



VOYLE L. SMITH
RES. PH. 268-W

ARTHUR N. KELLEY
RES. PH. 178-M

YUMA, ARIZONA

April 7, 1938.

Hon. P. Elias Calles,
1212 Upas Street,
San Diego, California.

My dear Sir:-

As you have visited Yuma and contiguous territory I will not attempt a word picture but will confine my remarks to the property known as the Martin Ranch, in which I believe you are interested, the legal description of which is the Southwest $\frac{1}{4}$ of Section 7, Township 9 South, Range 23 West, Yuma County, Arizona.

This 160 acres of Yuma Valley land is located on a paved highway, 3 miles from U. S. Federal Highway No. 80 and 5 miles from the City of Yuma. The property is completely surrounded with cattle tight fence equipped with good gates. Other improvements are amply sufficient for operation of the property and compare more than favorably with improvements on other properties in this section of the country.

A main canal of the United States Reclamation Service parallels the North line of the property and a lateral follows the East line affording the finest irrigation facilities as water can be diverted direct from the main canal and applied to the land without first flowing through other properties.

The North half of the ranch is planted to pecans of two tried varieties- Success and Halbert- which are now developed to the point of production, last year's crop aggregating 30,000 pounds. From statistical tables dealing with pecans increase in production should be very rapid annually from now on. The South half is now growing 65 acres of alfalfa the balance being planted this year to other crops indigenous to this country.

Confirming statement in our conversation, this ranch has been subject to a thorough analysis by soil experts of the University of Arizona. These reports are no doubt available on application but I have not had time to secure same before writing this communication.

*El Sr. Taberna tiene ya redactada una carta ref. este asunto y solo espera se le entregue todos los datos
Rfr/*

VOYLE L. SMITH
RES. PH. 268-W



ARTHUR N. KELLEY
RES. PH. 178-M

YUMA, ARIZONA

Hon. P. Elias Calles.

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The price of the property under review is \$40,000.00 which contemplates, say, 20% down payment, balance five equal payments with interest at the rate of 6%. It is my opinion, however, that the owner would entertain a cash offer of a slightly lower figure, and I will be very pleased to submit an offer should you desire to present one.

As this ranch is known to every producer in our Valley as one of the very finest properties, I have no hesitancy in highly recommending it knowing that the most rigid investigation will prove it to be as represented.

While it is our business to deal in properties we have a very serious interest in settling our community with people who will be of real value to our country and it is an extreme pleasure to us to feel that you are interested.

It is always our aim to be of service and whether or not our dealings result in a sale we want you to feel that we will be only too pleased furnish reliable information or render any other aid that may be helpful to you.

Very respectfully yours,

Voyle L. Smith
Voyle L. Smith.

P. S. The Martin Ranch is also known as the Sunstrand property.

Bank of America
NATIONAL TRUST & SAVINGS ASSOCIATION

April 18, 1938.

University of Arizona,
Tucson, Arizona.

Attention: Agricultural Department

Gentlemen:

We have a client who is interested in some land near Yuma, Arizona, described as follows:

Southwest $\frac{1}{4}$ of Section 7, Township 9 South,
Range 23 West, Yuma County, Arizona.

We are informed that the Agricultural Department of the University of Arizona has made a study of the Yuma section, and particularly of this land.

As you probably know, a good portion of this land was planted into pecan nut trees. We, therefore, would like to prevail upon your good Department to give us, at your earliest possible convenience, the following information:

1. Since the trees were planted, we are interested in knowing with what success it has met, and also from your observation and study, what future is there for pecans?
2. What is the composite analysis of the soil, and beside the growing of pecans, is the land adaptable for vegetables, cereals, and alfalfa?
3. Is the land subject to floods, and from your knowledge, has that section ever been inundated?

We assure you that any information you may have on this subject will be greatly appreciated by this institution. If there is a charge, please let us know the amount.

Yours very truly,



J. J. Taverna,
Assistant Cashier.

Bank of America
NATIONAL TRUST & SAVINGS ASSOCIATION

April 18, 1938

First National Bank of Arizona,
Yuma, Arizona.

Gentlemen:

A valued client of our institution is interested in a piece of land near Yuma, Arizona, known as the Martin Ranch or the Sunstrand property. This property is described as follows:

Southwest $\frac{1}{4}$ of Section 7, Township 9 South,
Range 23 West, Yuma County, Arizona.

