

EXCURSION PROGRAMME

CALIFORNIA

MARCH 5th

We shall go this time via a southern route through southern California, thus giving a glimpse of the state before arriving at Fair Oaks. We take this route at the urgent request of many who prefer it. The rate will be lower than we have ever offered. A full program giving

points will be Chicago, Cincinnati, Nashville and Birmingham. From the latter place a solid train will be run to Green Cove Springs and return. The trip will be made specially attractive and everybody will be guaranteed "The best time you ever had in your life." Don't miss it.

SLEEPING CARS.

Special sleeping cars from Chicago,



TWO OLD SETTLERS

full details of the route will be published in these columns next week. Those who are not subscribers should write for it. It will be sent free.

Persuade a friend or two to go with you and thus add to the pleasure of the trip.

We have special cars and extra conveniences for comfort and enjoyment. If you are looking Californiaward for a home don't fall to avail yourself of this opportunity to make a personal investigation at reduced rates.

FLORIDA

MARCH 10th

Special Low Rates to Our Green Cove Springs Settlement.---One Fare for the Round Trip.

This rate is especially authorized for this excursion. Tickets can be bought at this rate on March 10 over any of the following lines: Illinois Central, Pennsylvania Lines, Big Four Route, Monon Route, Chicago and Eastern Illinois, Cincinnati, Hamilton & Dayton, Evansville & Terre Haute, Louisville & Nashville, and connecting lines. The lines covering the west and northwest in the territory of the Western Passenger Association authorize a rate of one fare, plus \$2.00, for the round trip. The Southwestern Passenger Association covering the St. Louis lines, also authorize the same rate.

These rates apply to this excursion and date only.

A full program giving the route through the south will be published next week. Those who do not take this paper should write for it.

Through the territory of the Southern Pacific Association the excursion will be confined to special train. The gathering

Louisville, Nashville and Birmingham will be provided. These will cost six dollars extra for the round trip. They can be used for beds during the stay at the springs, thus saving hotel bills.

Those who want berths reserved must



send the amount to us in advance. If a whole lower berth is wanted for the exclusive use of one passenger the price will be \$12.00 the round trip; for a section \$18.00 the round trip. Get a few friends to accompany you and thus add to your enjoyment.

NORTH CAROLINA

MARCH 10th

We shall run a special excursion to North Carolina also on March 10, at one fare the round trip. Full details of cost next week. This will be a particularly delightful trip.

Tickets can be bought at one fare the round trip at any station on the following lines: Pennsylvania Lines, Big Four Route, Monon Route, Cincinnati, Hamilton & Dayton, Baltimore & Ohio, Chesapeake & Ohio, Norfolk & Western, and connecting lines. The same rate for connecting lines of one fare the round trip, plus \$2.00, will be given on connecting lines. The gathering points will be Chicago, Cincinnati and Richmond.

Special sleeping cars from Chicago and Cincinnati at \$6.00 extra for the round trip. Full details next week.

The scenery on this trip is fine. Time will be given also to see old Richmond, the capital of the confederacy, also the states of Virginia and North Carolina. It will be a trip to be remembered to your dying day. Get a few friends to go with you. If not a subscriber send for next week's issue with full program.

Our Sunny South Colony.

OUR Sunny South Colony at Chadbourne, N. C., had its practical beginning with an excursion party numbering 120 people, which we ran to Chadbourne April 2, 1895. The people comprising this party came from fifteen different states. They were so well pleased with the location selected that they not only bought all the land secured in advance for the settlement but called for 3,000 acres more than had been provided. In fact, it has been a hard season's work for Senator Brown to secure land enough at our prices to satisfy the demand.

He has now, however, not only succeeded in satisfying all comers, but has secured another large body of land which he says is the best farm, fruit, and trucking land in the state.

This is being surveyed into smaller lots and will be ready for inspection and sale in time for our March 5 excursion party.

Our readers who are looking southward for a home will make no mistake in going to the Old North State. The advantages are: A healthy, equable climate; good

soft well water; nearness to the great Atlantic coast markets; early products, which, on account of earliness, bring the best prices; a fairly good soil on which several crops a year can be grown, either one of which will bring the grower more money than the one crop produced ordinarily at the north; low taxes, small public debt, good society. Our people have also taken hold of the matter of schools and churches. The excellent school in the colony is in charge of experienced teachers from among our own people.

