

**This and That**

**ONLY ONE FAULT.**

I was riding through a bowery country town in Vermont when I chanced to notice a concourse of people in the church-yard, evidently encircling an open grave. It was a warm day, and I had ridden ten miles, so I drew the rein under some trees that arched the road to allow the horse to cool and rest.

Presently a villager came toward me and I said:

"There is a funeral today in your town?"

"Yes—Stephen. He was one of the largest-hearted men I ever knew. We all owed something to Stephen."

Then he added in a tone of regret:

"He had only one fault."

The light fell in pencil rays through the trees. I sat in silence, enjoying the refreshing coolness.

The man resumed the subject:

"He had great abilities, Stephen had. We sent him to the Legislature three times. They thought of nominating him for governor."

"But," he added, sadly, "Stephen had one fault."

I made no answer. I was tired, and watched the people slowly disperse.

"A very generous man. Stephen was always visited the sick—he was feeling when one was in trouble. The old folks all liked him. Even the children used to follow him in the streets."

"A good man, indeed," I said indifferently.

"Yes; he only had one fault."

"What was that?" I asked.

"Only intemperance."

"Did it harm him?"

"Yes, somewhat. He didn't seem to have any power to resist it at last. He got behind hand and had to mortgage his farm, and finally had to sell it. His wife died on account of the reverse: kind of crushed, disappointed. Then his children not having the right bringing up, turned out badly. His intemperance seemed to mortify them and take away their spirit. He had to leave politics; 'twouldn't do, you see. Then we had to set him aside from the church, and at last his habits brought on paralysis, and we had to take him to the poor house. He died there; only forty-five. There was none of his children at the funeral. Poor man, he had only one fault."

"Only one fault!"

The ship had only one leak, but it went down.

"Only one fault!"

The temple had only one decaying pillar, but it fell.

"Only one fault!" Home gone, wife lost, family ruined, honor forfeited, social and religious privileges abandoned, broken health, poverty paralysis, and the poor house.

One fault, only one.—Youth's Companion.

The meteoric stone which fell recently in County Antrim, Ireland, has been acquired by the British Museum. It weighs nearly ten pounds, and as it fell a noise like a boiler explosion was heard for some miles around. It sank into the earth to a depth of only about eighteen inches, the fact that it did not go deeper down being probably due to the meteorite having first struck a stone when it touched the ground.

**PRIZE FIGHTER'S HEART.**

Coffee Shown to Be the Cause of His Weak Heart

Frank Wallie, the Illinois champion feather weight, says:

"Nearly all my life I drank coffee, and it finally put me in such a condition that training for any fight was almost impossible."

My breathing was poor and slight exertion always made me very tired. I could not understand it, for I was otherwise well and strong, until one day, in training quarters, a friend and admirer of mine asked me if I drank coffee. I told him 'yes,' and he said that was what ailed me.

This was two weeks before an important fight of mine was due. He explained how coffee affected the heart and nerves and told me of the good qualities of Postum Food Coffee. I immediately commenced to use it in place of coffee. The result was wonderful. My nervousness left me, my breathing bothered me no more, my confidence returned, and I was as good as ever in a short time.

I returned victor of the fight, which I am confident I would not have had I continued the use of coffee.

**AN APPREHENSION.**

"There are good trusts and bad trusts," said the hopeful man.

"Yes," answered the cheerless citizen; "but the bad ones are accumulating so much profit and power that I'm afraid it won't be long before the good trusts are led into temptation."

**IN MEXICO.**

**The Home of the Cultivated Rubber Industry.**

Interview With Stanley E. Elkin—How Rubber Trees Are Grown—Short Crops—The Obispo Plantation.

(St. John "Sun," Nov. 27.)

(Concluded.)

Pineapples are another source of revenue. They yield fruit in ten to twenty months, according to the class of slips. The season lasts from five to six weeks for the native variety, but with improved varieties it may be prolonged almost indefinitely. Some four or five varieties are now being imported for planting at Obispo.

Bananas are also raised. They are planted about 400 hills to the acre, and each hill yields three to six bunches. They bear, in from ten to sixteen months, according to the variety, and may be planted at any time. Some seeds planted in March will yield fruit in October.

Rice is also raised at Obispo. Fifteen acres are planted, and should produce 1,000 to 1,200 pounds to the acre. It is worth \$60 per ton, gold, on the plantation. The land where it is planted will yield two crops per year without irrigation.

Cattle raising can also be profitably carried on. At the present stage of development there is room for 600 head, and the experience of old ranchers is that the profit is about 25 per cent. The cattle winter out of doors. All that is necessary is to fence them off from the rest of the plantation. The para grass which has a most prolific growth, is excellent fodder. At one of the camps of the development company this para grass was cut seven times this year, so rapid is its growth. There are also fifty hogs on the estate, and the profit on the hogs there is estimated at 60 per cent.