Inasmuch as this client of ours is not acquainted with that particular section, we are anxious to assist him through your competent information, so that in the event of a possible purchase, he will be satisfied with every detail concerning the transaction.

We, therefore, are going to prevail upon your good bank to furnish us with whatever information you may be in a position to give us.

1. We are told that for a few years past, pecan nuts have been planted in your territory. If so, what has been the experience for a steady market and the average prices for the last five years? Also, what is the general opinion concerning the future for pecans?
2. We wish to verify the fact as to whether or not a crop of 30,000 pounds of pecans were taken from this property last year.
3. What is the analysis of the land?
4. Is the location of the terrain subject to floods - to your knowledge has this land ever been under water?
5. Beside the raising of pecans, to what other purpose is the land adaptable - will it grow alfalfa, vegetables, and cereals satisfactorily?

Bank of America
TRUST SAVINGS ASSOCIATION
-2-

6. With your acquaintance with current land prices in your section, what do you consider a fair bid?

We are sorry to have to impose upon you in this manner, and our only way to show you our appreciation is to assure you that the Bank of America is willing to reciprocate the favor at any time you deem it necessary.

We shall appreciate your early answer.

Yours very truly,

J. J. Taverna,
Assistant Cashier.

JJT:med

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P. Elías Calles
1212 Upas Street
San Diego, Calif.

B
Mr. Moyle L. Smith
Yuma, Arizona.

April 19, 1938.

Dear Sir:

Yours of the 7th. inst. at hand. I had not answer_
ed same before because I was away from San Diego.

I have sent your letter of ref. to Mexico City so
that the interested party may inform himself of its content
regarding the "Martin Ranch". I expect to hear from this --
party within the next few days and then I will be glad to
communicate with you again.

Thanking you for your kindness, I am,

Very truly yours,

P. Elías Calles.

PEC/gc.

P. Elías Calles
1212 Upas Street
San Diego, Calif.

April 19, 1938.

Mr. E. F. Sanguinetti
197 Main Street
Yuma, Arizona.

My dear friends:

A relative of mine is interested on a piece of property known as "Martin Ranch" located in the Yuma Valley and consisting of 160 acres. Its location is as follows:-- Southwest 1/4 of Section 7, Township 9 South, Range 23 West, Yuma County, Arizona. 80 of these 160 acres are planted - with pecans and the rest of the land with alfalfa.

Knowing that you have a lot of experience and - that you are one of the men best qualified as to knowledge of that zone, I will appreciate it very much that you give me your opinion on this property, stating what you think - about the quality of the soil, the actual production in --- pounds of the pecans therein planted, the price of this nut and the future market of same, as well as any other information you may consider of interest.

Thanking you in advance for your kindness, I am,

Very truly yours,

P. Elías Calles.

PEC/gc.

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408
3200

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YUMA BRANCH

FIRST NATIONAL BANK OF ARIZONA

A CONSOLIDATION OF
FIRST NATIONAL BANK OF ARIZONA AT PHOENIX
AND
THE PHOENIX NATIONAL BANK

YUMA, ARIZONA

April 20, 1938

Mr. J. J. Taverna,
Assistant Cashier,
Bank of America N. T. & S. A.,
San Diego Main Office,
San Diego, California.

Dear Mr. Taverna:

This will acknowledge your letter of April 18, requesting that we advise you regarding 80 acres of land known as the Martin Ranch or the Sunstrand property, located near Yuma, Arizona.

I am not personally acquainted with the property, however, from reliable sources I have obtained the following information, which I feel is substantially correct:

- (1) Pecan nuts have been planted in this vicinity for the past eight years, however, it has only been during the past two years that most of the groves have come into commercial bearing. Owing to the fact that there has been no regulation regarding their sale it would be extremely difficult to quote an average price for the past five years as it has ranged from \$1.25 down to 20¢ per pound during that period. Generally speaking the market has been unsatisfactory, and it is difficult to get anyone to express an opinion regarding the future. Personally, I have had no experience with the industry and would hesitate to offer any prediction concerning this particular commodity.
 - (2) We have been informed that approximately seven or eight tons of pecans were taken from the property in question during the year 1937.
- 10,000.-
20,000.-