The advantages of this section of the Old North State are fully set forth with numerous illustrations in a booklet entitled "The Old North State." Free at this office or by mail ten cents.

AS TO PROGRESS MADE.

That is best told by the following article clipped from the Southern States Magazine, published at Baltimore, Md. The correspondent made a personal investigation of the colony:

A Prosperous North Carolina Colony of Western People.

Wilmington, N. C., January 25, 1896.
Editor "Southern States":

Your favor of the 14th, in which you ask

tells me that he has already sold 7,000 acres, divided into 220 tracts, and, as a rule, only one tract is sold to a family. About thirty good, substantial houses are now being constructed.

I was surprised to see how comfortably the people were established in their new homes, all seeming to have ample means of support until their crops were made, and they were all earnestly and actively engaged in preparing their land for the spring planting, and pushing their work with great energy. I have been told by a gentleman from Maine that one can realize more from the soil where this colony is located, with one-third the labor, than he can in any Eastern State, and I do not for a moment question the statement.

Hon. V. V. Richardson, one of the most prominent men in this section of the State, a man of sound judgment and large business experience, who lives near Chadbourne, says that he has watched this colony with much interest, and is sure that it is already a great success in every way.

In the spring of 1882 the writer built the first house in this now prosperous little town, and lived there nine years with his family. I can, therefore, speak from personal knowledge and experience in saying

What Our Colonists Say.

That we made no mistake when we selected this locality for a settlement, and that other southern homeseekers will make no mistake in joining this settlement is but evidenced by what the pioneers of the colony who have tried, its climate and advantages have to say of it.

The following letters tell their own story:

Chadbourne, N. C., Feb. 6, 1896.

Dear Sir:—I have yours of the 5th inst., asking as to my opinion of this country, etc. I moved into this colony the first of May, 1895. I find that the summers are more pleasant here than they were in Michigan, not such extreme heat, and the winters are unsurpassed. There has been no snow so far this winter, in fact I have not seen a day during the entire winter when ice would last all day. The thermometer has not been below 19 degrees above zero at any time during the winter. I have found the people kind and hospitable. Every contract and promise made to me by the Sunny South Colony Company has been fulfilled to the letter and more. I would say further that I am still perfectly satisfied with my purchase and holdings. I find that the Sunny South Colony Company has sold land here at a lower price than I could buy land similarly located. Before purchasing I spent three weeks investigating land throughout the eastern part of North Carolina and at last bought here as I found I could buy property cheaper and equally as well located. The water is soft and perfectly good and I know of no cases of sickness among the people who have moved here. I have improved in health and avoid drugs steadily since I have been here. My father, a man of 87 years of age, who, before he left home, was unable to walk a half a block has greatly improved in health, now being able to walk two miles and seldom knows a sick day.

I have found that the soil is more productive than I anticipated. My advice to parties desiring to move to this section would be to buy partially improved land, even at a cost of \$25 per acre, rather than wild land at \$5. Yours truly,

F. H. Parmelee.

Chadbourne, N. C., Feb. 6, 1896.

Dear Sir:—In behalf of The Hardy Company I indicate the following in response to your request for an expression of opinion upon our surroundings, the country, its climate and people; also, as to the colony and our purchase of land in it.

Having arrived in the Sunny South Colony only last July, our residence since has enabled us to gather impressions of climatic conditions and the people of the country, rather than to accumulate tangible results in the shape of crops harvested and profits earned. It is our conviction that the climate of this section is all that has been claimed for it. We know that living here during the severest months of summer—July and August—is much more tolerable than in central Illinois. The atmosphere is moister, the heat is not so oppressive and the nights are cooler. The climate during the fall months is delightful, in fact, a perfect dream, and the severest winter months rival in pleasantness the days of Indian summer in the north. From a business standpoint the landscape is just right—rolling enough for drainage without being hilly. But hardly as much can be said from an aesthetic standpoint. The interminable fine forests grow monotonous and at times the eyes will hunger to feast on a sight of the prairies where well-ordered farms stretch to the view in endless miles of various fields of growing crops, grazing herds and flocks and beautiful residences. But they are the development of years and the luxury of those who can afford to pay \$100 per acre for them. Still we have here many interesting old plantations and, at least, the roads are good twelve months in the year. Be-



HARVESTING EARLY POTATOES, (FROM PHOTOGRAPH) SUNNY SOUTH COLONY. YIELD

75 BARRELS PER ACRE. PROFIT \$150 PER ACRE.

for information regarding the Western colony located at Chadbourne, N. C., was duly received.

