LAND BOARD REPORT.

The Work Of Commissioners Rees and Ferron in Southern Utah

As stated in Tuesday night's NEWS, the State board of land commissioners were in session considering the report of selectors Rees and Ferron in regard to their views in the southern and southeastern part of the state. The following is the report of Messrs. Rees and Ferron in full:

To the Honorable State Board of Land Commissioners, Salt Lake City, Utah.

Gentlemen—Since our last report to you we have, in accordance with your instructions, made a careful and exhaustive examination of mineral land, embracing 640 acres situated at the head of Big Cottonwood canyon and adjoining the Alpine, the well-known summer resort. This land was returned by the government surveyors as "mineral," and we have noted on the official plats, and there is never the requirements of your instructions, which were to make as close an examination as possible for the purpose of ascertaining if the areas of our searching act will permit the selection of other than mineral. The extension is in the immediate vicinity of Bert Hill, which is known to contain valuable mines, and is another well-known summer resort, "Midland." Aside from this, it is valuable on account of its close proximity to Brighton, and furthermore it is free-stone grazing land.

Our next selection was made on Green river, commencing near the crossing of the Rio Grande Western railroad and running southerly about nine miles. The land have selected contains principally of bottoms and some adjoining benches. It can be irrigated from Green river at comparatively little expense, and will, no doubt, attract people of the class when the mines of the country are once made known to the general public. The land is light, sandy soil, containing some of the alkaline salts slightly in excess as some points. But it produces well and intensively grass, hence we think it is cultivated, which is confirmed by the experience of all the settlers in the neighborhood. We were especially attracted by a farm of eighty acres, which we were told by everybody was a "greasewood flat" twenty-one months ago and is this year producing three crops of lucerne; a part of the field produces a good crop of corn, and another part a good stand of wheat and oats.

The climate is warmer than in most parts of the state, the season longer, and many very salable fruits are successfully and adapted to garden vegetables, such as onions, lettuce, radishes, peas, cucumbers, squashes, watermelons, cantaloupes, which we found growing successfully. Fruit trees in all kinds seem to thrive, and the various grains shall ripe and doing well. We believe that, with thorough farming, this land will show as favorable results as the average land in any other section of the state. Some of the older settlers still use wheels to raise the water from the river, and we understand that a good wheel could be built for about $150, which would furnish water for forty acres of land, and we have been informed by our own judgment and observation. Some parties on the west side of the river have taken out a canal sufficient for 1,500 acres of land, and that canal has been in constant operation for over ten years, which proves the feasibility of taking water by the method out of the river. We are of the opinion that a canal and dam, sufficient to furnish water for all the land selected (2,440 acres), can be built above the canal just referred to for a sum not to exceed $1,000. Land neither irrigated nor with the water right can be had at his per acre, including the water-right.

Green river is the largest river in the State, and affords excellent opportunities for the investment of capital. A survey were made last fall, has been made under the auspices of certain Colorado parties, showing that an expenditure of $50,000 would bring water to nearly 20,000 acres of land, which is surely a good investment.

The market for the produce will be in Colorado, where the demand is being supplied from a much greater distance. There seems to be a scarcity of timber and wood for fuel, and the former will have to be brought by the railroad, said, of which there is an abundance in the vicinity, will have to furnish the necessary fuel.

Our next visit was to the San Rafael valley. We here found two settlers who were making a success at farming, as far as production is concerned. The climatic conditions, soil, productions and market are the same as on Green river, and, according to all accounts, sufficient water for all the land comes down the creek up to the early part of July, which means sufficient for the season. The water then diminishes for several weeks, but is again increased by the August showers to enable to irrigate the third and fourth crops of lucerne, and also the orchards. We found fine trees was not so much land in the valley as we had been led to expect, and we believe that about 1,000 acres will take in all the available bottom and benches.

