

B. F. ROUNDS & CO.
REAL ESTATE.

Benton Harbor, Mich., April 30th 189

Albion W. Tourgee -

My dear Sir :-

Please read the inclosed circular
and if interested write us for prices and terms .

Somebody will make money by investing in Benton Harbor real estate.

We refer by permission to the First National Bank here.

Respectfully

B. F. Rounds & Co

BENTON HARBOR.

BENTON HARBOR, MICHIGAN—
HAS A FINE HARBOR.
DOCKAGE.

THREE LINES OF STEAMERS—

LOWEST FREIGHT RATES—

THREE LINES OF RAILWAYS—

MORE TO FOLLOW—

GAS—
ELECTRICITY—
STREET CARS—

WATER-WORKS—

WATER POWER—

PAPER MILLS—
AND

OTHER INDUSTRIES COMING—

IN PROGRESS—

SURE THINGS—

HOW
TO
MAKE
MONEY.
INVEST IN
REAL ESTATE
NOW.

Is on the east shore of Lake Michigan only 60 miles from Chicago.

She has the best harbor on this side of the lake ; and a large amount of available dockage.

Two double daily lines of first-class steamers to Chicago, and one soon to run to Milwaukee.

These with three lines of railways make Benton Harbor accessible by land and water at Chicago rates for freights east, south and south-east.

The Chicago and West Michigan railway runs along the lake shore direct to Chicago.

The Cincinnati, Wabash and Michigan railway runs south, crossing all the trunk lines ; and

The Vandalia railway runs to the southwest.

Two more lines it is expected will be built soon.

Benton Harbor is lighted by gas and electricity, and has a horse car line which will be changed this season to an electric railway.

Work has already begun on the waterworks and they will be pushed to completion as fast as consistent with good work.

One of the most important items is the development of the water power of the Paw Paw River.

The company has been formed.

The franchise has been granted.

One thousand acres have been purchased for flow land, and 600 more will be obtained for the same purpose ; and work will be commenced at once.

This dam and the paper mills to be built by the same company will cost about \$500,000.

Other factories using water in the manufacture of their products, and costing fully as much more, have decided to locate here.

Parties are now in England negotiating for an industry of several millions of capital.

In addition to all this the Improvement Association has closed contracts with several factories which will employ in the aggregate over 500 men, and negotiations are in progress with other concerns employing as many more ; and it is safe to say that from 1,500 to 2,000 additional skilled workmen will be employed here within a year ; and the work has only begun.

Acreage within two miles of the city will advance largely.

Residence lots will be in demand above present prices.

Business property is sure to advance,

And those who invest **now** will make it **pay**, and pay well.

B. F. ROUNDS & CO.

BENTON HARBOR, Mich., April 14, 1891.

