

GUBA THE LAND OF SUNSHINE FRUIT AND FLOWERS

CANADA-CUBA LAND AND FRUIT COMPANY LIMITED

Incorporated Under "The Ontario Companies Act."

AUTHORIZED CAPITAL \$600,000.

LESS THAN 1600 ACRES OF THE FIRST 10,000 NOW LEFT AT \$10.00 PER ACRE. THE NEXT ISSUE WILL BE SOLD AT \$20.00 PER ACRE.

SHARES, PAR VALUE, \$100.

BEAR IN MIND THAT "NO INVESTMENT IS SO ABSOLUTELY SAFE BEYOND ALL POSSIBLE CHANCE OF LOSS, AS AN INVESTMENT IN REAL ESTATE, BASED UPON ITS AGRICULTURAL VALUE."

OFFICERS AND DIRECTORS: REV. ALEXANDER CAMPBELL, President; HAROLD B. ROBINSON, Esq., Vice-President, Toronto; AMOS HARRINGTON, Esq., Second Vice-President, Toronto; ERWIN B. JONES, Esq., Secretary, Toronto; CECIL H. THOMPSON, Esq., Treasurer, Toronto; GEO. F. DAVIS, Esq., Managing Director, Toronto; JAMES CURRY, Esq., Toronto; WM. PEMBERTON PAGE, Esq., Toronto; JOHN J. MAIN, Esq., Toronto; WHITFORD VANDUZEN, Esq.; J. W. CURRY, Esq., K. C., Toronto.

BANKERS: The Royal Bank of Canada, Toronto; The Royal Bank of Canada, Havana, Cuba. **SOLICITORS:** H. W. Maw, Esq., of Dewar, Young & Maw, Toronto; Edward L. Delgado, Havana, Cuba.

The Gardener's Heaven.

List of vegetables which can be raised in Cuba: Beans, peas, cabbage, carrots, celery, corn, cucumbers, egg plant, garlic, lettuce, muskmelons, onions, potatoes, pumpkins, radishes, squash, turnips, tomatoes, watermelons.

Fruits and nuts produced in Cuba: Alligator pears, almonds, bread fruit, coconut, cherry, chocolate bean, coffee, grapefruit, grapes, guava, lemon, limes, mango, mulberry, orange, pineapple, plantain, raspberry, strawberry, banana, blackberry, plum, olive, pecan nut, walnut, persimmon.

The laboring classes have surprisingly active minds, considering the conditions under which they have lived. They are mechanically inclined, kindly disposed, and respond readily to fair treatment. With opportunities and reasonable encouragement they will rapidly improve. Many American employers of Cuban laborers give encouraging reports of their faithfulness and industry.

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 appearance of the land, or top soil, but also in the subsoil, except in no case did I find any hard pan or even any evidence of hard pan.

The land and the subsoil underlying it is in every way perfectly adapted to profitable growing of oranges.

The soil, as you know, is a sandy, loose earth, 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.

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 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, rest, 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.



"Oranges of delicious flavor grow spontaneously in all parts of the island."—Robert T. Hill, U. S. Geological Survey.

Soil

The soil of Cuba grows everything that can be raised in Florida or California. Frost is unknown, as the thermometer never falls below 40 degrees in mid-winter. In summer the maximum temperature is 85, though the nights are cool, and even on the hottest days there is always a breeze from the sea.

Resources

Citrus fruits, such as oranges, grapefruit, pineapples, lemons and limes, grow almost without care, while early vegetables—potatoes, beans, peas, tomatoes, cucumbers, onions, corn etc. can be grown and shipped in December and January, when they bring the highest prices in the Northern markets.

The Light Soil of the Island—a rich loam—is loose and easily worked. Its fertility is marvelous. In fact, the climatic and agricultural conditions make it a natural fruit orchard and a huge winter vegetable garden, requiring only ordinary effort to yield a rich harvest, its position below the "frost line" insuring to the orange grower the permanency and safety of his investment and far larger returns than can be obtained in Florida or California, since in those localities enormous sums must be expended to protect the orange groves from the killing frosts which frequently prevail.

Profits on Oranges and Other Citrus Fruits

As an indication of the profits to be derived from raising oranges and other citrus fruits, I quote from an official work on Cuba, recently published. "The person owning an orange grove in a country free from frosts is the most independent and happiest person on earth. A full-grown orange tree will yield from 1,000 to 5,000 oranges yearly, and, like the lemon tree, begins to bear the third year. Before Cuba got its setback during the war, orange lands were selling for from \$150 to \$200 per acre, and a three-year-old grove was worth \$1,000 per acre. The oldest trees in Cuba are some 100 years old and each year the crop is greater than the previous year. No limit is placed upon the age of the orange tree; so in beginning an orange grove, remember, if four or five years are required to bring it into bearing, it will then continue to yield its golden harvest for generations to come, and when once in fruit you can sit beneath its shade almost in idleness and have an abundant competency."

