

Real Estate and Industrial Conditions in This Section

By Jno. E. Stillman

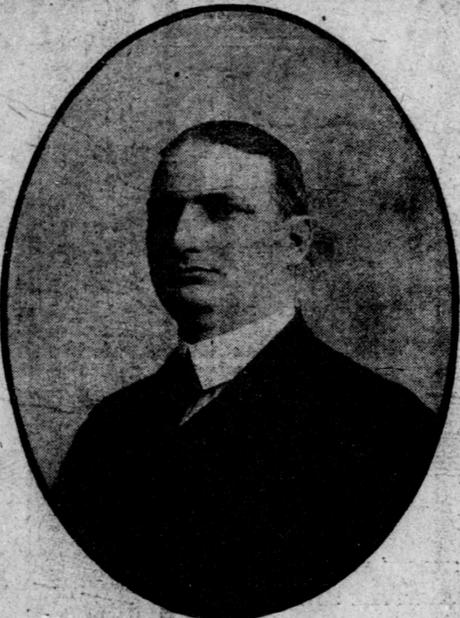
What do I think about real estate in this section? Why, I just think it is alright. I think it so strongly that I know it. The Bible admonishes us to "love all things and hold fast to that which is good."

Real estate investments as a means of making money easily have been so thoroughly proven, that Russell Sage, who is recognized as having been unusually wise in his day and generation, when asked by a young man how to make money, advised, "buy real estate." My own advice would be the same, but I would suggest that the advice of Russell Sage be connected to Horace Greeley's famous aphorism, with a slight change, so that it would read, "Go South, young man, and buy real estate."

This is an era when opportunity makes fortunes for men. In our earlier history, personal effort and brains were the chief factors in making money, but if we look around us at the rich men of today, we can see that a large majority have become wealthy through opportunity more than by personal effort or ability.

Opportunities in the South. Now, there are more opportunities in the south than in any other section of our country. The South is a new country, industrially. Undeveloped resources, rich beyond any human apprehension, are everywhere waiting for some one to lay hold of them.

The war and its attendant results kept back the development of industrial conditions in the south, but that is now ancient history, as everybody knows, and as every misfortune has its compensation the native resources and opportunities of this great section have only been held in reserve,



HON. JNO. E. STILLMAN.

the greatest phosphate deposits in our country.

Valuable Farm Lands.

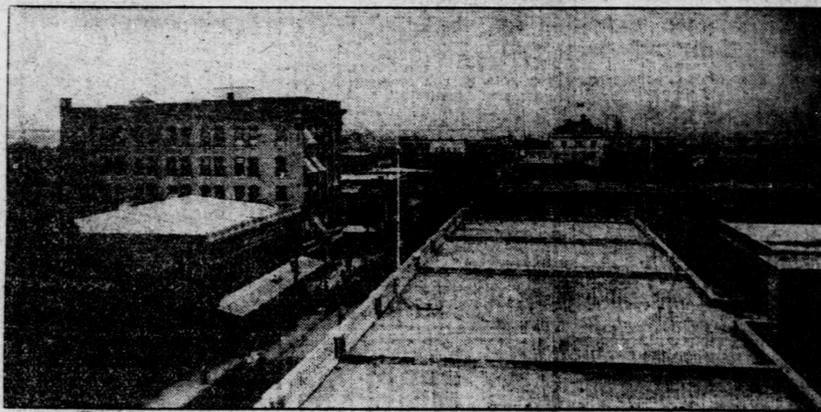
But the greatest of all its resources are the millions and millions of acres of rich lands, a large proportion of them, too, covered with timber of the finest quality, lying within easy reach of the highways of the world's commerce. While the value of timber is now appreciated, the value of southern lands is not by any means.

Millions of acres that acre for acre will produce as much in value as northern farm lands, that sell for \$100 to \$200, can be bought here for a few dollars per acre. Intrinsically they are worth as much as the northern farm lands, and the day will come when they will sell for as much.

It is just as sure as the fact that history repeats itself, and the history of the wonderful results accomplished in the development of the cut-over lands of the northern timber fields, a few years ago, depreciated and despised as they were, will surely be repeated in the South.

And on top of all this, we have a climate that is worth \$100 per acre of any man's money.

