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Only 81/2 blocks from Postoffice. Lots \$350 to \$500.

Also have large list of property in all parts of the city. CORRESPONDENCE SOLICITED.

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177 MAIN STREET, SALT LAKE CITY, UTAH. BUYS and SELLS REAL ESTATE in and adjoining SALT LAKE CITY on Commission

We have handled over \$2,000,000.00 worth of property in the past 12 months, a large portion of which has been for non-residents. The members of the firm have had 10 years' residence in the city, and large experience in handling realty, and are thoroughly posted on values. CORRESPONDENCE SOLICITED.



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SALT LAKE CITY, UTAH.

Salt Lake City is the commercial capital of the Great Basin, and of the main valley of the Snake erver, Idaho, a region as vast as Texas. It is the political capital of Utah territory.

The land area of Utah is 52,601,600 acres; the water area is 1.779,200 acres. There are prebably 3,600,000 acres of irrigable arable land, one sixth of which is under cultivation. There is enough timber for the use of the people of the territory, and a world's supply on the Truckee river, flowing into the basin from the Sierra Nevadas. There is enough grazing land to sustain domestic animals of the value of \$20,000,000. About 18,000,000 acres have been surveyed and about 3,600,000 acres, inclusive of 15,000 acres of coal land, and 1,500 silver mines, has been disposed of under various land laws.

silver mines, has been disposed of under various land laws.

With a sufficiency of water for irrigation, the land produces the cereals, fruits and vegetables common to the lattitude, which is about that of St. Louis, in profusion and perfection. The plant for irrigation may ordinarily cost \$5 an eres, and the watering of a crop for the season \$3 an acre. A full crop is always assured, however. There is no detention or loss from rains in seeding or harvesting, and iff the water is properly applied, it is held by competent authority that it imparts as much of the elements of plant growth as the crop abstracts. While the irrigable land in Utah is inmited, there is enough of it to sustain twice the population of Nebraska, and the farmer and fruit grower has a home market, each and good prices, in the miners and urbane population.

The population is estimated at 225,000. The assessed valuation for 1859 was about \$51,000,000, 40 per cent of the real valuation. Add 20 per cent for mines (not taxed), and we get a valuation of about \$155,000,000 as the total wealth of Utah. The assessment list has increased from \$35,000,000 in 1857, to \$51,000,000 in 1880; a satisfactory growth.

The nanual product is not far from \$40,000,000, nearly

creased from \$35,000,000 in 1887, to \$51,000,000 in 1889, a satisfactory growth.

The annual product is not far from \$40,000,000, nearly equally divided between farming, mining and manufacturing. These industries have grown up naturally together, with no help from the outside, and are capable of indefinite claboration and expansion.

of indefinite claboration and expansion.

The territory, and every municipality thereof, is forbidden, by act of congress, to incur indebtedness exceeding 4 per cent of the assessed valuation of property. The revenue law is liberal and taxation moderate—but 1.7 per cent for all purposes.

The territory contains about 1,200 miles of railroad, with 200 miles under construction. Four hundred miles of narrow guage road, partly north and partly south of Sait Lake, are in process of being broad guaged. Railroad movements are in progress of great importance to the city. Four or five roads will gain entrance to Sait Lake valley and city within three months via the Colorado Midland and Rio Grando Western. There is every prospect of a new road to the coast directly west from Sait Lake, and of the extension of the Union Pacific to southorn California via the Needles. A number of local roads to important mining and farming districts are in contemplation.

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Salt Lake City is situated in the valley of the Gordan, where the Wasatch range towers highest, in a belt of fine land sheltered and watered by the great mountains, stretching 350 miles south and 150 miles mouth. The Oquich range walls in the valley on the west, and low spurs from the opposing mountain walls enclose it on the south. Grant-Salt Lake lies west and northwest, twenty to twelve miles away.

The city is located on the alluvial cone of City creek, which slopes gently south and west to the general level of the valley. From the de debouchure of City creek, a line a mile and a half long swong from the last southward round to the west, would sweep over the main part of the city. The slopes or benches rising successively to the mountains on the north and east constitute a vast bay or amplitheatre, opening to the setting winter sun.

The city is street are 132 feet wide, the blocks 693 feet square, divided into 8 lots of 14 acres cach. The trees in the grounds and lining the streets fairly embower the city in the leafy season.

Water cuns in secs along the streets, and it is conveyed in pupes from reservoirs in the throat of City creek under the streets. The reservoirs have a capacity of 6,50,000 gallons, There are now about 30 miles of water mains, and they are being steadily extended. Along the main lines are 179 hydrants. Through these the head of the water forces a stream to the top of the highest buildings.

City creek, Emigration creek and Parley's creek furnish 8,000,000 gallons a day in the dryest preservation of the capital part of the canal will have to be built over at a cost of 800,000. It will then flow, if required higher, and having an area of 125 square miles, the city, lying about 40 mile



CHAMBER OF COMMERCE BUILDING.

cars run to the fort and to the adjacent canons every hour in the day, and a charming bird's-eye view of the valley and city is obtainable from any point on the Fort Douglas & Park City railway. By the latter, one can be carried through Parley's canon directly over the Wasatch range and landed in Park City, 7,500 feet above the sea, in an hour or two.