Oranges

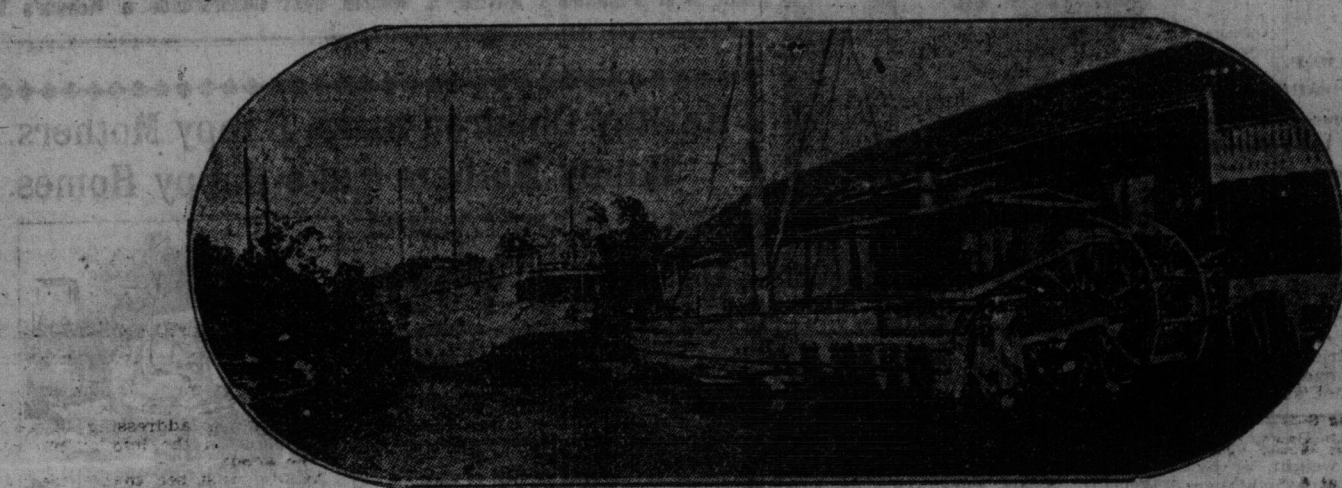
It is claimed by the best authorities on citrus fruits that if all the available land suited for the purpose in this part of the world were put into cultivation it would be more than twenty years before the market would be supplied to the same extent that it was previous to the freezes in Florida and California.

It must be remembered that an orange grove will mature here in one-third less time than in California or Florida.

Governor-General Charles H. Allen says: "A ten-acre orange grove, once in bearing, gives a comfortable income, sufficient to support a family in the best country style."

"A population of several millions could be profitably employed in agriculture alone."—Victor S. Clark, Ph.D., U. S. Government Report.

An Ideal Country Which Affords Golden Opportunities for Investments—The Natural Advantages of Cuba Far Exceed Those of Florida and California—Tremendous Advance Has Been Made During the Last Five Years—Almost Every Tropical Fruit Reaches its Highest Perfection in This Island Gem in the Southern Seas—Some Opinions From Writers Who Have Visited the Island—U. S. Government Reports Show the Possibilities of Development Which This Specially Favored Land Possesses—Cuba Will Become the Orange Garden of the World—Its Nearness to Market, Low Freighters are Great Points in its Favor—No Irrigation is Necessary and No Frosts Ever Visit This Land of Perennial June.



Guardiana Wharf, Active Shipping of our Property.

Grape Fruit

This luscious fruit has become very popular in the North. It is one of the most delicious and healthful of all citrus fruits. It commands very high prices, as the demand has never been fairly supplied. It is a good shipper and can be sent as far as the European markets in good condition. The profit from a grove of grape fruit is larger than from either oranges or lemons. When budded in the rough lemon stocks of Cuba it bears well and produces fruit of the finest quality, the flavor and color being superior to that grown either in Florida or California.

The Pomelo, or Grape Fruit, as it is more familiarly called, is fast taking a prominent place in the fruit world. In the eastern markets it brings a large price, selling as high as 25 cents each; and as it is very productive it is a very profitable fruit to grow. This year they were as high as \$12 per box.

"Grape Fruit will grow at least 50 per cent more to the acre than oranges."—Thomas R. Towns, Nurseryman.

Winter Visitor's Paradise

Even if you don't want to go to Cuba to practice your profession or engage in business, you would, no doubt, like to go down for two or three months in winter.

