THURSDAY MORNING

THE TORONTO WORLD

JUNE 22 1905

GUBA---THE LAND OF SUNSHINE CANADA-GUBA LAND AND FRUIT COMPANY, LIMITED INCORPORATED UNDER "TH E ONTARIO COMPANIES ACT."

REMEMBER ALL FRUIT LANDS MUST BE OF A SANDY LOAM SOIL-PRACTICAL EXPERIENCE TEACHES THIS Second Issue of Ten Thousand Acres Only Will Be Sold at \$20.00 an Acre

After this is sold a further issue will be sold at \$40.00 per acre. Buy Now and Save Money. You can't duplicate this land for less than \$50.00 per acre to-day in Cuba. Buy a business lot at \$50 to \$75 which will rapidly increase in value.

Terms eash; or 25 per cent. cash and 25 per cent. each month till paid for.

A Circular Letter Issued By One Who Bought One Thousand Acres of the Company's Property

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CTURERS.

Since I wrote last I have been all over the island; in every Prov-ince, and a great deal on horseback, and at an expense to me of sev-eral hundred dollars; well invested, I think, however, as the future will show. I have looked into and studied, with the light of my The Site Consists of 640 Acres, about One Square Mile in Area.

carefully by the members of our company and the

tion is well suited to the prises undertaken in mining, sugar, timber lands and cattle, but no- a great winter bathing resort for Americans and a summer one for development of a thriving thing that interested men of our limited capital at the present time. The very best opportunities, however, for large enterprises. Condibusiness and residential community.

Puerto Principe Province is par excellence the cattle Province; This tract is being divid-This tract is being divided and Colonel —, of Newport, R. I, who managed a plantation in Mexico, adjoining Batavia, and near Santa Rosa, the first year I was at Batavia, is delighted with his cattle ranch, and can't thank "Needless to say, with the advantage of a previous inspection of Cuba and my past experience in Mexico, coupled with the present careful investigation of the entire island, I think I know a good thing rangement is effective, and me enough for suggesting he locate in Cuba.

when the streets and ave-nues have been cleared, spent a few days on their plantation at Hatuey. leaving only the stately.

Much timber is being taken out of Puerto Principe Province by royal palms, there will be American companies, and some large fruit farms are being put in no more picturesquely by what I consider misguided American companies. Some large American colonies have also located here, because the promoters bought land cheap and the colonists mostly were suckers. What beautiful spot in the tropics. Most of the lots are many colonists have gone through would make angels weep, and I have been told only American grit would or could have survived. 50 x 125 in size, except where otherwise surveyed, None of that in mine, thank you; and for big enterprises I am blocked as per map.

.These lots are unusually producing sections, and, while beautiful in their way, proved unat-tractive, as I am unable yet to take up a sugar proposition, although we indicated the places on their drawing in connection with the lay large, and their size gives

The first issue will be sold for \$50.00 to \$75.00 each lot, according to locations have so advanced I hated like site to unbergy with a multitude of number will be sold at this price. Hundle and has advanced 300 per cent. in the three years this price.

Hundreds of Canadian Hundreds of Canadian families have purchased plantations from our Com-plantations from our Com-

It is situated on a slight elevation, sloping from the centre on either side to-wards the sea, chosen very And L have secured what will just aut will and understanding eye. And L have secured what will just aut will set aut you and any of your friends a block extends before one can get over their depth. Furthermore, there are no coral rocks, stingarees nor sharks. The town is to be carefully by the members of our company and the company's engineers with a view toward insuring per-fect drainage. The locat Cubans, as the Cubans only sea bathe in the summer time

So absolutely lacking are bathing beaches in Cuba in general, tions in every way more nearly approached Mexico than any other and Havana especially, that I felt warranted in writing the company as follows, on their request as to my opinions of their town site and beach:

when I see it.

"My judgment tells me you have all the conditions favorable for making this the banner colony of Cuba. You have here a town site present, as well as future, transportation facilities that will make this a paradise for the colonist, the tourist, the yachtsman, the fisher-man and the invalid I have seen nothing like it commutant to the general fund, which would doubtless put this to any tapses of withdrawais, so that no money was forthcom-ing, the holder to surrender all payments and ownership in land to the general fund, which would then be divided among the paid-up members. You, as a lawyer, could doubtless put this to any tapses of withdrawais, so that no money was forthcom-members. man and the invalid. I have seen nothing like it anywhere else in Cuba. Your beautiful bay and bathing beach compares favorably with the finest of our northern resorts."

