

**The Record of a Year
AT
INGALLS**

PUBLISHED BY
THE INGALLS LAND CO.,
ARTHUR B. GROVER, PRES.
LOMBARD BUILDING, COMPANY'S BUILDING
INDIANAPOLIS, IND. INGALLS, IND.

. . . INGALLS . . .

Is on the largest railway system in the Central States, 2,000 miles in extent.

INGALLS –

Has guaranteed Indianapolis freight rates to and from all points.

INGALLS –

Is the only natural gas manufacturing town in Indiana created from the ground up by one progressive Company. The entire town is in consequence new, clean and bright. No old or tumble-down buildings.

INGALLS –

Has a prosperous and rapidly growing population of brisk and busy people.

INGALLS –

Is increasing in factories and population much more than in available dwelling houses. More houses are needed constantly.

INGALLS –

Is surrounded by a fertile farming country settled by well-to-do people.

INGALLS –

Will soon become the trading center of southern Madison County.

. . . **INVESTMENTS.** . . .

Judicious real estate investments are the basis of nearly all wealth. No better place on earth for an investment can be found, as Ingalls possesses every advantage that a successful town can have, and is being conservatively and actively managed. In two years, Ingalls should have at least twenty-five factories and a population of 3,000 to 5,000. Real estate now selling at a low price will have doubled and tripled in

value. By doing so it will merely follow the invariable rule that with increasing population and wealth, land values rapidly multiply. An investor in Ingalls real estate takes no chances. Night and day, through the efforts of others, through the steady location of factories, the values of lots are increasing permanently and surely.

. . . The Record of a Year . . .

A YEAR ago there was no such place as Ingalls. To-day it is a thrifty natural gas manufacturing town with eight factories, five hotels, and restaurants, two church organizations,, bith erecting handsome houses of worship, brick and frame business blocks, graveled streets planted with shade trees, brick sidewalks, handsome brick and frame residences, the finest railroad station in any town in Indiana, and a rapidly growing population, which is increasing daily as dwelling houses are being built.

This sudden transformation of fertile farm land into a busy city has been effected through the earnest and successful efforts of The Ingalls Land Company, which in the month of May, 1983, bought the land upon which Ingalls now stands, and in less than twelve-months, by the expenditure of a large amount of money and energy, has produced a city which to-day has more manufacturing establishments within its limits than any other town of equal age in the United States – a record absolutely unparalleled in the history of town building, the times considered.

Location is the first essential of success to a city, and the founders of Ingalls chose the nearest point possible to Indianapolis, the capital and metropolis of Indiana, consistent with a thoroughly string and permanent local supply of natural gas.

The point selected is 23 miles northeast of Indianapolis, on the Indianapolis and Cleveland Division of the C., C., C. & St. L. Railroad (formerly Bee Line), and lies in the southwest corner of Madison County, on a beautiful plateau, drained on three sides by Fall and Lick Creeks, two large spring-fed, never-failing streams. Engineers estimate the average fall of all drainage at Ingalls to be one foot in one hundred feet. There is no point on the town site that is not thirty feet above the water level, while the average is much higher. All visitors and travelers through Ingalls notice the unusual natural beauty of the location and seldom fail to speak of it admiringly. Ingalls has absolutely pure water, which is obtained from driven wells. The sub-soil is gravel, and the healthfulness of the entire region is remarkable, there being no malaria or other local disorders.

. . . The Plan of Ingalls . . .

INGALLS is laid out in a brad and generous plan. The residence lots are uniformly 40×130 feet. All residence streets are 50 feet in width, and business streets are 60 feet wide. All lots have 15 foot alleys in the rear. The entire town is set out with young and thrifty poplar shade trees, which in time will add greatly to the beauty of the streets. Several of the thoroughfares have been graveled and brick sidewalks now extend along North Meridian Street, the principal business street.

As a Manufacturing Center.

As a manufacturing center, Ingalls is acknowledged supreme in the Indiana gas Belt, even by its rivals. It is universally admitted that Ingalls possesses a combination of advantages in its splendid supply of natural gas and its relative nearness to Indianapolis that destines it to become in the near future the most important manufacturing point in the Gas Belt, and one of the most important in the entire country. No other view can be taken when it is remembered that during the last twelve months, when all other towns in the entire nation have been stagnant, Ingalls was established and grew from nothing to its present proportions. It can be truthfully said without fear of contradiction that Ingalls is the only town in the United States that has secured and located as many as eight factories within the past ten months. With a record like the above during a dull period, the expectations of growth in the returning good times which begin to be felt can scarcely be over-estimated.

Advantages to Manufacturers.

