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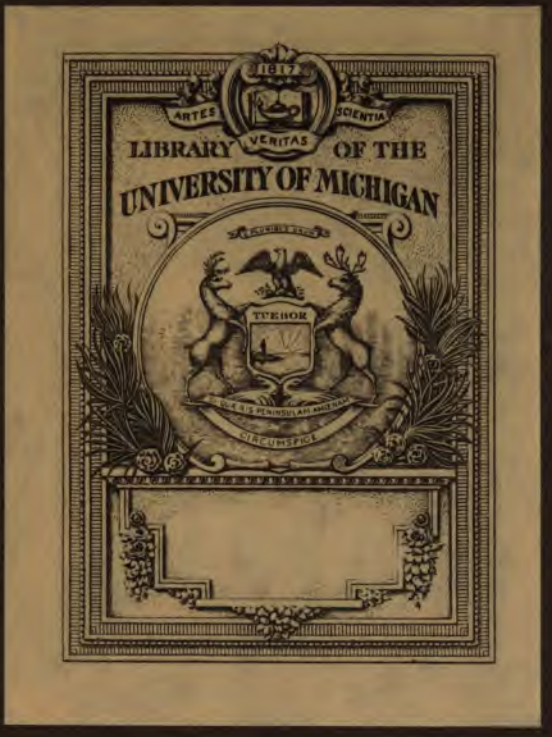

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How California Helps Men Own Farms

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Rural Homes

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PUBLISHED BY

STATE LAND SETTLEMENT BOARD

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INFORMATION FOR INQUIRERS ABOUT STATE LAND SETTLEMENTS.

The Land Settlement Board is in constant receipt of inquiries from intending settlers for information about the settlements at Durham and Delhi and the opportunities of obtaining farms there. Two articles have been printed describing these two settlements which contain the information that most of the applicants desire. The one on Durham appeared in the "Country Gentleman" of December 20, 1919, the other on Delhi appeared in the Sacramento "Bee" of June 12, 1920.

There are no farms or farm laborers' allotments for sale at Durham. Some land, leased until 1922, will be cut up and offered to settlers at the termination of this lease. The first unit at Delhi is practically all taken. There are three farms and a few farm laborers' allotments still available. Work is being done to prepare the second unit of 3600 acres for irrigation and it is planned to throw this open to settlement in September. It will contain about 100 farms and about 25 farm workers' allotments. All who make application will be notified of this opening and public announcement will be made in the press.

STATE LAND SETTLEMENT BOARD.

Agriculture Hall, Berkeley, California.

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A DESCRIPTION OF THE DURHAM SETTLEMENT.

By Freeman Tilden.

("Country Gentleman," December 20, 1919.)

Whenever the state—any state—tackles a business venture outside the narrow realm of routine government, the judicious always grieve. The range of activities in which the people's representatives can profitably engage seems to be about as limited as Aunt Susie's song repertory. Usually the taxpayer is forced to engage in a little game where the cards are all nicked and the joker is running wild—very wild.

This being so—and I'll warrant that most everybody except the chronic peddlers of sunshine think it is so—there was a good deal of head-shaking and shoulder-shrugging when the State of California voted, in 1917, "with the object of promoting closer agricultural settlement, assisting deserving and qualified persons to acquire small improved farms, providing homes for farm laborers, to acquire, on behalf of the state, agricultural lands suitable for cultivation and colonization in an area of not more than 10,000 acres—and to subdivide and sell such lands to approved bona fide settlers."

This quotation is made up of several sections of the legislative act which created the land-settlement board, but it is the gist of the California Land Settlement Act.

Section 1 of this act spoke as follows: "The legislature believes that land settlement is a problem of great importance to the welfare of all the people of the State of California and, for that reason, through this particular act, endeavors to improve the general economic and social conditions of agricultural settlers within the state and of people of the state in general."

Well, anybody could say that. That was like saying that there is a great deal of unrest in the world and that it would be to everybody's advantage to have it stopped.

