula the most perfect country both in climate and soil he has seen in his 78 years.

Francisco and Luretta Amador live on a small farm in the Santa Tomas valley, which takes in the old mission garden. They have sixty-two olive trees, which are 130 years old, and have not been cultivated or trimmed for fifty years. As they were able this year to move the olives to market, sold \$600 worth, and as they are trimming the trees whose boughs interlock, expect to gather \$1,500 worth in 1887. The trees occupy about one and a half acres of ground, are some eighteen inches in diameter, and three occupy a space which should be given to one. They obtained this season from 3,500 vines of the old mission grape 3,500 gallons of wine, which sold for \$3,500, and 150 gallons of brandy, which sold at \$2.00 and \$2.50. They also made 100 gallons of Liquor de Tuna from the tuna plant, which sold at \$1.75 per gallon. The entire amount of ground cultivated in fruit did not look much larger than a fair-sized garden.



BANANA PLANTS IN DECEMBER, NEAR ENSENADA.

Louis Aguilar, 73 years old, lives on another small portion of the old mission in the valley. He is a hale and hearty, fine looking old gentleman. When we took his photograph along with a wall of ruin and the two ancient bells, he jokingly requested that the picture be made young, so he would look as fair to his wife as years ago before gray hairs crept in.

His olive trees are over 100 years old and very thrifty. Sold this year 500 gallons white wine at \$1.00 per gallon, and 440 gallons red wine at same price; and fifty gallons grape brandy at from \$3.00 to \$5.00 per gallon. Made a little olive oil, having no machinery, and was offered at San Diego \$1.00 a bottle, while the Spanish sold at seventy-five cents.

He states that olives, peaches, grapes, apples, pears, figs, apricots, prickly pears, English walnuts, etc., thrive wonderfully in this valley, but that oranges and lemons have to be nursed a little for the first two years, as slight frosts occur sometimes on lands as low as his. From careful inquiry we find that even these slight frosts are unknown on the slopes surrounding the valley, and experienced fruit growers say that such localities are always chosen elsewhere for the two fruits mentioned. During the season slight frosts occurred to these people, it will be remembered wide-spread destruction took place in Florida. The only result we could discover on both Aguilar's and Amador's few orange trees (having no market heretofore, they had no incentive to increase the number) was that a few of the upper twigs had been touched. The trees on Mr. Amador's place, which he is now going to increase, seemed strong and thrifty. The old mission grapes of this Santa Tomas valley were noted, with their wine, all over Mexico during the time of the Father's reign.

C. L. Shields is a hospitable gentleman, who lives with his family on a ranch in the Los Animas valley, running through a portion of our land described elsewhere. Is originally from Kentucky. Besides other crops of the usual character, has English walnut trees sixteen inches in diameter. From three of these he had just sold \$67 worth of nuts, and affirms they pay as well as cows. Is going to plant a large orchard. Took 208 bushels of wheat from ten acres. Had all of the usual varieties of fruit in abundance, and a herd of 400 Angora goats. Has only been in possession of his present place two years. Likes the country, and intends to improve his ranch on a large scale this year.

About four miles east of Ensenada, in a little valley that juts out into the mesa, is the ranch or farm of a hale and hearty old gentleman, Don Pedro Gastelum. Is 60 years old, having lived forty-eight years in the present home. We noticed a date palm in the yard thirty feet high, said to be ten years old. The orange trees were in full bearing, and the owner stated that he had no difficulty with the fruit except that for the first year, and sometimes the second, the young trees needed additional watering. Had a large fig orchard, vineyard, some fine olive trees, a field of sugar-cane, etc. Said everything produced in profusion. What struck us as remarkable was that his finest fruits grew on a hillside which to the eye seemed the poorest soil of the whole ranch. There were some fine watermelons in the garden, and abundant evidence that many of the fruit trees had to be shaken to prevent their breaking.

GRAIN AND VEGETABLES.

Gov. Geo. Ryerson has lived on his ranch, southeast of our new town of Ensenada, for thirty-three years. Was born in Texas, and is Governor of the north half of the peninsula, being the portion now offered to immigration by this Company. There are 30,000 acres in this ranch, of which 700 are in cultivation. Took 8,330 bushels of wheat the last season from 280 acres. This yield was therefore about thirty bushels per acre. Raised 1,400 bushels of corn from forty acres; has 1,600 head of cattle, those which the writer saw in December being in excellent condition, and 200 head of horses. The usual fruit in abundance. Has never used

irrigation, and crops have been good except in 1877. Then had a partial crop and cattle did not suffer, although it was a dry year. The ranch is 1,600 feet above the sea and twenty-five miles east of it. Gov. Ryerson sowed his wheat in November and December, harvesting in June and July, and planted corn in May, harvesting in September. Planted melons, pumpkins, etc., in March, April and May, and had fresh melons from June to October. Watermelons were good in the fields in December. Cornstalks grew to a height of sixteen feet, with an average of ten feet, and from two to five ears of corn to a stalk. Wheat averaged over four feet and oats grew to eight feet. Cut sixty tons of oat hay from fourteen pounds of seed. He has one field where the fence stakes were willow and cottonwood. These have now grown into large trees, many of them at ten years of age being two feet in diameter. He sows wheat on upland and corn in valley. In planting his first field years ago was assisted by his wife, who had a womanly faith in the future. The Governor has a good-sized flour mill, and we noticed attached to the rafters a great mass of wild honey, the occupants seeming to be busy even in December. He estimated there were a thousand swarms in his vicinity.

