

LAND RESOURCES DIRECTLY CONTRIBUTORY
To
P A C E F I C O C I T Y S I T E ,
Topolobampo, Sinaloa, Mexico.

The five Northern States of Mexico, Sinaloa, Sonora, Chihuahua, Coahuila and Durango comprise nearly one half of the Republic of Mexico. It is these States that lie immediately Eastward, Northward and Southward of Pacific City Site and through which railroads are now being constructed or projected to reach the Pacific Ocean at Topolobampo Harbor. These lands comprise coast land, Mountain lands, plateau lands, they range from sea level to nearly 9,000 feet in elevation, and are both in the tropic and in the temperate zones. These states are, as yet, comparatively unknown and but sparsely settled, having in all but little over one million inhabitants out of a total of about twelve millions for the whole country. This region undoubtedly offers to-day the most promising field in the world for colonization and development, and should be particularly attractive to Scandinavians, Italians and Anglo-Americans. It is the nearest zone of North America to the United States having so many natural advantages still open to settlement, and if availed of by immigrants, it would secure farms to all who are now, seeking new homes and varied industries, and give enterprising people a foothold on the Western Hemisphere such as cannot be found elsewhere. Comprising a territory over four times greater in extent than Japan, it can readily support a population equal, if not in excess, of those Empire Islands. Its great natural advantage are in its minerals, forests, pastoral and agricultural lands. In mineral wealth alone it exceeds any other portion of the world of equal extent, the deposits of gold, silver, copper lead and iron being practically inexhaustible. It contains also the

largest virgin forests on the Continent of North America of splendid pine timber and other valuable woods, which Lieut. Schwatka has examined and reported upon. Here is a selection from his report.

"The great coniferous forests of the Sierra Madre of Mexico is probably one of the largest in the world. It is the largest virgin forest on either Continent, and when its resources are opened, it will undoubtedly prove an enormous source of revenue to the States of Chihuahua and Sonora, and in no little extent to Sinaloa and Durango -- a source of wealth nearly as profitable as their mineral, and this is saying a great deal, for these States comprise the richest mining district in the world."

But its chief interest for present colonization purposes is in its rich agricultural lands on the Western Coast in Sinaloa and Southern Sonora, capable of growing the great staples -- sugar, cotton, wheat, corn, grapes, oranges -- and all tropical, semi-tropical and temperate zone fruits. These extend along the coast and up the foothills of the Sierra Madre or Mother Mountain and include many millions of acres. They are well watered with numerous rivers capable of affording irrigation throughout their entire extent.

The key to the control of trade and commerce of this great segment of the North American Continent is in the ownership of the land bordering on the Harbor of Topolobampo in the State of Sinaloa, which is the only large mountain-locked Harbor on the Pacific Coast between Acapulco and San Diego. Topolobampo has an area of about 54 square miles of water surface, 12 1/2 of which are thirty or more feet deep. The depth of water over the bar is 21 feet at low and from 26 to 27 feet at high water and two miles of its shores are naturally bold and ready for steamers to come close enough to unload without lightering. The climate is equitable and is both delightful and healthful. Hon. William K. Rogers, private secretary to Rutherford B. Hayes during his admin-

istration as President of the United States, visited these lands to report upon land titles and boundaries and here is what he reports: "The climate of the Fuerte Valley has all the characteristics of a region essentially maritime, in a latitude near the Tropics, but far enough to the North, within the Temperate Zone, to be materially affected by the distance, In the Broad valley of a swift flowing mountain river, bordering on the Pacific Coast on the one hand, and on the other near the lofty Sierras, almost entirely environed by mountains; a rare union of all the best elements that geographical location and physical configuration with locality, could possibly contribute. It is a combination of influence producing a mild, uniform and invigorating climate throughout the entire year. It would be difficult to conceive of anything wanting for its perfection. The sea and mountain breezes are constant and are controlling influence in their modifying effect upon the heat of the solar rays. The air is exceedingly dry, and in the hottest days is always cool in the shade. The nights are invariably cool, the transition from the temperature of the day to that of the night is very gradual. The mean annual rise of the Mercury is 75° F. The mean variation 140° F. The change of the seasons with reference to the temperature is almost imperceptible. Nothing approaching winter is ever known. After twenty years careful attention to climate, and a residence in various parts of our country with a view to the recovery of health, I have no hesitation in saying I have never known a climate so healthful."

