

C O P Y

ARIZONA HIGHWAY DEPARTMENT, PHOENIX, ARIZONA
August 29, 1922

Mr. O. T. McCoon
314 Main Street
Yuma, Arizona

Dear Sir:

I received your letter some time back in regard to the construction between Wellton and Aztec but this project was still up in the air at the time.

Last Saturday I got a telephone notice of the approval of the Bureau of Public Roads to this project and wired Conway asking him to come up here Monday in order to get his ideas of the best method of subdividing the job for the benefit of local contractors, etc.

This has been figured out and we are calling for bids on September 11th at Yuma. If we can get good bids on this work the entire mileage should be completed this winter.

On August 14th we received permission of the District Engineer to proceed with construction on Federal Aid Project No. 56, which is from Gila Bend to Piedra. We are waiting for the Maricopa County Highway Commission to turn over to us funds for this construction. When they get several matters cleared up in their paving program and we get the actual bids in between Wellton and Aztec, we should be able to see if there are not sufficient funds left over to complete the remaining gaps in this total highway. We are very anxious to have this entire road contracted or under construction so that it will be completed before next summer.

Yours very truly
(Signed) Thos. Maddock
State Engineer.

ESTIMATED COST OF THOMPSON SEEDLESS
ON MESA LAND

Cost of land - - - - -	\$100.00	
Pumping Plant- - - - -	60.00	
Buildings & Equipment- - - - -	25.00	
Clearing & Leveling - - - - -	30.00	
Planting - - - - -	10.00	
Cultivation - - - - -	5.00	
Irrigation - - - - -	10.00	
Rooted Vines- - - - -	30.00	
Supervision - - - - -	10.00	\$280.00
Cost for first year		
Pruning - - - - -	\$ 5.00	
Staking - - - - -	10.00	
Replanting- - - - -	5.00	
Cultivation - - - - -	5.00	
Hand work - - - - -	10.00	
Irrigation- - - - -	10.00	
Supervision - - - - -	10.00	\$ 55.00
Cost for second year		
Pruning - - - - -	\$ 5.00	
Cultivation - - - - -	5.00	
Irrigation - - - - -	10.00	
Hand work - - - - -	10.00	
Trellising - - - - -	55.00	
Supervision - - - - -	10.00	\$ 95.00
Cost for third year		
Crop 1½ tons at 4¢ - - - - -		-\$120.00
Pruning - - - - -	\$10.00	
Cultivation - - - - -	5.00	
Hand work - - - - -	10.00	
Irrigation - - - - -	10.00	
Supervision - - - - -	10.00	\$ 40.00
Cost for fourth year		
Crop 5 tons at 4¢ - - - - -		-\$100.00
Cost for four years - - - - -		-\$475.00
Income for third and fourth year - - - - -	\$520.00	

LOG OF WELL NO I (AZTEC, ARIZONA)

0	to 25	Sandy Soil
25	to 27	Cement
27	to 62	Running sand
62	to 74	Clay
74	to 82	Clay
82	to 110	Sand
110	to 123	Clay
123	to 125	Water gravel
125	to 140	Clay
140	to 145	Hard sand
145	to 600	Red Clay
600	to 622	Course water sand
622	to 650	Very hard sand
650	to 656	Very course water sand
656	to 666	Hard sand
666	to 710	Black Rock of Sand nature

LOG OF WELL NO. 2, (AZTEC, ARIZONA)

0	to 15	Soil
15	to 38	Course sand
38	to 40	Cement sand
40	to 57	Caving sand
57	to 79	Caving sand
79	to 102	Sand and Clay
102	to 104	Cement
104	to 130	Sand and clay
130	to 132	Water sand
132	to 135	Red Clay
135	to 157	Sand and clay
157	to 160	Water sand
160	to 171	Clay
171	to 171 $\frac{1}{2}$	Cement
171 $\frac{1}{2}$	to 175	Sandy clay
175	to 194	Clay
194	to 262	Clay
262	to 264	Clay Water gravel
264	to 277	Clay
277	to 440	Sandy clay
440	to 480	Clay
480	to 520	Sandy clay
520	to 630	Red Clay
630	to 635	Water sand & gravel
635	to 640	Cement
640	to 652	Decomposed granite & fine sand
652	to 675	Sand & gravel
675	to 684	Sand & gravel
684	to 710	Sand Rock

The water, when delivered to the surface varies from 92 to 98 degrees in heat which is a great asset to early vegetation.

