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UNTIL

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To remain secret
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EAST AFR. PROT.
N.D. 20261 Secret

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Gov. Northey Secret

1919
21 or Feb.

Mazru Land Company

Last previous Paper.
Gov
12 37 H. Secret

See on Gov/28687

Put by

M King

Next subsequent Paper.

EAST AFRICA PROTECTORATE.

SECRET.

GOVERNMENT HOUSE,
NAIROBI,
BRITISH EAST AFRICA.

21st February, 1919.

My Lord,

I have the honour to confirm my telegram of today's date on the subject of applications for the formation of a "Mazru Land Company", of which the following is a paraphrase :-

"with reference to your cypher telegram of October 14th and Mr. Bowring's cypher telegram of December 6th, a letter from Blixen to Direktor Helge Nelson Johnson Stockholm has been intercepted by the censor, in which Blixen advises the letter to communicate with Sir Owen Thomas with a view to purchasing the "Mazru Land". He is of the opinion that Gular Hussain could be bought out for £16,000 and suggests the formation of a "Mazru Land Company". This Company would be one of capital £150,000 with a Board of Direction at Stockholm. Mr. Windings would be the local Managing Director while Morrison, Solicitor, would act as Secretaries and Auditors at

Mombasa/

THE RIGHT HONOURABLE,
VISCOUNT MILNER, P.C., G.C.B., G.C.M.G., etc. etc.,
SECRETARY OF STATE FOR THE COLONIES,
DOWNING STREET,
LONDON S.W.

SECRET.

GOVERNMENT HOUSE,
NAIROBI,
BRITISH EAST AFRICA.

21st February, 1919.

My Lord,

I have the honour to confirm my telegram of today's date on the subject of suggestions for the formation of a "Lazrui Land Company", of which the following is a paraphrase :-

"With reference to your cypher telegram of October 14th and Mr. Dowring's cypher telegram of December 6th, a letter from Blixen to Direktor Felix Axelsson Johnson Stockholm has been intercepted by the censor in which Blixen advises the letter to communicate with Sir Owen Thomas with a view to purchasing the "Lazrui Land". He is of the opinion that Gular Hussain could be bought out for £15,000 and suggests the formation of a "Lazrui Land Company". This Company would be one of capital £150,000 with a Board of Directors at Stockholm. Mr. Windings would be the local Managing Director while Morrison, Solicitor, would act as Secretaries and Auditors at Mombasa/

THE RIGHT HONOURABLE,
VISCOUNT MILNER, P.C., G.C.B., G.C.M.G., etc. etc.,
SECRETARY OF STATE FOR THE COLONIES,
DOWNING STREET,
LONDON S.W.

"Mombasa. Blixen suggests that the area
"be divided into 30 farms, each of 1000
"acres, that the Company should cultivate
"five of the farms and dispose of the
"remainder by sale to people at home.
"The possibilities of a nett profit of
"£80,000 per annum on the capital outlay
"after the 7th year are foreshadowed.

" 2. Johnson is said by the Censor to
"be the Managing Director and Chief share-
"holder of the Axel Johnson Steamship Line
"Kungstredgardsgatan Stockholm. This
"line has been suspected of trading with
"the enemy and possesses a pro-German
"reputation."

2. In amplification of the information
given above, I have the honour to transmit
herewith a copy of the letters referred to and
a condensed summary of the information supplied
by the Censor concerning M. Axel Johnson to
whom the letters relating to this proposal were
sent by Baron von Blixen.

I have the honour to be,

Your Lordship's

Most humble obedient Servant,

Edward Natheq

GOVERNOR.

5

Confidential.

Helge Axelson Johnson.

Managing director and chief shareholder in the Axel Johnson Steamship Line of Kungstradgardsgatan 12, STOCKHOLM.