Mr. L. Mendelson has lived in San Rafael Valley, situated upon the Company's lands, for sixteen years, having raised crops for fifteen years—wheat principally, as it could be marketed before communications were established along the near coast. Sowed last year 1,400 pounds of seed and had a fine yield, but fed one-half of it and did not measure the remainder. Had very fine barley and oats, peas, pumpkins, sugar-beets, potatoes, etc. Cattle do well the year through. Never has used irrigation. His ranch is 2,300 feet above sea level. Came originally from Calish, Poland, and into our section from Los Angeles, Cal. His health has been perfect and he considers the peninsula climate unequalled. This gentleman is now District Attorney of Lower California.

Charles Bennett is originally from Tennessee. Has been on the Pacific Coast thirty-nine years. Came in March of '86 to Ensenada and settled upon the Maneadero, being a portion of the bottom land stretching back from our Bay of Todos Santos. Has already built houses, put up a canning establishment, planted trees and raised crops. Mr. Bennett states that his corn yielded forty bushels per acre, and stalks were some of them eighteen feet high, with an average of fifteen, and two ears to each, and in one instance counted five. The corn was hurriedly and imperfectly planted and cultivated, or the yield would have been much greater. Was put in the ground from 1st to 22d of June. His barley for hay was sowed in June, after others had harvested, and stood as high as one's head. Planted his potatoes after others had commenced to eat new ones and never saw a finer yield. Can raise two crops annually of almost any grain or vegetable. Used no irrigation. Is now setting out a great many fruit trees. Those already planted have astonished him by their growth. Fruit slips put in the ground in April had fruit upon them in September, and in December the figs were of full size. Gathered 500 wagon loads of superior Hubbard squashes in September from two and one-half acres planted June 1st. Sowed all sorts of seeds he could get hold of, and did not fail in any. Has lived on both the Atlantic and Pacific sides of America, and believes for climate, soil and ability to produce, the peninsula is unrivaled. Finds wild timothy growing five feet high. Has cut it for hay and it proved good as any he ever used. Has ridden through thousands of acres of wild oats as high as his head on horseback. Believes so thoroughly in the wonderful future of the section that his canning establishment is now being enlarged to a capacity of 30,000 cans daily.

E. B. Higgins, a few miles south of Ensenada, has 150 acres in cultivation. Raised all crops without irrigation. Sowed wheat in November and December, and barley at the same time. Cut wheat in May and June. Mr. Higgins was originally from New York, and later from Northern California.



ORANGE GROVE A FEW YEARS OLD.

Tranquilla Grenada has a fine farm or ranch in Santa Tomas valley. He sowed in 1886 2,000 pounds of wheat on thirty acres, and had a fine yield. Planted twenty pounds of corn and gathered 2,000 pounds. Irrigated his corn, but not the barley or wheat. His corn grew fifteen feet high. Had eighty-five quintals of barley from six acres.

The San Antonio farm or ranch is the residence of Mrs. L. Lopez, and is some fourteen miles from Ensenada, and on what might be called high land. This lady states that all fruits and grains grow there without irrigation. She sows this year 650 acres in wheat. Her family consisted of twenty persons including grandchildren, and they all seemed wonderfully healthy and happy.

Dr. D. K. Allen is a resident physician at Ensenada, and one of the best posted men upon the peninsula. He has lived in various portions of it for the past eight years, and believes it to be the coming country of the whole continent. Fortunate is the man who can get the genial doctor to tell him a small portion of what he knows, not only about California and Mexico, but the balance of America.

NEIGHBORING SETTLEMENTS.

STATEMENTS OF THE FARMERS.

When it became apparent a few years ago, that a railway would soon reach the coast just above our lands, agriculturists flocked that way. What they have done in this brief time the following statements show

J. A. Rice, of National City, (close to our lands) says: Has fifty olive trees planted five years ago. Picked this season 320 gallons and has eighty left on the trees. Obtained from 50 to 75 cents per gallon. Has a large variety of young fruit trees in excellent condition.