I have visited the Chadbourne colony, to which you refer, and have conversed with many of the "newcomers," as they are sometimes designated, very freely and without restraint, and I am glad to say that they all, without exception, express themselves as being not only entirely satisfied and contented, but delighted with their new home and the surroundings generally, and, above all, with the entire exemption from those terrible winters of the Northwest, which can never be forgotten. No such weather as prevails there in winter is ever known in this latitude.

The soil of the locality in which they are settled is very easily cultivated, and is susceptible of great improvement. It is a rich loam with clay subsoil, and there is not a rock within twenty-five miles of the place. The health of this section is remarkable, there being no malaria or chills and fever; in fact, no serious sickness of any kind that could be properly attributed to the locality. I am fully persuaded that this colony has reached that point where it can be called a great success. I am informed by Senator Brown that 160 people, if not more, have moved to Chadbourne, and that others are arriving almost weekly. It is believed that more than 100 persons will be added to the colony by the ensuing spring. Senator Brown

that the soil is rich, the locality entirely healthy, the people are industrious and thrifty, and are good neighbors and hospitable, and gladly welcome all new enterprises.

The success of this colony is due in a great measure, if not entirely, to the energy, skill and enterprise of Senator J. A. Brown, who is to be congratulated on his success, and the success of his friends also, in finding a home with much better soil and a more congenial climate than in the bleak Northwest, and one where their labors will meet with a more abundant reward.

The day is not far distant when the entire section around Wilmington will be occupied by farmers from the extreme North and Northwest, and we only need a few more men like Senator Brown to demonstrate to the world our great advantages for agricultural pursuits, and the attractions of soil, climate and health.

To those of limited means especially, this section of the State offers great inducements for investment, and I know of no locality where more generous returns may be expected for labor expended than in and around this thriving village of Chadbourne. Very truly,

J. H. Chadbourne, Jr.,

President Wilmington Chamber of Commerce.

sides the industry now at work will soon cause the country around Chadbourne to blossom like the rose.

The southern people we find make pleasant and helpful neighbors. They are hospitable to strangers, generous in their social relations and honest in their business dealings. They give a hearty welcome to northern people and are willing to help and be helped.

One observation from crops that we have harvested is that under intelligent culture this soil will do all in the way of production that has been claimed for it.

Certainly all promises to the colony, so far as they relate to us personally, have been fulfilled to the letter, and we are wholly satisfied with our purchase of land. The promised main drain canals have been cut, public highways opened and gratuitous assistance given in innumerable ways. We have always received every assistance and the kindest treatment from Mr. Brown.

Our advice to persons desiring to move to this section is first, "let every tub stand on its own bottom." Sift the evidence and act on your own conviction. Then if you are not afraid to work and can wait for returns, in several years you may own your home and have a competency besides. You can always make a living here and the money you make will be gauged only by the amount of your perseverance and business sagacity. Land is cheap and the conditions of life are easy, and to those having industry and intelligence and yet lacking the means to pay the fabulous prices for northern lands, this is a veritable land of promise. But the northern "plug farmer" has his counterpart here in the native who works his starved acre with a famished ox, and who ekes out an existence on hog, hominy and sweet potato. If you are of that class don't come; the country is already overstocked with such.

Respectfully,
D. H. Harnly.

To such intelligent comments we can add nothing but suggest to those who want a better climate or want to move into a country where land can be secured cheap and where the opportunities for gaining a livelihood are much better than ordinary, that you pack your grip and take a trip with us March 10 and make a personal investigation.

Fair Florida.

OUR GREEN COVE SPRINGS SETTLEMENT.

This colony had its beginning with our excursion of October 15, numbering 190 people. Without exception we believe every one of this number was pleased with the lands, location and possibilities of this colony. It is located on the St. John's River, which at this point is five miles wide and navigable for ocean steamers. It is thirty miles south of Jacksonville and in addition to water navigation has two railroads. Thus competition of the most effective kind is assured.

The climate is delightful. Water pure and soft. The Green Cove spring, from which the town derives its name, flows 3,000 gallons per minute. This water has mineral properties which make it a most delightful and useful resort for invalids. The town is spending \$50,000 in building a sanitarium at the springs and in improving streets, etc.

The town has a population of about 2,000, mostly northern people who have removed to Florida for reasons of health or profit.

