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TIERRA PERFECTA, THE PERFECT LAND  
OF THE MISSION FATHERS.

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# LOWER CALIFORNIA

## THE PENINSULA

NOW OPEN TO COLONISTS.

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For particulars apply to party whose name is stamped on this Circular, or to

**HANBURY & GARVEY.**

LAND AGENTS.

CORNER OF SIXTH AND F STREETS, SAN DIEGO, CALIFORNIA.

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EDGAR T. WELLES, President, - - - Hartford, Conn.  
GEO. H. SISSON, Vice-President and General Manager, San Diego, Cal.  
CHARLES SCOFIELD, General Agent, - - - San Diego, Cal.  
W. E. WEBB, Land Commissioner, - - - 160 Broadway, New York.



MAP OF  
COLONY CARLOS PACHECO,  
*Including the Ranchar*  
ENSENADA, CIPRES, MANADERO & PUNTABANDA,  
SAVATED FOR THE

**International Company of Mexico.**

BY  
W. C. STEVENS, C. E.

Scale  
Miles



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

## LOWER CALIFORNIA.

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With perhaps the exception of a hazy notion that pearl oysters and wild goats are abundant somewhere on or about the peninsula of Lower California, the average reader is not at all posted on the climate, geography, topography or resources of Baja California. In fact it will be an announcement carrying with it no little astonishment, when the statement is made that Lower California presents to-day perhaps one of the finest opportunities for successful colonization afforded on this continent. When the tide of immigration began to sweep over the southern portion of this State, it followed as an inevitable consequence that ere long attention was directed to the vast tracts of fertile lands just over the southern border. The Government of Mexico was not slow to see wherein the encouragement of colonization on the peninsula would result in great benefit to Mexico, and so at once made most liberal concessions and offered generous subsidies. The result of all this was that several American and English capitalists determined to invest in land just over the line, and for that purpose organized the International Company of Mexico.

The lands of the INTERNATIONAL COMPANY OF MEXICO comprise nearly all of the fertile district known as the northern or upper half of the peninsula of Lower California, and contain 18,000,000 acres. Commencing at the north boundary line of Lower California, 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 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.

These lands are now offered to the public by the International Company at prices within the reach of all. Beautiful tracts can be purchased



from \$5 an acre up. The natural advantages of these lands for agricultural purposes make them among the most desirable in the world.

To encourage settlers, the Company makes great reductions in the price of lands to all who agree to improve them. In a large portion of the Company's lands the price of the purchase can be more than made by the products of the first year.

The country is rapidly filling up, and the time is not far distant when Lower California will rank with the greatest agricultural districts of the world.

The markets of Mexico are open to the producers in Lower California on the most favorable terms. Those who settle on the Company's lands enjoy an exemption of duty on their household goods and farming implements, as well as on the necessaries of life, for a period of twenty years.

In no other place can there be such a variety of products grown so successfully. Partial descriptions of these will be given elsewhere.

The lands are a succession of valleys gently sloping from the mountains of the interior to the coast, a distance of about 30 miles. Wonderful results have been obtained in these fertile districts where a systematic course of farming and fruit growing has been followed.

The mountains are covered with valuable timber in great profusion, and this industry is destined to have a great future.

On the hills, adjoining the mountains, are fine grazing lands, where cattle and sheep can be pastured the year round.

The absence of severe heat or cold which causes so much disease among stock of all kinds in Northern countries, is one of the many strong points in favor of Lower California.

The town of Ensenada, situated on the crescent-shaped bay of Todos Santos, had on May 1, 1887, a population of 1400. Building is going on very rapidly, and a great influx of population is looked for before the end of the year. The town is beautifully laid out as regards location and natural advantages, and an abundant supply of water sufficient for 50,000 people, is brought in from the mountains.

The beach between Ensenada and Punta Banda City is one continuous stretch of 20 miles, and its equal is yet to be seen. Carriages can drive the entire length without an obstacle. The sand is firm and hard, and carriage wheels leave but a slight impression on its smooth surface. The beach, at present, is a great resort for surf-bathers, and with the various improvements under way by the International Company, it will be the Long Branch of the Pacific Coast. The two cities will soon be connected by a motor road which will skirt the beach.