McCoon

Section in 7/12	Cost to State	Paid to State to Feb.26/22.	Balance due State 2/26/22	Due on Contract.	Total Cost to McCoon.
1	\$2600.00	\$ 325.00	\$2,275.00	\$3,840.00	\$6,440.00
2	3900.00	487.50	3,412.50	3,840.00	7,740.00
8 ✓	1920.00	240.00	1,680.00	3,840.00	5,760.00
9	4250.00	531.25	3,718.75	3,840.00	8,090.00
10	4250.00	531.25	3,718.75	3,840.00	8,090.00
11	4200.00	525.00	3,675.00	3,840.00	8,040.00
13 ✓	6600.00 <i>after</i>	825.00	5,775.00	3,840.00	10,440.00
14 ✓	4500.00	562.50	3,937.50	3,840.00	8,340.00
16 ✓	4900.00	612.50	4,287.50	3,840.00	8,740.00
17 ✓	4700.00	587.50	4,112.50	3,840.00	8,540.00
18	4600.00	575.00	4,025.00	3,840.00	8,440.00
19	5250.00	656.25	4,593.75	3,840.00	9,090.00
20 ✓	4600.00	575.00	4,025.00	3,840.00	8,440.00
Totals -	\$56270.00	\$7,033.75	\$49,236.25	\$49,920.00	\$106,190.00

UNIVERSITY OF ARIZONA
TUCSON, ARIZONA
C O P Y

August 29, 1922.

Mr. O. T. McCoon
314 Main Street
Yuma, Arizona

Dear Sir:

I regret that I have not been able to get the analysis of the water you recently sent us completed before this time. I am sending you a copy of the analysis which shows the water to be of fairly good quality for irrigating purposes. The common salt content is the limit placed by some authorities. However, I am inclined to allow somewhat more salt, especially when the total solids are as low as in this case. I feel quite sure that this water could be used, especially on soil of the type you submitted, for a long period of time and can be used indefinitely if sufficient amounts are available with which to occasionally leach out any accumulated salt.

The soil is a good gravelly loam. Soils of this type are rarely, if ever, alkaline in their natural condition, especially if they lie some distance above the water table. When they do become alkaline from the use of alkaline irrigating water, they are easily leached. I wish to thank you for the very complete log of this well which you sent me.

Sincerely yours,
(Signed) A. E. Vinson
Chemist.

AGENTS FOR
FAIRBANKS - MORSE
ENGINES

O. T. McCoon

ARIZONA LANDS
PHONE 28
314 MAIN STREET
YUMA, ARIZONA

AGENTS FOR
JOHNSON'S PUMPS AND
WELL CASINGS

August 30, 1922

Colonel Ed Fletcher
920 8th Street
San Diego, California

Dear Colonel Fletcher:

I wish to submit to you for your careful consideration with the view of interesting you in the purchase of a tract of thirteen sections of choice Mesa land at Aztec on the main line of the Southern Pacific the the Bankhead Highway.

I am inclosing a plot showing the same and the highway running through it for practically five miles. Am also inclosing a log of the wells, a report on the analysis of the water and soil from the University of Arizona by Professor A. E. Vinson, a letter from Tom Maddox, state engineer on the status of the highway. This tract is choice level sandy loam soil and I consider it far better soil than even Colonel Fly's beloved Mesa as it has far more silt in it.

