

FARMS FOR SALE

The Biggest Land Values In "Seven States"

We have sub-divided "THE NORRIS PLACE" (Described Below) into 35 tracts ranging in acreage from 75 to 150 acres to the tract and offer same at \$25.00 per acre on EASY TERMS.

DESCRIPTION:

(COPY)

NORRIS PLACE, June 5, 1916.

Mr. B. R. Moss,
Walhalla, S. C.

Dear Sir:

I have made quite an extensive examination of your property, known as the Norris property, containing three thousand acres. It is located about six miles northwest of Walhalla, on a plateau on top of the first ridge of the Piedmont Hills at an altitude of 1,500 feet. I ranged it for timber, then for agricultural and fruit lands, and I spent two weeks prospecting for gold and other minerals.

As for timber, it is well wooded, all with the exception of probably 100 acres cleared. There is a large amount of white oak, well suited and valuable for wagon and buggy material, and a large area of young growing oak that will be valuable in ten years. There is a quantity of forest pine over a large area, and in sections a good amount of poplar, as well as many kinds of hardwood, oak, maple, etc., suited for furniture, wood products, paper, acid, etc. I estimate that there is five million feet of merchantable timber on the property, and a quantity of locust poles, posts, etc. I did not undertake to estimate the young timber growing, or the amount of wood.

As to the farm land, there is more level and well lying land on this tract than any three thousand acres that can be picked in a body in Oconee County. As it is the head waters of Chauga Creek, it has many springs and branches, suited admirably for stock raising, and by liming, could grow alfalfa and blue grass and by so doing, very little winter feeding would be necessary. Some of the upland is undulating; long ridges elevated sufficiently to be aired, and free from spring frosts (the Thermal Belt) could be called safe fruit belt, as fruits grow in abundance. Apples and peaches grow large in size and delicious in flavor. In an adjoining County in Georgia, there are large apple and peach orchards. One five-year-old orchard the owner refused a thousand dollars per acre for. Another ten-year orchard picked and marketed last year thirty-five bushels per tree.

As to the mineral, a wide gold belt runs the entire length of the property. The extent and width I did not determine. I believe it covers the whole property. I prospected the gravel on the creeks and branches. I believe there is a large area, perhaps 200 acres, that if mined judiciously, would pay a nice margin of profit. That, coupled with the fact that it is a fissure vein belt, with some bold outcroppings, veins, and much fragmentary ore, leads me to believe the ore is fairly inexhaustible, and is worthy of an exhaustive practical test. I see no reason why it would not make a dividend payer.

In conclusion, I will say there are many prospects and possibilities that I have not mentioned. Altogether it is the greatest aggregation of values that my attention has been called to. All conditions are favorable. The proximity to market, good roads, good climate, countless cold springs of chemically pure water, no mosquitoes, no malaria, healthful climate, no hot nights in summer, no cold winter, and all conditions unexcelled, causes me to believe and to look on it with more favor than any place that has come under my investigation in the Piedmont or Blue Ridge or Appalachian Ridges.

Very truly yours,
FRANK H. FLYNN.

(COPY)

To Whom it May Concern:

I have just finished sub-dividing the "Norris Place" in Oconee County, for E. F. Kelly & Bro., and consider these very valuable lands and are unusual bargains at \$25.00 per acre.

Cross Keys, S. C., Jan., 1919.

H. C. WILBURN,
Civil Engineer.

Read the description of these Lands by an expert land, timber and mineral man.

If You Have Money To Invest, or, if you want to buy a home, do the sensible thing---look these lands over, you can't duplicate them, everything considered, for double the money.

Mr. B. R. Moss,
Walhalla, S. C.
Will Show You Over The Property.

Liberty Bonds and War Saving Stamps will be accepted, Face Value, in whole or part payment.

If you want to buy land---this is the "chance of a life time," "DON'T LET IT SLIP."

E. F. KELLY & BRO.
UNION, S. C.