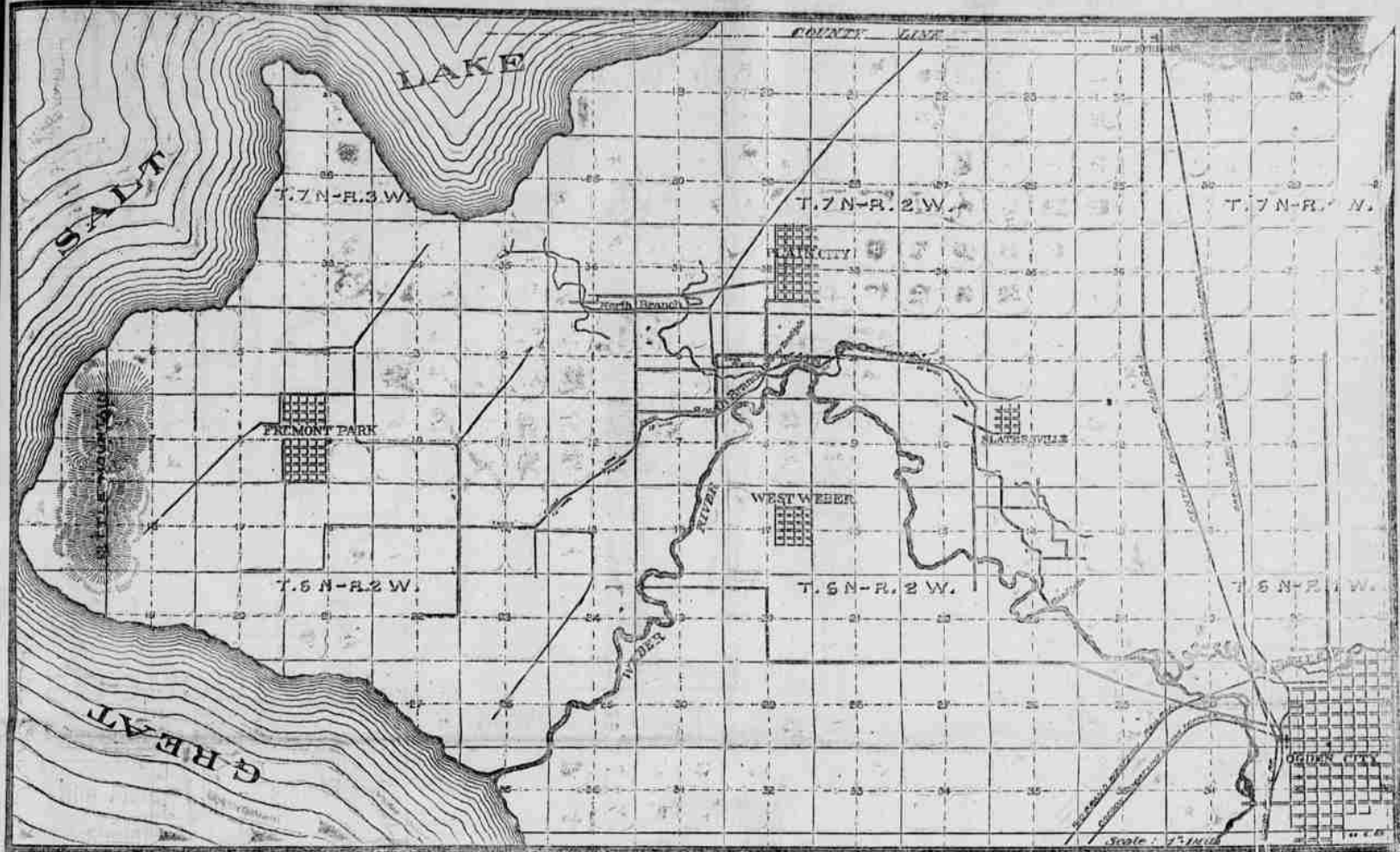


TRUTH AND LIBERTY.

SATURDAY, JUNE 26, 1897, SALT LAKE CITY, UTAH.

