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Form letter from San Bernard River Land Improvement Company

San Bernard River Land Improvement Company

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San Bernard River Land Improvement Company

HOUSTON, TEXAS

JAMES E. SCOBEEY, GENERAL AGT.

FRANKLIN, TENN.

Dear Sir: You may be interested to know something of what I am sure is the richest and most productive lands anywhere to be found. The wooded valley lying immediately between the San Bernard River and Caney Creek, twenty miles from the Gulf of Mexico, 71 miles southwest of Houston, Texas, and 60 miles west of Galveston, is the country to which I refer.

The Company something over a year ago placed upon the market 14,000 acres of this land. One year ago, the 1st of February last, a townsite was laid off. Many lots have been sold. A fine \$4,000 hotel has been built; three good business houses and about twenty residences; a really good schoolhouse, well seated and furnished, in which a school is being taught. There is a cotton gin and mill, a lumber yard, etc. It is a growing village, and certainly will, in time, become a considerable town. Much of the land has been sold; and, at the reasonable prices and favorable terms to purchasers, the remainder will soon be disposed of, either to settlers or provident investors.

This country is in the rain belt. The average rainfall is more than 45 inches per year.

The old settlers of the valley say they have not failed to harvest a good crop for thirty years past.

All the products of the temperate and semi-tropical zones can be successfully cultivated, with the certainty of an abundant yield, save wheat, rye and barley.

The lands are generally level, slightly undulating. They need little if any artificial drainage; nor do they need irrigation. If they did, flowing wells—artesian water—in abundance can be secured at a depth of 500 feet at a cost of 80 cents per foot.

The country is not subject to overflow, being about 8 feet above any rise of the river, which is navigable to the Gulf the year round.

The St. Louis, Brownsville & Mexican Railway passes through the lands of the Company, affording excellent transportation for all products toward the markets of the world.

If you would like to have a home where with half the labor you are accustomed to bestow on a crop you may almost, if not quite, double the yield of the lands of the older States; or if you would make a sure and safe investment, with the almost certain result of doubling your money in the course of a very few years, you ought, by all means, go and see Sweeny and the country surrounding, that you may for yourself see and know whether our representations are trustworthy.

In regard to the matter of the healthfulness of the country, I can say, I see no special cause for disease. There are neither swamps nor lagoons to produce disease. I quote what a celebrated physician has said in reference to that country: "The matchless climate of the Gulf Coast of Texas is among its most valuable possessions. Here we have the fresh Gulf breeze—the pure ozone right from the Mexican Gulf—insuring health and long life! Away from low places and free from overflow, there is no cause for sickness."

We are making occasional excursions to that country in company with homeseekers and prudent investors.

It is a country of splendid opportunities. It needs to be seen to be appreciated.

If, therefore, you feel inclined to go and see the country, you are cordially invited to join us in our next excursion. Go and see this country.

Land there can be bought from \$30 to \$50 per acre in large tracts, varying in price as to location, etc. Ten-acre lots near townsite from \$60 to \$100 per acre. Small payments cash; balance on good time.

The railroads give reduced rates on the first and third Tuesdays of each month. Round trip to Sweeny and return, \$36.95; limit, 25 days. If you desire to go, please drop us a card.

Address:

JAMES E. SCOBEEY, Agent,
Box 76. Franklin, Tenn.

We, the undersigned, having gone to Texas, and having made a personal inspection of the country and some of us having made investment there, feel warranted in subscribing to the truthfulness of the statements made in the foregoing circular letter of Mr. James E. Scobey.

WILLIAM CHENAULT, R. F. D. 5, Gallatin, Tenn.

BILLIE CHENAULT, R. F. D. 5, Gallatin, Tenn.

W. R. DANIEL, Bethesda, Tenn.

J. T. MORTON, Leiper's Fork, Tenn.

C. H. CARR, Franklin, Tenn.

L. S. SANFORD, Bethpage, Tenn.

THOMAS BEASLEY, Boston, Tenn.

L. S. Sanford, Bethpage, Tenn., says: "I have recently made a trip to Sweeny, Texas, and pronounce the land the richest I have ever seen. So well pleased was I that I bought a farm." He is now having a residence built in Sweeny and will soon move there. Mr. Billie Chenault purchased a farm of 223 acres.

Thomas Beasley, Boston, Tenn., says: "I have never seen a country where the land is better and more productive. The climate is fine, and it appears that the health conditions could not be much better."

I think there is no doubt about this country being as fine corn, cotton, potato and sugarcane lands as can be found in the United States. The soil is alluvial, friable, easily cultivated; and crops are made with less labor than is usual in other sections, and the yield surpasses that of almost any other part of the country.

For further information address

JAMES E. SCOBEEY,
Box 76. Franklin, Tenn.