

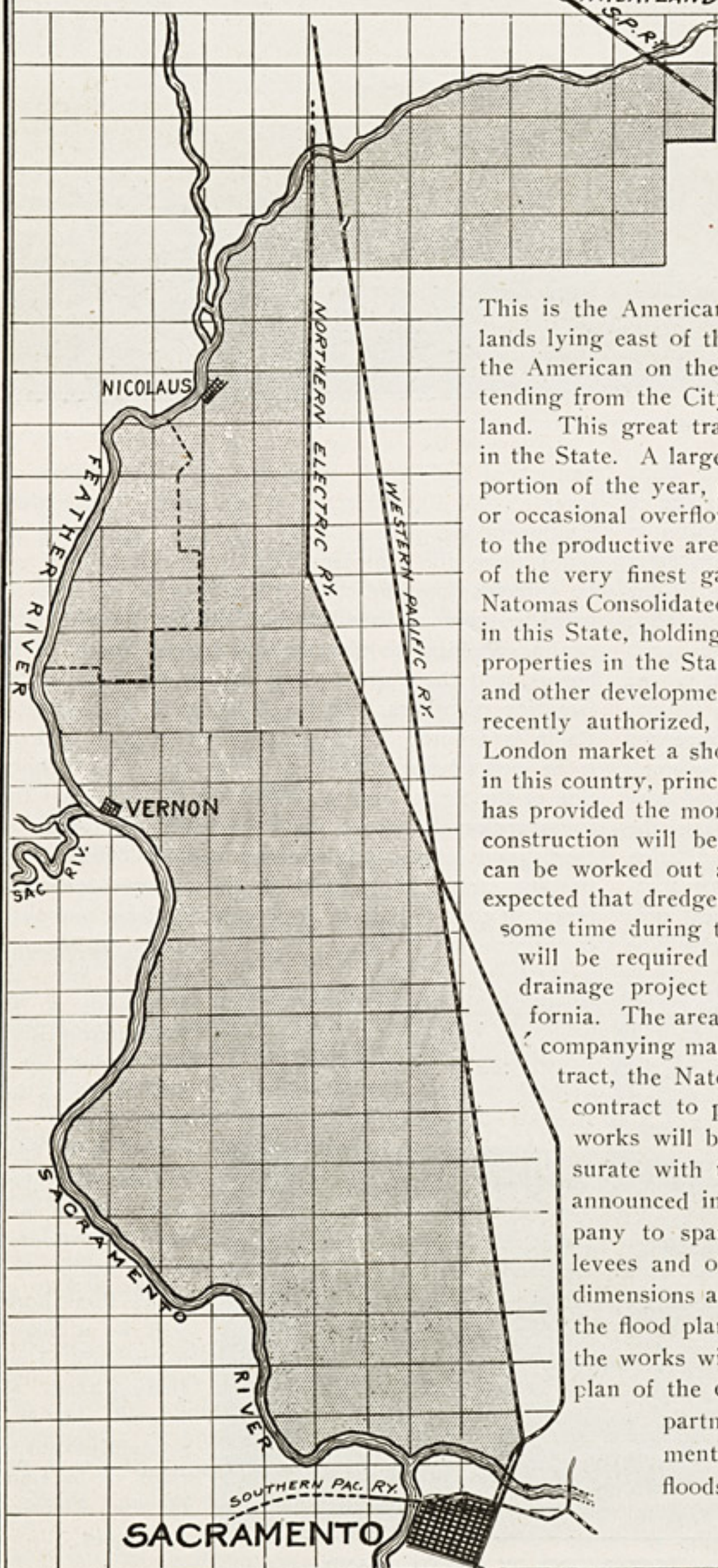
# 70.000 ACRES TO BE RECLAIMED

WHEATLAND

Great Project of the Natomas Consolidated of California for Development of Immense Tract of Garden Land Lying at the Door of the City of Sacramento.

Seventy thousand acres of overflow land, lying just across the American River from the City of Sacramento and extending northerly a distance of twenty-five miles, is to be reclaimed in the immediate future.

This is the American Basin, comprising all of the overflow lands lying east of the Sacramento River from the mouth of the American on the south to Bear River on the north, extending from the City of Sacramento to the town of Wheatland. This great tract comprises some of the richest lands in the State. A large portion of it is under water the greater portion of the year, practically all of it is subject to annual or occasional overflow. Its redemption from flood will add to the productive area of the Sacramento Valley a vast tract of the very finest garden land. This is the project of the Natomas Consolidated of California, a corporation well known in this State, holding and operating some of the best paying properties in the State. For the purpose of undertaking this and other development work a bond issue of \$15,000,000 was recently authorized, of which \$5,000,000 was sold on the London market a short time ago, the ten millions being held in this country, principally in San Francisco. This bond issue has provided the money for this reclamation work and actual construction will begin as soon as the engineering details can be worked out and other preliminaries arranged. It is expected that dredgers will begin the work of building levees some time during the coming summer. About three years will be required for completion. This is the largest drainage project ever proposed in the State of California. The area to be reclaimed is indicated by the accompanying map. Of the seventy thousand acres in the tract, the Natomas Consolidated owns, or holds under contract to purchase, 54,000 acres. The engineering works will be planned and built on a scale commensurate with the magnitude of the project. It is the announced intention of the management of the company to spare no expense in the construction of levees and other works. Levees will be massive in dimensions and will be built to a height so far above the flood plane as to insure absolute security. All of the works will be constructed in conformity with the plan of the engineers of the United States War Department for the improvement of the Sacramento River and control of Sacramento floods. Pumping plants of adequate capacity







COVERED WITH A GROWTH OF TULE, A NATIVE REED THAT ATTAINS A HEIGHT OF FROM 10 TO 15 FEET, AND BY ITS LUXURIANT GROWTH ATTESTS THE QUALITY OF THE GROUND.

and approved design will be installed to take care of seepage waters, and in every respect the best engineering and mechanical science will be utilized in making this reclamation the best that skill and money can command.