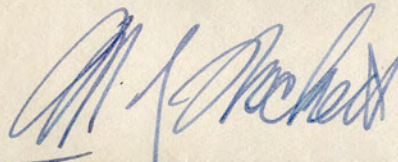


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San Diego Main Office,
Bank of America N. T. & S. A.,
Page #2 - April 20, 1938

- (3) From the information contained on the soil map of this valley, the land is designated as being silty clay loam.
- (4) The location of the property is not subject to floods and there is no record of this land ever having been under water.
- (5) The land is adaptable to the growing of alfalfa, vegetables or small grains raised in this valley.
- (6) From the average estimate that I have received regarding the sale price of this land it appears that a fair bid would be between \$90.00 and \$100.00 per acre.

Assuring you of our pleasure in being of any assistance to you in this matter, I am

Yours very truly,



M. J. HACKETT,
Manager.

MJH:RD

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TRADUCCIÓN DE LA CARTA DEL FIRST NATIONAL BANK DE
YUMA, ARIZONA, EN CONTESTACION A LA DE MR. J. J. TAVERNA:

Yuma, Arizona.

Abril 20 de 1938.

Estimado Mr. Taverna:

Esta sirve para acusar recibo a su carta del 18 de Abril, en la que solisita datos con respecto a 80 -- acres de terreno conocido con el nombre de "Martin Ranch" o la propiedad de Sunstrand, situado cerca de Yuma, Arizona.

Yo no conozco personalmente la propiedad, pero -- he obtenido, de fuentes serias, la siguiente información, que yo juzgo es substancialmente correcta:

(1) Las nueces Pecan se han sembrado en esta zona per en los últimos ocho años, pero a pesar de esto, solamente durante los últimos dos años es que estos plantíos han en-- trado en su producción comercial. Debido al hecho de que no ha habido reglamentación sobre la venta de esta nuez, -- sería sumamente difícil establecer un promedio de precio-- en los últimos cinco años, puesto que éste ha variado --- desde ~~\$1.25~~ \$1.25 a \$0. 20 por libra durante ese período. En términos generales el mercado no ha sido satisfactorio, y es difícil conseguir que alguien exprese una opinión -- con respecto al futuro. Personalmente, no he tenido ningun-- na experiencia con la industria y sería aventurada para -- mi una predicción sobre este articulo.

(2) Se nos ha informado que aproximadamente de ciete a ocho toneladas de pecans fueron cosechadas de la propie-- dad a discusión en el año de 1937.

(3) Por la información contenida en el mapa de tie-- rras de este valle, la tierra está designada como silty clay loam. (*capa de sedimento barroso*) (*arena y barro*).

(4) La localización de la propiedad no está sujeta a inundaciones y no hay ningun record que indique que este terreno haya estado bajo agua alguna vez.

(5) La tierra (el terreno) es adaptable a la siembra de alfalfa, vegetales o pequeños granos como los que cre-- cen en el valle.

vuelta----

(6) De los promedios de avalúos que he recibido con respecto al precio de venta de estos terrenos se deduce que, podía considerarse como justa, una oferta de \$90.00 a ~~\$100.00~~ \$100.00 por ~~xx~~ acre.

Puede Ud. estar seguro de que tengo gusto en poder serle útil en este asunto, y quedo de Ud. etc. ect.

April 30 de 1938.

M. J. HACKETT,
Manager.

Estimado M. J. Hackett:

Esta sirve para acusar recibo a su carta del 18 de April, en la que solicita datos con respecto a 80 acres de terreno conocido con el nombre de "Martin Ranch" o la propiedad de Samstman, situado cerca de Yuma, Arizona.

Yo no conozco personalmente la propiedad, pero he obtenido la siguiente información, la cual creo es substancialmente correcta:

(1) Las nuevas Pecos se han sembrado en esta zona por los últimos cinco años, pero a pesar de esto, solamente durante los últimos dos años es que estas plantas han entrado en su producción comercial. Debido al hecho de que no se ha habido registración sobre la venta de esta nueva serie sumamente difícil establecer un promedio de precio en los últimos cinco años, puesto que éste ha variado desde \$12.50 a \$15.00 por libra durante ese período. En términos generales el mercado no ha sido satisfactorio y es difícil conseguir que alguien exprese una opinión con respecto al futuro. Personalmente, no he tenido ninguna experiencia con la industria y esta es una gran pérdida para mi una predicción sobre este artículo.

