

# The Truth About Florida

# The Bunnell Home Builder

Edited by S. HOWARD

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## THE EDITOR'S PERSONAL PAGE

### FLORIDA'S BEST AND GREATEST FRIEND LAID TO REST.

The recent death of Henry M. Flagler has been heralded the world over. He was a great man and a rich man but what he did in the development of Florida will best be remembered in the history of this country.

He established in Florida wonderful railroads and magnificent winter resorts, and seemingly, he undertook this work without regard to financial returns.

No other man but a very rich one would have undertaken the building of the unique railroad across a line of keys and open sea to Key West. This road today is one of the wonders of the world, and will stand as a remarkable monument to his enterprising and daring spirit.

Mr. Flagler was 83 years of age at the time of his death, and it is a matter of much satisfaction that he lived to see the successful completion of his great work.

He was one of the richest men in the United States, and yet comparatively little was heard of him outside of Florida, for he seldom submitted to interviews, and was hardly ever quoted upon financial and industrial conditions.

He lived his life in a quiet manner in the most beautiful surroundings that the imagination of man can conjure—in Florida.

Impressive funeral services were held over the body of Mr. Flagler in St. Augustine, in Memorial Presbyterian Church, the beautiful edifice which he had built in memory of his daughter.

As a silent tribute to this master-builder, every wheel whether on train or in shops or elsewhere, upon the Florida East Coast Railroad stopped for ten minutes beginning at 3 p. m., the hour of his funeral. The tribute was a marked one. In Jacksonville all machinery in the city stopped for five minutes. In St. Augustine and elsewhere on the East Coast the business houses were closed for the entire afternoon.

The death of a man like Mr. Flagler is an irreparable loss to the commonwealth in which he made his home, and also to the nation at large. He did great things for Florida in the days when many looked askance at the great peninsula, but now Florida is coming into her own and men and women are beginning to understand the foresight of Henry M. Flagler.

### ARE YOU WORRYING OVER THE CONDITION OF THE STOCK MARKET?

Surely you are not if you have had the wisdom to invest your money in land, good farm land, for, "land is the only thing that cannot be destroyed without the consent of God."

Again and again have we heard on the "Street" lately these words "The bottom has dropped clear out of the stock market," and to the one who follows the market reports in the papers from day to day it would seem that this is almost true.



*Camp Life in Florida—How would you like to spend your vacation here? Venison three times a day in season*

Scores of ultra-conservative men have felt so sure of their investments. They could not believe that the stock of a certain big railroad company, or of an industrial company could ever decrease in value, and so they invested their savings, and many of them have lost their money, and some have lost hope.

Perhaps some of your readers of the Home Builder who put your savings into Florida land were laughed at by your self-confident friends who invested elsewhere, but now you will be able to fully appreciate Shakespeare's words when he said, "He laughs best who laughs last."

Nothing is more certain than that good land is bound to constantly increase in value. It cannot be otherwise.

**WOMEN AS FARMERS.** It has been said that without women this world would be nothing. We certainly know that in every walk of life woman plays an important part. Especially is this so in Florida at the present time. Women are taking right abold, and are bravely assisting their husbands in building homes for themselves and families. One cannot but note the grit and determination displayed by many of these women. They are willing to forgo some of the social privileges which cannot at once be had in a new community, that they may enjoy a more wholesome existence in the country. Then too they are just as anxious as the men to succeed financially and gain independence.

The last census showed 307,706 actual women farmers in the United States, and this number will be largely increased when new statistics come in.

Women have been roused by the large opportunities opened up in recent years in various departments of farm work, and are showing their ability and resourcefulness in grasping and utilizing modern methods in their farming.

One scientific woman farmer, Miss Smith, is annually making more than \$2,000.00 on land that did not produce a revenue of \$600.00 for the entire ten years previous to her purchase of the farm. In many states women are making a marked success in dairying.

It is, perhaps, characteristic of women that so many of them have gone in for intensive farming, working along single lines with record-breaking success. In this large class we find the fruit growers, market gardeners, bee keepers, livestock farmers, poultry raisers and other specialists; while repeatedly premiums for championships in corn, tomatoes and other crops have been awarded to women.

This kind of women's work is still in its infancy, but it is growing every year as women learn to know and appreciate the independence, health and success of intelligent, earnest work in the country.

**"If there are 150,000 more farmers in the Northwest who are determined to move somewhere and are listening to the alluring patter of the Canadian immigration agents, let them find out what the Sunny South has to offer before they pull up stakes."—CHICAGO DAILY TRIBUNE**

**"Ability never amounts to much until it acquires two more letters—st-ability."**

# HOW MUCH MONEY Should a Man Have to Start Successfully in the Bunnell-Dupont Colony?

Some Excellent Advice to Future Settlers

By THOMAS A. VERDENIUS



T. A. Verdenius

I AM sure that the readers of the Home Builder, and especially you who have bought land in our colony, know that the writer is constantly receiving letters containing innumerable questions about Bunnell-Du

Pont. It is only

natural that a prospective buyer should ask questions regarding location, soil, crops, climate, markets, titles, etc., etc., also that men and women who have purchased farms and want to move to their land, ask about transportation, cost of moving, building and clearing their land, most desirable time to move to Florida, and so on.

I wish to say right here that I am pleased to answer at any time such questions that may arise in your minds, in fact it is with a great deal of pleasure that I attempt to answer these to the best of my ability. Understand, I do not profess to be a "walking encyclopedia," but as I lived in Florida for two years, and as I have visited the different sections of the state many times, I feel in position to give correct information on many of these subjects.

