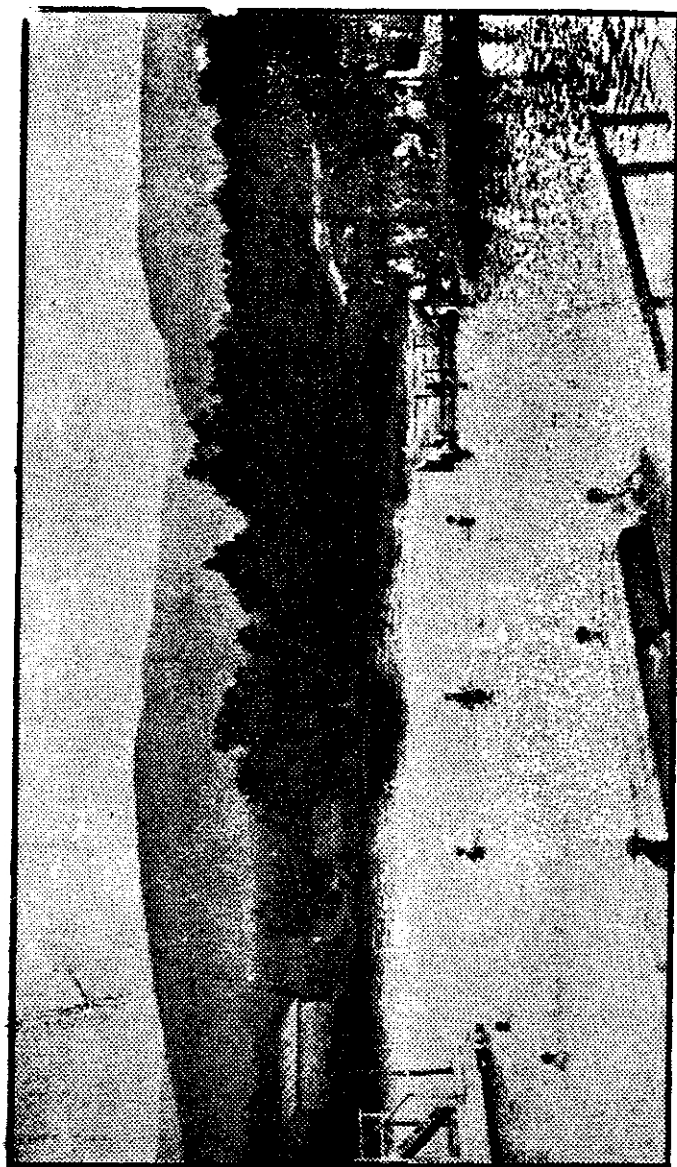


PROSPECTIVE OF
MOUNTAIN LAKE



W. B. DODGE. M. D., OWNER
STUART'S DRAFT, VA.

PROSPECTIVE OF MOUNTAIN LAKE

Near Stuarts Draft, Augusta County, Virginia; elevation 1600 feet, on the N. & W. R. R., 12 miles south of Staunton, Virginia; 30 miles north of Natural Bridge; 20 minutes of the C. & O. R. R. Endless Caverns, nationally known and Natural Chimneys, one of the natural curiosities now being developed by the management of Endless Caverns, located 12 miles from Staunton, Virginia, are in easy distance of Mountain Lake.

In this part of the Blue Ridge, now belonging to the Natural Bridge Forest, adjoining Mountain Lake tract, there is estimated that 150 square miles of the Blue Ridge can be had without anybody living on it. In this part of the mountain is some of the finest scenery of the Blue Ridge, being the dividing line between the waters of the James and Potomac Rivers. High peaks and gorges. Crabtree Falls, falling a distance of 1880 feet.

ACREAGE AND FRUIT

Mountain Lake property contains 300 acres of land which lies well and can be worked with machinery, containing fruit and farming lands. Having around 4000 apple trees of the best varieties with peaches, pears, grapes, strawberries, raspberries, blackberries, huckleberries, and cranberries with a suitable soil for all.

About ten minutes drive from Mountain Lake in the fastness of the mountain, on Cole's Run, is Tucahoe Camp, owned and kept by the U. S. Government which gives another great outlook for mountain scenery. Taking everything into consideration no better place can be found for a summer resort, especially for city people where families with children could go and have city conveniences with the best mountain water and air with fresh milk, butter, vegetables, fruits and berries. The water that supplies the Lake flows from under the Blue Ridge being free stone mountain water so free from lime that water cress will not grow in it.

FRUIT MARKETING

One-fourth of nearly all the orchards, cranberries, strawberries, and crops of all kinds, and land uncultivated can be irrigated which would increase the value of the land two or three times. The hay crops have been made of timothy, clover, and alfalfa. I think I am safe in saying that 100 acres of unimproved land can be used for orchards, cranberries and agricultural purposes. There is a grove of some 15 or 20 acres of pine timber which could be used for buildings.