This section is easily reached from San Diego by the fine new steamer "Carlos Pacheco," which leaves Babcock & Story's wharf, San Diego, every Monday, Wednesday and Friday at 6:30 p. m., and another larger vessel will soon be added to this route to traverse this seventy miles of connection with the railways. This service will soon be increased to daily trips both ways. A Tally-ho Coach line has been organized to leave San Diego daily and make the trip to Ensenada in one and a half days, passing





LOWER CALIFORNIA. BANANA PLANTS IN DECEMBER, NEAR ENSENADA.  
(PHOTOGRAPH.)



through the beautiful and fertile valleys of the interior. Attractive stations will be established along the line. Tickets to Ensenada or return good on either steamer or coach. This allows ample time for those who reach San Diego by the evening train on those days to connect with the steamer.

The steamer reaches Ensenada about daylight on the following morning, and leaves upon the evening of the day of its arrival.

Visitors have an entire day for sight-seeing, surf-bathing or rest in a delightful balmy climate.

Ensenada is abundantly supplied with good hotels, and guests can secure board and room from \$1.50 to \$3 per day, and from \$8 to \$17.50 per week. These rates are in Mexican money, making living much cheaper than elsewhere on the Pacific slope.

#### TRANSPORTATION.

The Mexican Government has granted a franchise and subsidy for the building of a railroad from Ensenada to Fort Yuma, a distance of one hundred and seventy-five miles; also to the United States boundary line, nine miles from the terminus of the Atchison, Topeka and Santa Fe, at San Diego; also some two thousand miles of railway, through Lower California, for the purpose of developing and colonizing this vast region.

The route from Ensenada to Fort Yuma is the one which was formerly laid out for another line, but never completed. The road to San Diego will be about one hundred and ten miles long, and is now graded from National City to below the Mexican line. These two lines will thus form a direct railway communication between Lower California and all parts of the United States. Eight steamers are now building on the Clyde, of which four will run between San Diego and Ensenada, and the other four, which are of 1,600 tons burden, will run from San Diego to Guatemala, touching at Ensenada and other points. They will form the Southern Pacific Steamship Company. They each have a subsidy of eight thousand dollars from the Mexican Government for each trip. This may appear large, but in reality it is only about one-third of what the Government of Mexico will realize in duties from each of these trips. The iron has already been ordered East for an

#### IRON DOCK FOR ENSENADA

Which will soon be built.

This Company also has the exclusive right to build and operate docks at each port where the steamers touch. Stage lines have been established between San Diego and Ensenada, which run daily, one leaving each point at the same hour. The stage line from Ensenada to San Diego counts eight stages and forty horses on the road all the time. A half-way house has been built about thirty miles south of San Diego, about six miles this side of Governor Ryerson's ranch, a most beautiful spot where the approach from either side is through an avenue of shade trees, several miles in length, with many streams of water.

Teams at Ensenada are in waiting after breakfast to convey visitors to interesting sections and to orchards and vineyards, or for drives along miles of beautiful beach.



LOWER CALIFORNIA. DATE PALM NEAR ENSENADA.

(PHOTOGRAPH.)

LOWER CALIFORNIA.

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The telegraph and telephone line from San Diego to Ensenada, completed August 1, 1887, has placed Ensenada in electric communication with the remainder of the civilized world.

In conversation with a reporter of the San Diego *Daily News*, C. W. Smith, Vice-President of the Atchison, Topeka and Santa Fe, used the following language:

As to the International Company of Mexico, I consider it one of the greatest enterprises of modern times. I am acquainted with the men who are interested in it, and know them to be men of honor, responsibility and wealth, who can back anything they agree to do, and who have the requisite brains and energy to develop this mammoth scheme for the colonization of the rich agricultural and mining lands of Lower California. A line of steamers will ply between San Diego and Ensenada and Todos Santos harbor. The line of railroad which has been subsidized by the Mexican Government will soon be running to the boundary line which separates it from the United States. As soon as it reaches Tia Juana, our company will extend its lines to Tia Juana to meet it, thus making a direct line from all parts of the State, communicating with every part of Lower California. Yes, I think the conception of the International Company a grand one, and one that reflects great credit on its originators.