But in spite of the obese generalization with which the legislators of California began their act there was one promising bit of evidence that perhaps the legislature had started something on the right foot. That was the shrill scream of indignant surprise which went up from every land shark and soil peddler from Siskiyou to Calexico.

The land speculators acted just as though somebody had rushed forward and stepped upon their pet corns. They shrieked something concerning the state's minding its own business; as if the state—any state—had any real business except the welfare of its people. Right there the judicious took a long swig of hope right from the spigot.

Because, as is well known, no state in the country has suffered more from the rapacity of land speculators than California. From the very beginning it has been a wild cry of *caveat emptor*, and let the

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devil take the hindmost. This will occur, inevitably, with the opening up of fat new lands. But in California, the settler, unless he was a genius for business, usually started in his young life by getting sandbagged. The common method of settling a piece of land was to invite everybody to come and farm and get rich, to promise everything and —perform nothing. To leave a settler as flat on his back as an inverted sea turtle was considered, in land-speculative circles, a rich joke.

Now, we all know that when a sucker is tolled onto a piece of land on which he is destined to go broke it isn't only the sucker who suffers. Everybody in the state where the sucker draws his last agricultural breath has to pay for the mistake. California has paid heavily for every simoleon torn away from the guileless settlers.

It was to put real settlers on real lands properly prepared for agriculture, with a real chance to stand the gaff till fruition came, that the Land Settlement Board of California was created. The notion of the board was to bite off only as much as it could chew. Or, so to speak, to vaccinate a small crew and then wait a bit to see if the virus took.

About a year and half ago, "The Country Gentleman" printed an article describing the functions of the Land Settlement Board, telling what had been done at the first settlement—that at Durham, in Butte County. The settlement had then been going less than a year and it was a little too early to pass judgment as to its chances, though they seemed good. Consequently the article was written, properly enough, with some caution.

Now, at the end of another eighteen months, with every tract of land of the colony under cultivation by settlers, it looks like a sure bet. It is a gladsome thing to be able to say that the State of California and the Land Settlement Board have gone into business and made good. The Durham Land Settlement is so complete a success that the board is looking for another area of 10,000 to 15,000 acres, or for two areas of 5000 to 10,000 acres apiece, where more settlers can go and do likewise. There is a waiting list of competent men, with families, and money in hand, yards long.

The writer has just completed a trip of visit and search at the Durham colony. He confesses that he went to Durham in a skeptical frame of mind, partly because he is a conservative on legislative stunts for farming and partly because he was planning to write about it for a class of readers who do not get all perspiry about a scheme because it is new or because it looks well on paper.

For one thing, various schemes of putting the man on the land have been tried since Noah embarked on the ark—without too much success. Anybody can settle a piece of soil. In ten minutes, on the main street of any large city, you could, with a blue-print and some colored

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pictures of lambs gamboling on a green hillside, induce several hundred men to go right back to the land, especially if you didn't demand that they bet any money of their own on their chances and if you didn't bind them to stay more than six weeks. But you wouldn't thereby lift the noble science of agriculture more than two inches from the ground, and when she fell back she'd fall hard.

Without qualification, I'm here to say that the state land settlement at Durham, California, is a success. It is a big, genuine, all-round success. And it is a success precisely for the reasons that the usual back-to-the-land movements are not successes—because it is based on shrewd, everyday, fundamental points of common-sense farming and judgment of human nature.

The lecture-hall wheezers on the subject of land settlement believe that all you have to do is put a man on the land, give him what is commonly considered a chance and he will be happy and the land satisfied. Dr. Elwood Mead and the other members of the Land Settlement Board of California believe that, if you find the right man and put him on the right land and give him nothing but the kind of help that will make him better able to use his own money and his own talent to the best advantage, he will be happy and the land will be satisfied and the state will gain.

A place for skilled laborers.