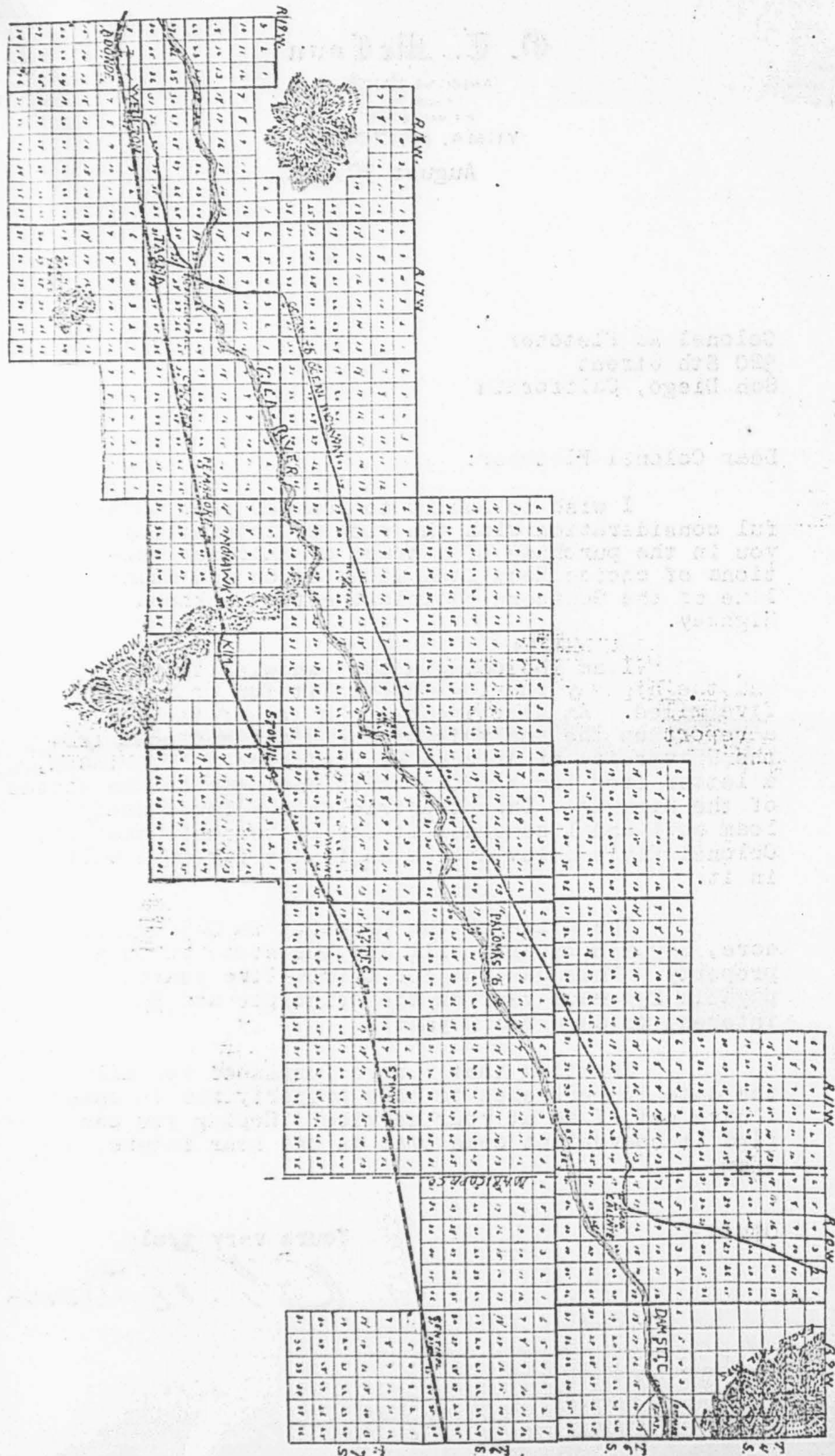
The price of the property is \$25.00 per acre, \$49,236.25 are still due the state on this property. This can run for thirty-five years, payable 2 $\frac{1}{2}$ % each year on the principle and 5% interest on deferred payments.

