

# Mr. Verdenius' Latest Report on the Bunnell Colony

MAY, 1918



Mr. Thomas A. Verdenius

It was a great trip I had to Bunnell and I could scarcely wait to attend to my most urgent mail on my return home, so anxious was I to write a letter to all our land owners and try to tell you about conditions as I found them there. Now that I am beginning my letter I find it difficult, as usual, for there is so much I want to tell you about the colony I scarcely know where to begin or to end. I say now, as I usually say after I have been to Bunnell, I wish each one of you could have visited the colony with me, for that is, after all, the only way one can really appreciate what

is taking place there. However, I have always found my camera to be a valuable assistant in these matters, and I am sure that you will enjoy some of the splendid pictures I took while at Bunnell.

I spent an entire week in the colony, and it was as busy a week as you could possibly imagine. I went over the land, talked with our farmers, business men and others regarding our new county in general and our colony in particular. I could not attempt to tell you what all our people are doing. There are so many of them now, that would be impossible. I shall therefore give you a report on the colony in general instead of on its individual citizens.

This was my first view of the new bank building since it was completed and occupied. It's a handsome building, commodious and well equipped, and it would be a credit to any city many times larger than Bunnell. I was impressed with the fact that the men who planned this building had



Street Scene in Bunnell

given it much thought and careful consideration. In the southeast corner of the building is the bank, finished in Tennessee and Georgia marble, with vault, directors' room, etc. Adjoining the bank is the beautiful and roomy office of the Bunnell Development Company. The second story is divided into large offices, all of which have been rented, to lawyers, doctor, dentist and others.

The old bank building is at present used as the county building of our new (Flagler) county, and there the county officials have their offices. Within a few months there will be an election of all county officials, as the present ones were appointed by the Governor when Flagler county was created. Several good candidates for each office have declared themselves. We expect that a new county building will be given to Flagler county by the Flagler estate.

Several nice homes have been recently erected and some others are now under construction. The town of Bunnell has been greatly handicapped in the growth of its population for lack of houses, the demand for houses being so much greater than the supply. This is to be remedied, however, as prominent men of the town have organized a Building and Loan Association. I might say in passing, that if any of our land owners would like to invest in some of the shares of this Association, I shall be glad to have you let me know. The shares are \$100.00 each, payable at the rate of \$1.00 a month for each share. It is a sound and safe investment, and I believe your money so invested will earn you eight per cent; besides, when you are ready to move to Bunnell the Association can possibly assist you in the erection of a home on your lots or on your farm.



The New Bunnell State Bank Building



Interior View of a portion of the Bunnell State Bank



*Beautiful Home of Mr. Geo. Moody, Office Manager of the Bunnell Development Co.*

There is soon to be erected a large hardware store, between the bank building and the garage, and before long we are to have in Bunnell a fine new school building, up-to-date in every respect. We must have such a building, because our school has grown so rapidly and the old building is entirely inadequate today. Bunnell also has a moving picture theatre now.

Have you ever heard of a county that had no debts? Undoubtedly there are some counties like that, and I am happy to tell you that FLAGLER COUNTY DOES NOT HAVE A SINGLE CENT OF INDEBTEDNESS AGAINST IT. Isn't that a remarkable record? That is one of the reasons why the taxes in Flagler county are so small, being but half of what they are in some other counties. However, this state of affairs will not last forever, for as soon as we have licked old Kaiser Bill and the war is over, we expect to build through the county a great many hard roads, and to get the money for this purpose the county will be bonded. When this time comes, we shall have a hard road extending south from Bunnell, via Codyville, to DeLand, the county seat of Volusia county; another from Bunnell to DuPont, Korona and Favorita, running parallel with the railroad and thence to Daytona; another from Bunnell to St. Johns Park, and still other roads.

When I arrived in the colony it had been raining for a couple of days and during my first two days there, there were a number of showers. Then the rain ceased and all the rest of the time I was there the weather was beautiful. I found some of the farmers rather worried, fearful that the rain was going to spoil their crop, but before I left for the North they were all wearing their broadest smiles again. Well they might, for the fields upon fields of Irish potatoes were enough to delight the eye of anyone. The potato crop is going to be greater than at any previous season in the colony's history.



*Potato Field of Mr. Basheau, Sixty Days After Planting*

The Bunnell potatoes are this year a little later than those from other points in the potato belt. At Hastings, Spuds, Elkton and other towns in this section they are digging potatoes by the carloads; in fact, one day while I was there they shipped from the potato belt over a hundred cars of spuds to northern markets.

Although a few of the Bunnell farmers have begun digging and shipping their potatoes, most of the growers will not have theirs ready for shipment until a little later, as most of our farmers had to wait for their seed potatoes last spring. At that time they felt disappointed to be held back in their planting, but this seeming misfortune will likely result in their favor, as indications are that the potato market will be higher in a month from now than it is today.