CHEAP AND CHOICE LANDS IN WEBER COUNTY



A MAP OF SPECIAL INTEREST TO HOME-SEEKERS SHOWING DESIRABLE LANDS IN WEBER COUNTY UNDER CANAL SYSTEM OF PIONEER ELECTRIC POWER COMPANY.

To Home-Seekers.

"What farm this land would make if it only had water!" is an exclamation that has been uttered uncounted times concerning the northwestern portion of Weber county, Utah. Here is a tract containing many thousands of acres, as large as a town, and having a soil warm, deep, and rich; such a soil as produces all kinds of field crops in profuse luxuriance, and is admirably adapted for fruit. Any person at all qualified to judge by appearances, could tell at a glance that the soil of this arid plain lacks only water to make it fertile and productive in the highest degree.

Another feature that has tended to make this tract desirable is its close proximity to Ogden, the second city in the State, and a railroad center of unsurpassed importance. A ride of eight miles from the business center of Ogden takes one fairly on to it, and about seven miles further takes one across it to the extreme northwest corner of the county, on the lake shore. The plain, retaining its level surface and rich soil, extends far northward into Box Elder county.

Just on the eastern edge of this stretch of rich desert, if the term is permissible, are the thriving towns of West Weber and Plain city. The former is noted for its excellent farm crops, and the latter for its fruits. But these towns could not spread out to the west onto the tract we are describing, because of a lack of water.

But this lack, the only obstacle to prevent the transformation of the land from barrenness to the highest condition of fertility, has been abundantly supplied by means of a grand system of canals, which forms a part of the stupendous enterprise inaugurated by the Pioneer Electric Power company of Ogden. The accompanying map clearly shows the lands in question, their situation with reference to Ogden, West Weber, Plain city, and the Great Salt Lake, etc. It also shows the canal system by which they are being reclaimed.

The Canal System.
The main canal, from the Weber river at a point about five miles west by north of Ogden, and from thence it proceeds by a course who, general direction is northwesterly until a point about two miles south by west of Plain city is reached, when it strikes into two main branches. One branch continues on a general northwesterly course for several miles, while the other goes southwest somewhat more than a mile, and then divides into three or four branches. It is here that it turns east. Thence it continues due north about one mile, and thence due

west about the same distance where it terminates for the present. Besides these two main branches of the canal system, there are several lateral canals branching out from them, and others will be constructed as needed, making complete the network of streams that will fertilize in the highest degree this whole region.

Capacity and Cost.
The main canal is thirty feet wide on the bottom and carries a depth of about five feet of water. The fall is sufficient for the safety of the canal banks, notwithstanding the flatness of the surface and the volume of water is immense. It flows, however, so largely increased, because there still flows in the Weber river, just the head of this canal and into the lake a considerable stream of unappropriated water, and the amount of water in the river is destined to be greatly augmented in a manner to be described further on.

Suffice it to say here that ample provision has been made to supply all the lands under this canal system with all the water they will ever want. Had this water supply been provided a few years ago, these lands would now have embraced some of the most productive and valuable farms in the State. Their natural richness and their proximity to a great railroad center, would have made them very high priced. But they could not be brought under cultivation because too much capital was required to convey water to them.

The Pioneer Electric Power company has expended over \$500,000 in cash in the construction of its canal system. The main canal and laterals have a total length of about thirty-five miles, all constructed in a thorough and scientific manner, and with a view to future maintenance and permanency, and increasing demands upon their capacity.

Much of the land lying under this canal system is not now on the market. Its owners regard it as too valuable to be sold at the best prices obtainable in the present depressed condition of the real estate market, and are holding for an advance. But tracts aggregating about 10,000 acres, and lying east and north of Fremont Park townsite are now offered for sale.

quired to be paid when the purchase is made; the balance in five equal annual installments. Desired payments bear interest at the rate of eight per cent per annum. There are some tracts that will be sold on easy monthly payments, thus enabling mechanics, railroad employees, etc., to obtain a farm without living upon the land.