And when I say happy I mean, of course, relatively happy. Some farmers—good farmers—are happy in staying where they are all their lives. Some are happier by moving once in a while. The personnel of the Durham colony will change from year to year, or at least from decade to decade. No matter how much money they make there, some will want to move on to pastures new. But that will not hurt the colony. Later in the article I shall show why it won't.

The Land Settlement Board was authorized to buy, improve and sell to settlers 10,000 acres of land. A total of 6219 acres, located in Butte County in the Sacramento Valley, were purchased by the State of California, and this acreage is now the Durham settlement. Part of the land was under cultivation at the time of purchase and had water rights from Butte Creek and a rudimentary irrigation system. The cost of the land which could be irrigated was $100 an acre. About 700 acres which were above the ditch cost the state ten dollars an acre.

Irrigation rights were made certain; sanitation was insured; a soil survey was made, and designs for houses and farm buildings were assembled. The sizes of the farms were determined so as to give considerable choice to intending settlers, but keeping each farm within such limits that one family with one farm hand could take care of it. Farms suited to fruit growing were small; units suited to farm crops were larger, even as high as 160 acres.

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But the board foresaw that the needs of a rural neighborhood demand something more than farms and farm owners. There was need for carpenters, blacksmiths, laborers. So twenty-six areas of two acres or less were located in three groups at separate parts of the settlement. The notion was to permit the laborer to have enough land to raise a garden, keep a cow and hens and take a genuine interest in his locality. If he developed a liking and a capacity for farming, he could later qualify for a farm in one of the future settlements.

And so now the lands, properly ready for cultivation and in some cases already under grain, alfalfa and other crops which, already established, would have to be paid for by the settler, but would insure his being just so much ahead of starting with bare ground—now the units were ready for the men and their families.

This was, of course, the rub. The land kites who settled people on their speculative acres never worried about the kind of settlers they got, so long as they got the settlers' money. But to the state colony the man was all-important. In the first place the board insisted that each approved applicant should have not less than $1500 in money or its equivalent in livestock and farming implements. A good deal of objection was made to this provision by well-meaning persons who said that it would exclude worthy and deserving persons who needed just such a chance as the colony would offer. But most real farmers will see, I dare say, that this was another evidence that the Land Settlement Board was getting off on the right foot—using horse sense.

It is probably true that some worthy persons were thus debarred. But it is a fifty-to-one shot that a prospective colonist, of any age suitable for membership, who hadn't been able to accumulate the equivalent of $1500, wouldn't make a high-grade farmer at Durham. Besides, the assumption of the farm and improvements and equipment meant an investment of anywhere from $5000 to $20,000. It is easy to see that a penniless man, besides the fact that he was gambling with other people's chips, would be staggering under too heavy a load.

The settlers had to make a cash payment on the land of five per cent and have forty years, if necessary, to complete their payments. They can obtain a loan of sixty per cent of the cost of houses and other permanent improvements and have twenty years to repay this loan. Default of a settler calls for cancellation of the contract of purchase, though under deserving or unusual circumstances the board would probably carry a man along if he had the stuff in him.

The settlers had to begin actual residence within six months and must live on the farm at least eight months a year for ten years. Provisions are made to prevent the lands from being filed on by dummies for speculators. If any land speculators can get hold of these valuable Durham lands, in spite of the safeguards the board has thrown round them, they will deserve all they get.

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But the intending settlers, though they were required to have at least $1500, had to have a good deal more than money. When there were several applicants for a single farm they were asked to appear personally before the board. Mind you, these Sacramento Valley lands which the board had selected were not the kind to go begging. The board was swamped with applications from the jump. Because I think my readers will be interested in the concise details of a land-settlement scheme of such extraordinary scope, with its import to agriculture, particularly in that phase which will have to do with locating ex-soldiers upon the land, I am going to quote here some of the leading questions which the applicant had to answer:

For what business or purpose do you intend to use the land for which you apply?

What experience in farming or stock raising have you had?

What financial assistance will you require to enable you to work the land successfully?