The local markets of Staunton, Charlottesville and Roanoke have to buy quite a number of car-loads of cranberries from the North every year. Probably four to five car loads of cranberries; four or five cars of lettuce, celery, onions, and other vegetables to supply their trade, can be grown here. The sale of Virginia grown cranberries to the Augusta Fruit and Produce Company, of Staunton, Va., last year amounted to about \$2,000.00. In all the vast

area from New Jersey to Florida, from the Ohio River to the Atlantic Coast, there is but one spot where cranberries are grown and that is at Mountain Lake. There are practically no cranberries grown south of New Jersey. The fact of growing them here is no longer an experiment. Crops of from 500 to 800 bushels have been grown. The general price for cranberries ranges from \$4.00 to \$7.00 a bushel wholesale.

The Agricultural Department has just lately released a statement that there are six and one-half million less bearing apple trees in the United States than there were five years ago.

FOUR ACRES FOR BATHING

The conditions of the Lake are such that no better bathing place can be found. No other national sport can compare with open air bathing which successfully combines health promoting muscular activity with genuine, wholesome fun, that drives the care of the work-a-day world out of the mind. It endows you with renewed vigor, mental as well as physical. Ever alert to find new ways to please our many patrons, and jealous of Mountain Lake's reputation of no better bathing place anywhere the management of this great popular playground has arranged for open air bathing to be more convenient, more safe, more enjoyable in every way. Where even small children can obtain all the thrills of open air bathing with perfect safety. In short, bringing the seashore to Mountain Lake without the objections.

When needed an extra supply of the same kind of water can be had from Cole's and John's Run—be put in the ground a mile or more above the spring which comes out at the spring in some thirty or forty days pure, cold spring water. By analysis these waters are said to be the purest that can be found. The right to use these waters from Cole's and John's Run has been acquired by some 25 or 30 deeds. Water from the springs can be had under fair pressure at the Lake. By laying a pipe line further up high pressure can be had. It takes some thirty or forty minutes for the water to come from the spring to the Lake travelling over a wide ditch it is heated by the sun and makes ideal temperature for bathing. The waters are not contaminated by sewerage, surface water or filth found in creeks and rivers. Stuart's Draft is supplied by a 4" cast iron pipe and has practically given no trouble in the last 25 years. The rights of way for this pipe line have been acquired by the owners of the land over which the line passes, by deeds. Also have a right from the county to lay the line on the road lands. The area of the Lake is around 4 acres and can be made larger and deeper and other lakes can be made. About one and one-half acres or more is five and one-half to six feet deep which makes a safe depth. Deeper places have been arranged for high diving. The Lake can be drained and cleaned, and re-sanded any time. Where this cannot be done it makes a bad bathing place.

The lake being nearly round, motor and other boats can be operated satisfactorily and is one source of revenue.

Mountain Lake was opened for bathing July 4, 1925. A charge of 10 cents was made for entering the enclosure, which included

bathing. Unexpected crowds came, as many as 1000 persons have gone through the gate in a few hours. Over 1500 people have paid the gate fee of 10 cents each on several occasions. Including the sales of drinks, lunches, meals, etc., over \$350.00 have been realized in a single day. The 10 cent gate fee being the only charge, is entirely too small, but this has been an advertising scheme to get people to see and know the place. Instead of taking in on big days \$350.00 a day it should be \$500 or \$600 a day. The fine water and the carpet of sand in the Lake forms one of its great attractions. The ever increasing stream of dinner parties has caused the management to arrange sheds and kitchen equipment to accommodate several parties at the same time. The parking grounds had to be made three or four times larger to accommodate 200 or more cars.

From the Lake fine ice is harvested, generally putting up around 200 tons, which furnishes ice for the season.

I am thoroughly convinced that the Shenandoah Valley with the coming of the Shenandoah National Park is on the eve of a great industrial development.

WHY SELL?

I have arrived at the age where I should be thinking of retiring. Were I a young man I would not think of selling. If desired, I will divide the property in two parts:

NUMBER ONE would include the entire water plant with all water rights to Cole's and John's Runs and all right to other streams including the four-inch water main nearly two miles long and all rights of way for the conveyance of this line with all water contracts which supplies the town of Stuart's Draft with water direct from the springs with around 145 ft. fall. This includes the Lake with all dressing rooms, sheds and other buildings, boats, motors, etc., and twenty acres of land around the Lake with free ingress and egress both ways through the property. The water tax for Stuarts Draft amount to eight or nine hundred dollars annually.

It would not take much additional improvement to make it pay two or three thousand dollars annually. With the Shenandoah National Park assured the tourist travel will be one of the big assets of the Shenandoah Valley, wherein all real estate will have a natural increase.

Price of Part No. One as described..... \$ _____

Price of Part No. Two which includes all the remaining lands

with orchards, cranberries, fruits, etc. \$ _____

The entire property can be had for..... \$ _____

Respectfully

W. B. DODGE, M. D., Owner
Stuarts Draft, Va.