(2) Se nos ha informado que aproximadamente de siete a ocho toneladas de pecas fueron cosechadas de la propiedad a disposición en el año de 1937.

(3) Por la información contenida en el mapa de tierras de este valle, la tierra está designada como alfalfa y losa. (Corte de alfalfa) (Corte de alfalfa)

(4) La localización de la propiedad no está sujeta a inundaciones y no hay ningún record que indique que este terreno haya estado bajo agua alguna vez.

(5) La tierra (el terreno) es adaptable a la siembra de alfalfa, vegetales o pequeños granos como los que crecen en el valle.

vuelto

11

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& ICE

Yuma, Arizona

April 26, 1938.

Mr. P. Elias Calles,
1212 Upas Street,
San Diego, Calif.

My dear Mr. Calles:

I am pleased to acknowledge the receipt of your letter 19th inst. making inquiry on farm owned by F. J. Martin.

This farm is located about seven miles from Yuma, one mile West of a main paved road in the valley. The farm consists of 160 acres, eighty acres of which is planted in pecans and eighty acres in alfalfa. The farm is a little better than the average farm in our valley. Last year the 80 acres of pecans produced 12,000 lbs. of nuts. Most of these pecans were sold for a price ranging between 11 to 18¢ a pound. I think that Mr. Martin still has a few thousand pounds on hand.

Yuma pecans of the better quality are worth today about 14¢ a pound fob Yuma. To be candid with you, I have had very little experience in the growing of pecans -- I do not grow any on any of my farms. This year there was an overproduction of pecans thruout the United States and they did not bring very good prices. I do not know what they will do the coming year. A nut cracking machine and a cold storage room are being contemplated in Yuma. When this is provided for the nuts can be stored and sold at such time as the market is at its best.

The soil on this 160 acres is of fair quality, probably an average of the valley. There is some better land and lots worse. I would suggest that if the relative of yours is a good farmer, that he investigate for himself, as a person buying a farm should satisfy himself that the quality of the land is such as he desires and adapted to the growing of crops that he might contemplate handling. Our valley here grows all kind of grains, alfalfa, alfalfa seed, lettuce, cantaloupes, carrots; in fact, there are very few places where so many diversified crops can be grown as in our valley.

If your relative should come here I shall be very glad, indeed, to show him the place and he might investigate for himself. If there should be any further information that you may desire in

Mr. P. Elias Calles

-2-

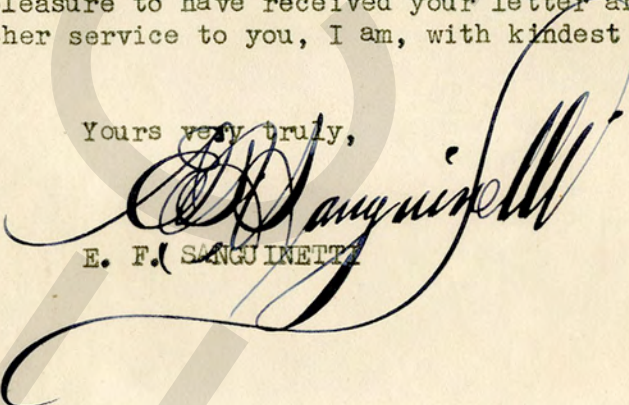
April 26, 1938

reference to this land, if you will write me I shall be glad to furnish same to you or have some soil expert give you a more accurate description of the farm.

You might address Mr. E. G. Noble, Bard, California. This is directly across the Colorado River from Yuma. Mr. Noble is in charge of the U. S. Dept. of Agriculture Experimental Station at that point. Or you might address Mr. G. E. Blackledge, County Agricultural Agent, Yuma, Arizona, who might furnish you valuable information in this respect.

Assuring you of my pleasure to have received your letter and trusting that I may be of further service to you, I am, with kindest regards,

Yours very truly,


E. F. SANGUINETTE

EFS:H

Citizens National Trust & Savings Bank

OF LOS ANGELES

OFFICE OF
ASSISTANT VICE PRESIDENT

Los Angeles, California,
a 28 de abril de 1938.

Sr. Gral. P. Elias Calles,
1212 Upas St.
San Diego, California.