Trusting that I have furnished you all the data in reference to this property and in case I have not, I am at your service. Hoping you can find it convenient come over in the near future, I am

OTM:G

Yours very truly,

O T McCoon



AGENTS FOR
FAIRBANKS - MORSE
ENGINES

O. T. McCoon
ARIZONA LANDS
PHONE 28
314 MAIN STREET
YUMA, ARIZONA

AGENTS FOR
JOHNSON'S PUMPS AND
WELL CASINGS

August 30, 1922

Colonel Ed Fletcher,
San Diego, California.

My dear Colonel Fletcher:

In reply to your recent request for estimate of cost of development of 640 acres of Yuma County mesa land located at Aztec, Yuma County, Arizona, to Thompson seedless grapes. We are enclosing figures which we think will cover cost of land, pumping plant, Buildings and equipment, clearing and leveling, routings for planting, cultivation, irrigation supervision and cost of operation for a period of 4 years. At the end of four years it should be in full bearing and pay a good dividend on investment.

I hope after reading this you will become more interested with us; holding ourselves at your disposal for any additional information you may require and thanking you for the inquiry. We trust to have acknowledgment from you on receipt of this letter, in order to know it has reached you safely.

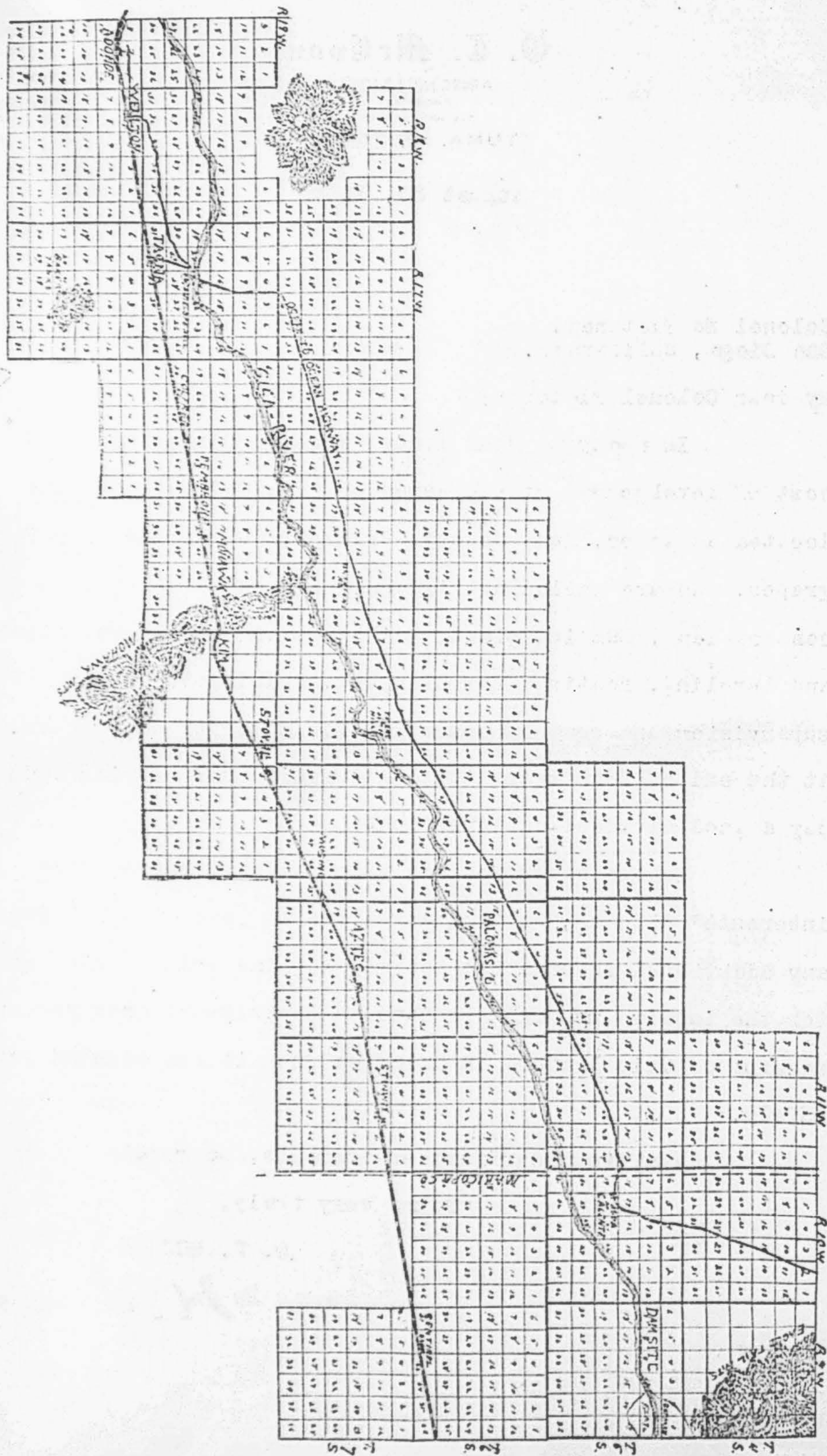
Awaiting your further comments, we remain