1. In 1915, three Steamers of this Line evaded the Patrols, one carrying Germans of Military age.

2. -----"Steamers of the Johnson Line call at LAS PALMAS-----and are capable of anything. They-----appear to have reasons for avoiding bunkering in the UNITED KINGDOM. (Mr. Findlay. CHRISTIANIA 23/II/15.)

3. "All Licences for shipbuilding materials to this firm should be refused." (W.T.D. 5/5/16.)

4. Have acted as intermediaries for correspondence for a number of German Firms.

5. "Continue to receive enemy shipments of Coffee from RIO & SANTOS." (18/II/16.)

6. -----"their manager Axel Johnson is decidedly pro-German and is a frequent guest of the German Minister." (M.I. 1c. 18/5/17.)

6
Copy of letter dated 12/11/19, from Baron Blixen, Ngong
Nairobi, to HZH. Direktor, Helge Akelson, Stockholm,
Sweden.

The Karen Coffee.
Co., Ltd.

Ngong,
Nairobi. B.E.A.

Dear Helge,

When I was home in 1916 you once asked me about some
land close to Mombasa in which you were interested through
Mr. Sjogreen.
I told you that A.R. Bildt and Clarence Rosen were negotiating
with Ake to buy same. They gave Sjogreen an offer of £15000
cash on the handing over of documents. When I came out here I
inspected the farm and the deeds and I must say it greatly
exceeded my best expectations. This my opinion I cabled home
and Mr. Ekman and Bursell who were then going home gave thier
report to Bildt in Stockholm.

General Sir Owen Thomas who you know from an African
dinner in London has told me that Bildt went over to pay him his
last price, £13000 but as transfer could not be given immedi-
ately the deal was not completed. On Thomas' arrival here
he had to pay out some £7000 still due on the land. He was
informed here by his secretaries, Messrs Owen Grant & Tannahill
that the land was easy worth £25000. He asked me to cable Bildt
to this effect which I refused to do on my own as I did not
see any possibility of Bildt paying the double the price
that offered three months previous. Sir Owen however wrote
out a long cable and asked me to sign it which I did. As no
reply was received, Sir Owen accepted an offer by an Indian.
I understand the price paid to be £15000 cash, for Owen Thomas'
"position", that is, £15000 and any liability against Mr.
Sjogreen.

I do not know quite how much Sjogren or yourself
have paid out on this land but I should think it will be very
difficult for Sjogren to prove any claim whatsoever and if you
want to see some of the money back I think the only way will be
to buy the land outright from it's present holder, the above-
mentioned Hindoo.

The land is good and Bildt is sure to be able to show
you various reports on the same and Mr. P.E. Ekman, Solleftea,
who has been there with me will also be able to give you a
good idea of its value.

As Sir Owen Thomas' big Coconut plantations are
coming into bearing now and the present sisal-plantations at
Kalifi, Mombasa and Gazi are giving enormous dividends (500%)
Coastland is boomed and I do not think a decent piece of land
can now be had for less than £2 an acre, and leasehold at that.
This is the only freshhold land along the coast the block is about
50000 acres with 20 miles sea frontage and two creeks capable
of taking the biggest steamers.

This is all the information I can give you. I can
not act as your agent should you want to move in the matter, but
I would advise you to see Sir Owen in London and to use Mr.
Morrison, Solleftea, Mombasa, for any local correspondence.
We have had bad years out here, very little rain, but we hope
now to be over the worst.

When will you make Mombasa a port of call for your
steamers? You will always find full cargo out and back.
Can I be of any use for obtaining statistics as to this I will
try my best.

Yours very sincerely,
(Sgd) Erer Blixen.

The Karen Coffee
Co., Ltd.

Copy.

Ngong,
Nairobi, B.E.A.
13th. Nov. 1918.

MAZERUW LAND Co.

Capital £150000.

Board of Directors, Stockholm.

Managing Director, Kilifi. (Mr. Windinge.)

Secretaries and Auditors Mombasa. (Morrison Solicitor).