Frank A. Kimball, originally from New Hampshire, now living at National City. Has about thirty acres of olive trees, most of them in full bearing. Has taken from single trees one-half to one full barrel of fruit. Is putting up a mill to make oil. His orange and lemon trees are loaded, and it was a portion of his fruit which took the premium at New Orleans, defeating Florida at every point. Mr. Kimball says the mission olive is the best. At four years old the trees should yield forty gallons of oil per acre, wholesaling for \$5 per gallon. Vineyards in raisin grapes, at three years, should pay \$100 per acre, at four years \$150, and at five years \$200, and upward. These two statements, he says, are fair ones of what can be done, and are nearer the possible minimum than the maximum. The lemon crop in the future he believes will overtop all profits but the orange and the olive. Lemon trees of six years old should bear 2,000 each at the lowest estimate, and pay a profit of \$1,000 per acre if well taken care of. A neighbor of Mr. Kimball's, J. S. Harvey, had last year six acres, all young trees of navel oranges. These paid him \$500 per acre. Single boxes of oranges that had been picked over forty days, and exhibited both at San Diego and Boston, sold for \$6.50 per box. Mr. Kimball has recently been all over our peninsula, and believes it unexcelled anywhere for fruit and crops. Has lived in Southern California nineteen years, but could not do anything until recently with crops, as there were no railroads.

F. E. Bates, of San Diego, had a place of twelve acres near the town on foothill or rising ground. Prefers it to valley, and believes mesa land the best. Had 600 orange trees, 200 limes, 100 lemons, 40 apricots, 12 figs, and other fruits. All the different varieties of the fir, the Australia pine, all varieties of the acacia, the cedar of Lebanon, Australian chestnut, gum arabic tree, magnolias, cork trees, Pride of China, South Sea Island pine, Monterey cypress, and a large number of imported trees. All did well. Gen. Le Duc, the ex-Com. of Agriculture, said about the only things he could think of that did not grow on the place were the tea and coffee plants. Mr. Bates has just made a purchase from us on the peninsula, about 100 miles south of his old home. Believes a man can make a better living on ten acres than upon 100 in most of the farming districts in America. His former place of ten acres was attended to entirely by one man. Mr. Bates was originally from New York.

Fruitland is close to our northern line and on the coast. It is a beautiful spot of eighty acres, with great groves of pepper trees. Is owned by Hon. Zach. Montgomery, Asst. Att'y Gen'l of the U. S., at Washington. His son, R. J. Montgomery, connected with the Customs, lives on the place. Has sixty orange trees in good bearing. Also a vineyard of raisin grapes (Muscats) and olives, apricots, peaches, pears, etc. No irrigation is used. The country around, six years ago, was an uncultivated waste, and is now covered everywhere with farms, seeming even more thickly settled than the majority of the Western States. Two miles south the farms cease, and the fertile lands which meet the eye are those of the hitherto scantily occupied peninsula, now at last placed within reach of easy settlement.

VALLEY, SLOPE AND BAY.

It would be impossible to give a description in any space at all limited, of more than some small portion of the lands now offered. We select Ensenada, and a few points adjacent, as giving a glimpse of the peninsula.

Todos Santos Bay is a fine sheet of water, ten miles across, the shore being shaped like a crescent, the horns of which are two magnificent headlands. From the southern shore projects a narrow peninsula some four miles toward its opposite, making between it and the inner beach a deep passage way or inlet, which, leading back to the base of the peninsula, opens out into a beautiful lake. This appearance of the lake and inlet within the bay is very much like that of a narrow-necked bottle laid against the inner line of a crescent. From the beach of the lake arise the vapors of a hot mineral spring of great local celebrity. Were one to believe the traditions, the crutches that were here laid aside from coast wanderers would be worth looking at. This is the natural point for a large hotel and sanitarium, and as

different parties have signified their desire to open negotiations for the erection of mammoth buildings, it will merely be a question of who gets it. There is not only a lake swarming with fish, and seals disporting themselves in it, but also the Hot Spring, and, one hundred yards away, good surf bathing. For those who do not like the latter, the lake with its gentle sloping beach and warmer water, especially where the overflow of the spring enters it, gives a salt bath tempered as one may desire.

A beach some forty feet high forms the background, sloping south to the headland. Flowers, shrubbery, grass, and the magnificent pink-tinted mescal plant cover the earth. It is claimed, with a good deal of reason, that there is no spot in the whole world which, with an unequaled climate, combines so much that should make it the pleasure and health resort of the future. From the hilltop or line of headland back of the proposed sanitarium or hotel, one looks down upon what appears as two separate oceans. Let the tourist of to-day view this picturesquely wonderful spot, and if he has the opportunity two years hence, put the change down as one of those belonging to wonderland.

As a background for the entire bay east, from the horns of the crescent, is a gently rolling country four miles broad, appearing very much like an Iowa prairie. This slopes gradually back into small hills and tablelands and little parks, these again being succeeded by valleys and mesas and hills, and so alternating eastward to the Central Range. Valleys run into the open country around the bay from different directions. That of Santa Tomas with its old ruins and 130-year-old olive trees being, perhaps, the most interesting.

At the northern side of the bay is the new town of Ensenada. A \$45,000 hotel is being erected here, there are several stores, and a fruit cannery. It would already have been a town of 1,000 houses could the lumber have been supplied fast enough. As a railway center and seaport for the peninsula, it will soon probably rival San Diego.