I believe no section of the great south possesses so generally the undeveloped opportunities referred to, as does West Florida, the territory of which Pensacola is the metropolis. It extends from the famous Baldwin county, Alabama on the west, where through development of trucking and other agricultural and horticultural interests in the past five years have increased five to ten fold in value, to the famous Gadsden county, Florida, on the east, where the



PALAFOX STREET LOOKING NORTH.

could digest, and had to follow nature's law, and throw it up. A few instances of many profitable deals that I recall might be of interest here-with:

In 1902 I sold 120,000 acres of cheap timber lands in Walton and Santa Rosa counties; price 55 cents per acre. The purchasers within a year or so after sold the turpentine privileges for two dollars and fifty cents

The Fight Against Southern Navy Yards

NEW ORLEANS PICAYUNE.

One of the claims made by the so-called critics of the navy department, of whom the artist Renteria seems to be the mouthpiece, is that an immense amount of money is wasted on useless navy yards. In this category are included the Kittery establishment, that at Philadelphia, the new Charleston navy-yard, the Pensacola navy-yard, and the naval stations at Key West and New Orleans. It will be observed that all these places with two exceptions are located in the south, and were all these stations eliminated, abandoned or closed up, there would not be a single naval station along the South Atlantic or Gulf Coasts.

As long as the critics only advocated these retrenchments there was no particular need to pay much attention to the matter, but it has been recently announced from Washington, and it is in fact indicated in the report of the secretary of the navy, that the practical closing up of all these stations is actually contemplated as a matter of economy on the one hand and in the interest of the building up of a naval station at Guantanamo, Cuba, that is outside of the territorial limits of the United States.

Even the recommendations of the navy department are not always accepted by congress, but it is reasonable to fear that the naval affairs committees of both house and senate will naturally be disposed to withhold appropriations which the navy department does not desire, particularly in the localities that are likely to suffer lack of backing among their constituents to compel the including of appropriations for their pet projects in the general appropriation bill.

When naval stations and yards were located at various points along the coast it was not merely with a view to their employment in time of peace, but their availability as bases of operations in time of war. Should the exigencies of war compel operations in the Gulf of Mexico, in which our ships are apt to suffer injury, the great navy yards at New York and Norfolk would certainly not be available either for repairs or as havens of refuge. Such a naval station as that at New Orleans would be invaluable in time of war because it is located in a large city, with prompt communication with all parts of the country, with a good labor market, and easily protected from any possible hostile approach by sea. If the southern navy yards have done little work since they were established it is simply because no work has been sent to them worth mentioning.

The desire to cut off all the smaller yards in order to build up a great station at Guantanamo, which is simply leased territory, that will cost millions to improve and other millions to defend, is not merely an injustice to the south, which contributes its full share towards maintaining the navy, but it is a weak concession to the "critics" of the navy department, and an utter waste of money besides. Guantanamo is not half as suitable a place for a great naval station as either Pensacola or New Orleans. It is moreover alien territory, indefensible in time of war, and far removed from both supplies needed in building and repair work, as well as from a proper labor market.

The Southern ports that are likely to suffer from the proposed elimination or closing of their naval stations would do well to have the situation at Guantanamo looked into so that congress may have full information before it agrees to waste millions of dollars on a tropical jungle, which ultimately will prove as worthless as the now abandoned Port Royal Naval station. The southern naval stations are all well located and could be used to advantage if there was any disposition to use them. They are worth maintaining and therefore worth fighting for by the localities especially interested in them. It would be well for the senators and representatives of the sections of the country whose

navy yards are threatened to get together and prevent action which the country at large would learn in the long run to regret. Whatever sums congress may have to devote to navy yards should be spent within our own boundaries and not squandered upon inaccessible places like Guantanamo and Olangapo, where neither labor nor materials can be had when wanted.

Odd Things in the News

There are still places in Asia Minor where the genuine Arabian horse is bred. This is the case, for example, in the Vayoz province of Diarbekir. Such an animal will sell in that section for as high as from \$2,500 to \$4,500. Ordinarily, however, the average horse can be bought throughout the country at about \$50.

In view of the increasing scarcity of timber, from which almost all paper is manufactured, it is of interest to know that excellent brown paper is produced from peat, and in all probability this can be bleached. There are 2,500,000 acres of peat in Ireland alone, averaging fifteen feet in depth. An acre contains 1800 tons of solid peat.