#### Means Much to Sacramento.

The reclamation of this great tract of fertile land lying at the very door of Sacramento will mean more to this city than any development of recent years. It is the intention of the Directors of the company ultimately to colonize the land. It will be subdivided into small farm tracts, probably averaging about twenty acres each, and these will be sold to settlers. The financial resources which render the project possible will also enable the company at the proper time to carry on a settlement campaign that will place the people on the land. It is estimated that there will be in all about thirty-five hundred farms, that the development of this tract will place upon the land in the immediate vicinity of Sacramento thirty-five hundred families, or nearly twenty thousand people. Plans for colonizing the tract have already received a great deal of attention. The people interested in the project appreciate the fact that its ultimate success depends upon successful settlement and development of a profitable agriculture, and they are among the heaviest contributors to the fifty thousand-dollar-a-year-fund, which is being assembled by the Sacramento Valley Development Association for the purpose of inaugurating a movement of settlers to this valley. The development of this tract will add

millions yearly to the commerce of the City of Sacramento. It will place at the door of this city a rural population of from fifteen thousand to twenty thousand people. It will add fifteen or twenty thousand more to the population of the city, for every man in the country supports at least one in the city.

This land is the finest in the world. It is bean land, hop land, beet land, alfalfa land, garden land, vegetable land. Similar soil reclaimed, both above and below this city, is now under a high state of cultivation and is yielding an average annual return of approximately \$100 per acre. At the same ratio the Natomas Consolidated tract, after it is reclaimed, settled and developed by intensive agriculture, will yield a return of seven million dollars a year, practically the whole of which will pass into the channels of trade in the City of Sacramento.

If the present plans of the company are carried out this project will offer to the settler advantages



Indian Corn on Sacramento River Bottom Lands.

such as seldom go with new lands. In the first place it is the intention, by the means of experimental farms, to demonstrate the adaptability of the soil to crops and to develop the best cultural methods, this in order that the settler, when he comes, may have the advantage of expert advice and practical demonstration. Most important among the preparations for a great population will be the construction of a system of hard rock roads. The forty miles or more of main levee will be crowned with a splendid roadway built of crushed rock, similar to the new Folsom road near this city, which is one of the finest



roadways in the world. The levee system will be a boulevard system, and connecting with it will be other boulevards, also of crushed rock, affording the one feature most needed to make country life attractive and satisfying.

#### Splendid Transportation Facilities.

These hard roads will afford facilities for moving crops such as are enjoyed by few farmers in the United States. One of the great advantages of this reclamation district will be the ready accessibility of transportation lines. The tract is bordered on the west by the Sacramento and Feather Rivers, and has a frontage on these navigable streams of twenty-two miles; it is bounded upon the east by the Western Pacific, an overland railway line, and by the Northern Electric, an interurban line.

The eastern extremity of the Bear River tract is near the main California and Oregon line of the Southern Pacific system. The Natomas Consolidated of California was incorporated on Nov. 25, 1908, for the purpose of consolidating a number of established companies and various interests situated in the Sacramento Valley. It has a capital stock of \$25,000,000, of which \$11,617,300 has been issued. Included in this consolidation are large areas of gold bearing gravel dredging lands, gold dredges in operation, important water rights, rock crushing plants, lands and other properties. These holdings were valued at \$43,223,116 by Chas. M. Rolker of London, Hon. Peter J. Shields, Hon. Marshall Diggs and Alfred Burch, M. E., of California, in a report which was forwarded to London for inspection by prospective purchasers of the recent bond issue.

A bond issue of \$15,000,000 bearing 6 per cent interest was recently authorized, of which \$5,000,000 was offered on the London market. The subscription was opened April 2d and closed on April 3rd,

the entire amount being taken at par. It was announced in the advertisement for the sale of bonds that the sum realized would be expended as follows:

"(1) In the purchase and erection of five additional modern  $13\frac{1}{2}$  cubic feet continuous bucket line dredgers of an estimated capacity of 16,250,000 cubic yards per annum, bringing the earnings from the dredging lands alone annually from July, 1911, and thereafter during their life, to \$1,961,600, or about 400,000 pounds per annum, and

"(2) So far as the balance of such proceeds available will extend, in completing the purchase of the lands before mentioned and construction of levees, canals and pumping stations for the purpose of reclaiming and irrigating the lands, for which a ready

sale at largely enhanced prices can be relied on." Undoubtedly a large factor in the success of the company in floating this bond issue was its record as a dividend payer. The bond advertisement contains the statement that Messrs. Price, Waterhouse & Co., through their San Francisco office, had certified the accounts of the company for the nine months, from January 1st to September 30, 1909, which show that proceeds earned during that period, available for the bond interest depreciation and redemption of capital amount to \$810,284.25, being at the rate of \$1,080,576.35 per annum.

The officers of the company are: President, E. J. de Sabla,

Jr., of San Francisco; Vice Presidents, Louis Sloss, W. P. Hammon, R. G. Hanford of San Francisco; Directors, E. R. Lillienthal, J. D. Grant, M. E. Griffin, Judge Curtis H. Lindley, all of San Francisco; Albert Reitlinger, Lord Ribblesdale, Sir Charles Day Bose, all of London. General Manager, Newton Cleveland, San Francisco. Secretary, A. E. Boynton, San Francisco.



OAK FOREST ON NATOMAS TRACT.





Looking Across the Sacramento River.



Monarch Oaks Afford a Grateful Shade.



Summer Pasture for Countless Herds and Flocks.  
From Feet to Horizon an Expanse of Level Land.