The scenery, climate and surroundings are charming and as a winter and health resort it far surpasses Florida or California. Thousands of Americans visit this region every winter and it is fast becoming the Riviera of America.

..... the future of Cuba presents a possibility of wealth that is incalculable."—General Robert P. Porter.

The Orange Crop is dealt in on a cash basis, and there will be no losses from bad debts or delays in collections. Buyers from the large produce and commission houses in New York visit Cuba every season, and whole crops of fruits and vegetables are often bought as they stand in the field. This method of selling is followed to some extent by California and Florida growers, in which event a price of \$1 to \$1.25 a box for fruit is usually obtained, the buyer doing the picking, packing and shipping.

Other growers prefer to do their own shipping, in the hope of making an additional profit.



Tobacco Centre at Hato Guano, on our Property.

"I just wanted to sit down on a ten-acre tract within sight of the river, sea and mountains, surrounded by stately royal palms, bananas, oranges and mango groves and stop for the rest of my natural life."—Professor T. C. Haller, Albany, N.Y.

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 tract in our surveyed portion not already taken up, which will be satisfactory. We want everybody 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.

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?

EVERY INFORMATION FREELY GIVEN

Vegetable Raising

Next in importance and profit to the raising of tropical fruits is the raising of vegetables and small fruits for early market. The Cuban farmer has no expense to incur for commercial fertilizers, as the land is sufficiently rich without them. He requires no cold frames, hot-beds or other expensive system of forcing plants. The climate does more than the best artificial system in northern climates can attain. Three or more crops of vegetables can be raised in a year. While the Canadian farmer is sitting idle by his fire, because his farm is covered with a mantle of snow, the Cuban farmer is gathering a crop of vegetables ready to be placed on our market during the month of February, when they will bring the highest price. New potatoes, for instance, shipped from Florida, bring about seven dollars per barrel in the New York market. Vegetables from Cuba can be marketed at least two months earlier than from Florida. The sweet potato grows everywhere and anywhere, which is not only of great quality, but of good quality. Beans of every variety are produced, while asparagus, beets, radishes, spinach and cabbages grow all the year round. Onions grow to the size and in the quantities they do on the Bermuda Islands. Strawberries can be raised the larger part of the year. Tomatoes and cucumbers grow abundantly in Cuba, and by regulating the time of planting, they can be placed on the northern markets at a time when they will command a high price and give a large profit to the grower. The growing of vegetables for the northern markets in winter, in connection with the growing of fruit, should be a very profitable branch of farming on our property.

..... titles in Cuba are easily traced and are, if anything, more secure than in the United States."—C. M. Pepper, in To-morrow in Cuba.

The Sportsman's Delight

U. S. Consul Hyatt, in his book on Cuba, under this heading, writes: "Cuba is a paradise for the sportsman, as wild game and fish of all kinds abound in endless variety and abundance. Fowls are in great numbers. Wild guinea hens and turkeys are found in flocks of from twenty-five to one hundred. The whistle of the quail and the flutter of the pheasant and partridge are heard on all sides. In the rural and mountain regions. Ducks in abundance come over from Florida in the winter, and return with the spring. Mocking and blue birds, orioles, negroes, parrots and a thousand kinds of songsters and birds of brilliant plumage flit from tree to tree."

"Game is abundant, such as deer, rabbits, wild boars, wild turkeys, pheasants, snipes, etc., and there are more than two hundred species of native birds many of them wearing gorgeous plumage. None of the snakes on the island are venomous, and there are no dangerous wild beasts."—United States Government Report, page 1202.

"It" (the Republic of Cuba) "is among the most fertile lands in the world."—Commercial Cuba in 1903, U. S. Government.

"Poultry flourish everywhere."—Robert T. Hill, U. S. Geological Survey.

The yield of an average tree in Cuba begins earlier and is much more prolific than in California or Florida. The reason for this is that the soil, climate and rainfall all tend to earlier growth.

Every day is a growing day in Cuba, and orange trees don't lie dormant for four months, as they do in California and Florida.

Hon. M. E. Gillette, ex-Mayor of Tampa, Fla., and an experienced orange grower, says that in Cuba an orange tree four years old will yield one and one-half boxes of oranges.

A four-year-old tree will yield an average of one hundred and seventy-five oranges, or, say, one box of one hundred and twenty-six oranges.

We know this to be the fact. Now, it is customary to plant ninety trees to each acre (the approved style of planting in California), each tree being placed twenty-two feet from its neighbors. This will give ninety boxes of fruit per acre the fourth year.

The yield of an orange tree increases at the rate of a box a year until the tree is full bearing at the age of ten years, yielding from six to ten boxes (900 to 1,500 oranges) a year. Often the yield is much greater, and trees are frequently seen in California with their branches so loaded

TITLES GUARANTEED

with fruit that they are propped up to keep them from breaking beneath their golden burden.