The land should be subdivided into 30 farms of 1000 acres each. The Co. should themselves cultivate farms nr. 5, 10, 20, 25, 30. The Co. should endeavour to sell the remaining farms to people at Home on good terms, so that the buyers could utilise all available cash for developing the land and not to pay the purchase price before the farm is in full bearing, say 10 years. In the meantime 5% interest should be paid. The price of the land should be put as the same as similar land in other tropical countries. As far as we could find out not less than £4 an acre.

The Co. should on their 6 farms plant either sisal or cocconut, or if possible cocconut with sisal as a catcherop.

All work should be given out on contracts after tenders had been invited so that the board in Stockholm should be able to decide for themselves and know exactly what they were going to be run into. The contractors should be controlled and reports be sent by the managing director in Kilifi. It was estimated that the cost of planting would be not more than £6 to an acre and the maintenance should be able to be recovered by beans and similar catcherrops. The capital should then be divided as follows:-

30000 acres at £2 an acre.
Planting 6000 acres.
Buildings.
Maintenance and reserve capital.

£60000.
£36000.
£ 4000.
£50000.
£150000.

The possibilities for this capital can roughly be as follows:-
24 farms for sale at £4 an acre. ~~£96000.~~ £96000.

The fourth year after planting fir sisal net.	£20000.
The fifth " " " " " "	£40000.
The sixth " " " " " "	£60000.
The seventh " " " " " "	£80000.
The eighth " and all following years.	£80000.

This with sisal at a price of £40 a ton. At present the price is varying between 90 and 100 and as all the German East Plantations have been ruined from neglect during the war the price is not likely to go down for some years to come.

I dare say the Indian can be bought out at £16000, as to Sjogrens claims you know more than I do but I think I remember you to say you had paid £15000. The land would then stand you in £38000 for which you would get £60000 worth of shares in a Co. as above. I do not know but it might be that Bilal has somebody willing to invest in it.

Duplicate

21st February, 1919.

My Lord,

I have the honour to confirm my telegram of today's date on the subject of suggestions for the formation of a "Narrai Land Company", of which the following is a paraphrase :-

"With reference to your cypher telegram
 "of October 14th and Mr. Bowring's cypher
 "telegram of December 6th a letter from
 "Hinson to Director Helge Ahlsten Johnson
 "Stockholm has been intercepted by the
 "censor in which Hinson advises the latter
 "to communicate with Sir Owen Thomas with
 "a view to purchasing the "Narrai Land".
 "It is of the opinion that Oskar Hansson
 "could be bought out for £10,000 and suggests
 "the formation of a "Narrai Land Company".
 "This Company would be one of capital
 "£100,000 with a Board of Directors at
 "Stockholm. Mr. Whiting would be the local
 "Managing Director while Harrison, Solicitor,
 "would act as Secretary and Auditor of

Yours,

THE HONG KONG AND SHANGHAI BANKING CORPORATION, LTD.
 10, ROYAL MINT STREET, HONG KONG.
 10, ROYAL MINT STREET, HONG KONG.

"Munkens. Elison suggests that the area
 "be divided into 50 farms each of 1000
 "acres, that the Company should cultivate
 "five of the farms and dispose of the
 "remainder by sale to people at home.
 "The possibilities of a nett profit of
 "200,000 per annum on the capital outlay
 "after the 7th year are foreshadowed.

2. Johnson is said by the Censor to
 "be the Managing Director and Chief share-
 "holder of the Axel Johnson Steamship Line
 "Kungstradgardningen Stockholm. This
 "line has been suspected of trading with
 "the enemy and possesses a pro-German
 "reputation."

2. In amplification of the information
 given above, I have the honour to transmit
 herewith a copy of the letters referred to and
 a condensed summary of the information supplied
 by the Censor concerning H. Axel Johnson to
 whom the letters relating to this proposal were
 sent by Baron von Elison.