The lands selected for the colony, which are of the best and most productive in the state, immediately surround the town. These lands, unlike most Florida lands, are underlined with clay, thus holding the fertility, which otherwise would be washed down out of reach of ordinary vegetation.

A great variety of fruits and other crops can be produced, many of them being very

profitable. Among them we might particularly note tobacco, alfalfa, dairy products, poultry, strawberries and grapes, tree fruits and truck for the early market in northern cities. Any one with ordinary intelligence and thrift can prosper here. A person can live better on fifty cents a day at Green Cove Springs the year round than on \$1.50 a day in Chicago or the northwest.

Hearty Endorsement.

The following is an editorial from the "Florida Times Union," of Jacksonville, Fla., published Sunday, Dec. 22. The Times Union is the leading daily paper of Florida.

CLAY TO BE QUEEN OF THE COUNTIES.

Since the location in Clay county, Florida, of the Howard & Wilson Publishing Company's colony, a few weeks ago, a great deal of attention has been directed to that section of the state. It has been the subject of animated discussion and serious inquiry, far and near. Newspapers have taken up the subject, and the Farm, Field and Fireside, of Chicago, one of the most widely circulated journals in the country, has devoted pages to descriptions and il-

This information has not been obtained without much labor and painstaking, and but for the universal co-operation and uniform courtesy of the citizens, it would be less complete than it is. He is indebted to so many persons for courtesies extended and information given, during the progress of the work, that to enumerate them all would be to take up much valuable space that should be worth more to them if employed descriptively. To every one of these he extends grateful thanks, and in the language of Old Rip: "May you live long and prosper."

Following this strong introduction comes four pages of descriptive reading matter and illustrations fully confirming in every particular all that we have said regarding this section of Florida. In relation to the colony this paper further says:

THE GREEN COVE SPRINGS COLONY.

This colony is being located on lands in Clay county, by the Howard & Wilson Publishing company, of Chicago. The headquarters are at Green Cove Springs, under the management of Mr. H. F. Hafer, a man of much practical experience in such matters, and of great ability.

The Howard & Wilson Publishing Company are owners and publishers of those two great journals, Farm, Field and Fireside and Western Rural, of Chicago. The first named has a



CROP OF CORN FOLLOWING CROP OF POTATOES ON THE SAME LAND THE SAME YEAR
36 BUSHEL PER ACRE, CORN SOUND AND GOOD.

lustrations of the county. These articles have been loud in praise of the wonderful natural resources and advantages of Clay, and many settlers have been induced to locate there. In fact, so much has been done in this direction that the Times-Union decided to send out a special representative to ascertain the merits of these claims and approve or condemn the scheme, as circumstances warranted. It is well-known that more than one "boom town" in Florida has brought disastrous results to those who invested in them, by reason of their falling into the hands of irresponsible and unscrupulous men, whose only aim was to make money out of the credulity and ignorance of their victimized customers. The Times-Union is jealous of the fair fame of the state, as it is of its own; and the management determined that no more such frauds should be perpetrated, if they could prevent it.

Its representative accordingly visited every section of the county, and in the following article has made an earnest effort to set forth in detail the results of his investigations. He has endeavored to portray faithfully, accurately and comprehensively, the conditions as they really exist. Simple facts, plainly stated, are what he has labored to give. He has felt no inclination to exaggerate, or to draw upon the imagination. Every statement can be verified by a visit to the section it affects, and they may be accepted as reliable. It is with pleasure that he can substantiate the claims to superior merit that have been made for the soil, climate and productions of Clay county.

circulation of over 150,000 paid subscribers, and is the leading agricultural journal of the United States. The other is widely circulated in the West, General C. H. Howard, the senior member of the firm, is a brother of the late Gen. O. O. Howard, and though the fame of the great commander somewhat overshadowed his own, he is none the less widely known for his distinguished ability in the late war. His military operations in the command of Sherman were conspicuous for the able manner in which they were conducted. J. W. Wilson is a distinguished Western journalist and author, well known throughout the country.

This company has already planted five successful colonies in the United States, and has never made a failure. Of these, three are in California, one at Roseland, La., and the last at Chadbourne, N. C. All of these have since become prosperous towns.