#### CLIMATE.

The climate of Lower California speaks for itself in such an impressive way that one immediately falls in love with it. Situated on the 32nd parallel, it is near enough to the torrid zone to feel the influence of its warmth, which is tempered by the breezes from the Pacific Ocean on one side and the Gulf of Mexico on the other; thus possessing a climate made up from both the torrid and temperate zones, without the extremes of either. United States signal station statistics at San Diego, only 70 miles north of Ensenada, show that during a period of 10 years there was only one day of 101 deg., 1 of 100 deg., 4 of 95 deg., 22 of 90 deg. and 41 above 85 deg. and in winter it has never been known to go below 31 deg. The lassitude commonly felt in southern climates is unknown here on account of the breezes blowing from both sides of the peninsula, which are mild yet cool and exhilarating. Frosts are rarely seen, and during the season that Florida suffered from them they were very slight here and on the upper slopes entirely unknown. The rains fall steadily and evenly, unaccompanied by wind, lightning or cold, and when the sun comes out warm after a shower it is not an uncommon sight to see whole families sitting under the oranges or lemon trees enjoying the soft clear air peculiar to Lower California.

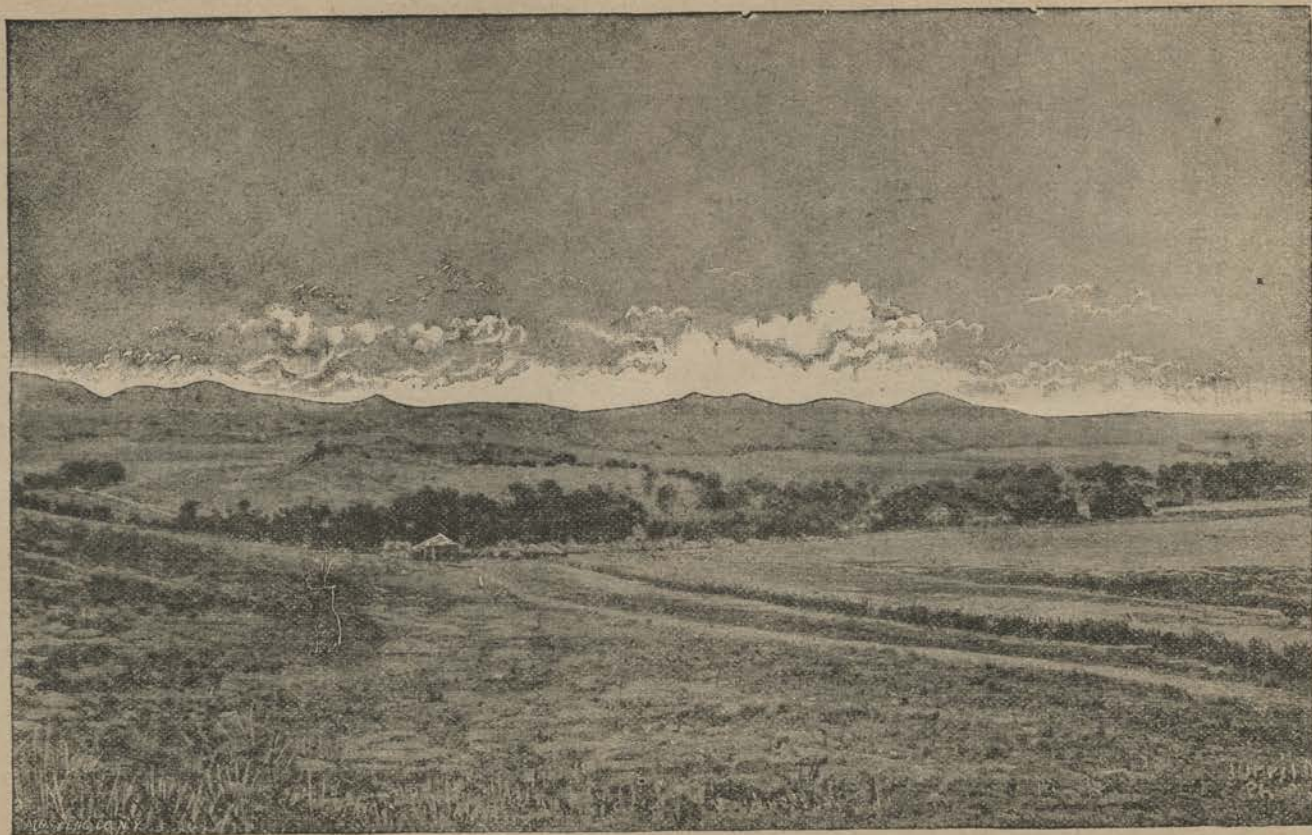
The rainfall of the season of 1886 up to March 15 was 21 inches, which is a good average for all kinds of agriculture. In view of these facts and that the seasons as they come and go are so equable, it is no wonder that sickness has no abiding place here for any length of time.