The plantation also possesses very valuable timber, which must be cut, that must be cleared, and a sawmill planting. There are rosewood, mahogany, white mahogany, black walnut, ash and hickory, and three varieties of whitewood, of better grain and harder than American bass and poplar. There are 3,000 acres of this forest that must be cleared, and a sawmill has been sent down, in charge of a Michigan lumberman, to begin operations. The lumber will be sent down the Obispo river to the Gulf coast.

**LABOR AND MACHINERY.**

Labor is cheap at Obispo. All the peons ask is six bits, or about 26 cents, Canadian money, per day. But it is better to have them work by the "terral," or so many hills, judged by the foreman. In this way more work is got out of them. They are divided into camps, of which there are now ten on the plantation, aggregating about 85 men in all. There has been no difficulty in securing all the help required.

It is very necessary in that climate to be well equipped for work, and the Obispo people have provided themselves with modern machinery, being the first to introduce it. Weeds grow very fast, and to keep them down with the hoe would be very expensive. If cleared land were left alone for six months it would become almost impassable with the rank growth. With modern machinery the cost of keeping the plantation clean is lessened and better results are obtained.

**THE SOIL.**

Obispo plantation, or San Silverio el Obispo, as it is called, is 300 feet above the sea level, in the heart of the rubber belt. Its temperature is 85 to 95 degrees. The soil extends from 5 to 25 feet below the surface, when a soft half shale, half fine sandstone is encountered, containing marine shells, the evidence of an ancient sea-bed. The soil is very rich and humid, containing a large proportion of phosphate and lime, derived no doubt from the decomposition of shells. There is apparently an excess of nitrogen, tending to a woody growth. The sub-soil is the same as the surface, with a mixture of disintegrated sandstone. The sub-stratum readily decomposes when exposed to the air. Judging from other plantations in similar

soil, it is as rich as the surface. The rainfall at Obispo is about 1,000 inches per year.

**TRANSPORTATION FACILITIES**

The Obispo plantation is on the Obispo river, in the canton of Tuxtpec, state of Oaxaca. It is probably the best situated plantation in Mexico, having both rail and river transportation, and having a home market for its corn, beans, live stock and the like. The corn, for example, can be sold right at the plantation, for 65 cents (gold) per bushel. People from nearby places bring merchandise to exchange for produce. The Obispo river is navigable to the plantation for canoes of 10 to 15 tons all the year round. A station of the Vera Cruz and Pacific railway is 1 1/2 miles from the centre of the plantation. Another station is within one and a half hours' ride. Vera Cruz is 62 miles away. Mexico City is fifteen hours distant by rail. Only 25 miles down the river is Alvarado, one of the ports of the Ward Line steamers in the Gulf. The town of Tuxtpec, with a population of about seven thousand, is reached by a three hours' drive. A government highway, kept in excellent repair, runs through the centre of the plantation. A ride of eight or nine hours on this highway takes one into the heart of the Valley National, the great tobacco and coffee region of Mexico.

**THE STORY OF OBISPO.**

Some three years ago, Mr. Maxwell Riddle of Ravenna, Ohio, who has a private rubber plantation adjoining, purchased the Obispo property, through which the railway has since been constructed. The Obispo Rubber Plantation Co. was organized, and entered into a contract with the Republic Development Co. of New York and Mexico to thoroughly organize, equip and develop the plantation, putting 8,000 acres into rubber and cacao trees, and 1,000 acres in short crops; and to bring the plantation to an approximate earning capacity of \$1,425,000 by January, 1909, increasing annually to \$4,530,000 in 1916. The contract has been in operation since March 2nd, 1907, and the work of development is going on as already described. To protect the shareholders of the Obispo Company, the whole property was conveyed by deed to the North American Trust Co., pending completion of the development company's contract. The total issue of stock of the Obispo Company is to be 8,000 shares of \$50 each, or \$400,000. Of this \$1,200,000 has been offered and is being subscribed to provide funds for the development company, but they have to deposit ten per cent. of the amount received with the trust company, to be held as a forfeit for the faithful performance of their contract. As a matter of fact the members of the development company are shareholders in the Obispo Company. If at the expiration of this contract they and the other shareholders of the Obispo Company desire it, they may continue the management of the plantation for ten per cent. of the net annual receipts. If not, the members have the same voice as other shareholders. A special provision for the protection of all shareholders is that under the by-laws each shall have but one vote, no matter how many shares he may hold. Meantime the shareholders in the Obispo Company contract no debts or liens of any sort until the development period ends in 1907, and as the development company's contract does not end till 1909 there will be two years to perfect plans for the future management.

The Republic Development Co., guarantees four per cent. and all other net revenues derived from the property on all shares during the life of their contract. As a matter of fact, they paid seven per cent. for the last six months of 1907, or at the rate of 14 per cent. per annum, derived from short crops and other resources. The dividend already earned this year exceeds 10 per cent.

Nothing less than a \$300 share may be subscribed, but it may be paid in \$5 monthly instalments, covering the five years of the development period. When the whole \$8,000 shares have been subscribed each will be represented by an acre of rubber or cacao (not more than a thousand acres will be planted in cacao), beside one eight-thousandth part of the value of all other crops raised or produce sold.