Two fragments of the bones of Christopher Columbus, owned by John Body Thatcher, of Albany, N. Y., recently exhibited at a bazaar held in New York. The relics were obtained when the bones of the great discoverer were disinterred in 1878, and are valued at many thousands of dollars.

The monthly statement of the director of the mint shows that during November, 1908, the coinage at the mints of the United States amounted to \$8,817,210, as follows: Gold, \$7,992,740; silver, \$820,000; minor coins, \$3470. There were also coined 3,745,000 pieces for the Philippines islands.

The Women's club of Magnolia, Mass., is said to be the only one of its kind in existence. It has a membership of more than three hundred, all women employed as workers in the hotels, boarding houses and residences of the summer population of that resort.

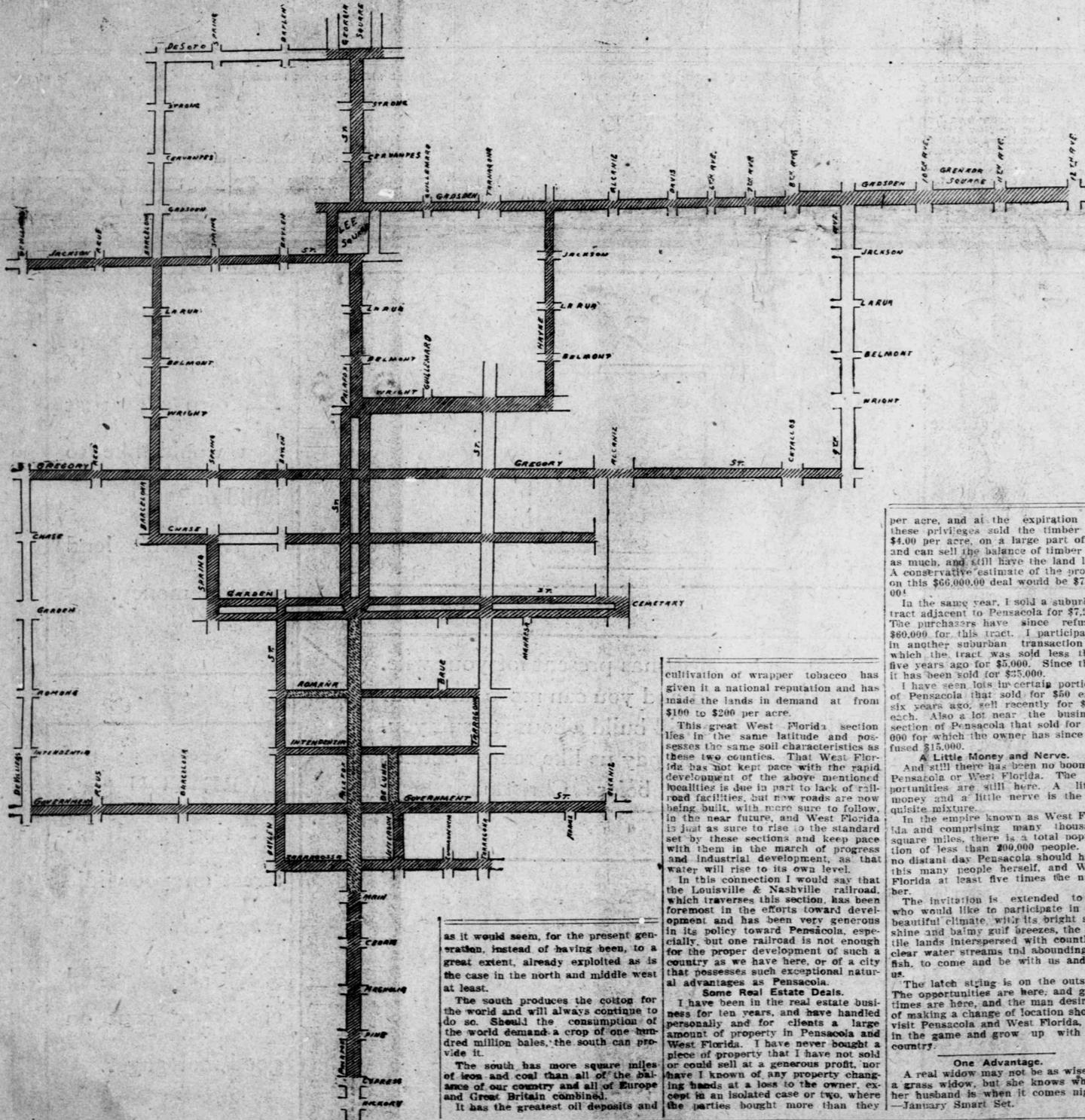
A new senator whose name is kept a secret went down under the capitol and found it impossible to find his way back. He bumped into a watchman, who got him out of his dilemma. Hereafter he says he will tie a piece of twine to his leg and leave the ball to unroll in his desk when he goes out to be shaved.

