

A Prime Investment !

Combining the features of a 4 per cent. Gold Bond, a Dividend Paying Stock, and after eight years, an Annual Income, payable for at least fifty years longer, is offered to the public. It is based upon a natural product for which there is a constant, rapidly-increasing and world-wide demand

THIS PRODUCT IS RUBBER.

Concerning which Mr. Carnegie, the Steel Magnate, said in an interview on July 17, 1902: "The great value and manifold uses of rubber are just beginning to be properly appreciated, and the profits in its production are greater than almost anything about which I am informed."

C. P. Huntington, the Railroad Promoter, once said: "If I had my life to live over again I would not wear it in the hard struggle that falls to the lot of the railroad promoter. I would go into the tropics of Mexico and grow Rubber. It is better than gold, and will make more millionaires than oil has made."

Mexico is now the most desirable rubber territory, because its climate, the location and richness of its rubber belt, the influx of American people, capital and methods, and the rapid development of its railroad and shipping facilities assure investors of larger, safer and quicker returns than can now be secured in any other rubber producing countries.

THE OBISPO RUBBER PLANTATION COMPANY owns a tract of 9,000 acres of the most desirable land in the Mexican rubber belt, considerable of which land has been under cultivation for two years. Many buildings and other improvements having been made thereon. The tract is called the SAN SILVERIO EL OBISPO PLANTATION, and on account of its location, its present development and its productiveness it is already known among the Mexicans as "La Suerte de los Gringos" ("The Luck of the Americans.")

It is on the Vera Cruz & Pacific Ry., has its own station—"El Obispo"—only 50 miles from Cordoba and 100 miles from the ocean port of Vera Cruz; freight rate to New York of 1 cent per pound from plantation. The boundary of the entire eastern side of this plantation is the Obispo River, navigable for barges to the ocean port of Alvarado just below Vera Cruz.

The clear title to all this property is held in trust for the security of the shareholders by the trustees.

By contract with a thoroughly responsible company the tract will be cleared, 7,000 acres will be planted with rubber trees, 1,000 acres of cocoa, 200 trees guaranteed to mature on each acre, and 1,000 acres will be cultivated with grain, vegetables, tropical fruits, etc., which find a nearby market at good prices.

About 120,000 rubber trees have already been set out, and about 700,000 more are growing in nurseries, while at least 500 acres have been planted with corn, etc., two crops of corn and one of beans being raised from the same ground each year.

The rubber trees grow large enough for tapping in about eight years from the time of setting out, when the yield will average at least 11-2 pounds of gum from each tree at the first tapping, which should realize 70 cents per pound. The yield of gum increases greatly each year for the next seven years, and will not diminish for 25 years following, thus assuring large and growing profits for at least 30 years.

TO CONTINUE THE DEVELOPMENT of this property \$1,200,000 (one-half of the authorized capital) of the full paid and non-assessable shares of the company are offered for sale at par, the par value being \$300. Each share covers 1-8,000 of the entire assets of the company, and the company binds itself to mature 200 rubber trees or 200 cocoa trees on the acre of land for each share subscribed.

The shares are to be paid for in five yearly instalments of \$60 each, because such payments should cover annual outlays and prevent accumulation of idle capital. Ten per cent. of each payment is deposited in trust with the aforesaid Trust Company to further protect shareholders, and the company guarantees an annual interest of 4 per cent. gold upon all cash paid in on account of shares, reckoning from the date of payment of each amount, the interest being payable on January 1 of each year.

In addition to the 4 per cent. gold interest, shareholders will receive dividends from the surplus earnings from the side crops, company's store, etc., also payable on January 1 of each year. The dividend paid for the six months to January 1, 1902, was 7 per cent., or at the rate of 14 per cent. per annum. The interest and dividends will be paid from the actual earnings and not from the 10 per cent. deposit.

The business is managed by responsible and experienced American gentlemen, some of whom own plantations and spend most of each year in Mexico, and the character of the business, the value of the property, and the standing of its managers, are commended by leading financial institutions in both the United States and Mexico.

Every possible safeguard has been adopted to protect all interests of all shareholders and a better investment would be hard to find.

For complete prospectus, book of views showing progress already made on the property, and other information on this unusual plantation property send to the selling agents

MITCHELL, SCHILLER & BARNES,

(Investment Securities, Exchange Court Building, New York City.)

BANK NOVA SCOTIA BUILDING, ST. JOHN, N. B.

ELKIN & CHIPMAN, General Agents.

—OR TO—

LOCAL AGENTS: J. Howard Barss, Wolfville; A. N. McLennan & Co., Sydney and Glace Bay; E. M. Fulton, Truro; John Nalder and W. Herbert Gates, Windsor; F. L. Potts, St. John; G. S. Moore, Sussex; Lloyd S. Belyea, Gibson.

MITCHELL, SCHILLER & BARNES;
ELKIN & CHIPMAN, General Agents.
Bank of Nova Scotia Building,
St. John, N. B.

Send full information, prospectus, pamphlets and book of photographs showing progress already made on the Obispo Plantation to