These statements are conservative and can easily be verified. They are proven by the United States Consular reports and by the testimony of hundreds of experienced people in California, Florida and Cuba.

The wholesale selling price of oranges varies from \$5 per box in the early fall and late winter, to \$17.50 per box—a very conservative estimate being an average of \$2.75 per box. As the fruit in Cuba ripens and sweetens earlier than California or Florida fruit, it will not have to be picked and shipped when green and unripe—a thing that has badly injured the reputation of Florida oranges in recent years. Cuba fruit can be permitted to hang on our trees till late in the season without fear of frosts. Much of the Florida fruit is rushed to market early to avoid frost, and is shipped unripe, thereby bringing a lower price, as before stated.

The average prices quoted there are as follows:

| | | |
|---------------------------|-------|----------------|
| Oranges | | \$2.50 per box |
| Grape fruit (boxes of 50) | | 5.00 per box |
| Pineapples | | 2.93 per box |

"Market gardening and the raising of food crops could engage the population of a good-sized State in Cuba."—Victor S. Clark, Ph.D., U. S. Government Report.

The profits from orange growing are large. Once an orange grove is in bearing it will continue to yield fruit for a lifetime.

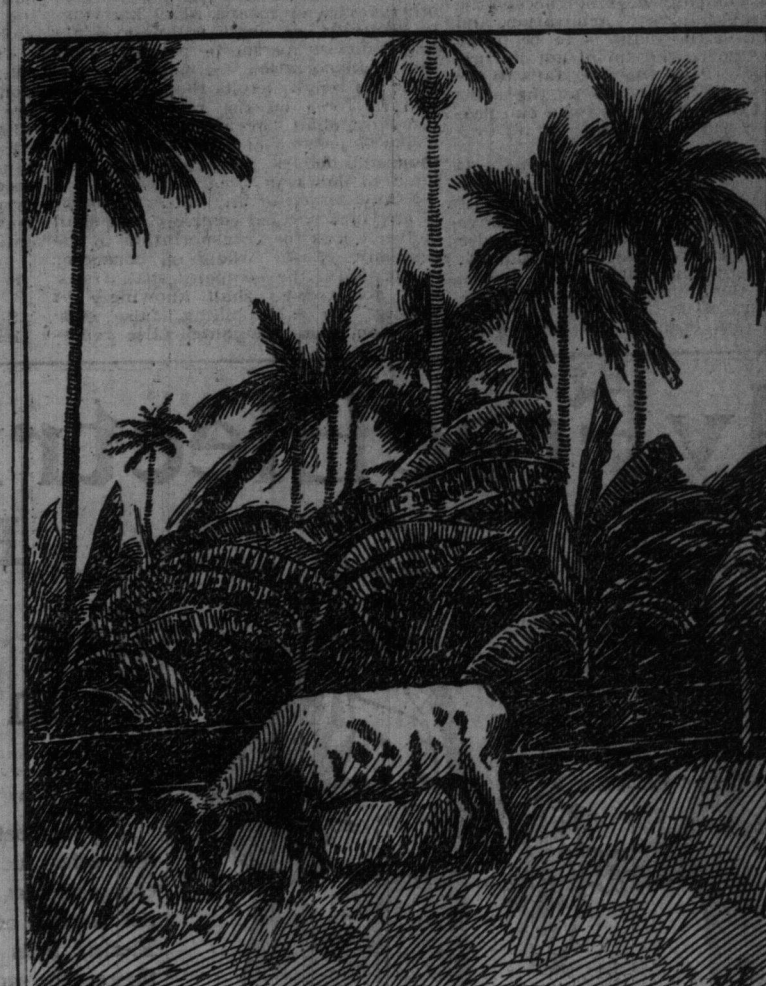
The labor is light, as there is no replanting every year. Many of the finest groves in California are owned and managed by ladies.

Add to these the fact that life in an orange-growing region is made beautiful by blue skies and plenty of sunshine, that flowers riot everywhere and Nature is always seen at her best, and it is easy to understand why the owner of a grove of even ten acres is regarded as a very lucky individual.

AGENTS WANTED

Tomatoes

Tomatoes: Ready for picking four weeks after planting, yield 240 crates per acre; cost, delivered in New York, \$1.25 per crate; average wholesale selling price, December to March, \$3.50 to \$4.50 per crate; profit, \$2.25 to \$3.25 per crate, or \$5.40 to \$7.80 per acre.



Write for Prospectus

Every Information Freely Given

ADDRESS ALL COMMUNICATIONS TO

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Managing Director

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Telephone Main 5731.