This beautiful slope, twelve miles long and four wide, encircling the crescent bay, was named by the early Fathers in different tracts, differing from each other in one being more rolling, another more valley, and a third possessing some other peculiarity. Thus we have the Nar-

anja, the Maneadero, and the Punta Banda. The entire tract of 70,000 acres, which combine all these, appears from the sea as a smooth plain of verdure sloping gently backwards. The valleys and parks which surround it and retreat from the eastern slope into the interior, and others which are along the coast both above and below, are too numerous for mention here. They offer the choice homes of the whole Pacific Coast to the first comers, and if there is anything of either the temperate or semi-tropical regions which cannot be grown upon them, it has yet, from all the evidence we can gather, to be discovered.

MARKETS.

There is a coming race between the new town of Ensenada, and the city of San Diego. The latter with its wonderful harbor, and present and prospective railways, is connected with our lands by steamer in a distance of seventy miles. Lines of steamships are now being prepared to traverse the coast as far south as Guatemala. Examinations are also being made by two different railway interests to connect Ensenada with the transcontinental lines of the United States, while one railroad survey has already been made leading across the head of the Gulf of California into and through Mexico. Reference is made elsewhere to reasons why our colonists should soon obtain better prices through many years to come, for their produce, both grains and fruits, than will the other producers of the Pacific slope.

Last year New York imported 176,509,200 oranges and 291,956,700 lemons from the Mediterranean, and from Mexico and elsewhere 37,899,884 oranges. The great demand for other products, and the prices, is given elsewhere. There is no prospect with these figures, of our ever producing an oversupply, for while the peninsula must soon become a garden spot, pouring forth fruits and grains, yet the States soon double their population, while Mexico is increasing hers, and however rapidly we augment the production the demand can never be caught up with. Grains of all kinds have a ready market at

high prices, raisins sell as fast as produced, and olive oil not even begins to supply the demand, so that overproduction for the Pacific slope may never occur.

PRODUCTS.

List of fruits, grains, etc., now cultivated on the Company's lands and for all of which different tracts of the peninsula are peculiarly well suited.

FRUITS.

Apples, pears, peaches, plums, quinces, pomegranates, figs, Japan persimmons, strawberries, blackberries, raspberries, guavas, bananas, pine-apples, olives, apricots, nectarines, English walnuts, almonds, peanuts, etc.

GRAPES.

All useful varieties, being merely a matter of choice with the cultivator.

RAISINS.

Muscat, Sultanas, Zante currants.

GRAIN.

Wheat, barley, rye, oats, alfalfa, alfileria, yellow corn, white corn, Egyptian corn.

VEGETABLES, ROOTS, Etc.

Irish potatoes, red potatoes, white potatoes, sweet potatoes, yams, parsnips, carrots, turnips, blood beets, sugar beets, tomatoes, cabbages, cauliflower, lettuce, red onions, yellow onions, white onions, peppers, celery, egg plants, squashes, pumpkins, water melons, musk melons, sweet corn, cucumbers, food beans, castor beans, peas, etc.

Among the other cereals which can be added as an important portion of the future crops of the peninsula are sugar-cane, tobacco,

and cotton. Of the second may be mentioned the indorsement made by General Grant, when he stated after his visit to Mexico, that the cigars there were the best he ever smoked.

The amount of tobacco annually exported into Cuba from this source is enormous, the same going out again in the cigars for which that island is famous. A roughly-made cigar can be purchased to-day at our new port of Ensenada for four cents, which in quality will hold its own with imported ones of many times that value.

In regard to cotton, the only limit to production will be the demand.

As the noted fruit district of Riverside seems more to approach the possibilities of what may be done on the tracts now offered upon the peninsula when a cultivated age of fourteen years has been established, we quote the following from its official publication for 1886:—

Number of acres cultivated,	. . .	6,000
“ “ in oranges,	. . .	3,000
“ “ in vines,	. . .	2,000
“ “ in other fruits,	. . .	1,000

Average cost per acre of orange orchard, \$1,000.

Unimproved land, with water rights, per acre, \$350.

Time necessary to render raw land a productive orchard, four years.

Number of pounds of grapes per acre, 15,000.

Number of pounds of raisins per acre, 5,000.

Price per pound of raisins, six cents.

Gross receipts for oranges last season,	\$450,000
“ “ “ raisins “ “	400,000
“ “ “ lemons “ “	50,000

We believe that our colonists on the same number of acres, now purchased at a fraction of the price, can, with superior soil and climate, surpass these figures at one-half the age.

ORANGE CULTURE.

The orange crop, which finally becomes so profitable to the grower, is probably the slowest of any in giving immediate results. From a large number of statements, we select the following as giving the maximum of cost and the minimum of profit per acre.

COST.

100 trees, budding or seeding,	\$75.00
Planting and caring for same,	25.00
Caring for same, second year,	15.00
" " third " 	15.00
" " fourth " 	20.00
" " fifth " 	25.00
Other expenses incidental to work,	50.00
	<hr/>
TOTAL.	\$225.00

RECEIPTS.

