

CUBA, THE LAND OF SUNSHINE

CANADA-CUBA LAND & FRUIT COMPANY, Limited

INCORPORATED UNDER "THE ONTARIO COMPANIES ACT."

Authorized Capital, \$600,000

Shares, Par Value, \$100

Land at \$10.00 per Acre for a short period only. Purchase now and save money.

All the Company's land will be increased to \$20.00 per Acre at an early date.

LAND IS THE BASIS OF ALL WEALTH.

A HOME IN CUBA.

AN OPPORTUNITY like this comes but once in a lifetime.

Anyone can have a home in Cuba under our most liberal colonization plan.

The way is now open to you. It only remains for you to grasp the opportunity now offered.

Bear in mind, too, that the Western farmer who raises twenty bushels of wheat to the acre and gets seventy-five cents per bushel for it thinks he is getting rich, while in Cuba \$250 to \$500 per acre can be made with far less effort and uncertainty.

TEN ACRES of good, fertile land in Cuba properly planted in early winter vegetables in the autumn, and properly cared for, with careful methods employed in harvesting and marketing the crop, will yield a net return by spring of from \$600 to \$800 per acre, or \$6000 to \$8000 for the season's work, exclusive of cost of cultivation.

THE CROP from such a tract is marketable in December and January, from thirty to sixty days before the Florida growers have begun to ship, and at a time when the Northern markets are practically bare of competing products.

THE PROFITS which may be expected from vegetable growing in Cuba are based upon the following market quotations furnished by a well-known produce and commission house of New York:

Eggplant, Jan. 15, 1904	.....	\$4.00 to \$7.00 per crate
Okra, Feb. 6, 1904	.....	7.00 to 8.00 "
Squash, Feb. 6, 1904	.....	2.50 to 3.00 "
Tomatoes, March 24, 1904	.....	3.50 to 4.50 "
String beans, March 24, 1904	.....	3.00 to 3.50 "
Cucumbers, April 23, 1904	.....	3.00 to 4.50 "
Caulliflower, Jan. 13, 1904	.....	6.00 to 8.00 per barrel
Parsley, Jan. 20, 1904	.....	3.00 to 3.50 per basket

THIS OFFER IS GOOD FOR A LIMITED TIME ONLY.

PROMPT DECISION and immediate selection of lands and lots is absolutely necessary, and we urge you for your own good to avoid disappointment by making your choice at once if you wish to share in this great allotment of land.

EXTRACTS OF COPY OF LETTERS FROM CUBA.

Call and See Original Letters.

Your letter of the 7th of January to hand. I will gladly give you any assistance I can. I have not visited the tract of land you mention, but I am told that it is very good land. It is hard to find land in Cuba that is not good for something. Provided the company is solid, you have an opportunity of a lifetime in buying this land at \$10 per acre in small lots. Large tracts of 2000 or more acres are still for sale at this figure, but it is almost impossible to buy small lots. The land you think of buying is good for oranges, and some of it for tobacco, and all of it for pineapples.

CONSERVATIVE ESTIMATES.

The prospectus you send me states that oranges should be worth \$1.00 per box on the tree. This is a fair, conservative estimate. I would suggest that you try to get the company to give you a written contract that they will pay you this price for your crop, but do not bind yourself to sell to them at this price, as if the shipping facilities are good, you should do better. I purchased my land from the Development Company of Cuba, an American company, with offices at 25 William-street, New York. It is a very wealthy company, and they have spent an enormous sum of money here. They started two and a half years ago selling land at \$10 per acre. I bought six months ago at \$20 per acre, and on the first of February it goes up to \$30 per acre. Nearly all this company's land is now sold, and they are trying to buy more. About 2000 acres are planted with oranges and planting is still proceeding rapidly.

I know of no land on this terrestrial sphere so blessed by Providence in all that

WE CANNOT keep this offer open always, as the Plantation Tracts we have to dispose of are limited in number.

WE RESERVE the right to withdraw this offer at any time, or to increase the price of our land.

LAND OWNERSHIP is an almost certain safeguard against adversity.

HARD TIMES, sickness and old age may come, but he who owns his home is certain, at least, of a port in which to ride out the gale or end his days peacefully in this sailors' "snug harbor."

FORTUNATE, indeed, is the man, or woman, whose ownership of land includes both a home and a living, or means of support. Such land-ownership carries with it not only a place of abode but also food, raiment and the comforts of life. As a heritage for one's family it is better than life insurance or a bank account. In short, it does what a farm should do.

ABSOLUTELY NO RISK.

We think we have shown you that you take absolutely no risk when you invest with us. You secure land to-day that will be worth five times its money in one year.

A TEN ACRE GROVE of orange and grapefruit trees will yield you a profit the fourth year of \$1 per box or \$900 (90 trees—90 boxes, \$90x10 acres—\$900).

When your grove comes into full bearing it will pay you from \$3700 to \$5000 a year for life, and will be worth \$10,000 cash any day you wanted to sell it and it will be yours.

TEN ACRES planted in pineapples will yield any man who will look after it properly from \$2500 to \$3000 a year returns from fruit and suckers, out of which must come the cost of the actual cultivation, which is not large when once the tract is planted.