I endeavor at all times to be conscientious in my business dealings and I answer your questions the same as if my own brother had asked them. Quite frequently I have been unable to answer questions, and I have been frank in saying that I could not.

One of the questions put to me more often than any other, and which I feel I am never able to answer satisfactorily, is the one which heads this page, "HOW MUCH MONEY SHOULD A MAN HAVE TO START SUCCESSFULLY IN THE BUNNELL-DU PONT COLONY?" But today I shall endeavor to answer it through the pages of the Home Builder to the best of my ability. I realize the importance of this question, but if I had to give my answer to each one of you individually, I would, more than likely, after knowing you, your family, your demands, your capabilities, etc., state a different amount for each one.

I first wish to state why it is so hard to answer this question correctly, especially by mail. In the first place, I do not know the man I am writing to. I do not know if I am writing to a young, a middle aged, or an old person; I do not

know if he is healthy and strong, or sickly and weak; whether he is ambitious and loves to work from sunrise to sunset, or if he feels like taking life easy; I do not know if the man has a family of two or eight children, and if these depend on him or are a help to him; I do not know whether he knows how to farm or not; if he is fortunate enough to have a wife who is satisfied to live in a little cottage of two or three rooms, or if she demands a home that would cost thousands of dollars. You can readily see that no one is able to answer this most important question in a definite manner, and state the exact amount in dollars and cents required to make a successful start in the Bunnell-DuPont colony.

I could ask you how much it will cost me to live for one year in your town. I am sure that some of your acquaintances spend many times the amount it costs you to live, and what one calls "living" the other calls "existing."

If you should ask me how much it will cost to get a well with good drinking water at Bunnell, I would answer—from \$20.00 to \$25.00. I could also tell how much it will cost to build a good fence around ten or twenty acres of land. All such questions as these—the price of a team, or the price of a good milch cow, can be answered in dollars and cents.

Sometimes men have insisted that I state a certain amount of cash necessary, and I have always replied that they should not go to Florida, under any circumstances, with less than \$500.00 cash. If a man is a bachelor and has no one depending on him, possibly he can make a successful start on this amount, but I would much rather see him have twice the amount.

I recall one man who came to Florida with his family from the Northwest, and had about \$250.00 on his arrival. He had written me before and told me of his financial condition, and I advised him to stay where he was for awhile, but his reply was, "I am not able to save any money here, and I know I can make just as good a living in Florida as where I am now." So he came with his family, and has succeeded very well with his small capital. But, I have also known men who went to Florida with several times that amount, and made a complete failure there, and I have come to the conclusion that it is the same in Florida and in the Bunnell-DuPont colony as in every other part of the United States—IT IS UP TO THE MAN.

So far I have not given you my answer to this question in dollars and cents, and I shall not answer it in that way, but in such a manner that each of you can figure for yourself. I know from a personal experience, that some of the items of expense you incur now in the North can be cut in two and some of them you can even

reduce more than half in Florida. For instance, my fuel bills in the North have been from \$60.00 to \$80.00 a year, and I have had them in Florida amount to \$2.00 a winter. You can be sure that the clothing for yourself and family and the cost of a home can be cut in half.

Of course one of the first things you have to do when you take possession of your Bunnell farm is to build a shelter for your family. You understand also that a person can build a magnificent home at Bunnell as well as in the North, but as our people are not any of them capitalists, I feel that your needs are about the same as mine, and I know that I can build a home in Florida good enough for my demands, for \$75.00 a room. The home I built in Florida is a six room cottage. It is much larger than shown in the picture, for the size is 42x24 feet, and it has a large front porch, rear porch, large fireplace, a good wood shed, hen house, etc., a good fence and sidewalks and a number of fruit and shade trees, and this house cost me a little more than \$500.00, including out-buildings, just as you see it in this picture; and it is as nice a home as I would ever care to live in.

Now if you figure how many rooms you require, you can easily ascertain the cost of your house at \$75.00 a room. Add \$100.00 to \$150.00 for a barn, another \$50.00 for a chicken house, and another \$100.00 for a fence around ten acres. If you are handy with tools and can build your own home and barn and fence, you can save considerable on all the above prices, possibly 50 per cent.

There is one man in our colony who came from California, and he told me that he built a one room house, 12x24, with shed roof, which has two good doors and four large windows, and cost him complete, \$51.08. He further stated that he put down a well 21 feet deep, that he drove this well alone in a little over a day and that he has as fine water as any one can wish for. He went to the woods and got good strong posts which he set eight feet apart around 20 acres of his land. He also cut some thin poles and nailed these to the posts, thus making a fine hog-proof fence, and all the cash it cost him was \$5.60 for nails. This shows what a man really can do if he knows how, and is willing to do it.

After you have built your home you need some furniture, and I am sure that you can get a figure on that without my assistance. The price of furniture is about the same as the general prices existing all over the country. I do not advise you to take furniture with you, excepting dishes, bedding and personal effects.

"Florida is a workshop where your children may romp at your feet."



Six room cottage built by Mr. Verdenius in Florida for \$500.00

You do not need very many farm implements in Florida—a good plow, harrow and a good cultivator—and you have about all the farm tools you will ever use, besides of course, one must have some small implements, such as spades, rakes, hoes, etc. The price of all these tools you can ascertain at the place you now live.