Are you single, married or a widower? If married or a widower, state number of children dependent on you.

What agricultural land or possessory rights thereto do you at present hold or have you an interest in? State particulars, including description.

What is the value of such agricultural land or possessory rights thereto?

Do you intend to breed live stock?

Do you approve of the plan of having only one breed of dairy cattle, one breed of beef cattle and one breed of hogs?

I favor the following breeds of live stock:

Dairy cattle _____

Beef cattle _____

Hogs _____

Sheep _____

I desire to become a breeder of_____

Do you agree to become a member of a cooperative stock breeders' association, of which all stock breeders in the settlement shall be members, as required by the rules and regulations of the State Land Settlement Board?

With answers to these questions and many others before them, Doctor Mead and his associates could decide whether the applicant possessed that true voltaic wiggle in his think-tank which would make him not a brother to the ox but a successful, resourceful farmer. The answer is, anyhow, that the present colonists at Durham are a keen, eager, prosperous group of men.

The men who took the farm laborers' allotments were not required to have any capital or equipment, but the board had to exercise even more caution in disposing of these units. In general, married men with families were chosen. A lot of applications came from honest, nonindustrious people who thought they would dearly love to live in such pleasant surroundings as those of the Durham colony. Some of these applicants had education, refinement, incomes—almost everything but the desire to work. The heavy hand of restraint was laid upon these yearners.

The right men in charge.

There was one thing more which tended to bring success to this experiment—the first of its kind in the country. The right men were

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in charge of the whole scheme from the beginning, and they, in turn, got the right men to execute the details. Dr. Elwood Mead, besides being an authority on land reclamation, colonization, rural credits and the like, had made a long study, absorbing the best ideas of Australia, New Zealand, Denmark and other countries which had colonized settlers. George C. Kreutzer, the superintendent, had been with Doctor Mead in Australia and was in earnest sympathy with the basic elements of the plans. As to irrigation, the board had the advice of a state university expert; the same was true of the problems of architecture, health conditions, surveys and other vital departments of analysis and project.

These men, enthusiastic about the venture, inoculated others with their enthusiasm. After all, the galvanism of enthusiasm is what creates. Money alone, even the state money, has no magic. Knowledge alone seems to have the brakes set against it, without the winning accompaniment of faith. So far as I can learn, politics has been told to go back and lie down, throughout the achievement of the board's plans. That was a godsend.

It was a fine, sky-blue morning when I arrived at Durham and went to the colony office—no gorgeous affair with mahogany appointments, but a rude, workmanlike shack in which there was evidence that work had been done and more would be.

Mr. Kreutzer, the superintendent, was unavoidably absent on colony business, but the farmstead engineer, Max E. Cook, took me in hand and modestly offered his services as guide and interpreter.

The natural surroundings of the Durham colony are inspiring and beautiful. Away to the east is the rugged background of the Sierras, with Mount Lassen in the distance; on the west the almond and prune orchards beckon for miles toward the foothills of the Coast Range. The floor of the valley is dotted with fine old oaks and upon these oaks, in spots, huge wild grapevines have reared their thick foliage.

The wisdom of the Land Settlement Board's plan of seeding as much land as possible to crops before the sale to settlers is immediately apparent. Instead of a half-barren crowd of units, upon which the settlers are struggling to do ten things at the same time, there are rich fields of alfalfa, and in the early summer there were fine fields of wheat and barley ready for the knife, and stubble thereon ready for the hogs.

The settlers paid the state all the expenses of planting the grain crops. It was no charity or pampering expedition. The profit to the board from these crops was more than $2,000. The ditching and leveling of the land and the seeding to alfalfa were regarded as permanent improvements, and the settler paid 40 per cent of the cost.

There are two classes of settlers in whom the farmer, visiting such a colony, would be interested. There are the possessors of the farming units and the occupants of the laborers' areas. The latter are almost as important as the first, for reasons that any up-to-date farmer knows.