It is proposed, under the charter of the Pacific City Terminal and Contracting Company, which owns Pacific City Site and other controlling interests in and around Topolobampo Harbor, to build a great manufacturing and commercial city and to open up the adjacent lands to settlement and to the best and most varied production. By establishing a supply depot on the order of a giant Department Store with branch

Department Stores at controlling centers along the railroads now building and which will build in the near future to and from Pacific City Site, the importance of Pacific City Site will be greatly assisted and its commerce over the Pacific Ocean largely extended. In fact, if it should be desired, Pacific City Terminal and Contracting Company can become to North Mexico what the Hudson Bay Company was to Canada, The East India Company was to India, and the British South Africa Company is to south Africa.

On the land between the Fuerte and Sinaloa rivers alone a population of a million settlers can be supported with ease and in comparative luxury; and the factories, and industries that will spring up along the railroads and the commerce and building that will arise in Pacific City, on Topolobampo Harbor, will afford ample scope for thousands of the energetic bright, young men now growing up, in all parts of the world, whose abilities can hardly hope for adequate reward in the overcrowded state of their present home-lands. Nearly four centuries ago New England was founded by immigrants who desired new places to live new lives, and New England has been a powerful influence for good ever since. There is at Topolobampo and on the vast and varied lands along the railroads centering at Pacific City Site an opportunity to found a new civilization which will be not only a pillar of strength to Mexico, but will be a great factor in spreading correct and humane influence and power throughout the civilized world.

The Pacific City Terminal and Contracting Company has options on a part and has set about to acquire the control of 1,000,000 acres of land lying between the Fuerte and Sinaloa Rivers. A canal seven miles long to irrigate 30,000 acres of these lands is dug, and steps are being taken to turn this over to the Company; and it is the Company's intention to take out a larger canal, capable of irrigating

500,000 acres, as speedily as possible. The Company intends as rapidly as these lands can be irrigated to open them to settlement in farms of 20 acres, and also to have a portion planted in sugar cane at the earliest moment, so as to supply sufficient cane for the sugar mill and refinery it will build. It will also encourage the farmers to plant beside sugar cane, cotton, corn, wheat, flax, tobacco, oranges, lemons, and other semi-tropical fruits, and to raise flocks of sheep, the wool of which can be used in manufacturing cloths that will be needed for the settlers themselves. Hogs to supply a packing house for the production of lard, pork and bacon. A stock farm for the raising of fine breeds of horses, cattle, mules, goats, etc., which are all imported at present,

Sugar cane, cotton and corn will be the most largely cultivated. These are staples for which there is right now the widest market.

SUGAR: There is a large market for this staple throughout the Western Coast of Mexico and in the mining camps of the mountain regions adjoining. This has been but inadequately supplied by the few small refineries on the Fuerte River and at Culiacan, and consequently the price of sugar is excessively high. The wholesale price at refineries ranging from 12¢ to 16¢, and the retail from 25¢ to 30¢ a lb. A market for at least 15,000 tons can be obtained in this region at a net wholesale price, at the refineries, of not less than 10¢ a pound. This will require 6,000 acres of sugar cane to be cultivated for the Home-Market. This should yield a gross revenue of \$3,000,000. As further lands are cleared and planted a market for at least 30,000 can be found in Japan and throughout the Orient, and an almost unlimited market in the Western States of the United States. In Mexico the price is sustained by a protective tariff of 15¢ a kilo, (2.1/5 lbs.) enabling the local purchaser to obtain from 4.1/2 to 5. cents (gold) a lb. Raw sugar is selling in the Hawaiian Islands for 3.1/4 to 3.1/2 a pound (gold) equal to

about 7¢ Mexican. Sugar can be shipped from Topolobampo to San Francisco at about two-thirds the freight rates from the Hawaiian Islands, the distance being about 1,300 miles, against 2,300 miles, while from Nogales, in Arizona, it can be shipped much cheaper to the Eastern United States, that point being about 450 miles Eastward and a much better center from which to reach the Western and Southern States than is San Francisco. At present the price of sugar is influenced by the large exports of beet sugar from Germany. The German farmers are finding however, that their soil is becoming so exhausted it will be absolutely necessary for them to obtain a higher price to cover cost of fertilizers, or abandon its cultivation altogether. The tendency must be to higher prices. It is therefore quite safe to take present prices as a minimum. At these prices the net sum for all exported would be 7¢ (Mexican) a pound, or with 5,000 pounds to the acre \$350 an acre. The production would almost certainly exceed this, and approach 8,000 lbs. to the acre, the present average in the Hawaiian Islands. Some lands on the coast of Hawaii have produced as much as 16,000 lbs. to the acre of raw sugar. This amount is given to show what is possible. There is so little level land in Hawaii near the coast, however, that most of the plantations are on elevation running up to 2,500 feet. This adds enormously to the cost of cultivation, and on account of the cooler climate requires 18 months to bring the cane to maturity. In Sinaloa, on the contrary, all the lands are at an elevation of only 100 to 150 feet. The actual fall in the forty miles from San Blas to Topolobampo Harbor showing 39 inches to the mile by our railroad survey. In consequence the cane matures in twelve months increasing the yield by 50% over that of Hawaii, everything else being equal. Again saccharine matter in Mexican cane runs 10% to 40%. In Louisiana and the West Indies it runs only from 6% to 10%. Every man, woman

and child in the United States last year consumed 75 pounds of sugar. Every year this quantity per capita increases.