On the contrary residents and visitors find health in the breezes and in the hot mineral springs located on the company's lands. The medicinal properties of these hot springs are well known to the Mexicans, who flock to them in large numbers and they are gaining in notoriety on the Pacific Coast.

The Company, fully appreciating their curative power, will build a large sanitarium, which in its appointments will be second to none.

#### FERTILITY AND PRODUCTS.

Lower California raises the products of both tropical and temperate zones. The soil in the valley, is very fertile, and as a rule the latter ar



LOWER CALIFORNIA.

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UPLANDS, LOWER CALIFORNIA.  
(PHOTOGRAPH.)



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.

Stretching away from some of these rich valleys are ridges of decomposed granite, possessing the very elements for both fruit and crops, and yielding abundantly with the least cultivation.

Wheat, barley, rye, oats, alfalfa, alfileria, yellow corn, white corn, Egyptian corn, and all the cereals, can be raised in profusion. Corn has been raised upon the Maneadero near Ensenada this season, where in two months from the time of planting the stalks were from 14 to 18 feet in height.

Statistics from the Los Animos valley show 208 bushels of wheat from 10 acres.

On Governor Geo. Ryerson's ranch 8,330 bushels of wheat were raised on 280 acres, and 1400 bushels of corn on 40 acres. In the San Rafael Valley and Maneadero, all the cereals have been raised in wonderful profusion, and two crops of almost any grain or vegetable can be raised annually. Reports from ranches and farms from various locations all over the peninsula show a similar yield, and all this has been accomplished *without irrigation*.

Among the important crops of the peninsula, will be sugar-cane, tobacco and cotton. An enormous amount of tobacco is annually exported into Cuba from this source, which goes out again in the cigars for which this island is famous.

The only limit to the production of cotton will be its demand. Grapes, oranges, figs, olives, bananas, limes, pomegranates, cocoanuts, pineapples, guavas, lemons, and all tropical fruits, as well as apples, pears, peaches, plums, quinces, Japan persimmons, strawberries, blackberries, raspberries, apricots, nectarines, English walnuts, almonds, peanuts, and various fruits of the temperate zone are raised with the most satisfactory results.

A single grape vine has been known to yield 900 pounds of grapes in one season; one olive tree nine years old yielded this year 60 gallons of olives worth from 50 cents to one dollar per gallon.

In the Santa Tomas on a small farm 3500 vines of the old mission grape gave 5500 gallons of wine which sold for \$3500, and 150 gallons of brandy which sold at two and two and one half dollars per gallon. 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.

All kinds of garden vegetables and roots such as Irish potatoes, red potatoes, white potatoes, sweet potatoes, yams, parsnips, carrots, turnips, blood beets, tomatoes, cabbages, cauliflower, lettuce, red onions, yellow onions, white onions, peppers, celery, egg plants, squashes, pumpkins water-melons, sweet corn, cucumbers, food-beans, castor-beans, peas, etc. are grown and give large yields and 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.

The orange crop, 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 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
<b>TOTAL.</b>	<b>\$225.00</b>

**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 .....

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 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.

There are 1,500,000 acres of land covered with the finest pulp materia know for paper making, and an equal amount of land covered with fiber products similar to those of Yucatan, from which rope, cordage, bagging, matting and the like are made. The century plant or aloe grows wild over large territories, and the alcohol manufactured from it will sell at from 50 cents to \$3 per gallon.