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The importance of having, at hand, capable artisan and field help, when needed, is elementary.

The first unit to which we came was that of Axel Lonstrom. Lonstrom is one of the few bachelors of the colony. He is a real farmer, with sugar-beet and alfalfa experience in Kern County; something of a voyager, too. Altogether, you might say, one of those rolling stones that have defied the ancient adage by gathering moss as they rolled. He was in Alaska for a number of years. Now he is the proud possessor of forty acres or so of valley land, much of it in alfalfa cutting an average of two and a quarter tons to the acre at a cutting—some of it totaling twelve tons to the acre. He paid the state $238 an acre for his unit and expects to pay for his place in three or four years and have it scot-clear, if everything goes well. He has raised alfalfa before and knows what he is doing.

Lonstrom is the handler of the community boar. For you must know the colony has decided to specialize on certain breeds of live stock—Holstein cattle, Duroc-Jersey hogs, Romney Marsh and Rambouillet sheep. Also, the beef breed will be Shorthorns.

That joyous "T. B." dance.

Carl Nielsen was the next man we visited. Nielsen is one of the show settlers of the community. I had a feeling that I was reaching some unusual man and place when I observed that the embankments of the irrigation ditches on the farm we were approaching were all free from weeds and brush. Then we came to a rugged, ruddy man, with a flaxen-haired little girl, building fence along the roadside. That was Nielsen. That was the settler who drove onto the Durham grounds one day, in a creaking jitney, and allowed that he was a candidate for an allotment. He didn't look like much of a farmer or anything, he had been traveling so far in the dust, but when they asked him if he had the requisite equivalent of $1,500, he breathed a long sigh and said he had $12,000. And while waiting for an allotment he shoveled concrete at day's wages. He was that kind of a man.

Nielsen, a born cattle handler, is the keeper of the community bull—or one of them. Fred Kiesel, the banker of Sacramento, gave the colony a Holstein sire of fine breeding; another sire was bought. And just to show how this bunch gets together, I'll tell how they bought it.

When the settlers decided on the sire, which was a grandson of Tilly Alcartra and cost them $600, they didn't go out and borrow the money, as they might have done. They held a meeting and sold debentures. It took a few minutes by the clock to dispose of the debentures. Service fees of $10 will soon take care of the baby bonds.

Then, here's another thing. The dairymen of the colony voted to produce grade A milk and nothing else. To do this, of course, barns and equipment have to be put in a certain degree of sanitary perfection.

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Also, it was necessary to have a tuberculin test. That meant that they lost cows. But a few weeks later they held a "T. B." dance and took in enough money to write off part of the loss. It is interesting to note that one of the men who was strongest for the test lost the most cattle. He never winced.

But if the Durham farmers are interesting, so are the farm laborers on their little areas, too. Last spring Dr. Elwood Mead offered prizes for the best gardens grown by the laborers on their plots. The first prize went to D. H. LaGrone, who describes his venture as follows:

My patch of corn, grown from a few grains taken from the ear you sent from North Carolina, is the wonder of all who see it. Now in tassel, the stalks are fifteen feet high. I also have a wonderful hill of cantaloupes. About sixty grown cantaloupes have been taken from that one hill and it will probably yield 100 in all.

My little potato patch of one-sixteenth of an acre made 1000 pounds that sold for $50. The potatoes were dug and sold before the first day of June and the land has been planted to cantaloupes and melons which are now in bloom.

I have a single row of squash about fifty feet long and two short rows each about twenty-five feet long. I have sold from these more than 400 pounds at 5 cents a pound. I sold about half at 6 cents a pound to merchants. I have about 100 fine watermelons on vines which I expect to be as large as any grown in the state. I also sold a few snap beans, cucumbers and beets. The vegetables have brought over $80. Were I to sell everything they would probably bring $250.

All grown on a piece of land 60 by 160 feet! My garden lies along the irrigation ditch. It was used several years ago as a hog lot, consequently it is a very rich piece of land.

