

April 14, 1908.

Mr. F. H. Newell,  
Director, Reclamation Service, Washington, D. C.  
Dear Sir:-

Realty values in this Valley are holding their own firmly. One quarter section, raw Orange land, 160 acres, six miles North-east of Phoenix, recently sold for \$125.00 per acre. Other land nearer the city, in the orange section, is offered at the same price. Good farming lands within ten miles of Phoenix, can be bought for \$75.00 an acre, raw land, and \$100. to \$125. per acre, in alfalfa.

A quarter section of sugar beet, raw land, one mile north of Glendale, has recently sold for \$125. per acre. A 320 acre ranch, with good buildings and all in cultivation near Glendale, sold for \$46000.00 cash. Several sales of ten acres each, within a few miles of Phoenix have been made from \$500. to \$700. an acre, including inexpensive improvements and buildings. Five acre lots along Center Avenue, two miles from Phoenix, are selling from \$500. to \$700. an acre and on parallel streets a half mile distant, \$400. per acre is asked.

Several orange groves have changed hands, in prices varying from \$500. to \$1000. per acre. California orange growers have begun to come in and predict a great future for this Valley. One orange grower of over thirty years experience, said to me, "instead of a small orange section in this Valley, as you people talk about, I predict that in the not distant future, you will have forty thousand acres, producing the finest quality of oranges that can be grown anywhere in the United States."

Raw lands south of the river, find a good market at \$60. to \$100. and proportionately higher for lands in alfalfa, depending upon nearness to town, improvements, character of soil, etc., etc. Mesa is steadily growing and the country around Phoenix is improving in every direction. Many new buildings are now being erected and I personally know of probably a dozen very comfortable residences, which are planned for erection in the early future.

There is very little Government land inside the Reservoir district, which can be homesteaded; in fact we may say at the present time, there is none at all. All lands are in private ownership and sales are increasing in number, thus automatically cutting up the larger holdings into farms of 10-20-40-80 and 160 acres.

Yours very truly,