The yield and prices are placed at the lowest possible estimates.

Third year, crop scattering oranges, a few hundred or thousand, not counted.

Fourth year, an average of fifty to the tree, 5,000 oranges at \$20 per thousand, \$100.00

Fifth year, two hundred to the tree, 20,000 at \$20 per thousand, 400.00

If these prices are maintained, the lowest net profits to the grower annually should be from \$300 an acre upward.

RAISIN CULTURE.

The following facts and figures regarding the cost of raisin culture were furnished by a practical raisin grower of the district adjoining the peninsula. Assuming that the land has been bought, starting with one year old vines, the total expense for the first year per acre would be:—

680 roots, one year old, two cents each,	\$13.60
Planting and care of same,	30.00
Staking and incidentals,	10.00
	<hr/>
TOTAL,	\$53.60
Labor, second year,	\$25.00

Returns after two years:—

Third year, fifty boxes per acre, at \$1.60,	\$ 80.00
Fourth " one hundred and fifty boxes,	240.00
Fifth " two hundred boxes,	320.00
Sixth " two hundred and fifty boxes,	400.00
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TOTAL,	\$1,040.00

Thus in six years the balance sheet in ordinary circumstances would be :

First year's expense,	\$ 53.60
Five years', \$25 per acre,	125 00
Trays, sweat boxes, etc.,	88.00
Expense of picking, packing, etc.,	390.00
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TOTAL,	\$656.60
Sale of raisins in six years,	\$1,040.00
Total expenses " "	656.60
	<hr/>
Net profits in six years on each acre,	\$383 40

The above estimate is selected as giving the maximum cost and the minimum profit, being the most moderate statement received among a large number given by raisin growers.

The California raisins are called by the trade equal to Spanish Malagas, while their yield per acre is three times greater. Such crops as fifteen tons of grapes per acre are common. One grower at Riverside claims he sold 615 boxes from two acres in about thirty months from the time of planting, realizing a total of \$1,200 at a cost of not over \$300. Another realized \$600 from one acre, at a cost of \$100, on an old vineyard. But these are, perhaps, rather more favorable instances than the average, and it is much better to figure under than over the mark.

The raisin grapes grow better on our lands, as the rain of the region renders them less watery than irrigation. It also does away with the water tax. Raisin culture has gone at a jump to a startlingly important industry. In the section adjacent to and north of the INTERNATIONAL COMPANY'S lands the first shipment in November of 1880 was 1,700 boxes. In 1883, while yet in its infancy, the figures were 30,000 boxes.

At a point on the coast line north of our lands, what might be called the outskirts of Lower California, is a monster grape vine, possessing thirty-four inches circumference of trunk. The yield has been as high in one year as five tons of fine fruit, and the branches cover a space as large as an ordinary farm garden.

The New York *Evening Post* of December 29th, which is at hand as this publication goes to press, has the following upon its editorial page. The district referred to was recently part of the wilderness of Southern California laying north of the peninsula:

GROWING RAISINS IN CALIFORNIA.

HEAVY CROPS FROM YOUNG VINES—LOW COST OF FAMILY LIVING.

The production of raisins in California has now attained much importance, thousands of acres being devoted to this industry. A letter recently received by a gentleman engaged in business in Maiden Lane, whose brother has settled at Orange, accompanied by some boxes of excellent raisins grown by him, stated some interesting facts regarding their culture. They were part of seventy-three boxes of twenty pounds each raised this year upon four acres of land, from vines which were simple cuttings only seventeen month ago. The same growers obtained five tons of raisins this year from ten acres of land, which were planted with cuttings

four years ago last spring, when he first went to California. At that time he purchased twenty acres in all at a total cost of about \$2,000. Last spring he refused an offer of \$500 an acre for the land, or a total of \$10,000. In his last letter he inclosed to his brother a statement of his family marketing bills for three months, the family consisting of three persons and living in a comfortable way. For August, September and October last, the bill for butter and milk was \$11, the grocer's bill was \$42, and the butcher's bill was \$10.55, making a total of \$63.55.