This man came to the colony little better than a "blanket-stiff," as they call the roamers in California. Now, besides furnishing all the vegetables for use in his house and clearing a tidy sum on produce sold, he has been steadily working for wages and is a regular all-wool man.

Some of the holders of these two-acre allotments saved $1,000 out of their first year's income. Think of it! In an article in "The Country Gentleman" lately, I recall Dean Davenport figured the farmer income, the country over, at possibly not more than $600. Little wonder that the board has a rush of applications for allotments!

The families on the two-acre allotments have done more than well. The laborers have earned from $2.50 to $3.50 a day, with board, or $4.50 where they have boarded at home. Several holders of these allotments are figuring already on taking farms. On the other hand, there is the type of man who loves country life, but does not want the responsibility of owning a farm. One such case in the colony is that of a farm laborer who came with a capital of $4,700. He could have taken over a big tract, but he preferred to work for others.

Of the men holding laborers' allotments four are ex-miners; eleven were common laborers; seven were carpenters; three were farmers; one, a ditch tender; one, a motorman.

On the larger farm areas the diversity of former employment is worth noting. Of course, we begin with men who farmed before coming to the colony. Half the allotments are held by those men. Forty-two farmers in all have taken up the colony tracts. But behind them comes this

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bewildering list of men, some of whom are swinging the pick for the first time:

2 auditors
2 bank clerks
1 railroad roadmaster
1 superintendent of water company
2 machinists
2 poultrymen
1 real estate operator
1 miner
1 United States customs clerk
2 returned soldiers
1 commissary manager
1 gangman, telephone company
1 wholesale liquor dealer
3 stationary engineers
1 cannery superintendent
1 agricultural graduate
2 agricultural instructors
1 college professor
1 farm adviser
1 street-car conductor
1 transportation manager
3 civil engineers
1 railway mail clerk
1 hay and grain broker
2 moving-picture operators
1 dairyman
1 blacksmith

The former farm adviser mentioned in the above list is H. F. Bahmeier, who previously assisted the farmers of San Bernardino County to get better crops. He says that, now on the land for himself, he is surprised to find that much of the advice he used to give was really good.

Well, this is fine, so far; but there was a question lurking in my mind as I went round through the Durham colony. It was a very sordid question, but one I felt sure all who read my article would want to know. So finally I asked, "How much money are your settlers making? Where do they stand, financially, compared with when they came to Durham?"

To answer this question, the office at Durham obligingly went through their records—the most minute records of progress on each allotment are kept—and picked out two typical farmers, whom I will call Farmer A and Farmer B. They give a fair view of the average success:

	Farmer A	Farmer B
Area in acres	32.17	30.40
Price an acre	$223.83	$240.00
Total price	7,201.81	7,296.00
Deposit on land	360.09	365.00
Amount advanced by state	6,841.72	6,931.00
Half yearly installment	273.66	277.24
Value of improvements	2,078.00	775.00
Deposit on improvements	180.00	310.00
Amount advanced by state	1,593.49	465.00
Half yearly installment on improvements	56.16	18.60
Value of live stock	1,261.16	900.00
Value of equipment	1,107.00	1,728.00
Initial capital	2,487.50	5,000.00
Present capital	2,878.57	7,000.00
Increase in net worth	391.07	2,000.00
Cash date of settlement	1,940.25	4,000.00
Income to date	2,904.89	1,300.00
Cash paid out to date	4,828.97	4,500.00

These figures seem clear enough to need little amplification. It will be seen that Farmer B came to the colony with $5,000 capital, while A came with about half as much. The acreage taken was about the same. B's allotment cost him more an acre, which meant that it was worth more, because the land was better or because of improvements, probably the latter. Farmer B's increase in net worth—his profit for the year

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over all—was $2,000. A tidy profit on a capitalization of $5,000! Farmer A, it will be seen, made a little less than $400.

The experiment of the California Land Settlement Board at Durham demonstrates several things.