It is doubtful if our farmers will ever again be able to realize so much for their potatoes as they did last year. Our Nation having just entered at that time into the great world war and the fact that there were no potatoes in the country caused our farmers to obtain phenomenal prices, some receiving as high as \$10.00 a barrel. At the present time there are still a great many old potatoes in the market, which cause prices for new potatoes to be lower. While I was in Bunnell they were receiving from \$4.00 to \$5.00 a barrel, according to grade, for No. 2s or No. 1s.



*Home of Mr. Hendricks, Cashier of the Bunnell State Bank*

But even at these prices there is good money in growing Irish potatoes. Before the war potatoes scarcely ever brought more than \$4.00 to \$4.50 a barrel, and even though prices are not so high this year as last, the yield is going to be so very much greater, which will even things up for the farmers. On account of the heavy yield, there is again a shortage in barrels and a great many shipments have had to be made in sacks. A sack of potatoes weights 155 pounds.

Our farmers have twice the amount of acreage planted to potatoes they had last year, and some of them believe they will realize from 75 to 90 barrels to the acre.

One of our prominent business men in Bunnell, who also has a farm, gave me the following figures, upon my inquiry as to how his crop was turning out. He told me that he had 40 acres, which would yield him at the very least 50 barrels to the acre. This would mean 2,000 barrels, which, at \$5.00 a barrel, would give him a gross receipt of \$10,000.00. He is a very conservative man, and I believe he is too low in his estimate of 2,000 barrels, as I went over his field. He has to hire all the work done on his farm, and he told me that his expenses, including labor, seed, fertilizer,



*Mr. Basheou Showing Sample of his Fine Potatoes*

barrels, etc., would be less than \$4,000.00, leaving him a net profit of \$6,000.00 on his 40 acres so far this year, with two more crops to be harvested from the same land.

You do not expect me, I know, to tell you of every field and every farm in that hustling, bustling agricultural section. I couldn't do it anyway, for I didn't see half of them. I did not have the time. All I did see looked equally good to me, and all the farmers I talked with told me how splendidly their potatoes were turning out.

It is hard to realize, without seeing it personally, just how great are the advantages of the

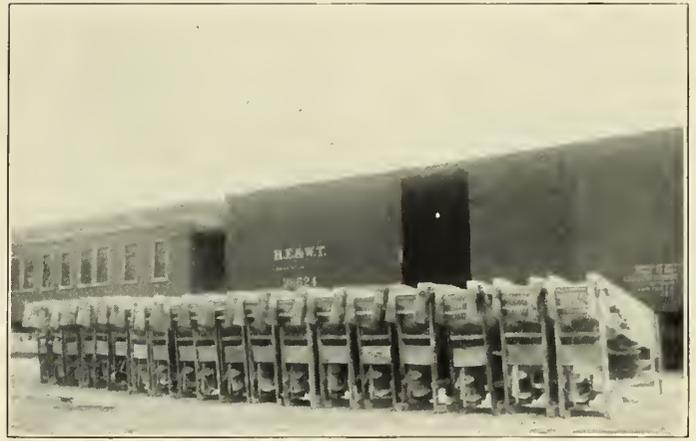
farmers in the Bunnell colony as compared with those of the farmers in the North. Here in Illinois our farmers have not yet finished their plowing for their first and only crop, while the Bunnell farmers are beginning to ship their first crop, and some have already planted their second crop, which is corn planted between the rows of potatoes. While there I saw some fields where the corn was four feet high. I saw peaches as large as walnuts; I saw green figs, pears, oranges, grapefruit, etc., etc., on the trees, while here in Illinois but a few of our fruit trees are just now beginning to show blossoms.



*Residence of Mr. D. Deon  
Uncle Sam's Farm Demonstrator for Flagler County.*

The majority of our Bunnell colony farmers are well pleased and satisfied. During the time I was there three of them bought additional land. When practical men like these, after having lived in the colony for several years, purchase more of our land, they furnish greater proof than anything I can think of that the value of our land is all that I have ever claimed it to be.

Surveys are to be made for an addition to the townsite of Favorita, and Korona is to have a postoffice. Two candidates for this office have taken their examinations, and I presume by the time you receive this, one of them will have received the appointment. And so I could continue concerning the different localities in our colony; but, to make a long story short, I will say that Bunnell and all the other towns, DuPont, Codyville, Korona, Harwood, Favorita and



*Carload of Potato Graders Consigned to Bunnell Hardware Co.*

Ocean City, are progressing in a desirable manner, as is also the surrounding country. Bear in mind that Bunnell is really only about six years old, while Flagler county has been in existence but about one year, and the town of Bunnell is bound to grow in a much more rapid manner, now that she is the county seat of our new county.