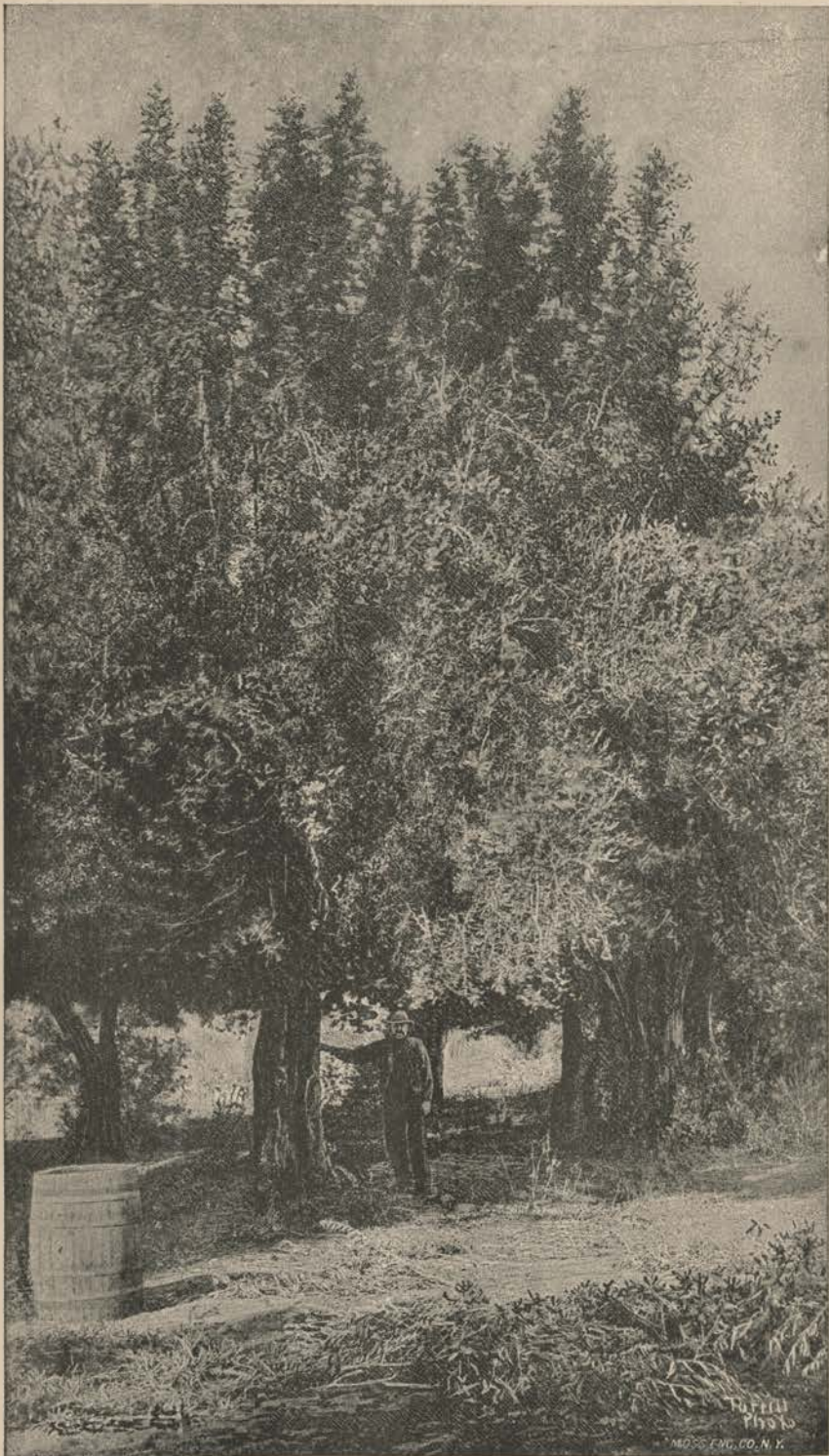
OLIVES.

We give statements elsewhere showing growth of the olive industry of California. Its oil at the leading restaurants and hotels of New York, although as yet too high-priced for general use, has been pronounced the best and almost the only pure oil in the market.

In Spain, the land of the fruit, her own homes are not even supplied, it being estimated that one-half of the so-called olive oil used in Spain is made from imported cotton-seed. It is even stated on competent authority that there were not twelve bottles of pure olive oil in the city of New York before the introduction of the California article. As the trees on the peninsula require scarcely any care in comparison to that elsewhere, and as there will be practically no limit to the demand, it will become one of our most important industries.

Joaquin Miller, the "Poet of the Sierras," in a recent letter to the Chicago *Times* from this section, thus speaks of the fruit: "The olive takes kindly to any place you choose to put him. He takes root from the slip and grows right along, and in due time drops his little, black and oily apples down in the tall grass in such abundance that you can sometimes see the oil spreading over the rocks and running down and enriching the soil in the hot sun.

"What a country this will be when the olive becomes established here as in Italy! There is already a great demand not only for the oil, but also for the olive itself. It begins to look as if olive oil may take the place of butter out here after a while. Never before did I find this taste for olive oil so supreme. Even in Italy and Spain and Palestine, places where there is no butter fit to eat, I did not care for olive oil. But this here is so superior to that of all other lands that, as I said before, I suspect it may drive out the use of butter to some extent."



130 YEAR OLD OLIVE TREES, SANTO TOMAS.

HONEY.

So thickly are all of the lands covered with blossoms of various wild flowers, clovers and so forth, that honey can be produced in any quantity marketable. A single town near the Company's lands shipped in one season two millions seventy thousand pounds. The wild bees have taken such possession of this land of flowers that the settlers will find an abundance of sweetening at their very doors. Not only are hollow trees and clefts in rocks tenanted, but eaves of buildings in town are preëmpted. Near Ensenada one single body of wild honey is said to measure six feet in length by two in width, and over a hundred different swarms are reputed to occupy portions of the little hill where it is stored. We noticed that the hives or boxes around the settlers' habitations had been many of them overturned by cattle, the contents hitherto having evidently been beyond the means of transportation.

