The Wiggins System of Sub-irrigation

Plans and Purposes of the Inventor

TO THE PUBLIC:

In putting in my sub-irrigation project at Farmington, in LaSalle County, Texas, it is my purpose to concentrate my energy and means at one spot for a period of five or six years in order to demonstrate and establish the use of my system of Hydraulic Sub-Irrigation as a practical and feasible method for reclaiming the arid and semi-arid lands of the country by the use of sheet or surface well waters. To do this it became necessary for me to buy a large tract of land desirably located as to soil and climate with plenty of good water to make it a success, and while engaged in the development work, establish a training school for a special education of young men in the knowledge of sub-irrigating land.

My plans are to colonize these lands in small tracts, sub-divide it into five, ten and forty acre tracts, improving and laying a large portion to tiling under my system; planting and cultivating it for a period of years under rental contracts and developing its possibilities and earning power under a scientific application of water.

To this end I have sub-divided the four quarter sections laying next to, and adjoining the townsite of Farmington in blocks of ten acres each, with streets around each block. These blocks are divided into forty lots of one-quarter acre each in anticipation of the growth of the town when they may become desirable residence property. These ten acre blocks I am planting to Magnolia Figs, Grapes and other fruits, also small winter garden truck. The remaining portion of the land I am offering for sale unimproved on easy terms in tracts to suit the buyer, giving him the right to use my system of sub-irrigation without royalties, but installed under my supervision at their own expense.

The improved Magnolia Fig lots or blocks I sell on the small payment plan, and with the purchase money, I improve the property. If the buyer does not wish to live on, or cultivate the land himself, I rent it for a period of years at certain fixed cash rents. The Magnolia Fig Orchards pay the largest rents of any other fruit, and is the only product that I can afford to stand behind and guarantee the rents for, during the period of years, since by preserving the fruit, I eliminate all elements of risk in shipping and marketing.

Where the buyer becomes a settler, and cultivates his own land, the Preserving Company will enter into a contract to buy his figs at 3c per pound for a period of five or more years. The land is in one solid block, situated on the Asherton & Gulf R. R., one hundred miles south of the city of San Antonio, which is the largest city in the state.

It is my purpose to Sub-Irrigate and plant one thousand acres in Magnolia Figs, and build a Preserving Plant on the ground to handle the fruit in connection, put in a canning and ice plant, and subsequently erect an electric power plant for pumping water from the surface wells, lighting the farm homes and the city of Farmington. By this I hope to reduce the cost of pumping to a minimum, and in connection with my system of water works through my sub-irrigation tile, give to the suburban farmer the comforts of city life, making the country place become more attractive and in greater demand.

Money invested in these lands and Magnolia Fig Farms, will prove the most profitable investment in South Texas, both in earnings, and in the increased value as a development of the surrounding country takes place.

Since beginning this project, more than a year ago, I have accomplished a great deal in the way of development, having spent over $25,000.00. There is now more than seven hundred acres cleared and fenced, lands all planted and laid out in blocks and streets, a larger number of wells down, re-inforced cement water tanks, a good number of houses built for tenents, and several ten acre plants nearing completion, with some already improved with the system. During the last year I have raised my own nursery stock of Magnolia Fig trees, and have experimented with other fruits and products. This past year I broke the state record in the growth and production of Magnolia Fig cuttings and one year old trees from nursery stock. The cutting is a limb from a tree, and cut into six-inch lengths, and planted the same as grape cuttings. From 17,000 of these cuttings I produced nursery stock from five to seven feet in height, maturing as many as 67 figs to one cutting. This fruit was preserved, the same as from older trees. They will average about fourteen figs to the pound, and sell on the market at 3c per pound. I produced matured, ripe Kumquats from nursery stock planted the last week in February, a growth of seven months, when this fruit is not supposed to bear under three years from planting. What caused this unusual result, was the constant, continuous slow feed of moisture all through the growing season, keeping the ground at the same temperature, and the plant constantly growing. Where the plant depends on the natural rainfall, or water from surface irrigation, the water is fed at intervals causing a spasmodic growth; the plant doing well when freshly supplied, but as the moisture evaporates, the vigorous growth of the plant is checked, and in many cases becomes almost dormant before a new supply of water is had. With my system of sub-irrigation, I avoid this condition, which is its especial advantage.