If you can afford stock, a good Jersey milch cow can be purchased for from \$50.00 to \$60.00; a good team of horses or mules will cost you from \$350.00 to \$450.00; chickens can be bought for from 75 cents to \$1.00 each.

When you have built your house and barn; when you have secured your furniture and implements, and stock, if you wish to have any, you are ready to begin business. Of course if you buy a team you will also have to figure on the cost of wagon and harness, and if you wish to go in on such a big scale you will note by this time your expenditures have considerably exceeded \$1,000.00; but, many of our colonists hire their plowing done and do not buy a team.

I believe here is the right place to state that you should not take any live stock with you. By all means buy native stock, as I know from personal experience they are much more satisfactory.

When you begin to farm the first thing you will have to do is to clear some of your land. I would advise you to clear a quarter of an acre at once, and plant it to garden truck to supply your own table, thus keeping the grocery bills down. By doing this you will be able to hang on to your money, for money is as slippery in Florida as it is anywhere here in the north.

If you want to hire your land cleared, you can figure that it will cost you from 20 to 25 cents a stump, according to the size of stumps. It would be difficult for me to tell you how much it will cost to clear an acre of your land. One acre may not cost you more than \$5.00, while another might cost you several times that amount, but the average cost of clearing your land I think, will be from \$15.00 to \$20.00 an acre. If you clear your land yourself you will save this money, and bear in mind that when your land is cleared it is then worth \$100.00 an acre. Last winter some of the cleared land in the

colony was rented for \$10.00 an acre cash rent.

Then, when your land is cleared, you must have enough money to live on until you get a crop—you must have money enough to take care of yourself and family until your farm begins to produce.

I have, I believe, answered the above questions to the best of my knowledge and ability. I do not mean to discourage any one, and this article should not discourage you. I am very anxious to see our colony settled as fast as possible, but I feel I should be doing an injustice to you were I to state anything but real facts to you.

Many land companies hold out very glowing pictures to their buyers. Their literature reads like a fairy tale. In a nutshell it is something like this: "Come to Florida with \$50.00 in your pocket and all your troubles and worries are over. Wild turkeys walk into your kitchen; oranges drop into your lap. All you have to do is to take what you want." Space it too valuable to repeat more of their nonsense, for this kind of talk appeals to foolish folks and not to sensible men and women—and we do not care for the former in our colony, only industrious, successful men and women.

Do not think that the Bunnell Development Company gives you something for nothing, but the men composing this company are conscientious and conservative, honorable people whom you can trust, people whose promises are good, and who give you good land with a good title—a square deal. Some of our readers may not care for this frank talk, but I feel that it is the right thing for me to write you in this manner through the pages of the Home Builder.

You can take your pencil and paper and figure for yourself how much money will be required to make a success at Bunnell. It is not more than right that you should sit down and figure the cost before giving up your business or position. But do not let the total scare you. If you are not financially prepared to move to the colony at once, don't be discouraged, but just keep your position a year or two longer if necessary, pay for your land and go to the colony prepared for success.

Before closing I wish to say just one more thing: There is no place in the United States, in my mind, where a man

can start to farm with less money than he can in Florida. And there is no better place in Florida than our Bunnell-DuPont colony. After figuring what it will cost you to begin operations at Bunnell, turn your paper over and figure on the other side what it would cost you to begin farming in the west, middle west, east or Canada.

I shall take for example, Illinois, as I live here now and am familiar with conditions in the state. In the first place I should need about four or five times the amount of acreage, since we raise but one crop in Illinois, and three in Florida. I should have to pay for one acre of land here as much as five acres would cost you in Bunnell. I shall not comment on the two totals, for you can start a farm-home at Bunnell at a cost of 30 to 50 per cent less than in Illinois, or anywhere else to get an equal start.

Let me repeat again that this article is not written to discourage you, but I do not want to be misunderstood, and to be the cause of any man going to Bunnell with about \$300.00, and who has to spend about half that amount in carfare for himself and family; and when he has spent the balance in a little home, he is "broke."

Just at the present moment I have a party in mind who went to Bunnell with less than \$100.00 and a family on his hands, and I feel that if this man had done some figuring beforehand and had used some common sense he would have waited a year or two longer, and would have done much better for himself, his loved ones, and for the Bunnell-DuPont colony in general; with these facts in mind, come and make your home at Bunnell at once. Do not wait longer, but come at once—come this fall. The sooner you can come the better we shall like it, and you will never regret the move I am sure.

## TO BUILD DOCKS AT OCEAN CITY SOON

Freight and Passengers to Be Taken on  
and Off.

Mr. Evans, a representative of the Howard Steamboat Co., of Jacksonville, was in Bunnell Wednesday, and a contract was entered into for the building of docks on the canal at Ocean City.

Work will begin right away and as soon as completed both freight and passengers will be taken on and discharged there.

Mr. Bryan, why wasn't it orange juice? Seems like you overlooked a good chance to boost for your adopted state.

Mr. Button, one of our prosperous farmers living just south of Bunnell, brought in some fine turnips and cabbage last week.

Mr. W. E. Laycook informs us that he has some very fine cucumbers, beans and sweet corn growing in his garden, which would make your mouth water to see.

The Johnson Lumber & Supply Co. is installing an up-to-date saw mill on the lumber yards just south of the depot. They will be in position to furnish all kinds of rough and dressed lumber within a short time.

# Every Day Happenings in and Around Bunnell and Dupont

As contributed by the Bunnell correspondent during the month

Mr. and Mrs. Chas. Boyd of West Virginia, arrived last Thursday and will make Bunnell their home.