**THE DEVELOPMENT COMPANY.**

Four members of the Republic Development Co. own and operate plantations of their own. All of them are practical business men, whose personal bank references and business connections are a guarantee of integrity and financial standing. One of them, Robt. B. Baird, of Crude Rubber and Gutta Percha, New York and Boston, has had ten years' experience in the business, and Geo. A. Tucker, civil engineer and former superintendent of the plantation, has had an experience of thirty years. James Reade Watson, the horticulturist, is vouched for by Luther Burbank, and by the president of Leland Stanford University and Prof. Dwinelle of the University of California. The United States Banking Co. of Mexico City is the company's depository. Mposaxwell Riddle, former owner

of the Obispo property, is treasurer of the company.

**PROFIT IN RUBBER.**

Mr. Elkin submits carefully prepared statistics to show that rubber trees yield large profits. On the Obispo plantation 7,000 acres will be planted in rubber, 400 trees to the acre. When six years old half these trees will be tapped and destroyed, each yielding at a moderate estimate a pound of rubber, worth 50 cents per pound or a total of \$700,000. The cacao and short crops would yield enough in addition during the seven years before 1909 to bring the total receipts up to over \$1,000,000, while the 8,000 acres would be worth at least \$1,000 per acre, of \$8,000,000, the only liabilities being the \$2,400,000 to the shareholders. From 1909 to 1916, by which time the trees would have reached maturity, they would yield by tapping from \$100 per acre in the former year to \$560 in the latter year, and thereafter for the balance of fifty years, an average of over \$500 an acre. In other words an investment of \$300 would draw largely increasing dividends till 1916, and thereafter pay over \$5.00 per annum. These figures, the company's literature states, are based on actual results, quoting rubber at a comparatively low price.

**GENERAL NOTES.**

The demand for rubber is enormously increasing, while the supply from wild rubber trees, owing to the destructive methods of the natives, is decreasing. Cultivated rubber plantations must provide the future supply.

In 1894 the sale of solid rubber tires in the United States was 15,000 pounds. In 1901 it was over 3,000,000 pounds.

In 1892 the total output of rubber was 78,531,378 pounds, and the price 66 cents per pound. In 1900 the output was 1,666,000 pounds, but the price had increased to \$1.14.

The maximum price of gathering and shipping rubber from Obispo plantation to New York, once the trees are producing, is 5 cents per pound. The trees continue to produce for about 50 years.

Cultivated rubber trees have been grown in Mexico in limited numbers for forty years. The industry has therefore long since passed the experimental stage.

W. H. K. Davey of New York, took from a single tree, eight years old, six pounds of rubber in six months, without apparent injury to the tree.

Alfred Bishop Mason, president of the Vera Cruz and Pacific railway, himself an investor in a rubber plantation, says he is "more than content with the outlook." He speaks highly of the Obispo plantation, of Mr. Maxwell Riddle and Geo. A. Tucker.

Wyndham R. White of Washington, tapped 400 cultivated trees, three and a half to four and a half years old, which he had planted himself in Mexico. The trees were tapped in the ordinary native way, and yielded an average of 1 1/2 ounces each, or nearly 44 pounds in all. The three and a half year old trees yielded an ounce each and the four and a half year trees two ounces.

Andrew Carnegie has stated that rubber will yield better results than steel to the investor of the near future.

Russell Sage is reported to have said that if he were a young man he would go into rubber, for when the trees are producing they are for fifty years as good as a bank.

The great advantages of the Obispo plantation are that short crops yield immediate profits, while the rubber trees are growing; that a large population within easy reach affords a profitable market for these crops; and that the plantation has quick communication by river and rail and national highway with both local and foreign markets, at low rates of transportation. Labor is very cheap and easily obtained.

The standing of the corporations and individuals connected with the Obispo enterprise is vouched for by banks and mercantile agencies of undoubted authority on such matters in the United States and Mexico.

**MR. ELKIN'S TRIP.**

Mr. Elkin's trip to Obispo was made for the sole purpose of enquiry, and it confirmed in every particular the truth of the story told in the company's literature. Mr. Barnes, of Mitchell, Schiller & Barnes, of New York, in a letter received by their St. John office, yesterday stated that Mr. Elkin's report to them is the best of that kind he has ever seen, because it contains straight business and proves that the conditions are as they have been represented.

It is the intention of Mitchell, Schiller & Barnes to organize Canada very thoroughly for the sale of dependable investments, such as will give the people who invest every chance for satisfactory profits.

Their general agents for eastern Canada are R. C. Elkin and A. H. Chipman of this city. The local agents are J. Howard Barnes, Wolfville; A. N. McLennan & Co., Sydney and Glace Bay; E. M. Fulton, Truro; John Nalder and W. Herbert Gares, Windsor; G. S. Moore, Sussex; Lloyd S. Belyse, Gibson.