A way to kill Bolshevism.

First, it proves that, honestly and intelligently administered, with faith and enthusiasm, it is possible for a state to settle the right kind of persons upon the available agricultural lands and create not a vote-getting institution but a center of good farming and social content.

It demonstrated that the settlement of new and reclaimed lands need not be left altogether to the tender mercies of exploiters. I don't mean, by that, that all the land companies are dishonest or entirely mercenary, but it is only too obvious that many are. The Mead board has shown one clear way of beating the land sharks to it.

It points a way to take care of such returned soldiers and sailors as have a true longing for the farm. Immediately after the armistice we were almost shell-shocked by the noise that rent the skies—to put the returned soldier on a grant of land. The noise has gradually diminished until it is only a faint murmur, of the kind one hears when one holds a shell to the ear. But if there are a goodly number of veterans of the Great War who want to farm on their own, preference may be given to them in just such a colony as California has established at Durham.

A bright man, one of the employees at Durham, shouted to me as I was being wheeled away in an automobile, "And don't forget, Mr. Tilden, that it's one of the ways to kill bolshevism!"

He was right, dead right. It is one of the ways. A prosperous farmer on his land does not turn berserker or run amuck. There isn't a man at Durham, no matter what his antecedents, who doesn't believe in government. One of the first things they all subscribed to was the breeding associations which they picked. That's government.

Finally, the State of California has safeguarded the future of the colony to a great extent. There is a little joker in the contract by which, though a settler becomes owner of the property, he can't trade it at will. The state has an option on it at the price he paid, plus improvements. It is hard to see how the land speculator will break through that barrage.

Finally, the board says: "The next settlement will involve less labor than was required to start the first one. Its accounting forms have all been prepared, as have the forms of contracts for settlers. Plans and estimates for farm buildings for Durham can be used elsewhere. The tractor and its equipment, the teams and tools bought for the first settlement, can be moved to the next one, for the board's development at Durham will soon be ended."

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A DESCRIPTION OF THE DELHI SETTLEMENT.

By Robert E. Jones.

(Sacramento "Bee," June 12, 1920.)

The first agricultural town in America, planned, laid out and to be developed to its final stages under the guidance of experts, is building at Delhi.

It is the townsite of Delhi, in the midst of the 8000-acre tract which has been bought by the State of California and is being settled by hand-picked farmers.

Will be unique.

In years to come, this town of Delhi, now little but surveyors' lines and grade stakes, with a new house under way here and there, should attain the fame of Gary, Indiana, that specially-built city of the Steel Corporation.

Only Delhi will be unique, for it is to be the center of a community that depends exclusively upon agriculture, the basic industry, for its subsistence.

California has its first land settlement colony, financed by the state, at Durham, and as a progressive agricultural community, Durham has attained international fame.

At Durham, however, the town already was in existence, so the hand of the expert could not plan it according to the most modern ideas of beautification and efficiency. He had to be content with laying out the agricultural lands around it.

Begin at bottom.

But at Delhi, it has been possible to begin at the bottom, with the bare land, and to build from there. When the state took over the tract there was but one ancient building along the railroad line and a little station for possible passengers.

It so happens that Delhi has a delightful location for a townsite on a rolling hill just west of the Southern Pacific line which lent itself nicely to the art of Prof. John W. Gregg of the University of California, landscape architect.

He has laid out the streets and boulevards of the future city so that they swing off the main State Highway and up onto this hill, which will give visitors an opportunity to get a bird's eye view of much of the colony.

Almost ready for settlers.

"We are nearly ready for the opening of the townsite for settlement," Superintendent Milo B. Williams told me when I called at his office in Turlock. He spread out the map as he spoke. "Some of the homes of staff members already are under construction upon the hill here," he continued.

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"The business district of the town will be along the main highway and it will be up to the state to say just what sort of a building shall be erected on each one of these business sites.