Mr. W. H. Cookman was in Bunnell Saturday from Ocean City.

Mr. M. Stone was in Jacksonville the first of the week purchasing stock for the new department store he will open here about June 10th.

Mr. A. S. Painter of near Bunnell, was in town Saturday and reports oranges as looking extra fine on his place.

Mr. and Mrs. B. F. Cooper of Sioux City, Iowa, have been spending several days around Bunnell with the contemplation of making this their home.

Mr. Fred E. Rankin an expert accountant, of Jacksonville, is in Bunnell for several days auditing the books of the Bunnell Development Co., and also those of the Bunnell State Bank.

Mr. Ed Johnson left Monday for Jacksonville, Fla., and Memphis, Tenn., where he goes to lay in a stock of hardware for Johnson Lumber and Supply Company.

Messrs. W. H. Cochran, S. H. Newbill, Bob Moody and O. N. Jackson cut down a bee tree Monday near Bunnell, from which they extacted fifteen pounds of honey.

Mr. H. C. Harrison and family of Canada, arrived in Bunnell the first of the week and expect to make their future home here.

Several of the Espanola fans attended the Bunnell-Espanola ball game here Saturday afternoon.

Mr. Chas. C. House of Los Vegas, New Mexico, arrived in the city Monday. Mr. House purchased a twenty acre tract in the Bunnell colony some time ago and came to make an inspection of it.

Mrs. J. E. Osborne of Kenwood, Fla., is the guest, this week of Mrs. C. F. Turner.

Mr. R. J. Granger, merchant of Kissimmee, Fla., was in Bunnell for several days investigating the field for a green grocery.

Messrs. Tate and Gus Pellicer, of DuPont, attended the dance here Saturday evening.

And the rains came. Certainly they were timely; we needed them. They gladdened the thirsty plants and trees; they laid the dust in the roads and they freshened the sheen of the leaves until they shine with nature's polish. All Florida is glad.

The second quarterly meeting will be held at the Methodist church on the 21st and 22nd of this month. There will be preaching services in the evening at 7:30 on the 21st and at 11 a. m. on the 22nd. A very cordial welcome is extended to all the people to attend these services.

The Knights of Pythias of Bunnell have applied for a charter and Mohawk Lodge No. 128 will be installed here within the next three weeks.

There are already eight Knights in the city and nine applicants for membership, which will be quite a nice membership to start with. The new lodge will either share the Masonic hall or rent the hall in the new brick block opposite the depot.

Last Saturday afternoon the members of the Farmers Society of Equity held their regular meeting at the Bunnell Public School Building.

Several matters of importance were discussed after which they voted to give a picnic July 4th. The picnic will be held on Gray's farm near Gore Lake. Everybody invited to attend.

Mrs. Fannie Foster, of Atlanta, spent some time as the guest of her brother, Mr. Philips and wife. Mrs. Foster has a farm in the colony.

There will be a ball game at Bunnell Saturday afternoon, opposing teams being Espanola and Bunnell. Game called at 2:30. Everybody invited.

Messrs. J. W. Justine and W. L. Pannell, of DuPont, attended the meeting of the Masons here Tuesday night. Mr. Justine was given the third degree.

Mrs. W. H. Barker, who lived in Bunnell about two years ago, but now of Waverly, Iowa, writes that she will again take up her residence here in September.

Mr. and Mrs. I. I. Moody, Mr. and Mrs. Geo. Moody and children and Mrs. W. C. Heath attended Flagler's funeral in St. Augustine Friday, going in automobiles.

A fishing party composed of Mr. and Mrs. F. A. Rich, Mr. and Mrs. Q. W. Cauble and Mr. and Mrs. Gates returned Monday from an outing of a few days on the beach and the canal.

Messrs. D. H. and T. S. Bichard, of Ontario, Canada, arrived Tuesday and before returning purchased ten acre tracts for each of themselves and for their father. They expect to make this their home in the fall.

Messrs. C. E. and E. Blechovski, of St. Louis, where in Bunnell last Friday with the expectation of investing in Bunnell land.

Mr. Seblo, of Chicago, was in this city Monday. He selected seventy acres of land in the Polish colony from the Bunnell Development Co., and will have development work begun on the same in time to take up his residence here in the autumn.

Mrs. Payne, of DuPont, was in this city Monday to make arrangements for starting a bakery here. On account of the fact that there is no vacant residence in town at present she cannot begin this enterprise at once, but will do so as soon as she can get a house.

Mr. M. W. Smith, of Tulsa, Oklahoma, recently spent several days in town.

Messrs. I. I. Moody, J. B. Boaz, and J. F. Lambert made a business trip to Palatka and Hastings Tuesday.

## WHAT SOME OF OUR FARMERS IN BUNNELL-DU PONT ARE DOING.

Mr. O. C. Mosby, one of the crack farmers near Bunnell, gives some interesting news in regard to growing beans. He said he had three rows eighty feet in length planted to beans from which he has already picked \$30.00 worth. He sells them to the merchants here in Bunnell at 75c a peck.

Mr. J. Jeppson, who is farming east of town, is bringing in some very fine tomatoes for which he is receiving fancy prices. Mr. Jeppson says that there is no doubt in his mind but that this will be one of the large shipping points for tomatoes within the next few years.

Mr. Wm. Hardesty has harvested \$40.00 worth of strawberries off of 200 plants.