ITEMS.

A peculiarity of Lower California is the number of groves of immense live-oaks lining its valleys. These trees are said to equal and even surpass in size the famous ones of Louisiana.

Peninsula mahogany, which makes very good veneering, is used at Ensenada for firewood.

The eucalyptus tree of Lower California grows to a height of forty feet in three years from the seed. The orange on the lower half of the peninsula, originally transplanted from Spain, is finer than the celebrated navel. It is estimated that pine-apples will give a profit of \$600 per acre.

The pampas grass, the feathery plumes of which sell in eastern cities for fifty cents each, are common ornaments of the dooryard.

There are fruits and flowers every month in the year.

So far in the history of California the value of its products in proportion to its population exceeds that of any other country in the world.

Game is abundant. The California quail being seen in myriads, also other wild fowl in the season, while antelope and deer frequent the heads of the valleys.

The range on the uplands for cattle is excellent, and the feed of good quality, such a thing as poor condition being unknown. Fat is taken on rapidly. There is no reason why large and profitable dairies should not be established for the putting up of butter and the canning of milk in large quantities for the markets of Mexico and California. The hundreds of running streams give admirable positions for these purposes.

Our colonists are not taxed for real estate or personal property, or for capital invested in manufacturing.

The California poppy is a bright yellow flower, fairly intense in color, to which a silvery gleam is added when rustled by the wind. The foothills of some of the mountains near the coast are covered with it, and so vivid is the gleam that mariners far out at sea use them as a sort of beacon light to distinguish different headlands.

Abalone, a large mollusk, of which the shell is shipped abroad, brings \$60 to \$80 per ton at Ensenada, and \$200 abroad, at retail, for inlaid work, etc. This is the mother-of-pearl of commerce, and peculiar to the shores of the peninsula and gulf. The meat is dried and brings seven cents a pound for shipment to China. Oysters and fish are also dried and shipped there. Chinese junks sail along the coast frequently, getting cargoes for their long journey home.

Grain and vegetables of all kinds give such large yields, as evidenced by the statements of the farmers, quoted elsewhere, that they will form an abundant source of livelihood, while the fruit orchards and vineyards are having the growth necessary to give the returns which will make the farms of the peninsula so valuable.

OSTRICH FARMING.

A successful ostrich farm has been started a couple of hundred miles north of the Company's lands, but the owners state that the more even temperature of the peninsula will give better results. They predict a large and immediate industry of this character, and we have obtained from Dr. C. J. Sketchley, the practical partner in charge of the birds, the following figures:—

The annual profit on each bird is from \$300 to \$400. The average number of marketable feathers is fifty, and the price from \$5 to \$6 each. The annual importation of feathers into the United States is \$6,000,000. While the first outlay in starting an ostrich farm is large on account of the cost of the birds, yet the returns are in proportion. Dr. Sketchley expresses his intention of at once selecting upon our lands a thousand acre tract for his first farm.

ANOTHER VIEW.

As the best idea of a country may be obtained through the comments of disinterested observers, we quote again from such sources. The *Cosmopolitan Magazine* for November has an article on "Colony Life in Southern California." The writer describes the settled districts near the new one we now offer, and while commenting severely on the selfishness of colonies of the first settlers in trying to keep others out, and deploring the prices they now ask for their lands, gives high praise to the country itself.

The INTERNATIONAL COMPANY now offers lands of equal character, better in climatic influences, with a fair average rain-fall, and the double market of Mexico and the United States, at a fraction of the prices complained of. We quote the following brief extracts from the *Cosmopolitan's* long article:—

"No other section of the country can furnish an analogous picture to this. Florida has quietly gained fame as a pleasant and healthful winter resort; but the man that should sound its praises as a place of residence in July and August, would be regarded as a 'crank.' In Southern California, on the other hand, the best judges declare that more benefit is gained from the summer than from the winter. The heat is not enervating, and the fact that one day follows, one week succeeds another, with no change in the cloudless blue sky, no perceptible variation in the warm, invigorating air, makes it the ideal home.

"A half acre is usually provided for lawn and kitchen garden. Many of the ornamental trees are the orange and the lemon, which look

golden with their rich fruitage in winter and early spring. Indeed, the lemon blossoms and bears fruit throughout the round of the seasons, as does its more rugged relative the lime. Nothing makes a prettier hedge than the latter, trimmed as neatly as the box can be trimmed, and hanging full of the dark green limes, which look, at a little distance, precisely like the large wild plum.

"The favorite ornamental trees are the fan palm and the pepper tree, the one with its great tropical leaves and its beautiful tea-green color, the other with a foliage so delicate and so dense that there is nothing but the weeping willow with which to compare it. These pepper trees, with the Australian blue gum or eucalyptus, line most of the streets, and give magnificent vistas. The rapidity of growth of these trees is a constant marvel. The eucalyptus in five years reaches a height of forty feet, and has a trunk eight inches in diameter.