Location and Description.
No such an opportunity is now open to home seekers in any part of the State of Utah, as is here represented. The most remote of these lands is within an easy two hours' drive of Ogden, and within a less distance of two railroads, the Central Pacific and Oregon Short Line. They border on the lake, where wind breezes sweep over them, mollifying the heat of summer, and the climate has all the charms and advantages that have made Salt Lake valley world-famous.

The soil is almost uniformly a light, warm, sandy loam, perfectly adapted to all kinds of fruit and vegetables that grow in this climate, and in richness and productivity it is not surpassed and is seldom equaled in this mountain region. Its warmth and other qualities specially adapt it to early varieties of both fruits and vegetables which here mature earlier than elsewhere in this part of the State.

Crop Statistics.
For the purpose of showing what crops are being produced on these lands, the following statistics of fair average yields have been prepared:

GRAIN.	
Wheat, average yield per acre, 45 bushels.	
Oats " " " " " " " " " "	35 " "
Barley " " " " " " " " " "	30 " "
Rye " " " " " " " " " "	35 " "
FRUIT.	
Apples, average yield per acre, as high as 1,500 bushels.	
Pears, average yield per acre, as high as 1,000 bushels.	
Plums, average yield per acre, 200 bushels.	
Apricots, average yield per acre, 40 bushels.	
Grapes, 8 varieties, Keweenaw, and other small fruit, from 200 to 300 per acre.	

The land in the vicinity of Ogden has a record for productivity not excelled under the sun. On many farms eighty bushels of wheat to the acre have been raised. It is a common thing for oats and barley to run ten bushels to the acre. In other grains it is equally prolific; while the garden and vegetable crops are something enormous. Fruit and field crops are grown in a season, and three crops of grain succeed each other on the same land, late melons and corn are grown on the soil that has

produced the early vegetables. All the grains thrive, and the table delicacies such as celery, cauliflower, rhubarb, radishes, etc., find their natural habitat. Melons, peaches, cucumbers, potatoes, beans, mangos, squash, carrots, sweet corn, squash, pumpkins, beans, tomatoes and all other vegetable products of the temperate and semi-tropical zones grow in unlimited quantities.

Here, too, the small-fruited kingdom flourishes in glory. Strawberries thrive in natural profusion. Raspberries, blackberries, cherries, gooseberries, currants and grapes are raised in unlimited quantities. The market is flooded with these native products in season, and thousands of pounds are exported. Probably the most profitable piece of land the husbandman can cultivate is the orchard spot. Here are listed apple trees, peach trees, pear trees, apricot trees, plum trees, and green gage trees, etc. Under the irrigation system, fruit growing thrives as never before. It is not uncommon in this vicinity for an orchard grower to make as his net profit on twenty acres, \$10,000.

On a five-acre tract of apple and peach trees the annual profit has been as high as \$4,000. These are not exaggerated statements; the handsome houses and fat bank accounts of scores of fruit growers will testify to the truth of what is here set down.

Inducements to Home-Seekers.
There are in the larger towns, and cities of this State, many mechanics who are unable to find employment at their trades, and there are many people living in cities whose houses are encumbered to a burdensome degree, and who see no approaching relief; and there are many young men in all parts of the State who are seeking a location where they may make a home and win a livelihood. To all these the lands above described offer the strongest inducements and greatest advantages.

The easy terms on which both land and water may be obtained, the great productivity of the soil and consequent liberal returns for labor expended upon it, the nearness of a great railroad center where crops of all kinds can be marketed at the highest prices, and where supplies of all kinds can be procured at the lowest rates, all these are factors in the inducements to the home-seeker of moderate means.

To suppose that a settler on these lands is to purchase a large farm, and order to make a good home and comfortably support a family is a mistake. The prospect is from a farm here depends for its margin of success on the intelligence and industry with which it is cultivated than on the number of acres it contains. It is a fact well demonstrated that a twenty-acre farm here, carefully cultivated in such a manner as to produce a large crop, will be as profitable as a 100-acre farm in some other part of the country, or treated in the usual way.

The experience of cultivators of irrigated farms goes to show that small holdings are more profitable than large ones in proportion to the capital invested in them, and the labor and expense bestowed upon them, and this is prominently true of the lands here spoken of.