COTTON: The lands in Sinaloa are peculiarly adapted to the cultivation of cotton. They are in the same latitude as the celebrated "Laguna Lands" in the adjoining State of Durango, where the finest cotton in Mexico is grown. It is said of these lands that they are very similar to the valley of the Nile. The cotton produced in "Laguna Lands" is perennial, being replanted only about once in seven (7) years. The country is watered by large irrigating canals supplied by water from the Nazas River which overflows twice a year. The Fuerte being a much larger river than the Nazas, irrigation is not dependent on its overflow, which also takes place semi-annually, but gives a permanent supply of water as well throughout the year. Cotton goods are the clothing of almost all the people, men and women, throughout Mexico, therefore the local demand is an exceedingly large one and can be counted for at least one half the production. Japan is now importing over 100,000 bales annually from Texas, while China takes much more, and all this and more too could be raised on the lands that the Company has options on in Sinaloa alone. In 1903 the South raised 10,500,000 bales of cotton- the rest of the world only one-third as much- and Europe alone paid the South \$100,000,000 for every day in the year for the 6,930,706 bales exported. Organized cotton planting could do quite as much in Sinaloa and Sonora. The price of cotton has of late years fluctuated quite widely from 6¢ to 12¢ (gold) a pound in the United States. A fair average price, probably would be 8¢ (gold) and given the average production 1,000 lbs. to the acre, at this price cultivation would prove very profitable. The returns on these two great staples, in which say one half of all the Company's lands in Sinaloa and Southern Sonora should be cultivated would never net less than \$100. (Mexican) an acre, and with careful cultivation have the possibility of yielding

double and triple that amount.

CORN: This is the great staple of Mexico affording not only the main article of food for the people, but the fodder for cattle also. Not only are the ears used, but the stalks and husks are dried and put in bundles, taking the place of hay and to some extent of cigarette paper of the Northern Countries. By keeping hogs and fattening them for conversion into pork, bacon and lard, this crop can be made most profitable. Lard sells on the farms at 16¢ a pound, retails at 25¢ to 35¢ a pound, bacon is 50¢ a pound, and commands a ready market. These prices are in Mexican money.

A prominent writer on agricultural subjects, in Mexico, Mr. George D. Coleman, in the "TWO REPUBLICS," says: "Hog raising is one of the most profitable industries the agriculturist can engage in, in Mexico. This is an industry where the supply never equals the demand. From December 1895-1896, 1,417,855 pounds were imported, and from the many train loads of hogs that have lately come to the country the report of this year will show larger than last year. The importation of ham, bacon, and lard greatly exceeds the tonnage of the live hog importation. The wholesale value of the hog importations into the City of Mexico is from 13¢ to 15¢ per pound, ham 45¢, bacon 50, and lard 18¢ per pound. In towns of the particular districts of Country I am describing, lard is hard to get at 35¢, sometimes even sold for more. Hams and bacon are a rarity at any price, the little hog meat at hand either being eaten fresh or salted for daily use. The native hog is a razor back and hard to fatten. A two hundred and fifty pound hog is a rarity and would sell anywhere in this country at from \$30. to \$40. Corn grows continuously and from two to three crops a year can be harvested, yielding from 40 to 50 bushels to the acre for each crop.

The import duties are as follows:

On Corn,	\$.01 per kilo.
" Cotton,03 " "
" Sugar Refined,15 " "
" Wheat,05 " "
" Lard,10 " "
" Bacon,08 " "
" Tobacco Virginia,15 " "
" " all other kinds,	1.37 " "

Horses \$40. each. Stallions \$15. each, Sheep \$1.00^w

WHEAT: makes an excellent crop in Sinaloa and Sonora and particularly in Western Chihuahua and Durango, and its demand is increasing locally. As bakeries are now being started in most of the towns and villages, bread and cakes of all kinds are fast supplementing corn "tortillas" as articles of food. The result per acre in Sinaloa and Sonora would be about the same as corn. A good flour mill would be profitable, and there are markets in Siam and China should there be a surplus over home demand. One fourth of all suitable lands in the proportion of four-fifths of corn to one-fifth of wheat should be devoted to these staples.