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. 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 pre-empted. 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 the cattle, the contents hitherto having evidently been beyond the means of transportation.

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.

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, grow to an enormous size.

There are fruits and flowers every month in the year.

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

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 garden of flowers.

At Riverside, land in full cultivation has as 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, imme-





MASSENGO CO. N.Y.

ORANGE GROVE A FEW YEARS OLD.  
(PHOTOGRAPH.)



diately 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.

#### MINES.

The mines of Lower California are yet to be developed, but the mountain ranges contain various minerals, such as silver, copper, iron and coal. Gold has been found on the coast and in some of the valleys, and already mines in several localities are being successfully worked. The Company has already discovered a large deposit of iron ore twelve miles south of Todos Santos Bay, and two large veins of coal closely approaching Pennsylvania anthracite. Among other mineral deposits have also been found marble, red sandstone, hone stone and alabaster, and at San Quentin Bay there is a large deposit of salt. Ten miles from Ensenada is a fine deposit of iron, which will cause the erection of smelting works, and give employment to several hundred men.

This portion of the country has never been thoroughly prospected on account of the hardships heretofore endured in getting there, but with the means of transportation which are soon to place Lower California in communication with the world, it will only be a question of time when new fields will be opened to the prospector and miner as well as to capital and labor.

#### A RICH GOLD STRIKE.

Friday morning, June 10, 1887, two prospectors came into Ensenada from a two months' trip among the mountains. Their names were Robert Frey and R. Jones. They did not appear particularly anxious to make known the result of their sojourn among the mountains, but finally Frey exhibited to an admiring crowd as handsome a nugget of gold as one could wish to see. Several old miners from Montana and Nevada who were present pronounced it A 1, and estimated it to be worth from \$22 to \$25. Frey stated that in a gulch some sixty-five to one hundred miles from Ensenada they had found "float" very rich in fine gold. Following this up they at last struck the ledge from which the nugget was secured. "We have left a party in charge," said Mr. Frey, "and are now going home to interest capitalists to come out and help open up the mine." Mr. Jones has mined in Colorado, Montana, Nevada and California, and having prospected extensively in Baja California, he pronounces it as rich a mineral country as he has ever seen. He predicts that within nine months the mining excitement below the line will be equaled only by that in Alta California, in the "palmy days" of 1849.

#### GENERAL NOTES.

Irrigation is not generally needed here, as the rains are so regular and reliable; but where it is needful for particular kinds of agriculture it can be easily supplied, as the mountains and valleys are full of running streams.

The Company has an absolute patent title to its lands from the Federal Government of Mexico, and gives all purchasers a warrantee and indemnity deed to the tracts purchased.

The International Company has donated land of the present value of \$320,000 to the Methodist Episcopal Church, for the immediate establish-

ment of a large college at Ensenada. The Presbyterian Church has also received a liberal donation of territory.

Small and large game of all kinds is abundant. Immense numbers of the California quail and other wild fowl are seen in their season. Antelope and deer are also extremely plentiful throughout the valleys, and the beautiful lakes of the interior abound with fish.

There is an exemption of taxation on all industries as well as the necessities of life for a period of 20 years. The small stamp duty on legal documents and municipal tax will probably not amount to over \$25 on a valuation of \$10,000.

There is a large canning establishment in Ensenada putting up fruits, meat and fish, running to its full capacity, and the demand for dried and canned fruits is vastly greater than the supply.

A cotton factory on the San Carlos river will be running before January 1, 1888. It will be 9 miles from Ensenada and connected with that city by a railway running along the shores of Todos Santos Bay. Iron for this road has already been ordered.

Brick making is advancing on a large scale, but the kilns at present are unable to meet the demand.

#### TITLES.

The titles of the INTERNATIONAL COMPANY, under which land is offered, are Government ones, and as sound as any on the American Continent. This is known to all acquainted with the country, and is matter of record at the proper offices on the land. A Government record is the basis of all titles. Warrantee Deeds are given according to the usual custom.