I also find under my system, I can save one-fifth of the land or more, for the cultivation of the Bermuda Onion or garden truck, and mature the onion before gathering, thus preventing its perishable condition, or loss while shipping to the market. This extra production each year will more than pay for the installation of my system, as the farmer can make from $50 to $150 more per acre each year.

Under my system I do not have to chase the water all over the ground to see that it is all wet; I do not have to level off my land for the same reason; I prevent the baking and crusting of the earth with consequent injury to the plant, by keeping a dry mulch always on the surface and my soil is always in fine condition enabling me to cultivate much more land at less expense.

If the reader would like to invest in a highly improved, well cared for Magnolia Fig Orchard, and receive rents that amount to 20 per cent interest on his investment per annum, I can sell him such an orchard and guarantee him his rents. He can buy these orchards in lots or in acres desirably located.

If the reader would like to move south to the Coast Country so as to be able to get away from the cold winters of the north, or to raise garden vegetables and citrus fruits, he can find no better spot to make his home. On a small tract of land he can make an independent living, cultivated with my system of sub-irrigation, besides in a few years lay away a neat little fortune.

If the reader has a son that he would like to start out in life in the coming industry such as my system of sub-irrigation will build up in the reclamation of the many millions of acres of un-reclaimed government lands, and the already occupied semi-arid lands, a course of study at Farmington on sub-irrigation will fit him for a field of activity that no other vocation can give.

I solicit investments and correspondence from all my readers.

Respectfully,
JNO. L. WIGGINS,
211 Swearingen Building,
San Antonio, Texas.

SUB-IRRIGATED FIG ORCHARDS

In La Salle County, Texas, Better Than Insurance, Stocks or Bonds

Be Independent of Floods, Droughts, Strikes and Panics. Buy Our Sub-Irrigated Magnolia Fig Orchards and get rich in a few years. They beat anything you ever saw grow into money. You pay for your property in nine monthly payments and the Farmington Power and Preserving Company will, during five years pay you back in rents the amount of your purchase and deliver to you a highly developed property, with 160 Magnolia Fig Trees planted to the acre, which will produce you $960.00 per acre per annum during the remainder of your life.

Do you know of any other SAFE investment in which $400 will earn you annually $960.00?

The Preserving Company's Showing

	Figs	Truck	Total	Pay You Rent	Co.'s Profit
First Year..	$ 38.40	$160.00	$ 198.40	$ 40.00	$ 158.40
Second Year	168.00	200.00	368.00	60.00	308.00
Third Year	336.00	200.00	536.00	80.00	456.00
Fourth Year	720.00	.....	720.00	100.00	620.00
Fifth Year	960.00	.....	960.00	120.00	840.00
Total	$2,222.40	$560.00	$2,782.40	$400.00	$2,382.40

Table of Fig Production

	Lbs. per Tree		Lbs. per Tree
First Year	8 to 10	Fifth Year	200 to 400
Second Year	35 to 40	Sixth Year	250 to 600
Third Year	70 to 150	Seventh Year	350 to 1000
Fourth Year	150 to 200		

For Illustrated Booklet on the Production of Magnolia Figs and Other Products, Address

John L. Wiggins

211 Swearingen Bldg., San Antonio, Texas

The Testimony of a Practical Irrigation Engineer

Lincoln, Neb., July 15, 1911.—H. P. Morris & Co., Fremont, Neb. Gentlemen: Subject, Wiggins' Sub-Irrigation.—Answering your enquiry through Mr. Benbrook, will say that I have some personal knowledge of the Wiggins Fig Orchards at Farmington, Texas, as well as his system of Sub-Irrigation, and as a practical engineer will say that I feel certain that he can and will be able to fulfill the statements he is now making in regard to improvements there.

The writer is in no way interested in this enterprise or the sale of the same, but has a friendly feeling for Mr. Wiggins, believing him to be an honest, upright man, worthy of confidence. Respectfully yours,

(Signed) J. N. HEATER,
Columbus, Neb., and Lincoln, Neb.

JOHN L. WIGGINS, 211 Swearingen Bldg., San Antonio, Texas— Dear Sir: Please send me full data and Illustrated Booklet concerning your Sub-Irrigated Fig Orchards, without cost to me.

Name .....

R. F. D., or Street .....

City..... State..... (B.C.)