The Ingalls Land Company pursues a liberal course toward manufacturing establishments which desire to locate in the Indiana Gas Belt, and has secured several of its most important industries by the superiority of inducements offered over competing rivals. Free gas, free land, railroad switches, water and other advantages are given manufacturers and many local trains daily place Indianapolis but a few minutes distant. Indianapolis freight rates are guaranteed to and from all points. Manufacturers who remove to Ingalls have the opportunity of living in Indianapolis if they so desire, where they may have their principal offices, transact their banking and commercial business, and possess the advantages offered by a large and important market in the purchase of raw materials and the sale of the manufactured product. It is conceded that Ingalls is destined to become the Pullman of Indianapolis – a busy manufacturing, natural gas suburb of the Capital City. Manufacturers anywhere who may be considering a change of location are cordially invited to address The Ingalls Land Company for inducements.

Natural Gas

IINGALLS has a magnificent supply of natural gas. Five gas wells are now in use; all of them on th town site. These wells afford 25,000,000 cubic feet of fuel daily, more than enough to supply the entire needs of the town. Over 60,000 acres of the best gas lands n the State surround Ingalls and are as yet practically untouched. A great point of advantage to the town exists in the fact that the land owners in the vicinity have steadfastly declined to lease their farms to foreign gas companies, preferring to keep them for local use. In some portions of the gas Belt the territory is being drawn upon by the Chicago and Indianapolis and other great pipe line companies, but the supply tributary to Ingalls will be kept intact for the use of the town itself. This is a tremendous point of advantage, and will result in Ingalls having a constant and steady supply of natural gas after other less carefully restricted regions have been seriously weakened.

. . .Leading Industries of Ingalls. . .

The Manufacturing Establishments now Actually Located in Ingalls Are:

The Ingalls Zinc Company.

The Ingalls Zinc Company is a corporation with a capital of \$100,000, which has built and is operating a large Zinc Smelter. The buildings alone of this plant at present cover 15,000 square feet of ground, and large additions are already contemplated, at the present time, the Ingalls Zinc Company is engaged in the smelting of zinc ore which is obtained in southwestern Missouri and Arkansas. Hundreds of pounds of pig zinc or spelter are manufactured daily. This establishment runs twenty-four hours in a day and seven days in the week, and gives employment to a large and constantly increasing force of well-paid, grown men, additions to the plant will consist of a sulphuric acid factory and a rolling mill for the manufacture of sheet zinc. When thoroughly completed the Ingalls Zinc Company will give employment to over two hundred men and will be one of the most important industries in the West. The process of smelting zinc is an extremely interesting one, and the plant is always a much sought point of interest by visitors to Ingalls,

The Crescent Glass Company.

The Crescent Glass Company, which removed to Ingalls from Washington, Pa., has erected and is operating a large pressed-glassware factory, and produces a superior grade of fine table-ware and druggists' supplies. The buildings of this factory cover nearly three acres of land and a large force of skilled workman are constantly employed, the capacity of Crescent Glass Company is one hundred people. The manufactured product finds sale from the City of Mexico to New Brunswick, and is noted everywhere for its excellence.

The German-American Chemical Works.

The German-American Chemical Works is a stock company which had built and was operating successfully a plant in Ingalls for the manufacture of chemical products, when in the early part of March last, it was totally destroyed by fire without insurance. The Company, however, is composed of plucky men with capital, who, in no wise disheartened at their loss, immediately commenced to rebuild the plant on a larger and better scale, taking care to make the buildings the second time fire proof in construction. At this writing, the plant is nearly completed and the Company expects to begin active operations within a few days. An extensive line of chemical products will be manufactured and a large force of highly skilled chemists and workmen employed.

The Puritan Spring Bed Company.

The Puritan Spring Bed Company has built and equipped a commodious brick and stone factory building containing 8,000 square feet of floor space. A large line of spring beds is manufactured by this concern, which meet with ready sale in all parts of the United States. The Company, formerly located in Chicago,

but desiring to secure the advantages of free fuel, removed its entire business to Ingalls. The plant has a capacity of fifty employees and is at all times rushed with orders.

Randall Brothers Planing Mill.

The Randall Brothers are building a large brick and iron planing mill, which with their large interests will occupy three acres of land. This firm does one of the largest lumber businesses in Madison County, being heavy shippers of hardwoods to all parts of the United States.

The Yergin Chemical Company.

The Yergin Chemical Company has nearly completed a large and modern brick and stone plant for the manufacture of standard chemicals. The main building of this Company contains over 12,000 square feet of floor space, and when finished will be one of the most complete and well equipped plants of this character in the country. A large and steadily growing number of high-priced workmen will be employed.

The Ingalls Milling Company.

The Ingalls Flour Milling Company is beginning the erection of a thoroughly modern fifty-barrel roller flour mill which will prove a valuable adjunct to the present interest of the town. The mill will be three stories in height with a heavy stone foundation, and is expected to be in operation in ninety days.