"We don't propose allowing business places of the same kind to get too close together and in the early stages, only one of each kind will be allowed, so that the pioneers who are game enough to start now will be protected.

"Each lot is hedged with a rigid building restriction to insure the best general results from the standpoint of permanency and beauty to the town.

Restrict residences.

"In the home district, rigid restrictions also prevail. The services of the state will be available to prospective builders here and it is hoped to develop a residence district which will be in harmony, architecturally, with its surroundings and with itself."

Across the railroad tracks from the townsite, dozens of men are busy getting ready for further development work on the colony lands, building warehouses for coming crops and running spur tracks from the Southern Pacific line to serve these warehouses.

The colony headquarters building has just been completed and Williams and his staff now are moving down from their temporary abode at Turlock to the ground.

Building pipe factory.

The largest enterprise now under way on the colony is the building by the state of a concrete pipe factory, the largest and most modern in California.

Concrete pipe is coming into use for irrigation purposes, all over the San Joaquin Valley. It is virtually essential on these light, porous soils, delivers water more efficiently than do ditches, saves valuable land for cultivation and saves a vast quantity of water.

At Delhi, where the lands are rolling, pipe line irrigation is necessary to reach the high spots.

Will begin operating soon.

A shed for the concrete pipe factory, 300 feet long, is now being built along the Southern Pacific track.

"This plant is being built at an expense of $25,000," said Williams, "but it will pay its way very quickly. We will be able to operate all summer, beginning in about thirty days, and by fall will have fifty miles of pipe ready to be laid.

"By the installation of special appliances, we will be able to make pipe in the heat of summer, while some other plants are idle, for we

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can cure artificially. The dry atmosphere will not interfere with our operations, for humidity will be supplied artificially. The plant will have a capacity of a half mile of pipe daily."

Irrigation supply developed.

Water for the Delhi lands is being obtained from the Turlock Irrigation District. Of the 8,000 acres, 3,000 are already under the Turlock canals, and 3,000 more acres will be brought under this system early in the fall. Enlargement of the main canal to take care of the 3,000 acres is under way now.

Until the completion of the new Don Pedro dam, bonds for which have been voted, those receiving water from the Turlock system will be troubled by a shortage late in the season. This always has been a trouble at Turlock.

On the state's land, however, supplemental wells have been drilled for those farmers who must have water late in the season. Superintendent Williams reports that these wells have been uniformly successful.

Water is obtained from wells 80 to 150 feet deep with a pumping lift varying from 20 to 50 feet. The wells yield from 500 to 1000 gallons a minute.

To spend $6,000 on roads.

Merced County recently set aside $6,000 for the construction of roads through the colony and work on these will be started shortly. Crushed rock, water bound, will be used.

It is the intention of the California Land Settlement Colony, of which Dr. Elwood Mead is chairman, to open the second unit of the Delhi early in the fall. The townsite will be opened in about thirty days.

Most of the settlers who took farms in the first unit have moved onto their lands. This unit comprised 3,000 acres and there were, on the average, three applicants for each farm.

Some of the disappointed ones will have another opportunity in the fall. As has been published heretofore, it is the policy of the State Land Board to give ex-service men the preference in the awarding of these state lands.

Some trouble was experienced with high winds on the Delhi lands this spring. Much of the checking for alfalfa was disturbed by the windy weather, as the soil is very light. But Superintendent Williams is not at all perturbed over this.

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"We did not get onto the land early enough in the fall to prepa against windy weather," he said. "We [illegible] follow the same plan development that has been successful in the Turlock district.

"This plan is to plant strips of rye in the fall from twenty thirty feet apart. This rye catches the blowing soil and preven damage to checks or crops.

"Once alfalfa gets a real start, there is no more worry abo blowing soil. Even now, the Turlock growers plant rye strips in t fall on the land which is to grow canteloupes in the spring."

One hundred thousand rooted Thompson seedless vines were boug and planted in advance of settlement. An excellent stand was obtaine and one year's time in obtaining crops saved to settlers.

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