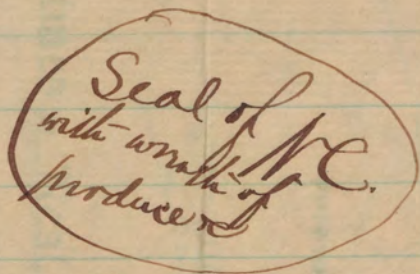


Coastal Plain Region
of North Carolina



Agricultural Trucking & Fruit Land
Complements of

Grimes Real Estate Co.
Washington, N.C.

(Do not know how filled & over
6 or 6 1/4 in long & 3/4 in wide)

J. Bryan Grimes, Wm. Demmie Grimes, Janius D. Grimes.
Amiel

Grimes Real Estate Co.,

Real Estate
Bought & sold on com-
mission

Titles investigated & abstracts
furnished.

Investments made &
properties managed
for non residents

Insurance
Some of the ~~best~~
Strongest, safest
Fire Insurance Cos.
in America
referred.

Correspondence invited

References

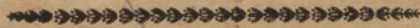
Bank of Washington,

First National Bank of Washington,

Washington, D. C.

As a Home For

Farmers and Investors.



COMPLIMENTS OF

Grimes = Real = Estate = Company,

Washington, N. C.

1st 30 minutes: Addressing guide 3
2nd 30 minutes: With 4 1/2 hrs.

THE AGRICULTURAL, TRUCKING
AND FRUIT LANDS OF THE
COASTAL PLAIN
REGION OF
NORTH CAROLINA.

WASHINGTON, NORTH CAROLINA, FEBRUARY, 1895. *omit*

In presenting to the public the many advantages of this most favored region we offer sober statements copied in many instances verbatim from "North Carolina and its Resources," a work compiled and published in 1896 under the auspices of the State Board of Agriculture, by its Secretary, Mr. T. K. Bruner.

The unusual opportunities offered to the farmer, trucker, stock raiser and fruit grower, in fact to almost every enterprising business man by the Pamlico section of North Carolina, is almost incredible, but we present it uncolored by personal bias.

It would seem remarkable that our own people have so long neglected the development of such fortunate surroundings, but they are awakening and the last few years have wrought great changes. *omit*

The training, traditions and inheritance of semi-feudal ideas made it almost impossible for our people to readjust themselves to the new conditions resulting from the ~~fall of the cotton~~ they are just beginning, though stubbornly, and reluctantly to renounce their allegiance to King Cotton, and learn the lesson of smaller farms and diversified agriculture. *make*

North Carolina is included between the parallels of 34° and 36½° North latitude. Protected on the West by the Appalachian range and warmed on the East by the waters of the Atlantic we have almost a semi-tropical climate and vegetation. It lies in the same parallels of latitude as the central Mediterranean basin that climatically most favored region of the globe. Though this position in the warm temperate zone determines the chief climatic features of the State, these are modified by various causes most important of which are the proximity of the ocean on the East and the mountain system in the West. The effect of the prolongation of the central plain (eastern portion) into the

~~new agricultural conditions which no longer~~
~~could sustain a one-crop system, but~~

Atlantic is to give the climate of that region a more inland or marine character; the effect of the presence of the sea being to lessen the changes in temperature, both diurnal and seasonal, and to increase the amount of precipitation." The annual mean temperature of Eastern North Carolina is: 61° Fahrenheit—the average as follows:—Spring 58°, Summer 77°, Autumn 62°, Winter 45°.

The famous geologist, Dr. Kerr, writing in respect to North Carolina's temperature said: "Middle and Eastern North Carolina corresponds to Middle and Southern France; Western North Carolina to Northern France and Belgium, and all the climates of Italy from Pelermō to Milan are represented."

The average precipitation of rainfall in eastern North Carolina is for the year 55.23 inches as follows; Spring, 12.85; Summer, 17.04; Autumn, 13.10; Winter, 12.24; the largest amount falls in July, 5.44, and August, 6.09; the smallest in October, 3.66 and November, 3.40.

By the census of 1890 the population of North Carolina was 1,049,191 whites; negro 567,170; Chinese and Japanese 15; Indians 1,571. Of these 3,742 were foreign born. It is now nearly 2,000,000.