FRUITS: From the above four staples, Sugar, Cotton, Corn and Wheat, the farmers would receive returns the first year, and become immediately self-supporting, but in the case of fruits a longer time must elapse.

ORANGES: The most profitable, require five years from planting before any fruit is obtained, and ten years before the trees have reached full bearing power. LEMONS commence bearing in three years, and are nearly as profitable as oranges. The land is admirably adapted for both these fruits, as well as for dates, bananas, grapes; and coconuts near the coast. Oranges are planted 200 trees to the acre. In five years they commence bearing, and the yield increases yearly, until in ten years it averages about 1,000 oranges to the tree. A small plantation of Mr. Zacheny, on the

Fuerte River, was begun 15 years ago, and has now eight acres with 1,700 trees. This year the yield averages over 1,000 to the tree, or nearly 2,000,000 oranges in all which were sold at from 75¢ to \$1.00 a hundred on the plantation. The lowest price has been 60¢ a hundred, at this price an acre in full-bearing would net \$1,200. The local market is good and consumes a large number at this price. The surplus can always find a market in the United States, at these prices, as the Mexican orange on account of the absence of frost can be left on the trees for six months and shipped to the United States when the California orange is not yet ripe. It thus avoids coming in competition with the American grower. Lemons can also be shipped to and find a most remunerative market in the United States. On farms of 20 acres not more than 10% or 2 acres should be devoted to these fruits, as this amount of land is all that should be kept unproductive during the three to five years before the crop matures.

FLAX can be grown in small quantities for the manufacture of linens.

SHEEP: A few should be kept on each farm to obtain the wool for the manufacture of cloth for home consumption.

BEEES thrive here, as well, if not better, than in California.

BEANS are in large demand throughout Mexico as they in connection with corn, form the staple food of the country. One acre out of twenty should be devoted to these. All kind of vegetables and small fruits, strawberries and melons can be a further source of income as well as supplying the family with its most important foods every month in the year.

BUTTER and CHEESE: There is a good demand for butter in the towns and mining camps, but it is not used by native Mexicans. All the milk they can obtain is converted to cheese of which they are extremely fond. By keeping cows quite an income could be obtained by making and selling these

two articles.

EGGS are also in good demand, and can be shipped quite largely up and down its coast; and chickens are largely consumed and are much quicker to mature than in the United States. The incoming and out going steamers make a large demand for fish, eggs, chickens and vegetables.

FISH: One of the important industries that can be early established, fostered as it will be by special concession to the Company from the Mexican Government, is the drying, preserving and canning of fish. Topolobampo Bay and Adjoining waters teem with fish of many kind. There is a large market for this product in the Mining Camps and in the native Mexican villages on the coast and plateau lands.

MESCAL: A famous liquor for which a very large demand exists. It occupies the place in Mexico that whiskey does in the United States. It is the favorite drink of the people. It is obtained from the juice of the Maguey or Mescal plant, the most prolific of all known plants and produces 50% more alcohol, from an equal area of ground, than any other known plant. This liquor sells at from 75¢ to \$1.00 Mexican, a gallon at the distillery, and its manufacture is extremely profitable. The plant will grow almost anywhere, does not require irrigation, in fact, like the cactus, more water than the annual rain fall tends to injure it. Its leaves furnish a strong fibre, nearly equal to Manila hemp in strength, from which rope and bags are made.

BRICK AND STONE: Much of the soil in and around Topolobampo is excellent for brick manufacture, while the hills scattered about the plains, are formed of a beautiful porphyry stone, most admirable for building purposes. Large numbers of persons could be employed in quarrying this stone, and manufacturing brick, tile, pipe, terra cotta, and cement which will be needed in all classes of buildings on Pacific City Site.

As to the matter of fuel on Pacific City Site apart

from the available coal supply from the Sonora coal fields, Professor Edward Daniels, former State Geologist of Wisconsin, reports as follows:

"All metallurgical processes are more and more to be conducted with fuel gas. The discovery of natural gas has shown its perfect adaptability to all needs of man, in mines, furnaces and for domestic use. But so abundant is this cactus and so easy available for gas, that I doubt if it were known that the natural gas existed a thousand feet below the surface it would pay to bore it while this surface supply of fuel lasts. A thousand feet of fuel gas (for illuminating) can be made and put where it is wanted, with less outlay than is now done at Pittsburgh, and of better quality in all respects, free from much of the danger and all the unpleasant anxiety of that article. I estimate that the supply near Topolobampo would be ample for fifty thousand people for twenty years to come. This supposes that furnaces for glass, iron, pottery and all the usual works of a city are added to the demand for light. This estimate I make with full knowledge of the immense mineral wealth of the vast region that will have its outlet at Topolobampo Harbor and make a vast demand for fuel."