Yours very truly,

O. T. MCCOON

By *H. C. Stuart*

HS:KLM



AGENTS FOR
FAIRBANKS - MORSE
ENGINES

O. T. McCoon
ARIZONA LANDS
PHONE 28
314 MAIN STREET
YUMA, ARIZONA

AGENTS FOR
JOHNSON'S PUMPS AND
WELL CASINGS

ESTIMATED COST OF THOMPSON SEEDLESS
ON 640 ACRES OF MESA LAND.

Cost of land	\$ 64,000
Pumping Plant	40,000
Buildings and Equipment	16,000
Clearings and leveling	19,200
Rootings	19,200
Planting	6,400
Cultivation	3,200
Irrigation	6,400
Supervision	6,400
Cost for the first year	<u>\$180,800</u>

Pruning	3,200
Staking	6,400
Replanting	3,200
Cultivation	3,200
Hand Work	6,400
Irrigation	6,400
Supervision	6,400
Cost for second year	<u>\$ 35,200</u>

Pruning	3,200
Cultivation	3,200
Irrigation	6,400
Hand Work	6,400
Trellising	35,200
Supervision	6,400
Cost for third year	<u>\$ 60,800</u>

Crop 1½ tons at 4¢ \$ 76,800

Pruning	6,400
Cultivation 1	3,200
Hand Work	6,400
Irrigation	6,400
Supervision	6,400
Cost for fourth year	<u>\$ 28,800</u>

Crop 5 tons at 4¢ - - - - - 256,000

Cost for four years \$305,600
Income for third and fourth years \$332,800

AGENTS FOR
FAIRBANKS - MORSE
ENGINES

O. T. McCann

ARIZONA LANDS
PHONE 28
314 MAIN STREET
YUMA, ARIZONA

AGENTS FOR
JOHNSON'S PUMPS AND
WELL CASINGS

August 30, 1922

Colonel Ed Fletcher
920 8th Street
San Diego, California

*jos. R.
Loftus
Santa Monica*

Dear Colonel Fletcher:

In reference to the thirteen sections at Aztec as per plot inclosed. Terms of my contract to purchase this land are \$6.00 per acre plus the original cost to the state and to be paid in cash at \$6.00 and what has been paid to the state which amounts to 12½% and I am inclosing a list of sections, cost to the state, balance due the state, and the \$6.00 balance to Loftus which is the actual cost to me. The money due the state is payable 2½% each year, on principle plus the 5% interest on the unpaid balance.