Prof. W. F. Brown, our efficient superintendent of the school and incidentally one of our progressive farmers, brought into town Monday a load of nice watermelons for which he received 25c each.

Mr. C. D. Hagadorn, one of the progressive farmers just south of Bunnell, brought in four hampers of cucumbers for which he received \$1.50 per hamper from one of the local merchants.

Some of our farmers are bringing in sweet corn for which they are finding a ready market at 15c per dozen.

Mr. B. M. Dowdy is entitled to the blue ribbon on growing corn. He has corn seven feet tall that is 68 days old on his garden spot just east of the Bank block. On this same land Mr. Dowdy has some beans and tomatoes which are looking fine.

Mrs. B. B. Bachelidor has reaped quite a nice little bank account from a small garden patch of strawberries.

## Nature's Uplifting Influence

By MRS. THOS. A. VERDENIUS



Mrs. Thos. A. Verdenius

NATURE, in all her moods, in every form, exerts an incalculable influence over the lives of men and women.

Can there be anything more uplifting, more sublime than Nature—her azure skies, her fleecy clouds, her sunny days and her starlit nights? The mountains' rugged peaks, the laughing rivulets, the restless waves of the ocean,

the singing birds, the fragrant flowers and the green pastures are all wonderful attributes of God.

Have you ever loitered on the ocean beach, treading the firm white sand on which your feet scarcely made an imprint? Have you listened to the roar of the breakers dashing against the shore, and have you watched the sea gulls in their flight? If you have, you will recall the feeling that came over you—the lifting up, as it were, of your soul out of the sordid, petty every-day affairs of life.

Have you ever stood at the foot of a mountain and gazed up at its grey, rugged sides, at the great boulders that had seemingly been there since the beginning of the world? Or have you ever lain on the sunny slope of the mountain side, and with eyes half closed, watched the great eagles soaring far above you until they reached their eyries in the mountain cliffs? If you have ever done this you must have been impressed with man's insignificance in the midst of all this grandeur, and there must have been in your heart adoration for the Maker of all things beautiful. One must be a better man, a better woman, after having seen these things and having felt their refining influences.

Do you know what it means to rise at dawn on a summer morning—in the country? Never were the flowers so beautiful as then, never the grass so green, and the song of the birds never so sweet. Nothing can seem mean or low in such surroundings.

It is a delight to feed the poultry, to turn the meek-eyed cattle into the pasture, to mow the fields, to harvest the grain, and to breathe the glorious air. One can lie down to peaceful sleep after a day of labor in such surroundings.

Does such an uplifting influence ever come to you in the city? When you rise in the morning and look out of your window facing perhaps the wall of another apartment house; when you hurry down to your shop or your office and jostle elbows with the crowd, who even at that early hour of the day look tired and careworn; when you spend a day breathing foul air and

doing your work by artificial light, does it have an uplifting influence on you?

No, it cannot be possible, for one is living an unnatural life in such surroundings.

Oh the heart-breaking, sordid conditions that prevail in the cities! Oh the poverty and sorrow to be found here! The pitiful, pinched faces that you see, the stooped shoulders and the flabby muscles. Is it not strange that people will continue to live amid such surroundings, when life could mean something different to them? Better a thousand times poverty in the country, than poverty in the city. One cannot always have luxuries in the country, but he can raise enough from the soil to give his family good wholesome food, and instead of the pale cheeks and flabby arms, he may see his children with brawny arms, tanned cheeks and laughing eyes. Ever will we pay homage to the

"Barefoot boy with cheek of tan,  
With thy turned-up pantaloons,  
And thy merry whistled tunes."

Just now as I look out on the boulevard from my window I see a number of old men working on the streets, men, who by right of their years, have passed the period of hard labor. But they did not save and provide for old age; possibly they were overcome by the grind and competition of city life; whatever may have been the cause, they are here trying to eke out a living for a few more years with work which the city gives them.

Men and women living on small salaries in the cities and saving nothing from year to year, should arouse themselves to their condition—and do something before it is too late. And many of them are doing this. I have a number of friends who thought at one time that they could never be satisfied away from the city, with its excitement, its glitter and its sham. But they have realized the folly of it all and are saving their money to secure a little country home, where they may live in peace and quietness; where no man is their master, but where they can take time to know their own hearts.

No one has really lived unless he has taken time to know his friends, to know himself—to commune with his own heart, and nowhere can he find such an appropriate place for this communion as in God's great out-of-doors. One may then appreciate Lowell's immortal words:

"Joy comes, grief goes, we know not how;  
Everything is happy now,  
Everything is upward striving;  
'Tis as easy now for the heart to be true  
As for grass to be green or skies to be blue,—  
'Tis the natural way of living:

Who knows whither the clouds have fled?  
In the unscarred heaven they leave no wake;  
And the eyes forget the tears they have shed,  
The heart forgets its sorrow and ache;  
The soul partakes the season's youth,  
And the sulphurous rifts of passion and woe  
Lie deep 'neath a silence pure and smooth,  
Like burnt-out craters healed with snow."

"The hard part is not to work for success, but to wait for it to ripen."

# What Mr. Larson, the Northwestern Agent of the Florida East Coast Railway has to say about St. Johns County and Bunnell

St. Augustine, Florida, June 12, 1913.  
Mr. Thos. A. Verdenius,  
Chicago.