There seems to be something peculiar about this valley; it certainly has good land and water and is so far [illegible] full, and despite these advantages it seems to repel the settler. People will come in, take up land, stay a year or two and then leave. We think the main reason, unless it is because of the bad roads in and out of the valley, which are quite sandy and rocky, similar to the Clark Dixie roads. Believing that it is your policy to have only such lands selected as are immediately available for settlement, we have not made any difficult selection here, but have gathered sufficient contract cases to make selections wherever you may deem it advisable and desirable.

On our return we selected 320 acres of building-stone lands, yielding the same stone as that out of which the city and county buildings, the Walker bank, the Tribune building and numerous other buildings in Salt Lake City are built. We also examined lands in Grand county, lying to the vicinity of the Colorado and furnishing the same kind of coal as that mine. We think it is very important to have mineral, coal and iron selections be crowded through the department at Washington, and have instructions issued that land containing valuable mineral, or much greater value, or has certain limited than ordinary grazing lands or pine scrub lands, and should therefore be preferred.

After this we proceeded to the former Camp Floyd or Fort Crittenden military reservation, recently restored, under some conditions, to the public domain, and where we selected 640 acres of as good land as can be found in Utah, having irrigation facilities. This land is situated near the junction of Vernon and Pavimento and adjoins and commands the water. The water question is here of the greatest importance. There are only one or two small flowing wells, and a Mr. Hollis from Leadville, Col., who has been sinking shafts and wells, finds water in abundance at a depth of 40 or 50 feet. It seems as if the whole valley was underlaid by a stream, which, if water, which mechanical ingenuity should be able to bring to the surface for irrigation purposes. The land lying is excellent quality, level, surrounded by the Tintic, Beaver, Opal and other mining districts and land in the same is of importance, we think the selection a good one. Mr. Hollis, the Mr. Hollis above mentioned has selected all the land we have selected, and much more besides, which we claim homestead, but it is our opinion that he somewhere the land very desirable simply for speculation purposes, and that all his operations have that feature as the stated in our report. We believe there are valid, as there is no demand on the land.

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LEGAL NOTICE.

In the District Court, Fourth Division, Third Judicial District, in and for Salt Lake County, Utah.

In the Matter of the Estate of Ellen G. Cardon, Deceased.

ORDAINING TO AN ORDER OF SAID Court in the above entitled matter of the estate of Ellen G. Cardon, deceased, that all the creditors of and all persons having claims against said deceased, whether the same be secured or not, are hereby notified to exhibit the same with the necessary vouchers, if any, to the undersigned, at the office of the undersigned, in the Clerk's office, in the City and County of Salt Lake City, Utah, within four months from the date hereof, being the 3rd day of August, 1896, and that the undersigned has set the 3rd day of November, 1896, at the hour of 10 o'clock a. m. of said day, at the court room of said Court, in said City and County, as the time and place for the hearing of such claims when so exhibited.

Dated August 3, 1896.

H. J. SALISBURY, Trustee.
CHAS. HANDBORG, Trustee.

Dated August 3, 1896.
First publication August 13, 1896.

NOTICE OF TRUSTEE'S SALE.

NOTICE IS HEREBY GIVEN THAT IN accordance with and under the power contained in the deed of trust, duly executed and delivered by Ellen G. Cardon, of Salt Lake City, Utah, to the undersigned, H. J. Salisbury and Chas. Handborg, trustees, to secure the payment of the principal and interest of certain promissory notes, in said deed of trust mentioned, and default having been made in the payment of said principal and interest, and the same being wholly due and payable, and the undersigned, trustees, have been duly requested so to do by the legal owner and holder of said notes, and said deed of trust, I, the undersigned, trustee, will, on the 3rd day of October, 1896, at the hour of 11 o'clock a. m. of said day, at the south door of the Court House of Salt Lake County, Utah, in the City and County of Salt Lake, Utah, sell at public auction, to the highest bidder, for cash, the following described property, situated in said County and State, to wit:

All of lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), and eight (8), in block one (1), in Plat "A" of Salt Lake City survey.

Also, all the real estate hereinafter described, situated in the County of Salt Lake, State of Utah, to wit:

Lots one (1), two (2), three (3), four (4), and five (5