The climate of North Carolina is exactly suited to health and longevity, being neither too hot nor too cold. It has been fully demonstrated that even in the ^{most} swampy sections one can practically secure for himself immunity from malaria by drinking water from cisterns, or deep bored or driven wells. According to the State Board of Health we find ~~the death rate in the so-called malarial section the death rate is actually less, than the average for North Carolina.~~ ^{which is 11.38 per 1000 this year}

North Carolina until the great manufacturing boom of the past few years was strictly an agricultural State. No where else in the Union do so many field crops and fruits grow in such luxuriant profusion

Here can be profitably cultivated almost all the products of the temperate zone and especially does this section excel in the production of early vegetables, fruits, etc. We are a few weeks earlier than Norfolk and but little behind Charleston. The growing of early vegetables has become a great industry, and fruits are beginning to receive attention

"North Carolina and its resources" on page 170 says, "No where else do peas attain such perfection as on the coastal

Business Opportunities

"A"

(one of the best is...)

2 of 2100 Am. 1850 Ac. 1346
 2 of 2100 Am. 1850 Ac. 1346
 Dr. Kerr's 2588 Ac. 1844
 Who's the average for the U.S. By the last census
 Va. 1403 Ill. 1388 Ga. 1152
 Ohio 1357 Pa. 1403 Ill. 1388 Ga. 1152
 (we see that Penn. is 13.98)

1138

plain, and nowhere can the culture of this fruit be carried on more profitably with intelligent culture, though the culture at present there is not extensive except in a few localities. Here is the great home of the Scuppernong grape. In all the coast region this grape attains greater perfection than anywhere else. It is in fact the native home of this grape and the place from which it has been disseminated. Seedling varieties of the same class of grapes have originated in this favored region. But while the Scuppernong is a russet grape, the other varieties are almost invariably black. The finest of these grapes of the *Rotundifolia* class is the James of Pitt county, a grape of the largest size, fully as large as a good sized Damson plum, and decidedly the finest of its class. But it is the strawberry that has made for itself a greater place in the horticulture of the coastal plain than any other fruit. The soil seems particularly adapted to the growing of the strawberry in the greatest perfection and the earliness of the climate makes the crop of particular value for northern shipment. The persistent bearing of the strawberry in this section is a source of wonder to all who see it for the first time. In the North the strawberry season is a short one and soon over, but in this favored region the plants seem to never know when the season is over. Strawberries are commonly found in abundant supply on the tables of growers there in the middle of July from fields which sent the fruit to market the first week in April. Of course the shipping season for the northern markets closes when the supply north of us becomes plentiful, but strawberries can be had most of the summer in this region.

In the heart of this Coastal Plain is Pitt and Beaufort Co's.

PITT COUNTY.

Counties.

" This county lies west of the county Beaufort and is penetrated its whole length by Tar river, which is navigable at all seasons for light draft steamers. The soil is extensively varied, probably more so than in any other county of the Pamlico section. In the eastern part on the south side of Tar river, adjoining Beaufort county, the soil may be characterized as a light sandy loam, with a greyish clay subsoil. In the upper part, or rather the northwestern part, the soil is generally underlaid with a stiff red clay; immediately on the left or the north side of Tar river; the lands lying along the river the entire length of the county east and west, are of a more distinctive character, of

6

a light sandy loam. There are also bodies of swamp lands cleared, that partake of the fertility characteristic of that class of lands in eastern Carolina. Farther north, toward the Martin county line, they assume a different character, and are what may be classed as a heavy loam.

The soil of the county is generally fertile and yields excellent crops of cotton, corn, oats and rye. Cotton is at present the most important crop, the annual yield being from 12,000 to 16,000 bales. The land is productive in every other subject of culture—corn, wheats, rice, peas, potatoes—and the whole soil being underlaid with marl, perpetual fertility is assured. Fruits thrive luxuriantly, and nowhere is the grape more prolific or more certain in its yield. The finest varieties of native grapes have originated here, among them that new choice variety of *Vitis Vulpina*, the James grape, a black variety of the Scuppernong, but larger and better flavored, and bearing transportation better.