My Dear Mr. Verdenius:

Some time ago you asked if I would write for THE BUNNELL HOME BUILDER what I know about St. Johns County, and it is a pleasure to do so for several reasons. You know it is always a pleasure to write or talk about something we love, whether it is a place, a thing or a person. I love Florida and I love my home and home County in particular, above any place I ever lived elsewhere. My early life was spent on a farm in Wisconsin, which is on the Northern boundary of the United States. The past twenty years have been spent in Florida, on the extreme Southern boundary of our Country. I have therefore experienced the two "extremes" as you might say, and have had ample opportunity to compare the two sections, both as to climate, soil and products of the soil. There is nothing wrong with Wisconsin considering its location. It is a grand State, especially in summer. Our farm was of the "Side-hill" variety, with some level ground on the bottom of the hills. These hilly farms in Wisconsin the same as in New England, "played out" in time, after continuous cultivation for many years. Part of this was due to lack of knowledge of soil renewal or preservation in those days, and part due to the washing of the soil on the side hills down into the valleys. I want to tell you of just one instance (there are hundreds like it) in St. Johns County, Florida, where the same land has been cultivated for a hundred years or more and the fields still yield the same bountiful crops. Hon. Jas. Masters ("Uncle Jimmy") of Elkton in this County, told me he was born on the place where he now lives. He is over seventy years old. His father farmed the same place before him. He has lived there all his life and is there today. He raises just as big crops of corn, potatoes and other things as his newer neighbors. There is no way for the soil to get away because it is underlaid with clay and the land is practically level. With fertilization for the first crop in the fall or early winter, two additional crops are grown on the same land during the same year. To a Wisconsin farmer or any farmer in the North, that seems like a fairy tale, but it is easy to verify. "Uncle Jimmy" can give a newcomer some valuable information about how to make a living in Florida. He grows nearly all his own supplies. About the only thing he buys of the grocer is coffee, tea, flour and tobacco. He grows and cures his own beef and pork, has always plenty of poultry on hand, grows corn and sugar cane, from which he makes both sugar and syrup. Has all kinds of fruits for preserving. Knows how to catch and cure salt water fish. What more does a man want? Now up in Wisconsin

there is only a chance for one crop a year on the same land, and sometimes the frost nips the corn and other crops before they are fully ripe. And then just remember the four or five months of snow, ice and frozen ground, the housing and feeding of stock, the wood and coal bills! After Florida, no more of that for us.

We have all kinds of land in this County, much that is as good as any in the State, some that is not suitable for farming, but can be used for some purpose. Either the timber on it is of use, or it is good for grazing. The lands you are selling for the Bunnell Development Company will average up to the best, with the same percentage of land that is not fit for farming. I have been over most of the lands around Bunnell on hunting trips and have camped in different places a number of times. And speaking of hunting, there is no place in the country where this can be enjoyed as fully



Mr. Larson and his son quail hunting near Bunnell

as in Florida. Quail, turkey and duck are plentiful, squirrel and wild doves abound, and there is still an abundance of deer, and if one wants bigger game the county has a good many black bear left.

A settler coming here with sufficient means to start right, after he has secured the right kind of land, and will apply himself to the task of developing the land properly, can make an easier living here without the exposures and hardships found in a Northern climate, than anywhere else I have known. A new settler should be prepared after he reaches his destination to have sufficient funds to clear say five or ten acres of land, build his house, provide a well, get the necessary tools and implements, to buy seed and fertilizer, to buy and set out fruit trees, to fence the place and enough left to live on for at least one year, provided he gets no other income.

But the chances are that he will, because he can at least grow all the vegetables needed for the family, he can keep chickens and thus the "board bill" will in a large measure be provided for.

When I tell you of continuous farming, you probably think there is no time for "rest or play" in Florida for the farmer, but such is far from being the case. Our County is blessed by having the Atlantic Ocean wash its Eastern shore. In mid-summer is vacation time, and instead of going to the mountains or other seaside resorts, the people living a few miles away from the beach, go over there and either have a small cottage or a tent, and spend from six to eight weeks. Bathing, fishing, resting, playing! Oh! it is great! Sometimes the men folks will spend a day on the farm looking after necessary details, but such things as are necessary at that season of the year is left to hired help. The nights are cool, and over at the beach it is at least ten degrees cooler both day and night than it is in town or a few miles away. So we practically get the same benefit of a change right near home that we would get by going up into New England or the mountains.

This city is the County seat of St. Johns County, and is known the world over as the oldest city in the United States. Last April it celebrated the four hundredth anniversary of the landing of Ponce de Leon. It is a wonderful tourist and health resort, and abounds in interesting features such as people of leisure will travel thousands of miles to see and enjoy. It is but thirty-seven miles South of Jacksonville, the metropolis of the State, and is also reached via the Inland waterway from Jacksonville as well as from points South. We have a permanent population of about six thousand, which during the winter months is increased by at least two thousand more. St. Johns County is taking a leading part in the improvement of its roads, as it has become a recognized fact that hard surface roads is one of the greatest aids in the development of any country. We want more good, substantial settlers.

Yours truly,  
L. LARSON.

## IMPORTANT

### READ THIS

The Bunnell Development Company, at the present time, is spending thousands of dollars on improvements in the colony, such as the building of new roads, improving old ones, building bridges, etc. It is therefore very essential that every buyer should do his or her part in the development of the colony by keeping up the monthly payments as promptly as possible. Most of our buyers are now doing this. To the few who are not we trust this reminder will be sufficient. If you do not make your payments promptly, you are standing in the way of progress in the colony.