Mr. F. H. Hafer, manager of the colony at Green Cove, has spent ten years in Florida, and knows all about its soil and productive capacity. This information he is glad to share with all newcomers. Real estate operations and colonizing is his business. He has made over 4,400 sales of real estate in Florida, and declares that he has never had a customer who was dissatisfied. The flourishing town of Grove City, on the southern gulf coast, was founded by him. He employs in his operations the western methods, which have been so successful in colonization schemes. He is a thoroughly good, reliable man, in whom the utmost confidence may be reposed. He has a charming family,

whose presence in Green Cove is a valuable accession to social circles.

The lands of the colony may be purchased at prices ranging anywhere between \$5 and \$15 per acre. They can furnish quality and quantity to suit all purchasers. It is easy to do this in a tract of over 40,000 acres.

TAKE A TRIP WITH US.

We have secured for our readers a cheap trip, being only one fare the round trip. This will give an opportunity to see this country for yourselves and verify what we have said of it. Why not take it. Aside from the homeseekers' feature it will be well worth the money. Our route will take you through the heart of the south.

Fair Oaks Settlement.

Our Fair Oaks colony enterprise is too fresh in the minds of the readers of this paper to need special comments at this time.

It had its practical beginning with our special train excursion Nov. 14. Since that time between thirty and forty dwellings and stores have been built and started, with many more to follow. The sound of the ax, hammer and saw are everywhere in evidence. As a consequence the Sacramento lumber yards are doing a rushing business.

pressure. Don't be deceived by the claims of "no irrigation needed," made by unscrupulous land brokers. There is not a place in California worth having where irrigation is not needed. It is true that grains, winter vegetables and deciduous fruits may be grown in some sections in the central and northern parts of the state and occasionally in the southern part, without irrigation. Even in these sections, however, it is a great advantage, worth many times its cost, to have the water to use when needed. In no section, however, is it possible to successfully grow the more valuable fruits, such as oranges, lemons, limes, etc., or alfalfa, except on low bottom lands. With the water at hand, vegetables can be grown all the year round, shrubs and flowers kept in bloom, lawns kept green, alfalfa produced for stock, and harvested every month in the year. Also at Fair Oaks those more valuable fruits produced, which, whether you grow them for profit, or not, it is a pleasure to have around. Then if a dry year comes you have your crop, while those who have no irrigation fail. Your crop is also the more valuable through their failure. Where the claim of "no irrigation needed" is made, it sim-

ange crop is not sufficiently ripe for even the Christmas trade. Deciduous fruits and nuts are also four weeks earlier, so that whether shipped green or dried we are the first in market, and thus get the best prices. This is the reason fruit-growing, rightly conducted in this section, yields such large profits. It is needless to say the stories of "no profit in fruit-growing," which are occasionally heard, do not come from the region about Fair Oaks. Unless they come from some ne'er-do-well plug grower, of the class who are found in all places and occupations.

Sixth. Cheaper lands, measured by the advantages we are offering, than lands at about one-third the price which first-class orange and lemon land can be bought for elsewhere. In the orange-growing sections of the southern part of the State such lands sell at from \$300 to \$500 per acre. For the reasons named above even these high-priced lands cannot compete with Fair Oaks in the value of its products. It is true there is plenty of land offered, called orange and lemon land, at much lower prices, but as in the case of the "no irrigation needed" lands, our advice is to think three times before you buy. If you take our advice you will not be compelled to do a powerful lot of after repenting.

Seventh. Better home markets. Fair Oaks is in the thickly settled part of the State, where the bulk of the population is found. San Francisco, for example, has more than double the total population of the whole of Southern California. Then there is the rapidly growing and beautiful city of Oakland, which has a larger population than Los Angeles; Sacramento and other nearby cities, which will sum up over half a million consumers who are non-producers. Then for early fruits and vegetables we have direct communication with the cities of Oregon, Washington, and a very large trade with the numerous mines in the adjoining states to the north and east; also the extensive fleets of shipping, which enter the San Francisco harbor from all parts of the world. These combined make a splendid home market, unsurpassed, we believe, by any section in the States. In addition to this, Sacramento is the largest fruit market in the States, if not in the world. From fifty to sixty thousand tons of fruit are annually shipped from its warehouses. A ready market is therefore found for everything produced. San Francisco is reached by both boat and rail, consequently freight rates are low.

Eighth. A magnificent eye crop. It is conceded that the view from Fair Oaks is surely the equal of anything the world has to show.