I have the honour to be,

Your Lordship's

Most humble obedient Servant,

Sd. EDWARD NORTHLEY.

GOVERNOR.

Confidential.

Helge Axelson Johnson.

Managing director and chief shareholder in the Axel Johnson Steamship Line of Kungstradgardsgatan 12, STOCKHOLM.

1. In 1915, three steamers of this Line evaded the patrols, one carrying Germans of Military age.
2. -----"Steamers of the Johnson Line call at LAS PALMAS-----and are capable of anything. They----appear to have reasons for avoiding bunkering in the UNITED KINGDOM. (Mr. Findlay, CHRISTIANIA 23/II/15.)
3. "All licences for shipbuilding materials to this firm should be refused." .(W/T/D/ 5/5/16.)
4. Have acted ~~faxx~~ as Intermediaries for correspondence for a number of German firms.
5. "Continue to receive enemy shipments of Coffee from RIO & SANTOS". (18/II/16.)
6. ----"their manager Axel Johnson is decidedly pro-German and is a frequent guest of the German Minister." (M.I. ic. 18/5/17.)

11A

Copy of letter dated 12/11/18, from Bror Blixen, Ngong, Nairobi, to H.H. Direktor, Helge Akelson, Stockholm, Sweden.

The Karen Coffee.
Co. Ltd.

Ngong,
Nairobi. B.E.A.

Dear Helge,

When I was Home in 1916 you once asked me about some Land close to Mombasa in which you were interested through Mr. Sjögren. I told you that A.R. Bildt and Clarence Rosen were negotiating with Ake to buy same. They gave Sjögren an offer of £15000 cash on the handing over of documents. When I came out here I inspected the farm and the deeds and I must say it greatly exceeded my best expectations. This my opinion I cabled Home and Mr. Ekman and Bursell who were then going home gave their report to Bildt in Stockholm.

General Sir Owen Thomas who you know from an African Dinner in London has told me that Bildt went over to pay him his last price, £13000 but as transfers could not be given immediately the deal was not completed. On Thomas' arrival here he had to pay out some £7000 still due on the land. He was informed here by his secretaries, Messrs Owen Grant & Tannahill that the land was easy worth £25000. He asked me to cable Bildt to this effect which I refused to do on my own as I did not see any possibility of Bildt paying the established price of that offered three months previous. Sir Owen, however, wrote out a long cable and asked me to sign it which I did. As no reply was received, Sir Owen accepted an offer by an Indian. I understand the price paid to be £15000 cash, for Owen Thomas "position", that is, £15000 and any liability against Mr. Sjögren.

I do not know quite how much Sjögren or yourself have paid out on this land but I should think it will be very difficult for Sjögren to prove any claim whatsoever and if you want to see some of the money back I think the only way will be to buy the land outright from it's present holder, the abovementioned Hindoo.

The land is good and Bildt is sure to be able to show you various reports on the same and Mr. P.E. Ekman, Solleftea, who has been there with me will also be able to give you a good idea of its value.

As Sir Owen Thomas' big Ceceanut plantations are coming into bearing now and the present sisal-plantations at Kalifi, Mombasa and Gazi are giving enormous dividends (500%) Coastland is boomed and I do not think a decent piece of land can now be had for less than £2 an acre, and leasehold at that. This is the only fresh land along the coast the block is about 30000 acres with 20 miles sea frontage and two creeks capable of taking the biggest steamers.

This is all the information I can give you. I can not act as your agent should you want to move in the matter, but I would advise you to see Sir Owen in London and to use Mr. Merrison, Solicitor, Mombasa, for any local correspondence. We have had bad years out here, very little rain, but we hope now to be over the worst.

When will you make Mombasa a port of call for your Steamers? You will always find full cargo out and back, Can I be of any use for obtaining statistics as to this I will try my best.

Yours very sincerely,
(Sgd) Bror Blixen.

PUBLIC RECORD OFFICE

END

TOTAL EXPOSURES →