BUNNELL DEVELOPMENT COMPANY

"Yes, Florida is truly coming into her own. Her marvelous resources of forest and farm, her fertile soil, and, above all, her wonderful climate, are focusing at last the attention of the world and turning capital and immigration to her shores. And with good cause."

## Florida's Climate and Health Conditions

This Article Tells You What Florida Summers are Like

By DR. JENNIE M. COVERT

In times past Florida has been known chiefly as a Winter resort, not as a health resort. In fact its reputation for health has been rather shady. In the popular mind the "Everglades of Florida" was Florida and these stood for Miasm and Malaria, and all sorts of noxious and crawling things.

The Winter resorts were few and on the coasts. The interior was an unknown land. Now that Florida has been re-discovered, it needs to have its reputation cleared, and the true facts set forth as to prevailing conditions. Is it a desirable country in which to establish permanent homes?

First as to climate. A narrow peninsula jutting down into the Atlantic between the parallels of 31 degrees and 26 degrees, it must of necessity be more or less subtropical. The sun shines the year round. In the Summer time its rays are undeniably hot. In the Winter time it shines with genial and welcome warmth.

But the peninsula is hut two hundred miles in width at the widest, on the one side the Atlantic and on the other the Gulf of Mexico. A long strip of land almost entirely surrounded by the salt waters of the ocean.

There is no part of Florida which does not have the benefit of this close proximity to the ocean.

From off this great body of salt water comes daily to every part the cooling breezes which temper the heat of the sun, breezes which are laden not with miasm and pollution, not with smoke and grime, but with the pure life giving ozone of the ocean itself.

There is no portion of our country which possesses so equable a climate. I have had some personal knowledge of the climate of far famed California, but for physical reasons it is not and cannot be as salubrious as that of Florida. The report of the Commissioners of Agriculture of Florida shows the average temperature of the state is seventy one-tenth Fahrenheit and for this particular region sixty-eight degrees. The months of July and August show an average of eighty, the lowest average fifty-six, being for the month of January.

Northern people who have taken up their residence here assure me that they do not suffer with the heat in Summer as they formerly did in the North.

No sweltering days, no hot stifling nights, when sleep is almost impossible, but every opportunity for cool refreshing sleep.

The greatest rainfall occurs during the months of July, August and September, although there is more or less precipitation throughout the year in showers and all-day rains.

Tornadoes and heavy rain-storms are as infrequent as are snow storms in this region. To one who loves sunshine, pure air and outdoor life, the climate of Florida is peculiarly adapted. All this has a bearing on the healthfulness of the country.

Sunshine is the germ killer—par excellence—and tuberculosis does not flourish here. The invigorating ocean breezes bring

healing on their wings. No sudden and distressing climatic changes to overwhelm the weak and unwary.

For this reason such ailments as pneumonia, bronchitis and chronic catarrh seldom appear. It is a paradise for the little one.

There is no occasion for colds in the head, enlarged tonsils, adenoids, etc., which a harsh climate develops in children.

It is also a happy halting place for the aged. As the resisting powers of the system wane, here the stress of living is reduced to the minimum. Basking in God's sunshine, breathing in the pure tonic of the ocean air, living daily in close contact with nature, the Silver Chord is not prematurely loosed or the Golden Bowl broken. It is not surprising to learn that there are more than a few centenarians in the State.

It may be mentioned in passing that the pine woods undoubtedly contribute to the health of the State.

The teachings of a professor in medicine occur to me in this connection. It has been his custom to send patients suffering with pulmonary tuberculosis to the pine woods of Louisiana, not far from the coast, where they might have the benefit of the winds from the salt water. He directed them to go out into the woods, set fire to an old pine stump and breathe the creosote charged atmosphere. He claimed excellent success for this method.

In times past, as elsewhere, malaria has been prevalent. With the new knowledge that has come on this subject, with efforts to prevent the breeding of mosquitoes in general and precautions against the Anopheles mosquito in particular, this country is rapidly liberating itself from the thrall-dom of "Chills and Fever." In addition to these natural advantages Florida is most fortunate in having an efficient board of health.

With the old and infirm flocking to this state as a sanitarium we are told that the mortality rate is but seven to the thousand.

It is a good state for every class of people except the doctors. It is too "distressingly" healthy for them to thrive. The prospect for the profession is gloomy, for as the laws of sanitation and good health are increasingly understood and observed, the need for the doctor will decrease accordingly.

However, we predict that Florida is destined to become, among other things, the nation's great natural sanitarium, where the sick and the infirm, the weak and the aged, may find a pleasant refuge and access to Nature's own great restoring agencies.

## AN INTERESTING LETTER FROM ONE OF OUR ILLINOIS BUYERS



R. W. Smith

It is not my intention, in writing you this letter, to supply you with any information concerning the advantages of the Bunnell-DuPont colony, but I would like to say a few things to home-seekers who are looking for land.

I have inspected the Bunnell-DuPont colony and was very well pleased with the place.

Now, a great many people have an idea it is very hot down in Florida, but I want to say it is not as hot in Florida as it is in some of the northern states. There are no sunstrokes there, the climate is fine. I am only waiting for a chance to go back to Florida to live.

The land of the Bunnell-DuPont colony is very rich. The soil is a dark or gray sandy loam, under which lies a clay sub-soil that holds the moisture better during the period when the crops are growing, and I had the pleasure to test this soil while I was in Bunnell.