#### THE INTERNATIONAL HOTEL.

On an eminence commanding a magnificent view of bay, mountain and valley, the International Hotel is in process of construction and nearly completed. It is a three-story structure with large verandas, and will be provided with all modern appliances for the comfort and convenience of guests. Every room has already been engaged, and applications refused for more than double the number. It seems destined to be a popular resort, and to accommodate the public, the company will be compelled to enlarge it. Water is piped from a reservoir in the hills and supplied to every room. The Company have a contract for a Brush electric light plant, which will furnish light to this hotel, and also to the hotel at

#### PUNTA BUNDA,

the latter to be built at the hot springs some eighteen miles south of Ensenada, and also on an elevation overlooking the bay. Two thousand acres have been purchased at the hot springs by a company of Chicago capitalists, whose intention it is to improve the land, start a town and make things lively generally. Colonel Crane and J. C. Amendt, wealthy and progressive men, are members of the syndicate interested at Punta Bunda. The hotel to be built at this point will cost, with furnishings complete, nearly half a million dollars. The spring water has valuable medicinal properties and is "hot enough to cook an egg in three minutes."



## SOLID PROGRESS.

The substantial work of the International Company has awakened widespread interest in all parts of the country. It possesses a country where no man, not even the hypochondriac, can fail to be suited. It is a paradise for a poor man and a heaven for the rich man; for the poor man can get rich there, and the rich man can enjoy his wealth. Progress has placed its resistless hand on all this country, and the order is ever forward. We attended a ball last week at Ensenada, and were delighted by the social features of the place. There was abundant evidence that Ensenada has its cultured society. The following are some of the improvements either under way or soon to be commenced: A broad-gauge railroad from Ensenada to National City; a railroad from Ensenada south along the Peninsula; a railroad from Yuma to Ensenada; a \$200,000 hotel at Ensenada; an invalid hotel at the medical springs for Masons and Odd Fellows; a college by noted Eastern educators; International Avenue, 15 miles long and 120 feet wide; a boulevard along the beach 9 miles long and wide enough for ten teams to drive abreast; a splendid system of water works; the building of several handsome churches; a line of stages through the beautiful valleys between San Diego and Ensenada; smelting works to utilize the marvelous deposits of iron and coal.

All this means a hundred thousand population in Lower California within the next ten years, and the cultivation of millions of acres of land. It means fortunes for thousands of worthy men who will get their first start in life in this land of cheap prices and great values. There are miles and miles and acres and acres of fertile vales, and timber grows abundantly. The eucalyptus tree grows to the height of forty feet in three years. There are fruits and flowers all the year round. We saw a grape vine five years old that yielded 500 pounds of grapes, and the olive orchards are especially thrifty. The time is not far distant when this section of the country will equal if not surpass any country in the West. *San Diego Union.*

