

# 3500 ACRES

Of the Finest Land In Maricopa County  
IS A NEW YEAR'S OFFERING TO THE PUBLIC

The Opportunities We Offer You Are Called Golden

18 Miles West of Phoenix

2 Miles West of Agua Fria River

On Both Sides of the Buckeye Road

This is the main road to California, either via Yuma, Parker, Blythe or Needles, is to be paved (See Road Map),--not only State Highway but will undoubtedly be Continental Highway. This 3500 Acres lies between this Highway and Litchfield property.

Under proven real estate rules and investors' guide, this property carries an intangible bonus of \$100.00 per acre more than the same class of lands farther removed from such highway.

This is called location values and you will see this land will be bought by intelligent buyers.

1200 acres of this land is in good stand of alfalfa, clean as a hound's tooth and as rich as a fertilizer factory.

1200 acres, most of which was in cultivation three or four years ago, has recently been broken, disked, harrowed and is now ready for the cotton planter.

All of this land supplied by the oldest and best water system in the valley, pumped from the bed of the river and brought to this land by canal—oceans of water.

We offer you this land at \$250.00 and \$300.00 per acre.

Scads of this land bought for \$250.00 and \$300.00 per acre under ordinary cultivation and 60c for cotton will produce \$500.00 and \$600.00 this year and \$15.00 per acre expense will get you ready to pick.

Our opening day, January 5th, 1920. Maps now at our office. You can select your land now—will have men on property January 5th to point out what you buy.

## JORDAN, GRACE & PHELPS LAND COMPANY

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