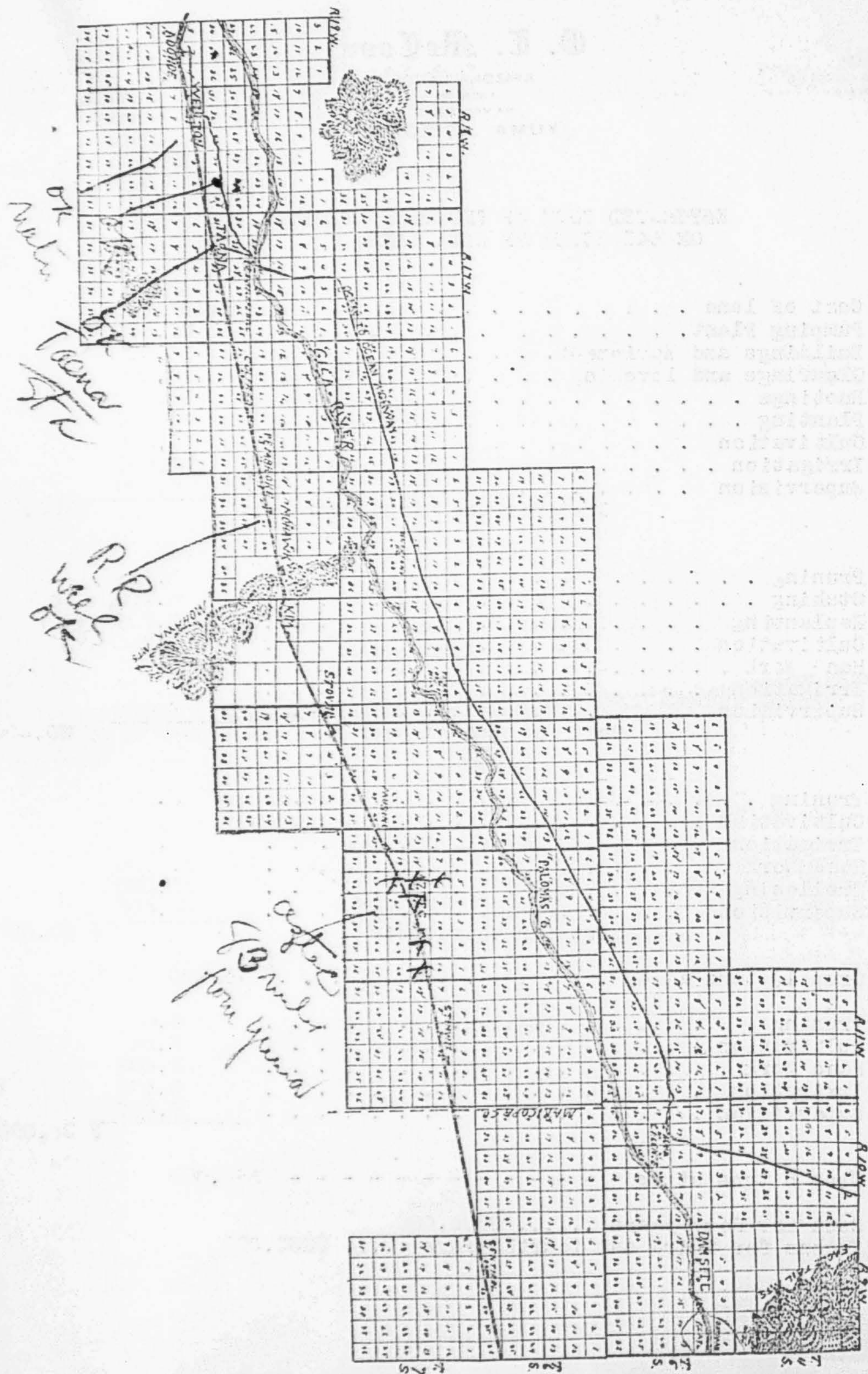
I am also sending you a copy of the statement regarding the water analysis and soil analysis from the University of Arizona. The copy of the log of wells and Mr. Stuart has the original blue print from the Southern Pacific of the log of one of them. Am also sending you a letter from the state engineer Tom Maddon in reference to the status of the highway which goes through this tract. Am also inclosing you a letter bringing the prices of the property at \$25.00 per acre and the difference between the cost to me and what you assist me to realize out of it, I am willing to divide 50-50 and if you feel that I could be of any assistance to you in putting this deal over, wire me and I will come over immediately.

