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### Unsigned letter to A. F. Thurman

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Dec. 7, 1912.

Mr. A. F. Thurman,

Woodson, Texas.

Dear Sir:-

Your letter of December 2nd has been received, and I am pleased to know that you are much interested.

You do not have to irrigate the land here in order to make three crops a year; as a rule, however, the most successful truck farmers have a small place which they do irrigate, for the purpose of raising special fancy vegetables. There are many crops, however, that can be grown without irrigation, but for lettuce, cucumbers, etc it is best to have irrigation. The cost of installing an irrigating plant is about \$150.00 an acre, according to size of engine, pipes, etc. All you would need in the way of a team would be one horse; after the crop is planted a great deal of work is done by hand.

I quote prices on various articles that you inquire about as follows:

Irish potatoes	\$1.50 per bu.
Cabbage	.05 " head.
Oranges	.01 each
Lemons	.15 per doz.
Corn	.30 " bu.
Oats	2.00 " sack of 100 lbs.
Sugar	1.00 for 17 lbs.
Rice	.25 " 3 lbs.
Coffee	.20 to .30 per lb.
Meal	.30 per peck
Flour	.75 " sack of 24lbs.
Apples	.40 to .60 per peck
Wheat is not grown or used here to any extent.	

You can build a three-room house such as you speak of, I believe for about \$350.00. Carpenters get from \$2.00 to \$3.00 per day; common labor gets not less than \$1.00 to \$1.25 per day. Board ranges from \$12.00 to \$15.00 per month.

A three or four-room house could be rented for \$1.00 a week, but I do not know of any for rent now. I should think it would take about \$100.00 for a trip from your town to Gainesville and return. It would be well if several of you are interested to send one of your number to represent you and look the situation over. I hope that all who are interested there will decide to come.

Prices of lots in Dixieland Park range from \$250.00 to \$500.00 each; five-acre truck gardens are \$1000.00 each; terms, one-fifth cash and the balance in four equal annual installments with interest at the legal rate of 8% per annum on the deferred payments.

This is a very healthy place, fine water and the best climate to be found anywhere. There are two classes of people, white and black, but it is strictly a white man's country, and the white man gets the best of everything here. I do not know of any place where you would be more welcome than right here in Gainesville. Try to make your arrangements to come if possible.

Yours sincerely,