Muy distinguido y fino amigo:

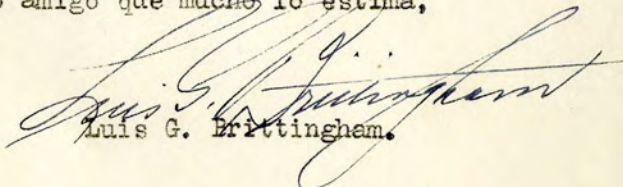
El representante de nuestro Banco en Arizona me escribio hace algun tiempo al efecto de que tenia noticias de que Ud. acompañado de un grupo de amigos, habia estado en esa seccion de Arizona inspeccionando algunos ranchos de esa localidad.

Sabiendo que tengo la fortuna de contarme entre el numero de sus amigos me pidio que le comunicara que seria para el un motivo de satisfaccion proporcionarle cualquiera informacion que pudiera ser de interes para Ud. o sus amigos acerca de las propiedades que el Departamento de Hipotecas del Citizens tiene en Arizona bajo el nombre de Arizona Properties Inc.

Cuando nuestro representante me escribio sobre el viaje de Ud. trate luego de ponerme en contacto con nuestro mutuo amigo el Gral. Tapia para pedirle que antes de ir a San Diego viniera a verme, pero no habiendo logrado hablar con el por estar ausente de su oficina, me valgo de este medio para ponerme a sus ordenes en la forma antes mencionada, ya que en esta oficina tenemos todos los informes que se relacionan con esas propiedades, dado el caso de que tuviera Ud. interes en el asunto. Huelga decirle que le ofreceriamos los precios mas bajos posibles, y que podria Ud. contar con toda nuestra cooperacion.

Mi padre me pregunta seguido si he tenido noticias de Ud. y me encarga siempre un afectuoso saludo en sus cartas.

Aprovecho la oportunidad para repetirme una vez mas su atento y respetuoso amigo que mucho lo estima,


Luis G. Brittingham.

AM.

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University of Arizona

TUCSON
COLLEGE OF AGRICULTURE
AND
AGRICULTURAL EXPERIMENT STATION



April 30, 1938

Bank of America
615 Broadway
San Diego, California

Gentlemen: Attention: Mr. J.J. Taverna

This answers your letter of April 18 relative to property located in the Yuma valley, this State. From the description of this property I take it to be the ranch owned some six or eight years ago by the Sunstrand people. The writer is reasonably familiar with it and will endeavor to supply information on the points requested.

1. The pecan trees on the property have made rather average growth which is to say that their growth and yield has not been all that possibly could have been obtained, but no harm has been done to the trees. The future for pecans is uncertain. There have been many very discouraging problems arise. Some have been solved and some remain to be solved. There is no strong marketing organization for pecans hence they go to the market in a rather chaotic fashion. The United States is on an import basis for nuts and the price of domestic nuts is greatly influenced by the tariff policies with relation to nuts imported from India, Brazil and elsewhere.

2. The soil on this particular property tends to be slightly heavy. We would not think it is best adapted for vegetables but will be reasonably suitable for cereals and alfalfa. To grow pecans with the most success probably special management should be given.

3. The land is not subject to floods, and it has never to my knowledge been inundated.

Trusting this is the information you wish, I am,

Sincerely yours,

Alton H. Finch

Alton H. Finch
Acting Horticulturist

AHF:AM



VOYLE L. SMITH
RES. PH. 268-W

ARTHUR N. KELLEY
RES. PH. 176-M

YUMA, ARIZONA
May 7, 1938.

Hon. P. Elias Calles,
1212 Upas Street,
San Diego, California.

My dear Sir:-

In view of your favor of the 19th of April replying to my communication of the 7th of the same month it probably seems inappropriate for me to again address you on the subject as you agreed to write me when you had heard from your Mexico City correspondent.

The owner of the property, however, has notified me in writing that the property is to be taken out of my hands on June 1st. He advises that a Los Angeles party is interested and that he is granting this party an exclusive option commencing June 1st.

Under the circumstances I felt it imperative that I write you this communication.

It is only natural that I would like to close the deal before my option expires and I sincerely trust that should your party be interested he will make an examination of the property while it is listed with me.

Very respectfully yours,

Voyle L. Smith
Voyle L. Smith.