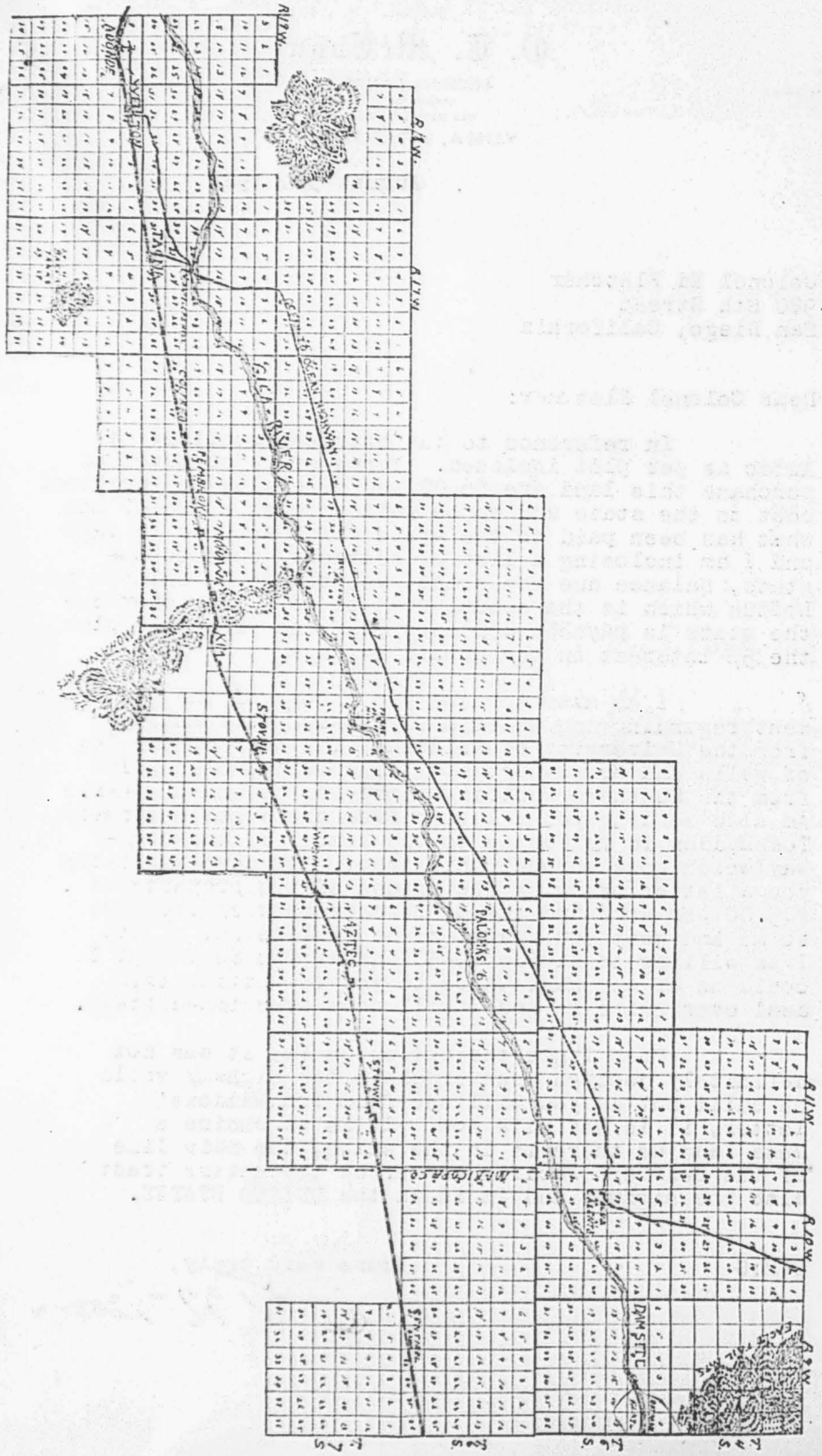
When I got the option on it, it was not definitely decided when or where the highway would be built but as you will see from Tom Maddox's letter, it is definite now. It is as choice a Mesa land as there is in the state, the main line of the Southern Pacific traverses the entire tract also the highway and it is in the UNITED STATES.