The Ingalls Manufacturing Company,

The Ingalls Manufacturing Company is erecting a manufacturing plant the main building which covers 4,000 square feet. The structure is of brick and stone and will be a credit to the city. The Company will manufacture zinc etching plates and other specialties. This industry has been in successful operations for fifteen years in a suburb of Boston, Mass., and is removing to Ingalls and enlarging its business and facilities in order to meet the increasing demands of its growing western trade.

In addition to the foregoing concerns which are actually located in Ingalls, the Ingalls Land Company is in active negotiation with several additional important manufacturing industries, with excellent prospects of securing several of them.

It is the present expectation of the Land Company to close the current year at Ingalls with a total of at least fifteen standard manufacturing establishments, and it is believed that with this number Ingalls undoubtedly will have a speedy population of from 2,000 to 3,000 inhabitants.

Churches and Schools.

A METHODIST Church has been organized at Ingalls and is erecting a well-built and modern home of worship at the northwest corner of Alfonte Street and Third Avenue. This society has a large and well attended Sunday-School, which has at present a membership approximating 100 persons. The Christian Church is also building a handsome brick and frame structure at the northwest corner of First Avenue and

Randall Street. There is an excellent graded school at Ingalls, and steps are being taken to secure for the coming year a new and larger building.

Ingalls has a Post office, Western Union Telegraph office and American Express office. Persons coming to Ingalls to reside will find all of the comforts and advantages of older cities, together with the push and vigor of a young and growing town.

The railroad station at Ingalls is a new and modern structure 48 feet in length, surmounted by a clock tower 50 feet high containing a four-dial town clock. The station is covered with California red-wood shingles, and the interior is finished in quartered oak and other hardwoods. The grounds around the station are neatly sodded and ornamented with flower beds. No other town in Indiana has a depot that can compare with that at Ingalls.

Residences.

The existing need of additional dwelling houses at Ingalls cannot be over-stated. It is not an exaggeration to state that more than one hundred houses, of from three to six rooms each, can be rented immediately at prices that will yield the owners a net profit of 20% annually. Building materials and labor are never cheaper, and there is no such demand for dwellings anywhere in the Gas Belt to-day as exists at Ingalls. The lack of houses is greatly hampering the manufacturing establishments, as it is impossible to secure the needed help on account of the inadequacy of the present number of dwellings. In many cases from six to eight men are quartered in one small house, and many more are compelled to live in the country surrounding Ingalls, and even go to the neighboring towns for board and lodging. The majority of these men are married and have families, and would gladly rent houses were they obtainable. Lot owners at Ingalls are urged to investigate for themselves as to the absolute variety of these statements, and if possible place improvements on their lots. The Ingalls Land Company will take pleasure in placing prospective builders in correspondence with reliable contractors at Ingalls, who will be glad to furnish close and prompt estimates of any description of houses.

Investments.

The Ingalls Land Company offers choice residence and business lots at Ingalls at such prices as will enable purchasers to realize large profits quickly upon their investments. Persons from a distance will have their round trip railroad fare refunded in full should they purchase one or more lots. Inquiries by mail receive prompt and careful attention. Those at a distance from Ingalls who do not care to take the time to visit the town personally will receive unprejudiced advice from the Land Company, and will be aided in selecting well located, eligible lots. It is desired, however, that in all possible cases purchasers will visit the town before selecting, as experience has proved that visitors to Ingalls always find it even more desirable than they have been led to believe from published statements concerning it. One great advantage in the purchase of real estate at Ingalls lies in the fact that none of the lots in the town are more than seven minutes walk from the railroad station, which lies in the heart of the city. The great majority of the lots are not over three minutes easy walk from the center of the town or any of the

factories. There are consequently no remote or undesirable locations, and any purchaser is certain to obtain an "inside" lot.

Plats, price-lists, terms of sale and all other information desired will be promptly mailed to any address in application. Any additional facts which may be desired will be gladly given upon receipt of inquiry.

The Future of Ingalls.

The Ingalls Land Company sincerely believes that it is the promoter of the most valuable manufacturing town in the Gas Belt. It believes that Ingalls has a brighter future than any other manufacturing town in Indiana. It bases this belief on the fact that Ingalls is pre-eminent in location, railroad rates, nearness to Indianapolis, and free fuel.

Over 7,000 people have visited Ingalls during the past ten months, and not one of them so far as known has gone away with other than words of praise for the town and its future.

Ingalls needs business houses, business firms, dwelling houses and more good citizens. Persons wishing to engage in business, to fund employment or to make investments are urged to send their names and addresses to the Ingalls Land Company. Excursions leave Indianapolis daily at 6 and 11 a.m., and returning from Ingalls arrive in Indianapolis at 10 a.m., 2:50 and 6:30 p.m. For all information address:

The Ingalls Land Company,

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