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Citizens National Trust & Savings Bank

OF LOS ANGELES

OFFICE OF
ASSISTANT VICE PRESIDENT

Los Angeles, California,
a 9 de mayo de 1938.

Sr. Gral. P. Elias Calles,
1212 Upas St.
San Diego, Calif.

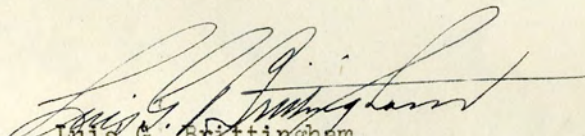
Muy estimado y fino amigo:

Gustoso me refiero a su atenta carta de fecha 3 de mayo actual que he puesto en manos de nuestro departamento encargado de los ranchos que el Citizens tiene en Arizona, y estoy cierto de que si no lo han hecho ya, muy pronto recibira Ud. toda la informacion que pudiera ser de interes tanto para Rodolfo su hijo como para sus amigos.

Si mientras tanto tienen Uds. otra vez ocasion de visitar esa region, me permito sugerirles que se comuniquen con el Sr. Frank J. Stephen en el Yuma Hotel, representante de este Banco y amigo personal mio, quien me ha significado su deseo de que le permitan enseñarles las propiedades que tiene en venta por cuenta de este Banco y que el considera muy deseables.

Mi señor padre se complace en retornar a Ud. aumentados sus finos recuerdos.

Siempre a sus ordenes, tengo el gusto una vez mas de repetirme su afmo. atento y respetuoso amigo y servidor


Luis G. Brittingham,
Segundo Vice Presidente.

AM.

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Citizens National Trust & Savings Bank

OF LOS ANGELES

OFFICE OF
ASSISTANT VICE PRESIDENT

Los Angeles, California,
a 12 de mayo de 1938.

Sr. Gral. P. Elias Calles,
1212 Upas St.
San Diego, Calif.

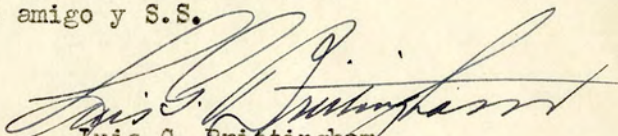
Muy estimado y fino amigo:

Confirmando nuestra conversacion telefonica de ayer con relacion al asunto que ha motivado nuestra correspondencia reciente, o sea el de los ranchos en el Valle de Yuma que tiene este Banco, tengo el gusto de presentar a Ud. por este medio y encomendar a su reconocida cortesia, al portador de esta carta el Sr. Frank J. Stephen, consocio mio y representante del Citizens National Trust & Savings Bank en Arizona, quien se encarga del manejo de las propiedades que este Banco posee en ese estado.

Sera para mi recomendado un motivo de satisfaccion tener la oportunidad de ser a Rodolfo y a sus amigos util en cuanto a sus proyectos relativos a esa region, y espero que se sentira Ud. en completa libertad para pedirle cuanta informacion pudiera interesarles pues me ha significado sus deseos de poner a la disposicion de Uds. toda la experiencia que ha adquirido en los años que lleva de vivir en Arizona,

Me complace en recomendar al Sr. Stephens como una persona de integridad indiscutible cuya opinion en asuntos de agricultura es digna de tomarse en consideracion por su habilidad y experiencia en ese ramo.

Aprovecho la oportunidad para repetirme su mas atento y respetuoso amigo y S.S.


Luis G. Brittingham,
Segundo Vice Presidente.

AM.

Arizona Properties Bldg.
2nd & Main Streets
Room 21

18
P. O. BOX 1496
YUMA, ARIZONA
TEL. 536

ARIZONA PROPERTIES, INC.
YUMA, ARIZONA

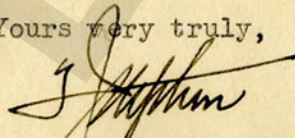
May 16, 1938

General P. Elias Calles
1212 Upas Street
San Diego, California

My dear General:

We will forward you a map of the
Yuma Valley within the next few days. The United
States Bureau of Reclamation are now printing an
up-to-date map.

Yours very truly,



F. J. Stephen, Sec'y-Treas.

ARIZONA PROPERTIES, INC.

FJS:GW

ALALFA RANCHES

PECAN GROVES
SUBDIVISION PROPERTIES

COTTON LANDS

YUMA "TERRENOS"

19



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