Mrs. A. Whotcomb, the wealthiest woman in Paris, is an American citizen, who does not speak a word of English and who has never been in this country. A young American, tourist made her his wife forty years ago, and she persuaded him to remain abroad as long as he lived.

Kansas, the first state to admit negro children into the same schools with whites, has just learned from her own supreme court that it is perfectly lawful for cities of the commonwealth to regulate the matter and provide for separate buildings.

It was brought to light the other day by a literal reading of the senate journal that there are no senators from the state of Rhode Island. Messrs. Aldrich and Wetmore represent "The State of Rhode Island and Providence Plantations."

An enthusiastic admirer of Marie Corelli, being unable to obtain an interview with her, fired off a revolver in front of her house to attract the novelist's attention. He was arrested.



MAP SHOWING STREETS WHICH ARE TO BE PAVED, THE WORK OF WHICH WILL COMMENCE DURING APRIL OR MAY.

cultivation of wrapper tobacco has given it a national reputation and has made the lands in demand at from \$100 to \$200 per acre.

This great West Florida section lies in the same latitude and possesses the same soil characteristics as these two counties. That West Florida has not kept pace with the rapid development of the above mentioned localities is due in part to lack of railroad facilities, but now roads are now being built, with more sure to follow, in the near future, and West Florida is just as sure to rise to the standard set by these sections and keep pace with them in the march of progress and industrial development, as that water will rise to its own level.

In this connection I would say that the Louisville & Nashville railroad, which traverses this section, has been foremost in the efforts toward development and has been very generous in its policy toward Pensacola, especially, but one railroad is not enough for the proper development of such a country as we have here, or of a city that possesses such exceptional natural advantages as Pensacola.

Some Real Estate Deals. I have been in the real estate business for ten years, and have handled personally and for clients a large amount of property in Pensacola and West Florida. I have never bought a piece of property that I have not sold or could sell at a generous profit, nor have I known of any property changing hands at a loss to the owner, except in an isolated case or two, where the parties bought more than they

per acre, and at the expiration of these privileges sold the timber for \$4.00 per acre, on a large part of it. The purchasers have since refused as much, and still have the land left. A conservative estimate of the profits on this \$66,000.00 deal would be \$750,000.

In the same year, I sold a suburban tract adjacent to Pensacola for \$7,200. The purchasers have since refused \$60,000 for this tract. I participated in another suburban transaction in which the tract was sold less than five years ago for \$5,000. Since then it has been sold for \$35,000.

I have seen lots by certain portions of Pensacola that sold for \$50 each six years ago, sell recently for \$600 each. Also a lot near the business section of Pensacola that sold for \$2,000 for which the owner has since refused \$15,000.

A Little Money and Nerve. And still there has been no boom in Pensacola or West Florida. The opportunities are still here. A little money and a little nerve is the requisite mixture.

In the empire known as West Florida and comprising many thousand square miles, there is a total population of less than 200,000 people. At no distant day Pensacola should have this many people herself, and West Florida at least five times the number.

The invitation is extended to all who would like to participate in our beautiful climate, with its bright sunshine and balmy gulf breezes, the fertile lands interspersed with countless clear water streams and abounding in fish, to come and be with us and of us.

The latch string is on the outside. The opportunities are here, and good times are here, and the man desirous of making a change of location should visit Pensacola and West Florida, get in the game and grow up with the country.

One Advantage.

A real widow may not be as wise as a grass widow, but she knows where her husband is when it comes night. —January Smart Set.

as it would seem, for the present generation, instead of having been, to a great extent, already exploited as is the case in the north and middle west at least.

The south produces the cotton for the world and will always continue to do so. Should the consumption of the world demand a crop of one hundred million bales, the south can provide it.

The south has more square miles of iron and coal than all of the balance of our country and all of Europe and Great Britain combined. It has the greatest oil deposits and