During the last five years, Pitt county has enjoyed a material development that is most encouraging. Since 1890, many latent industries have sprung into existence, and there are today manufacturing enterprises of various kinds which give profitable employment to our people. Exclusive cotton growing has been abandoned, and instead of the one crop system, the farmers are diversifying their agriculture. The soil is particularly adapted to trucks, and the soft, genial climate, with a general immunity from disastrous frosts in the spring, has led to considerable fruit growing. About five years ago the culture of tobacco began to interest our farmers, and during this time it has been amply demonstrated that Pitt county produces the choicest of bright tobacco. As a result, farmers whose lands a few years ago, were incumbered and mortgaged, have by the production of fine tobacco, cleared themselves of debt, and are to day in a prosperous condition. The crop reaches into the hundreds of thousands of pounds annually. Recently an impetus has been given to stock raising, and our farmers are introducing better cattle, and are utilizing the richer soils in the production of clover and grasses. The outlook for this industry is most promising.

The farmers have more money, produce more of their supplies, and are more generally content than for a long time; and with the superior advantages of climate and soil, they look forward to a still greater prosperity.

7

Pitt county is supplied with transportation by Tar river, which passes through its center, and by Moccasin river, which washes its southern border, the navigation of which has been opened by the General Government. A railroad from Weldon via Scotland Neck, a branch of the Wilmington and Weldon railroad passes through Greenville, with its present terminus at Kinston.

Greenville, the county seat, is situated on Tar river, has the benefit of steamboat navigation, and has a population of more than 2,000. *about 4000*

Pitt county has 389,838 acres of land, valued at \$1,758,741, and 728 town lots, valued at \$327,082.

Of domestic animals there are—2,620 horses; 1,852 mules; 1,031 goats; 9,829 cattle; 29,137 hogs, and 1,962 sheep.

Product of taxation—for State use, \$7,014 60; pensions, \$1,465 38; school, \$12,521 17; county, \$9,589 40.

Population—white, 13,197; colored, 12,327; total, 25,519.—

"N. C. and Its Resources of 1886)

Greenville is now a vigorous town claiming 4,000 inhabitants. The shipment of bright tobacco for the past season, (1898), is over 8,000,000 pounds.

BEAUFORT COUNTY.

Beaufort was erected into a separate county prior to 1775, and named in honor of the Duke of Beaufort, one of the original Lords Proprietors of Carolina.

Beaufort county lies south of Washington county on both sides of the Pamlico river, which in this part of its course, is an arm of the sound of the same name, from two to six miles wide, and throws off several wide projections or bays into the county on both sides. It is bounded on the east by Pungo river, another broad arm of the Pamlico sound, whose waters also penetrate the county in numerous wide navigable bayous.

In the last two or three years it has been discovered that a large part of these lands will produce the fine bright tobacco so much sought for by manufacturers, and already a considerable number of farmers from the old tobacco counties of Granville, Vance and others in that section, have come to this county and engaged in tobacco growing.

The lands near Pamlico river, on both sides are also well adapted to the production of early vegetables, and the trucking interest is already quite extensive and growing—and many as

8

50,000 barrels of early potatoes have been shipped from this county to northern markets in a single season.

Fishing is an industry of considerable importance. The catch of herrings and shad is second only in importance to the catch in the Albemarle section. Great quantities of these fish are shipped fresh, packed in ice, to the northern markets, and are also sent into the interior of the State. The same conditions exist in this county as are found in other counties for the raising of cattle. The Schuppernong grape and all of its varieties are indigenous. The celebrated Meish grape, named in honor of its discoverer, Mr. Albert Meish, a native of Westphalia, Germany, has its origin in this county.

Outside of farming and trucking, the manufacture of lumber is the largest interest. In the town of Washington, the county seat, are four large saw mills, two large planing mills and five or six small mills engaged in wood-work of various kinds. There is also one large rice mill, one grain elevator and one foundry and machine shop, and many other smaller manufacturing works. There are four trains a day on the railroad that connects Washington with the Coast Line System, besides numerous steamers running to Norfolk and other points on the river and Sounds.

To those seeking a home, there is no more important factor than a good healthy climate. In this particular, Beaufort is especially blest. In the winter months there are few cold spells, lasting from two days to a week, and during which the thermometer shows a general average of about 32° Fahrenheit. These cold spells soon give way to the warm exhilarating sunshine, and the thermometer rises again to its normal average for the winter which is between 50° and 65° Fahrenheit. In summer the thermometer seldom records a temperature of over 90° Fahrenheit in the middle of the day, and even this is tempered by the gentle breezes which come from the broad expanse of salt water to the east. The general average for the summer months about 80°.