Concerning clays and cements on Pacific City Site, Professor Edward Daniels reports;

"I made a thorough examination of the resources of the Topolobampo region during my stay of several months in that locality. I gave especial attention to material required in construction.

"The clays are of great variety and adapted to making brick of excellent quality. Excellent lime is also easily obtained from the vast shell beds, and when the railroad is completed to the mountains, it can be obtained from the limestone formation that exists there." The railroad now is running to large lime stone deposits which are 45 miles from Pacific City Site.

"Along the coast the volcanic rocks furnish materials which combined with lime and clay, produces hydraulic cement

of good quality. The famous Roman cement is made by combining volcanic rocks ground and burned with clay and lime. I tested several combinations of that kind at Topolobampo and exposed the mortar to both salt and fresh water, with most satisfying results.

"I am sure that, no city site on the Eastern Coast of America is better supplied with permanent building material than Topolobampo."

Timber abounds in the mountains, or can be brought by ship load sheep from Oregon.

Coal is found in Sinaloa within a hundred miles of the harbor. Cord wood is to be had in exceptional variety and quality from the coast lands.

IRON MANUFACTURE: Very valuable and inexhaustible deposits of iron are found about 150 miles from Topolobampo Harbor, and an Iron Foundry and Machine Shop should be industries early started.

GOLD, SILVER, COPPER, TIN, LEAD, and ZINC are all obtained in quantities in mines now, being operated within from one to two hundred miles from Pacific City Site.

Many industries looking to their manufacture into works of usefulness and art can be established and will be assisted, and encouraged by the Company.

The Company's operations for the first year will be confined largely to completing the present irrigation canal, and clearing and irrigating Pacific City Site lands (which can be planted in great part to crops before being built upon) building wharves and houses and settling colonists. In these operations it could keep employed about 1,000 ordinary laborers and some skilled mechanics. It would be advisable to build a Sugar Mill and Refinery, with a capacity of 600 tons of cane a day, equal to an output of 120,000 lbs. of refined sugar as soon as arrangements can be made to do so. To furnish cane for this mill, six thousand acres of sugar cane should be planted. In the cultivation of this, harvest-

ing and running sugar mill 1,000 more laborers could be profitably employed. The total output of the mill would be 15,000 tons of sugar, for all of which it is expected a market would be found in Mexico. While it might be possible to dispose of this at this year's price, 12¢ a pound, it is safe to count on a reduction to 10¢, which would be on a parity, or a little less than the price in the United States, allowing a difference in exchange. This would bring in a net revenue to the Company after deducting cost of planting and refining of about \$2,000,000. Mexican. The Company should have its Bank established, and one or more general stores in operation during the first year, and the profits from these would materially add to the income.

The second year, it would build an additional refinery with a capacity of at least 1,500 tons a day and could have cleared and irrigated 30,000 acres of land; 15,000 to 20,000 acres could be planted in cane and operated by the Company, and from 500 to 750 farmers could be settled on the rest. Two thousand additional laborers would be required for this purpose, and about 1,000 more for work on Pacific City Site and on the irrigating ditch. As some lands would be ready by the end of the second year, in addition to the first 30,000 acres, there is no doubt but that the work would be found for 5,000 laborers and 1,000 farmers and mechanics during the first two years.

At the end of the second year, the Company's operations would have doubled its profits, and not only paid the dividends on its stocks, but given it a large fund to assist in starting new industries and carrying on with increased facilities the building operations on Pacific City Site for the proper housing of the people; for even most of the farmers will be attracted to live in the City. Thereafter, the advance would be rapid. A large irrigating canal from either the Fuerte or Sinaloa Rivers could be completed by the end of the third year, and 500,000 acres of land capable of being irrigated by it thrown open to settlement. In 20 acre farms, more

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Pacific City Site;

Holobampo Harbor,

Sinaloa

Mexico

August 1904,

in the various new industries started in connection with
number of rapidly settled and a large population be supported
village sites about the Mexican Union Pacific could in like
would be drive \$40,000,000 (Gold). The city, town and
these settle on Pacific City site the value of the city site
would comprise a population of about 60,000. If half of
laborers with their families, could be settled and these
then 20,000 farmers with at least double that number of