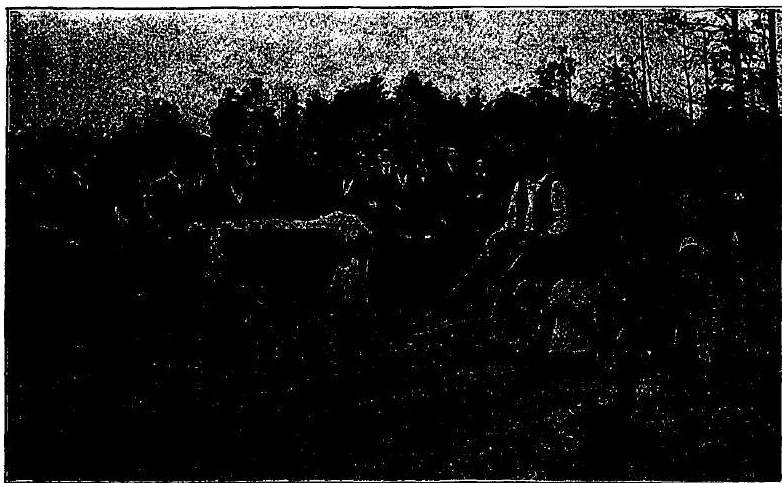
Ninth. Good society. The settlers at Fair Oaks are of the better class, such as it will be a pleasure to neighbor with and live among. The liquor prohibition clause is inserted in every deed. These and the other advantages which we might enumerate are fully set forth in an eighty-page, handsomely illustrated booklet, which also gives much information about California fruits, profits, etc. It is free at our office, or will be sent by mail for 10 cents.

TAKE A TRIP.

We invite you to take a trip with us on March 5, and make a personal investigation. We will insure you a delightful time, and show you the best of California. It is a good time also to see the State in its glory. See program elsewhere. If you want a better climate in which it is a pleasure to live, or want to better your facilities for making a livelihood, you will make no mistake in going to Fair Oaks.

GET A START.

If you are not ready to go yet, why not let us plant you a grove, which will be ready grown to your hand, and will yield you an all-sufficient income a few years hence. We will do the work for you in a most scientific manner, so as to get the best results. We know of no better savings bank or investment.



OUR APRIL 2, 1895, EXCURSION PARTY GETTING POINTERS ON FARMING IN N. CAROLINA
Send 10c. for booklet entitled The Old North State, containing this and many other illustrations and full information about the state.

Several hundred men are also at work putting in the water system, clearing the land and planting fruit trees where erstwhile stood the monarchs of the forest.

Between one and two thousand acres of fruit trees will be set out this winter and spring. The favorites are oranges, lemons, olives, almonds and cherries. Anything grown in the state can be produced here to the greatest perfection. The steel has been bought for the electric railway, the right of way obtained and the prospects are that it will be built and running much earlier than anticipated.

A public school and churches are also being organized. In fact, the community will soon be in regular working order. Great progress has indeed been made in the short time which has intervened since the settlement was begun in November.

ITS ADVANTAGES.

The advantages which we claim for Fair Oaks over other portions of California may be enumerated as follows:

First. A fertile soil, unsurpassed for fruit culture.

Second. A delightful climate—the mean or average summer temperature for the three hottest months being seventy-two degrees, and the mean for the three winter months sixty-three degrees.

Third. Abundance of pure soft water for domestic purposes, and irrigation piped to every house and lot, under high

ply means that it cannot be supplied. Nor if you are wise and not a tenderfoot, will you monkey with windmill irrigation, when you can secure land with such a system as that we are putting in at Fair Oaks. We have as much rainfall at Fair Oaks as any of the "no irrigation needed" people have. The mammoth oak trees on the land is evidence of the rainfall, also the big wheat field which covers twenty-five acres of it. Yet, we should hesitate to sell it without our irrigation system. One acre with a water supply can be made to produce as much in value as five without it.

Fourth. On account of its peculiar climate and fertile soil, any fruit, vegetable or flower grown in the state can be produced to the greatest perfection. A greater variety of products can be made here than in any other part of the state, also, with our irrigation system, several crops of vegetables a year can be produced.

Fifth. The earliest fruits and vegetables are produced in this locality. Oranges, for example, are all of five weeks earlier than those of the southern part of the State. For this reason a market is found on the coast, and much better prices are obtained. This feature makes orange growing in this locality very profitable. We have the market for three great national holidays, Thanksgiving, Christmas and New Years. The Riverside or-