"The great plain that stretches away for miles in every direction, looks like a vast garden. The orange groves and vineyards make great rectangular patches here and there.

"It is difficult to speak of the growth of these colonies and of the exuberance of the vegetation without being charged with exaggeration. It is the plain truth, however, that vines in a single season make a growth that would represent about three year's growth, even in the favored lake districts of New York. The budded orange bears in three years, and at six years is in as full bearing as it reaches in Florida at ten. The peach is in full bearing at three years, and the grape at four years. It is estimated, that in four years one may convert a scrubby bit of valley into an orange grove and vineyard, with all other kinds of fruit, and that the founder may then begin to enjoy the results of his toil. This is not a mere estimate, for hundreds of settlers are able to prove its truth by their own experience. It needs only money to convert a valley into one great garden, golden with the orange and the lemon, and fragrant with the magnolia, the jasmine and the rose.

"On every side the visitor will see ample proof of substantial prosperity. If he is of a statistical turn, he will learn that the orange crop last season yielded the Riverside growers \$600,000, while the raisin crop

will not fall short of this sum. The Riverside people to-day scarcely know what to demand for their orange groves and raisin vineyards.

"As high as fifteen hundred dollars an acre for groves in bearing have been paid, but there are few that can be bought at this price, since they net from two to six hundred dollars an acre for their owners every year."

IMMIGRATION.

Some of the Western States east of the Rocky Mountains have quadrupled their population in ten years, and good lands are no longer obtainable at fair prices unless going back into the districts remote from railways. Without a knowledge of this, people are apt to speak just now of the California land "boom." Necessity would be a better word. The variety and superior value of the crops that can be raised on the Pacific slope makes a very great difference in favor of the farmer. From ten acres he can gather many times in value what the tillage of 160 acres would give him east of the mountains. The husbandman twenty miles from a railway cannot move corn and wheat and have the season's crop pay him more than the wages of a day laborer. For the opposite of this, we call attention to the statements of the few farmers already upon our peninsula, with the yet more forcible figures given by neighboring husbandmen to whom communication with markets came earlier. When to the great value of the almost certain crops is added a climate officially stated as the "mildest and most equable of which any knowledge exists," it does not need much of a mathematician to determine whether lands upon the peninsula are cheaper at from five to twenty-five dollars an acre, than Iowa lands at fifty.

"STANDING ROOM ONLY."

There also comes to the emigrant the question whether in these days of value fluctuations he can leave to his family as secure a possession as profitable land. The rush of immigration which is pressing the very walls of America, has of late attracted the serious attention

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of thinkers. Perhaps no man is better able to speak understandingly on this subject than the well-known traveler and author, Col. Thomas W. Knox, who, as his books testify, has made the circle of the world several times with his eyes very wide open. In a recent article for the *Forum*, under the head of "Standing Room Only," this writer gives much interesting information, from which we can only quote briefly:

"Judging the future by the past it would seem that the day is not far distant when it will be necessary to place at the portals of our globe the announcement, dear to the heart and pocket of a manager of a theatre, 'standing room only.'

"Two hundred and eleven millions is the estimated increase in ten years, or four times the entire population of the United States.

"In ninety years our population has been multiplied by twelve.

"Immigration and natural increase were the principal factors in changing four millions to fifty.

"The total immigration into the United States from 1856 to 1874 inclusive was 4,084,000. An average of nearly 253,000 annually.

"The greatest immigration for one year was 788,000, in 1882.

"At the rate we are progressing—multiplying by twelve in ninety years—less than two centuries will give us a population as dense as that of Java or Belgium, the first of which has a population of 398 inhabitants to the square mile of the whole area, including mountains, valleys and everything else, and the second, Belgium, a population of 481 inhabitants to the same area."

CAN WE HAVE OVERPRODUCTION?

The following are the facts bearing on this question :—

There are but few places on the globe where the apricot grows at all, and nowhere that it comes to the perfection that it does on the Pacific Coast. The market is the wide world. The demand for canned apricots increases faster than the supply. Large quantities are sent to England and all parts of Europe, and the cry comes constantly for more. The demand already for dried or evaporated apricots is greater than can be filled in the next twenty years. As they can be either kept on hand for months or sent to market immediately, the shipper has the opportunity of choosing such portions of the year as give the cheapest freight. What is said about apricots applies equally as well to the French prunes and nectarine—one for drying and the other for canning. These always command good prices. In the case of the Bartlett pear, which reaches its perfection on our coast as nowhere else, the demand for the fruit canned is simply enormous and probably never can be kept up with. The call for all kinds of pears grown on the coast is not only great, but increasing.

The varieties of peaches in which our district excels are taken by canneries as fast as offered, and the canner has recently stated that he would be glad to engage the supply for the next thirty years. Some parties from San Francisco spent several weeks in an adjoining district close to our Peninsula, trying to obtain several car-loads more than had been shipped from there, of the dried fruit. After gleaning what might be called the leavings, they



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