

## SOUTH ARKANSAS.

A stranger passing along our busy streets to-day would hardly think that three weeks ago there was not a stick of timber on the present town site. The town was laid out about the middle of May and the first building was begun by C. B. Van Every on Front street near the bridge. During the first week Messrs. Van Every and Fisher, agents of the town company, sold ten thousand dollars worth of lots, about nine thousand dollars worth the second week, and during the week just closing the amount will be nearly twelve thousand dollars. Inside lots are sold for two hundred dollars, and corners, including three numbers, for eight hundred dollars. The demand for corners has been greater than the supply, as is usual, and inside lots have been taken rapidly. The greater portion of ten blocks have already been disposed of, and the company expect soon to plat additional ground for residence lots. To-day there are forty-five business houses under way or completed, and nearly as many more will be begun during this coming week. In addition to those who have purchased and built a number have leased ground for a term of months and erected business houses thereon.

About one hundred and sixty acres have been platted. The streets cross each other at right angles, and with the exception of Railroad avenue, which is two hundred, and Walton avenue, which is eighty, are sixty feet in width.

The town is located on the right bank of the river about a mile above the mouth of the South Arkansas. It is one of the prettiest locations for a town that could be found, the park being large and the ground perfectly level. A ditch tapping the South Arkansas three miles above us brings water into the town, and side ditches can be run to every lot inside the town limits. This will enable property holders to keep trees well irrigated and thus beautify the town. We venture to say that inside of three years our city will equal Colorado Springs in beauty as it already does in enterprise.

For beautiful mountain scenery this place cannot be beaten. Just across the river to the north and east are the foot-hills, covered with patches of vivid green, which present a beautiful contrast to the snow-covered peaks that we see but a few miles to the south and west. Standing in summerland we get the breezes from regions as fresh and healthful as the frozen seas, and have constantly before our eyes a panorama

more beautiful than was ever put on canvas.

As a business point South Arkansas has many advantages. Being on the line of the Denver and Rio Grande railway it has direct communication with all outside points. This is now, and will be until a railroad crosses the range, the shipping point for the Gunnison country, Lake City and the mining camps of Hinsdale county, Ouray and adjoining camps, and will get a good share of the trade and travel for the Rico carbonate fields, and of Saguache and the northern portion of San Luis valley. In addition to this are the numerous prosperous camps toward the head of the South Arkansas river. For these latter this is their only shipping point.

There are several thousand acres of agricultural land in this valley which, when fully developed, will sustain a town of considerable importance.

The distances from South Arkansas to neighboring points are as follows: Poncha Springs, which will some day rival Manitou as a pleasure resort five miles; Maysville, eleven miles; Arborville, sixteen miles; Alpine, twenty-five miles; Buena Vista, twenty miles. It is sixty miles to Gunnison City, one hundred and ten to Lake City, sixty to Canon City, one hundred to Pueblo, sixty-five to Leadville and two hundred and twenty to Denver.