While I was in the Bunnell-DuPont colony I met one man from Canada, one from Kansas, one from Montana and another from Illinois, and they all said it was the best land they had seen. When I got back home and told some of my friends what kind of soil this land was they sent orders for fifty acres.

No one has to be afraid of the high cost of living in Florida. You can live almost twice as cheap in Florida as you can in the north. That is why I like to see all people who have to work for a living buy a small farm in Florida.

The town of Bunnell is an up-to-date city. It is far ahead of some towns of its size and in time it will be one of the leading cities in Florida, and the people of Bunnell-DuPont treat you the best they know how when you get there.

In the Bunnell-DuPont colony is good drinking water. You can get water at a depth of fifteen feet and at a depth of 150 to 300 feet is the finest water there is to be had.

And now friends, you who work in a factory—what are you going to do when you get old? Some day your boss will come around and tell you they do not need you, for you can't get the work out fast enough, that they need someone younger. What will you do if you haven't a little farm on which you can spend the rest of your life? That is why I say—buy a small farm in the Bunnell-DuPont colony before it is too late. Buy your farm from the people that are honest and give you what you ask for and they will see that you are treated right.

R. W. Smith,  
Illinois.

**MAKING MONEY OUT OF STUMPS.**

To the farmer who has studied for years how to meet the expense of clearing his land, the heading of this article may seem a joke, but it is the actual truth that fat pine stumps have now become a profitable crop.

This is all due to the discovery by the turpentine manufacturing companies that a cord of stump wood contains much more turpentine and resinous products than a cord of log wood. In fact, the excess is worth more than the cost of blasting out the stumps with dynamite. Therefore, it is possible for a farmer to blast out his stumps, ship them to the nearest turpentine company and actually make a profit on the transaction, and get his land cleared for nothing.

Because farmers do not understand this generally, we have heard of at least one man who burned his stumps to get rid of them because he did not realize that he could blast them out and sell them at a profit, and there are countless farmers who are doing nothing with their stumps because they do not think they can afford to blast them.

Most of the turpentine companies own a large acreage of stump land, and are too busy blasting out these stumps and converting them into salable products to get out among the farmers in search of stump wood, but these same companies will pay a price per cord for stump wood, blasted into pieces small enough to go into their "hogs" for shredding, to make it profitable for the farmer to blast them out and ship them by rail, in case the plant is too far for haulage.

If you have any fat pine stumps on your enough to have fat pine stumps instead of land, write at once to the nearest turpentine company and ask them what they will pay for your stump wood. Even though the distance and freight rate may be so great that you cannot do this work at a profit, you can certainly get your land cleared at a fraction of the cost of clearing land of other stumps, if you are fortunate some other kind.

The Southern Turpentine Company, of Jacksonville, Fla., reports that one German farmer shipped them several carloads from a point twenty-five miles away, and reported a net profit on each carload of stumps shipped in. This gave him his land clear and ready for agricultural purposes at a net profit.

Full particulars as to the most economical method of blasting these stumps will be furnished by any of the manufacturers of dynamite. It is well to note in this connection that when the turpentine companies blast stumps they are not especially interested in clearing the land for agricultural purposes, and hence place their charges close to the ground level and leave a considerable portion of the stump within plow depth. The farmer should place the bore holes into the tap root so as to cut it off below plow depth. This requires a little more work in making the holes, and a little heavier charge of dynamite, but the advantage is obvious.—The Florida Grower, May 3rd.

**No More Land at \$30.00 an Acre**

**IN THE BUNNELL-DUPONT COLONY**

**\$35.00**

—AND—

**\$40.00**

**A N A C R E**

**50 cents an acre down and 50 cents an acre a month until paid for**

If you wish to secure a farm in the Bunnell-DuPont colony you had better mail me your order **AT ONCE**. As I have told you many times, our motto is "**first come, first served.**" I am giving you fair warning. Before many months we will advance the price of every acre of our land to \$40.00, and very soon it will be \$50.00 an acre, and it is dirt cheap even at that price.

The same land we sell at Bunnell for **\$35.00 and \$40.00** an acre now, on the easy payment plan, would cost you at Hastings, twelve miles north of us, from **\$200.00 to \$300.00** an acre, cash.

We also have some fine lots for sale at Ocean City—**\$75.00 to \$150.00** a lot—terms cash, and some fine residence lots in Bunnell for **\$50.00** apiece and upwards—**\$5.00** down and **\$5.00** each month until paid for.

If you do not want a farm in Florida, buy a lot in Ocean City. This is a real beauty spot—its location is ideal. It is especially suitable for retired people and those who wish to secure a winter home in Florida. If you live in Ocean City you can enjoy the delightful salt sea breezes from the great Atlantic, just at your door, all the year around. It is a real health resort. A few months spent here and your rheumatism, catarrh, throat or heart trouble are things of the past.

Ocean City is located on the Florida East Coast Canal, and the Florida East Coast Railroad is going to build a road close to Ocean City. Small steamers and yachts pass up and down the canal daily. This spot is a paradise for the sportsman, as the finest fishing, hunting, boating and bathing are to be enjoyed here.

Lots are selling fast and if you want one of them you had better act **QUICKLY before the best are gone**. Write for full particulars regarding Ocean City and Bunnell lots, also farms in Bunnell-DuPont colony, and ask for plats of the above mentioned towns.

**THOMAS A. VERDENIUS**

**108 South LaSalle St.**

**Chicago, Illinois**

"A worthy land should be regarded worthily."