When the town site company is ready to put the thing on the None of that in mine, thank you; and for big enterprises I am blocked at present through lack of funds or backing. Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Santa Clara Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Clara Province and Matanzas Province are the great sugar Santa Province and Matanzas Province are the great sugar Santa Province and Matanzas Province are the great sugar Santa Province and Matanzas Province are the great sugar Santa Province and Matanzas Province are the great sugar Santa Province and Matanzas Province are the great sugar Santa Province and Santa Province are the great sugar Santa Province and Matanzas Province are the great sugar Santa Province and Matanzas Province are the great sugar Santa Province and Santa Province and Matanzas Province are the great sugar Santa Province and Santa Province and Matanzas Province are the great sugar Santa Province and Santa Province and Matanzas Province are the great sugar Santa Province and Santa Province and Matanzas Province are the great sugar Santa Province and Matanzas Province t navigable stream, only two miles from the bay. Hence, I shall be Trips to lands and American colonies in Pinar del Rio Province able to haul to town or ship by boat. The land itself is very deep.

Not only is Cuba attractive Mr. ——, of Cincinnati, who has a large pineapple and orange plantation at Arroyo Boyeros, has been selling his pineapples this year up to date at \$4.00 a crate, and from 200 to 300 crates to the acre. His oranges have brought \$3.50 to \$4.50 a box and his grape fruit \$4.50 to \$8.00. It is the belief of all practical orangemen on the island that Pinar del Rio Province will become as famous for its oranges as it has for its tobacco, the Vuelta Abajo.

ing it famous as a field for I want you and your friends and my friends to join me in de-

acre, besides giving it my own attention much of the time, as I shall in Cuba is, in our opinion, locate in Havana, handling city real estate, farm lands and insurance. worth \$100 as it is to-day. The land will cost us \$30.00 an acre for the purchase, and then \$70.00 Cultivated (in oranges, for an acre each for five years, after which our oranges will be selling instance), it is worth \$1000. and no more payments will be required. I agreed to thereafter man

age the plantation, paying all expenses, taxes and otherwise, employ-ing capable orangemen, harvesting and marketing the crop, distribut-These assertions seem ing annually the net proceeds thereof to the members of the company for 10 per cent. of the net profits arising therefrom for a period of fifteen years. After that period each holder would have to manage his own 10 or 20 acres, unless new arrangements were made. Should Every as broad, but they are not the

Every acre of good citrus fruit land in Cuba will yield there be any lapses or withdrawals, so that no money was forthcomfrom \$300 to \$500 yearly. Call members. You, as a lawyer, could doubtless put this in a better legal form than I have stated it. That you get the sense of it is the main thing. I want no member to hold less than 10 acres of land, as less than that would not make him a living, and would much prefer that VALUATION — that is of we all hold 20 acres, which means \$600 individually for the land and course, on the supposition that your land and planting producer, and a man with a family can be well supported. I can con-ceive of nothing more attractive than a 20-acre orange grove, located as above described, and a home at this town site, with all the ad-COST YOU \$1000 per acre California orange groves pay plenty of room for lawns, gardens, fruit and shade trees fruit and shade the insect life that makes life miserable in Mexico.

Citrus Fruits, such as Oranges, Grape Fruit, Pineapin this, as this means my start on Cuban soil, the goal of my ambi-tion, and I see success in big letters for all of us. ples, Lemons and Limes, grow almost without care, while

A producing grove will give five to ten boxes of fruit per tree, 100 trees to the acre, and \$2.50 to \$3.00 is a good price as an average; 100 trees x 5 boxes—500 boxes x \$2.50—\$1,250. Freight and duty, \$500, cost of cultivation \$70.00, cost of boxes, packing, etc., \$110.00, leaving a net profit of \$570.00 an acre. When it becomes necessary to cartilize the land this pet profit would be reduced by cost of for

RESOURCES

pany, and are going to canized and most congenial to northern settlers, and sooner or later, I felt I would there find what I wanted. And fortune has favored me. make their home on our estate.