OTM:G

Yours very truly,

O. T. McCann



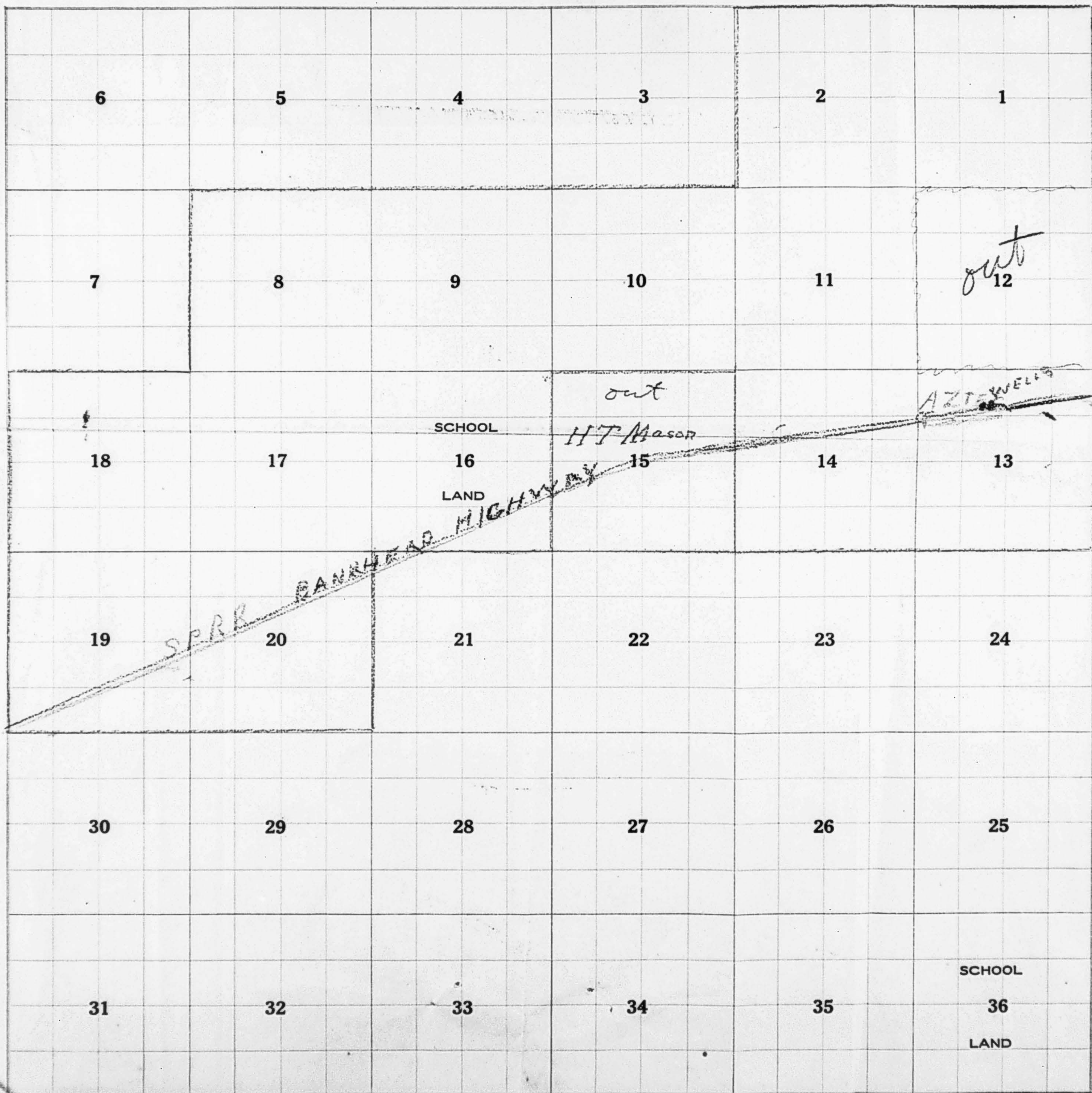


Seas 5 7/12



Township No. R 7 S

Range No. T 12 W



Ed Fletcher Papers

1870-1955

MSS.81

Box: 17 Folder: 29

General Correspondence - McCoon, O.T.



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