Good building material of different kinds is easily obtainable. In different places on or near the lands offered for sale are deposits of clay suitable for making brick and adobe, while on what is called Little Mountain, less than two miles west of Fremont Park townsite, good lime stone and building stone may be easily obtained in any quantities.

Fremont Park Townsite.
A townsite to which the name of Fremont Park has been given has recently been platted. It will be seen from the map that its location is about two miles from the shore of the lake, and about the same distance from the base of Little Mountain. This townsite is twelve miles from the business center of Ogden, and it is confidently expected to be rapidly built up and improved.

There is a cross-road at the southeast corner of section 12 and a school house located through the townsite of West Weber and Plain City, and the above description is given from personal observation. The school is a new one, recently built, and the townsite is remarkably thrifty looking orchards during the drive, and other evidences in the vicinity of the townsite and desirability of these lands. The lands were owned and good, and the manner in which the canals were constructed and provided with bridges was admirable.

The Pioneer Electric Power company was organized November 27, 1896. The officers were: President, George T. Cannon; vice-president, F. J. Kiesel; secretary and treasurer, C. K. Hammett; manager, F. J. Cannon; directors, Wilford Woodruff, Joseph F. Smith, George Q. Cannon, F. J. Cannon, Asahel Woodruff, John R. Winter, A. B. Patton, F. J. Kiesel and C. K. Hammett. Mr. Hammett was the chief engineer. Later a reorganization occurred and a number of minor changes in the officers were made. John R. Winter was made president and treasurer, F. D. Richards was added to the board of directors.

For a time the company had difficulty in attracting the attention of capitalists. It was estimated that the construction of the monster plant would cost in the neighborhood of \$2,000,000 and at that particular time there was no one capable of looking for speculative investments. It was not until \$100,000 had been spent that the help of such men as Mr. Joseph H. Cannon, a multimillionaire and industrial and business promoter of prominence, Rhode Island, paid \$1,000,000 into the enterprise. From that time work was prosecuted with all vigor and at this time the plant is far completed and it is able to furnish 3,000 horse power of electric light, and one output can quickly be doubled, and it is expected that it will be able to furnish 10,000 horse power.

The plan was to utilize the waters of Ogden river for the production of electricity, and incidentally, for the reclamation of the lands that have been abandoned in the vicinity of Ogden, and for the irrigation of the lands to the westward. The electricity would furnish power for a vast amount of machinery, and for an electric road in the district spoken of, and for the irrigation of the lands to the westward, and as far as Salt Lake City, the electricity would be sold to the city, and the electric road would be built to the city, and the irrigation of the lands to the westward, and as far as Salt Lake City, the electricity would be sold to the city, and the electric road would be built to the city, and the irrigation of the lands to the westward.

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notwithstanding that it has been repeatedly written in its different newspapers. Its description of it that has yet appeared in print has shown it to be a boldness and originality of conception, in the engineering difficulties to be overcome, in the enormous cost, and in the benefits promising to result, this enterprise takes a front rank among the greatest industrial schemes ever set on foot in this mountain region.

Where the wooden pipe ends a steel pipe of the same diameter begins. This pipe is constructed as to possess great strength, and is almost five miles in length. It is buried beneath the surface of the mountain side its entire length. For this purpose a trench was blasted out of a hill rock, about the entire distance, including about 2,000 feet of tunnels.

The power house is a commodious structure of brick, and stands in the mouth of the canyon, about two miles from the business center of the city. The steel pipe divides a short distance above this building, a branch of it lying on either side of it. Extending from each branch of the main steel pipe into the power house are two penstocks conveying water to as many foot on wheels, each of which produces an immense dynamo. These dynamo are so arranged that they will be able to furnish 3,000 horse power being on each side of the power house.

This arrangement, with the system of quick load connections, makes a duplicate plant, and should one half of it become disabled the work of the plant can be performed by the other half. All of the machinery, including the switch board and its attachments is of the latest improved design, and none of the old-fashioned electric fixtures has been used in this project. The power house has a main capacity of 10,000 horse power, and is capable of being increased to 20,000 horse power.

(Continued on page eleven.)