The average depth of the channel of the Pamlico river from its mouth to the western line of the county is about ten feet, and any vessel drawing not more than eight feet loaded, can easily go to the extreme western end of the county. The county is divided by it nearly into equal parts, and, with its numerous tributaries, it serves a most useful purpose as a means of getting to market the results of labor. By means of it a large com-

merce is carried on, both by steam and sailing vessels, with the ports to the north and some foreign commerce. Its banks are lined with farms and steam-mills.

The swamp lands are considered to be among the best in the world, being equal in fertility to the bottom lands of the Nile, though, unlike them, not depending upon an annual overflow for their fertility. These lands are, in all cases, found at the head of the numerous streams, which rise in the county and feed Pamlico and Pungo rivers. Washington is the county seat, and is a place of considerable commercial importance, with a population of 5,000. The number of acres in this county is 333,111, valued at \$1,223,070; and 686 town lots, valued at \$566,987. The number of live stock is—horses, 1,835; mules, 881; goats 336; cattle, 9,870; hogs, 20,133; sheep, 4,581.

Taxes—State, \$5,790.94; pension, \$1,198.39; schools, \$9,937.70; county, \$12,812.94. Population—whites, 11,869; colored, 9,203; total, 21,072. N. C. and Its Resources of 1885. 1886

WASHINGTON, N. C.

Washington on Pamlico river, an arm of Pamlico Sound, is at the head of deep water navigation. It is a rapidly growing town now estimating its population at 6,500.

Its facilities for water transportation are unequalled, and its geographical position is unsurpassed. It is now about (18) eighteen hours by rail from New York, and is a most delightful winter resort. Sportsmen find quail and game abundant.

It is one of the great lumber manufacturing towns of North Carolina. Its fish and oyster ~~inter~~ interest give support to thousands of people in the town and on the adjacent waters. An oyster cannery is in operation and fish packed in ice are shipped at all seasons of the year.

Here are several fine private schools and a graded school that is the pride of our citizens.

Its people are noted for their geniality, culture and hospitality.

Its health record is unusual and in all respects it is a most desirable place for homes and investments. In the center of a rapidly developing, tobacco growing, trucking and berry producing district the steady certain growth of Washington is assured.

In the counties of Pitt and Beaufort are also many growing

10
from \$3 to \$20 per acre.

towns with good schools and abundant churches where choice lots can be bought cheaply.

One of these towns, Grimesland, a beautiful and healthy location, offers exceptional inducements to home seekers.

In this section are rare opportunities for small farmers with some means.

The depression in the price of cotton has made necessary the sub division of large plantations and the cultivation of smaller areas. General and diversified farming and stock raising are becoming more common, and in this reduction of acreage many productive fields have been abandoned or left to become natural pastures. These abandoned lands can be bought cheaply. Worn and exhausted fields can be easily restored by the cultivation of legumes. As a striking illustration of this

of 1000

we remember several years ago seeing an old impoverished sandy loam field after being "sown down" in cow peas produce the following year (150) one hundred and fifty barrels, or (450) four hundred and fifty bushels of Irish potatoes as a first crop by June 10th, and as a second crop by Nov. 15th same year (50) fifty bushels corn and a luxuriant crop of cow peas.

omitted

This yield of potatoes is most exceptional, but two truck crops and often three are raised on same land in one year. Land can be bought at reasonable prices and easy terms according to improvements and proximity to shipping points.

see to

We trust that this imperfect description of our section will invite a more thorough investigation of our surroundings by the homeseeker into whose hands it may chance to fall confident that the conditions found will show the within statements to be underdrawn.

They will be impressed with the cheapness, desirability and value of our lands, the conservatism and hospitality of our people—the diversity of our advantages the immensity of our opportunities, the justness of our laws and the light taxes, fertile soil and magnificent climate which all go to make Eastern N. C. the most favored agricultural and residence location in America—an Ideal Home.

For information relative to farms, town lots, timber and investments in this section, address

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~~agricultural, trucking and fruit lands~~

GRIMES REAL ESTATE CO.,

WASHINGTON, N. C., February, 1899

Washington, N.C.

So be added: ~~Not more than 1500 words~~

(agricultural, trucking and fruit lands)