Through my former acquaintance with Mr. —, auditor of the Havana Street Railway, and owner of a nice pineapple plantation, where we visited, I became acquainted with a California and a Flori-On the first day of June On the first day of suited, is became acquainted with a California and a Flori-we shall issue ten thousand acres at \$20.00 per acre; after that amount is sold a further issue of ten thou-sand acres will be issued at

less than \$50 per acre any. where to-day.

Our business and residenance. One thing we wanted was land so situated as to be indepen-dent of any one railroad, a difficult matter in hunting for fruit lands. tial lots will be sold rapid-ly, so don't let this oppor-tunity pass; it is a chance We wanted no railroad dictation in ours, if we could possibly avoid the experience of Florida and California growers in that respect. in a life time. The same lots will advance in price has taught the Americans that what raises excellent cane, etc., etc., has taught the Americans that the Americans the Americans that the Americans that the Americans the Americans that the Americans t

The tendency now is to avoid the heavy, rich, sticky soils and secure sandy, friable lands for fruit culture. The heavy expense of cultivating the rich soils far offsetting the richness of the soil, which ir plantations So rich is the soil of Cuba that a tract the size of a city lot will furnish all the fruit and vegetables fruit and vegetables accessibility to the world's markets, and lastly, the health and pleathat a family can consume. | sure feature of life in Cuba.

The Havana steamers will put on as rapidly as the country de-

velops additional steamship service. They make the trip, 130 miles, at present four times a month, and the trip is a pleasant one always, and the steamers take the course inside the coral reefs, which break whatever sea there may be outside. The Western Railroad of Havsand acres will be issued at \$40 per acre. The same quality of lands can't be bought in Cuba for less than \$50 per acre any. three weeks, and as they have been investing in Cuba the past long talk with the surveyor at work on the railroad. The whole country five years, I deemed myself in great good luck to have such assist- is the famous tobacco country, and as Cuba increases in population and wealth, will blossom like the rose, as this is a rapidly developing island. The steamship company gave us a rate of 7 cents a box on oranges and pineapples to Havana, and from Havana to New York the experience of Florida and California growers in that respect. 85 cents on pineapples and 30 cents on oranges. American duty is Then we had a certain Cuban soil in view, as five years of experience 14 cents on pineapples and 50 cents on oranges. California fruit rates them disgusted, Mr. —— having lost his entire fortune by a former Havana. freeze in Florida. Mr. ——, who, as I mentioned before, is a pastor freeze in Florida. Mr. ——, who, as I mentioned before, is a pastor of the Presbyterian church at ——, Canada, tells me he carries no life insurance, as he has always found oranges a better investment, can arrange to set them aside and cultivate them later. E. A K.

to crtilize the land, this net profit would be reduced by cost of fer- when they bring the highest tilizer and labor. prices in the Northern Mar-

The plantation can be incorporated, or not, as the five or ten of kets.

us may decide. If this is what you want, send me a cheque for \$30.00 an acre for 10 or 20 acres, arrange to send \$70.00 an acre as soon as I am able to tell you who our joint members will be. The heavy rains soon set in, after them in the fall is the best time to plant the The light soil of the Island -a rich loam-is loose and trees, commencing in September. Between now and then I would want to get the land cleared, tools and mules purchased and house is marvelous. In fact, the

built, and, therefore, have little time to lose. You may show this letter to whomsoever you wish, and any of conditions make it a natural your friends I would welcome to join us I am submitting this to my fruit orchard and a huge relatives and friends, and do not anticipate any delay or trouble in winter vegetable garden, reputting it through at once, and can procure more land adjoining if I winter vegetable garden, refind responses warrant my doing so. quiring only ordinary effort

14 cents on pineapples and 50 cents on oranges. California fruit rates see I neglected to mention these colony propositions throughout the safety of his investment and points, hence you see the duty does not affect us much. To Canadian points there is no duty, and Mr. — intends shipping his oranges, \$3.00, which also failed, and proved to have nothing but swamp land, for men are coming there fast, as past winter's freezes have again made me thear from you at your convenience. Address me at No. 1 Prado, california, since in those localities enormous sums must Yours truly. be expended to protect the

EDWARD A KUMMEL.

GEORGE F. DAVIS, MANAGING DIRECTOR, 106 KING STREET WEST, TORONTO Telephone Main 5731

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