How does this compare with farming profits in this country?

EXCHANGE OF LAND.

Pick out your plantation tract to-day while you still have a choice of the best locations.

Read our Prospectus as to quality of land, fertility, etc., but remember that if you select your property now and are not satisfied with it when you see it for any reason, we will cheerfully exchange it for another one of our surveyed portion not already taken up, which will be satisfactory. We want everybody

of is raised here. Pine apples are quite extensively cultivated and citrus fruits of all kinds do well here.

EXTRACTS FROM EXPERT REPORTS FROM ONE OF THE BEST FRUIT GROWERS OF CUBA.

I rode over this property and made several investigations of the subsoil, digging about five feet deep in each instance. I found nothing that would even to the slightest degree change my opinion regarding the suitability of the land for the successful cultivation and growing of all kinds of citrus fruits. I found the duplication of the Florida soil, on which the best groves in the world are raised, not only in the general appearance of the land, or top soil, but also in the subsoils except in no case did I find any hard pan or even any evidence of hard pan.

The land and the sub-soil underling it is in every way perfectly adapted to the profitable growing of oranges.

The soil, as you know, is a sandy, loose soil, easy to cultivate and in this respect much more desirable than any other land to be found in Cuba, because, while it is economical to cultivate, it is the best land in the world for oranges.

This company is the owner of 70,000 acres of very rich, fertile land in the Province of Pinar del Rio, Cuba. This land is suitable to the growth of the finest quality of tobacco, oranges, lemons, pineapples and other citrus fruits.

A small portion of this estate produced last year a large percentage on the total authorized capital of this company.

One acre produced last year \$3700 in tobacco. The revenue-producing powers of this estate will not be reduced by sale of lands, as the cultivated portion will be increased by additional plantation.

satisfied with land allotted. It is also to our interest to give every applicant the very best land on our Estate. It means a direct advertisement by the recommendation of their friends and puts great value on our other property.

EVERY OFFICER of this Company is active. There are no figure-heads, no "dummies" and no drones connected with the organization. There isn't room for them. Therefore we will see that every promise made is carried out to the very letter.

Land values in Cuba are just beginning to boom, still there have been phenomenal increases in values. Land has increased 1200 per cent. in five years in the neighborhood of the American settlements.

Capt. L. D. Baker and his associates in the Cuba Fruit Company bought thousands of acres at \$5 to \$10 per acre four years ago in Santiago Province. They refuse \$100 per acre for their unimproved tracts to-day. One thousand per cent. increase!

You have the chance to do the same thing—make your money out of fruit-growing and land.

PINEAPPLES.

Eight thousand to 10,000 plants per acre bear in 12 to 18 months from time of planting, an average of 8000 pineapples, or 250 crates per acre; cost delivered at New York, \$1.25 per crate; average wholesale price over six months, \$2.93 per crate; average profit per crate, \$1.68.

Our Estimate: 250 crates per acre; profit, \$1 per crate; total profit, \$250 per acre.

THE ADVANTAGES over California and Florida may be enumerated briefly as follows:

IN CALIFORNIA the profits of the orange growers are diminished by:

Expensive artificial irrigation.
Expensive methods of frost protection.
Frequent losses of fruit and trees from frost.
Expensive fertilizers to enrich the soil.
Heavy freight rates (by rail) to eastern markets.
Fourteen days' haul to New York.
IN CUBA the orange grower enjoys:
Copious but not excessive rainfall.
Rains well distributed throughout the year.
Absolute freedom from frost.
Naturally fertile soil.
Freight rates forty-eight cents less per box than California.
Four days by steamer to New York.

The lands offered for sale can be made as productive within a short period as those at present cultivated. The estate is abundantly watered by numerous streams and fresh water springs.

The climate is one perpetual June—no fog, no mists, no yellow fever. Flowers bloom the year round. Game and fish abound.

The temperature is even, so that catarrh is unheard of.

Abundance of water and perpetual grass make stock-raising an assured success.

New York markets are at its command for all its products.

The estate borders upon Guadiana Bay, with a sea frontage of about twelve miles and a deep water, sheltered harbor.

Cuba has only now become open to modern development, and its progress is sure to be rapid.

This is the opportunity for the man of small means to obtain a home and subsequently wealth for the man of means to obtain a profitable investment.

This company is now offering land in blocks of ten acres or more at \$10.00 per acre.

Stock at par or scrip entitling the owner to an option to take land at \$10.00, or stock at par, for a limited period.

Only 10,000 acres will be offered at \$10.00 per acre, of which over 7000 acres are already sold.

The second 10,000 acres will be sold at \$20.00 per acre or over within a few months.

The balance of the estate to be disposed of—30,000 acres—will be raised to \$50.00 per acre or over.

As the price of land is raised, the price of stock will also advance.

Purchase now and save money.

Terms—25 per cent. cash; 25 per cent. 30 days; 25 per cent., 60 days; 25 per cent. 90 days; or terms can be arranged.

Address all Communications to

GEORGE F. DAVIS,

Managing Director

AGENTS WANTED

106 King Street West, Toronto.

TELEPHONE MAIN 5731
HOUSE TEL., PARK 1728

TITLES GUARANTEED