## A GARDEN SPOT.

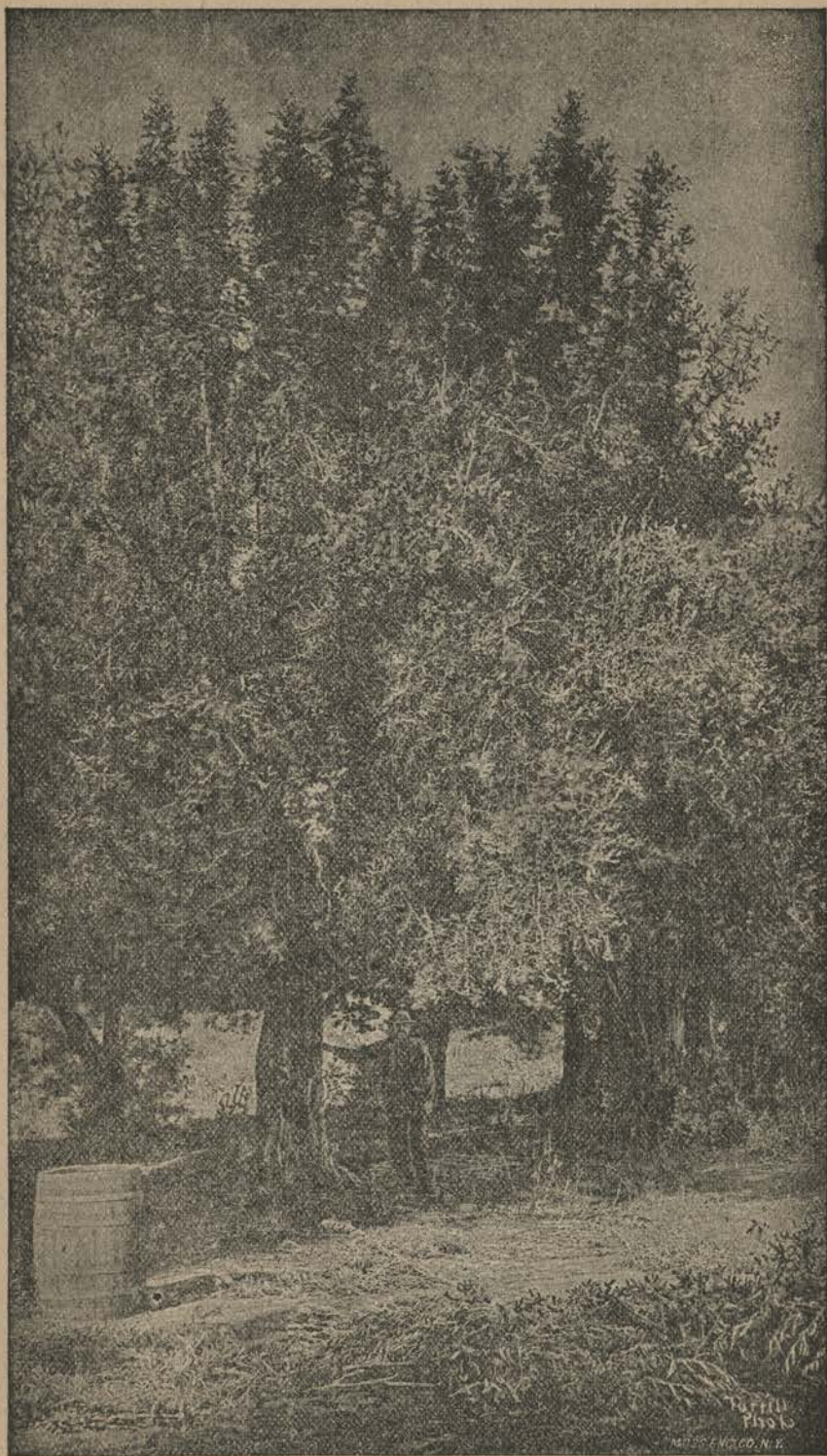
As a fair specimen of what can be produced for beauty at one's doorway, may be cited an instance examined just beyond the adjacent districts already quoted.

"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 bignonias; 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 paneratiums, 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.

## 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





LOWER CALIFORNIA. 130 YEAR OLD OLIVE TREES, SANTO TOMAS.  
(PHOTOGRAPH.)



its cultivation. With this in view we have visited the farmers who had penetrated into the country before the present day of railway and steam boat, 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 one dollar 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 last season nine hundred pounds. It was a Hungarian Blue Grape brought from Hungary. He 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 keep 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 San 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 5,500 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.

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 per gallon, and 440 gallons red wine at same



price, and 50 gallons grape brandy at from \$3 to \$5 per gallon. Made a little olive oil, having no machinery, and was offered at San Diego one dollar 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 San Tomas valley were noted, with their wine, all over Mexico during the time of the Fathers' 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 the 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 con-



dition, 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 the 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 unequaled. 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





AVENUE OF PALMS, LOWER CALIFORNIA.



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.

Tranquilla Granada has a fine farm or ranch in San 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 his 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 may 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.