Many deeds are being issued each week to purchasers of Bunnell colony farms, and many of our buyers are planning to move to their farms just as soon as they can dispose of real estate in the North.

My report of the Bunnell colony would not be complete did I not tell you something of the patriotism of its people. Many of our boys from that section are today in the service of Uncle Sam, some are in khaki and some in the uniform of the U. S. Navy. Many enlisted before being drafted. Here and there a service flag is in evidence, and I want to tell you that Bunnell went "over the top" on her third Liberty Loan subscription. They have a strong and well-organized Red Cross society, with headquarters in the bank building. Two of the ladies in charge showed me a great quantity of garments that had been made by loving hands, also clothing for Belgian children, etc., etc., that were ready for shipment.

The last day I was in Bunnell I attended the funeral of the son of one of our farmers, Mr. Miller. This young man, who belonged to the Navy, had died at Norfolk, Virginia, and his body had been sent home for burial. The service was very impressive. The Bunnell band played "My Country 'Tis of Thee" and "Nearer, My God, to Thee." The body



*Home of Mr. J. B. Boaz, Mayor of Bunnell and Editor of the Flagler Tribune*



*Partially Completed Home of Mr. Holden, Bunnell's Druggist*

was borne to its last resting place with the Stars and Stripes wrapped about the coffin, and practically every man and woman, young and old, stopped their labors for a few hours in respect to the brave young man who had given his life in the service of his country.

If you have any friends who wish to buy land in our colony, or if you desire to increase your holdings, write me and I will send you a map of our colony and will try to give you what you desire. You realize, of course, that most of our land has been sold, but here and there we have 10, 20 or 40 acres of good land still for sale, and although we are through with our advertising campaign, I am sure that we can still take care of you and your friends.

If you go to Bunnell, please go direct, when you leave the train, to the Bunnell office and ask for the office manager or field manager. Tell them who you are, and ask them when they will be able to take you out to see your land. If you are not perfectly satisfied, don't hesitate to say so, and we shall be glad to change your allotment. Our aim has ever been to please our buyers, and with this

thought uppermost in our minds we have built up our business and have succeeded. Our motto is "Our buyers' success is our success."

And now a word about Liberty Bonds. We urge you to buy bonds; in fact, I would rather see you buy bonds than land if you are able to buy only one of the two. We must all do everything we can to help Uncle Sam win the war. If I were to enumerate what I consider are the two best investments you could make I would say—

## 1st — Liberty Bonds 2nd — Bunnell Lands

To prove to you that I mean just what I am saying, I will go on record and state that we will give you par, full value, 100 cents on the dollar, for every Liberty Bond you may send us as payment on land. We accept these bonds every week, so if at any time you do not have the cash with which to make your payments, we are willing to accept your bonds the same as if they were money.

If you have any questions to ask, write me. I shall be glad to hear from you.

Please bear in mind that although this is a printed letter, I am writing it as a *personal* letter to each one of our buyers. I know just how glad you are to hear from Bunnell, and therefore I write you as fully as possible, but of course you realize that it is impossible for me to send each of you a separate letter.

Yours always for Bunnell,

*Thos. A. Wendenius*

108 South La Salle Street,  
Chicago, Illinois.



*A Few of the Homes on the Dixie Highway.*

# IMPORTANT NOTICE

## TO BUYERS OF LAND IN THE BUNNELL COLONY

You will note that I am going to Bunnell shortly and while there we shall carefully go over all the accounts on our books.

If your account is not paid up to date please send your remittance at once to the Home Office at Bunnell, so that it may reach that office not later than December 2nd. If you will do this we shall be sure to find your account in first-class condition when we come to check it over.

We will accept Liberty Bonds as payments on the land and will give you full credit on your account for same — one hundred cents on the dollar.

If your account is already up to date, simply ignore this notice.

Yours very truly,

*Thos. A. Verdenius*

 NOTE:—Please note if the address on your envelope is your latest address. If not, kindly forward your correct address at once to the Chicago Office, 108 South La Salle Street.

# IMPORTANT NOTICE

## TO BUYERS OF LAND IN THE BUNNELL COLONY

You will note that I am going to Bunnell shortly and while there we shall carefully go over all the accounts on our books.

If your account is not paid up to date please send your remittance at once to the Home Office at Bunnell, so that it may reach that office not later than December 2nd. If you will do this we shall be sure to find your account in first-class condition when we come to check it over.

We will accept Liberty Bonds as payments on the land and will give you full credit on your account for same — one hundred cents on the dollar.

If your account is already up to date, simply ignore this notice.

Yours very truly,

*Thos. A. Wendenius.*

 NOTE:—Please note if the address on your envelope is your latest address. If not, kindly forward your correct address at once to the Chicago Office, 108 South La Salle Street.