One goes from the city out past the silver ore smel-ters in the suburbs to the Cottonwood mines in the Wasatch, and to the Bingham mines in the Onnirrh, in an hour by inil; to the Stockton, Dry canyon and Ophir districts in 40-50 miles, to the Tintle mines in 70 miles; to the Heaver county miles in 230 miles; to the Park City mines, either as stated above, or by the Union Pa-cide in 100 miles, all by rail and somi-circling the city east, south and west.

From these mines the yearly output is about \$175,000 tons of silver lead ores, throe-fourths of which is reduced in our own mills and smelters; the product at coining rate and scaboard prices in 1889, about \$12,500,000. Hesides lead silver ores the great range overlooking the city contains other minerals.

Only once in about five years does the thermometer sink below zero or rise above  $100 \, ^{\circ}$  Fahr. The daily range averages about  $20 \, ^{\circ}$ ; the monthly range exceeds  $50 \, ^{\circ}$  in only one month out of four.

There is no malaria, no asthma, no pyemia from surgical operations, pulmonary complaints are staid or cured; there are none of the more virulent fevers, and diptheria takes on a relatively mild type. The medical fraternity are agreed that Sait Lake City is almost an ideal high altitude health resort, and some of the physicians are beginning to venture to caim that our climate, nearly a mile above the sea, is favorable to the cure of ameliorations of heart troubles. Most of the city lies well for drainage, and the sewer pipes for a district comprising 271 acros are now going under ground. The whole existing sixteen miles of street railways are being rapidly equipped for electric care, and such cars are running upon II miles. The present mileage is to be doubled as fast as track can be laid. Sewer district No. I will be paved, sidewalked, curbed and guttered as soon as the sewers are in. A Gaynor fire alarm is in operation; the fire department is well equipped, well paid and well served. The streets are lighted by both gas and electricity.

A million dollars went into new buildings in 1888, and of Salt Lake money, will be so invested in 1890.

\$2,000,000 in 1839; at least \$3,000,000, and of Salt Lake money, will be so invested in 1830. Among these will be two 300-room boths, a joint couch hears a nd city hall, several business blocks of large proportions and probably a federal goverum ent building, a union passenger station and a wing of the territorial capital.

The population is about 45,000. The last city assessment roll fell but little short of \$17,000,000. The city owes \$150,000, bonded at 5 per cont, and has \$175,000 in the treasury. The revenues and expenditures for ordinary purposes run together, and are about \$200,000 a year. The bonded debt was incurred mainly to bring in water.

Sales of real estate in 1837 were \$3,022,237; in 1833, \$5,335,000; in 1830, \$15,442,000. Property has greatly appreciated in value, and continues to appreciate, although many men say it is already higher than in Donver, Minneapolis or St. Louis.

It is not only man to buy and sell realty that we want. Real estate men do their part, but wealth is made only by hard, houses worth. The raw products are so abundant here now, and the opportunities so plentiful, that it is fairly bewildering. I will say that there is a demand for stores and residences that cannot be met, and that our facilities for producing and furnishing building material of all kinds are unequal to the call upon them. I will say that one mineral output, which is in all these Rocky mountain states and territories the basis of prosperity, might be doubled or quadrupled by the application of capital, skill and enterprise to the business.

We bring pressed brick 1,590 miles a at a cost of \$20 per thousand, when we could better make them ourselves and keep our money at home. So with our tile and sewer pipe, and iron pipe and store and merchant iron and almst everything we use.

The demand and supply of labor run pretty well together in the city and territory. Trouble between employes and employed is less frequent here than east of the mountains. Wages for ordinary labor are about the same as elsewhere in the west, and the same may be said of the cost of living. Wages of some kind of skilled labor rule pretty high.

The municipal government is vested in a council composed of the mayor and 15 councilmen. Salt Lake has the advantage of Denver in every respect. She has a better climate, more agreeable, healthful and congenial to all animal existence and activity. She has a much larger scope of tributary country, and one more varied and rich in resources and attractions. That greater inducements exists here than there to build a great city is an about e guarantee that it will be done, and there is verily no field in the union so inviting as Salt Lake City is today. It offers a climate which of itself reduces the power of most discusses that affliet mankind to a minimum, and being still relatively new and fresh, although long a metropolis and a capital, it offers unlimited opportunity.

The writer has been west of the Missouri river since 1857. He has seen the men who took a bopeful view of the future prosperity through all those years of the creation of great states. He has seen those who were always croaking and foreboding collapse and deerying the country as having nothing in it, fair and did in neuror. No man can go amiss in making an investment in real property anywhere west of the Missouri river. It is all, the whole country, as sure to grow as the seasons are to follow one another. It is impossible at should be otherwise. The thing to do is to jump in and eathen on, and be carried along by the general invenient. The longer it is delayed the harder it will be. Sait Lake has nature's and man's scal as a site for a big city. She is just beginning to awaken to the fact. Her real life is yet all before her; still she will devour the future very fast. He who would "get in on bed rock," has no time to lose.

Sait Lake City,

SHILEY, GROSHELL & CO.

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Incorporated Under the Laws of Utah Territory Holding Trust Funds Separate From All Other Assets of the Company, and retaining as counsel the attorney through whom the business comes. Collects interest on income and transact all other business authorized by its charter. Wills receipted for and safely kept, without charge.

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