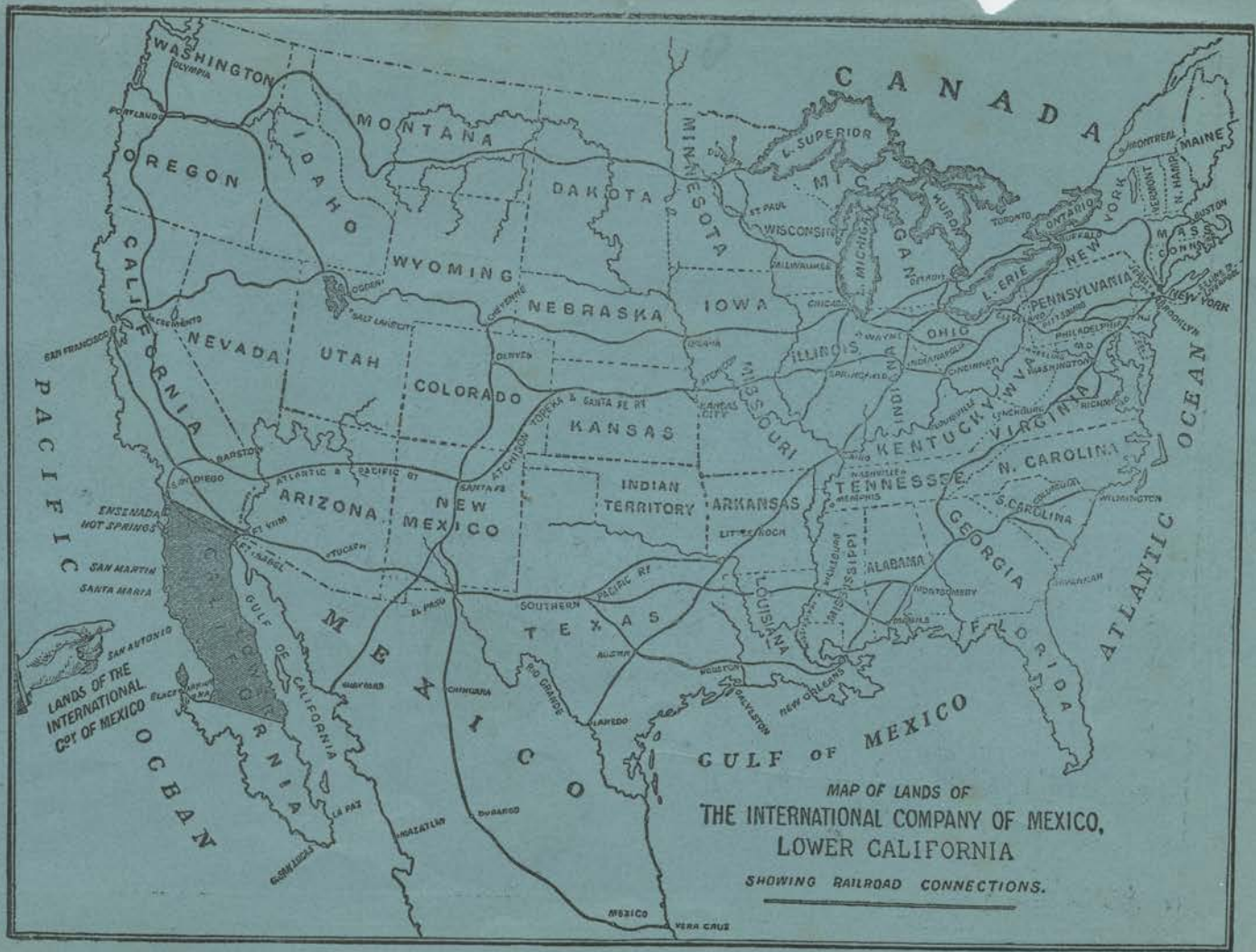
Dr. D. K. Allen is a resident physician at Ensenada, and one of the best posted men upon the peninsula. He has lived in various portions of it for the past eight years, and believes it to be the coming country of the whole continent. Fortunate is the man who can get the genial doctor to tell him a small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

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Office of the International Company of Mexico.  
at San Diego, Cal.





MAP OF LANDS OF  
 THE INTERNATIONAL COMPANY OF MEXICO,  
 LOWER CALIFORNIA

SHOWING RAILROAD CONNECTIONS.





MAP OF THE  
 LANDS OF THE INTERNATIONAL CO. OF MEXICO  
 LOCATED IN  
 Lower California.  
 Note This Map gives simply the General Features  
 and Details

GLAZIER CLAYRDS

THE INTERNATIONAL CO. OF MEXICO