

AUCTION SALE

MARSLAND, DAWES CO., NEBR.

SATURDAY, DEC. 21, 1912

Town Lots and Acreage and One Acre Tracts All Go to the Highest Bidder

WHAT IS BETTER FOR A CHRISTMAS PRESENT?

200 Lots, Three 40-acre Tracts, One 240-acre Tract, One 80-acre and 50 1-acre Tracts

Special Trains-Bountiful Dinner-Plenty of Autos-A Mid-Winter Gala Day in Marsland

ONE-TENTH DOWN AND ONE-TENTH EACH MONTH

Each tenth buyer, beginning with a certain number that is sealed in an envelope and on deposit with a committee of Marsland citizens, gets a lot ABSOLUTELY FREE

One Good Investment Beats a Lifetime of Labor

The greatest possessors of wealth in the world today started their business career from Real Estate Investments. Town and City Lots are comparatively small investments, but raise in value from 500 per cent to 1000 per cent is no uncommon thing.

Nicely Situated for a Good City

Marsland is bound to be a good city. Being situated 22 miles from Crawford; 36 miles from Alliance—a live town; trade from many miles up and down the Niobrara River valley—there is no chance to get away from its being a city of from 1500 to 2000 people within the next five years—your investment in Marsland—grow with Marsland.

Through Marsland, Up The Niobrara

There is not the remotest question of a railroad—a branch of one of the greatest of America's companies—passing through Marsland from the east, right up the Niobrara river valley to the west, connecting with the coast line in Wyoming; there is not the remotest question of an irrigation company not taking hold in the very near future, of the waters of the Niobrara, with which they will make the lands of that rich valley produce abundant and unexpected crops of sugar beets and alfalfa, and with the great railroad facilities Marsland will blossom forth with beet sugar factories, alfalfa meal mills, canning factories and other industries that the good people of this present little village never dreamed of before.

Remember

Men are living today who will tell you of the early days when Omaha was a village not one-tenth the size of Marsland; when Denver was only a small mining hamlet; when Chicago was only a few board shacks; when city lots in these "cities" could be bought for \$25 to \$40 each—these same lots today are worth perhaps one thousand times that amount.

A Christmas Gift

What would make a more fitting Christmas gift to the wife or to the husband, to the son or to the daughter, or even to the father and mother from the children, than a crisp parchment, a Warranty Deed setting forth the fact for record that they are the sole possessors of a good residence or business lot in the fast growing and certain-to-be successful city of Marsland—something which, in years to come, they can look upon at a value of many times the price you paid; something which in their realizable "rainy day" they can realize handsomely upon in their realization, with heartfelt blessings, their benefactor in the person of the giver.

Fondest Hopes Will Soon be Realized

The West is fast settling up—just as sure as the sun rises in the east, and sets in the west, the Niobrara river valley for miles and miles to the east of Marsland is going to have a family on every quarter and many close in on forties and eighties—then, dear reader, you will look out upon that well cultivated valley and say, "That is what made a city out of Marsland." The plentiful supply of pure water flowing down that river today is not always going to flow on and out of the country. It is going to be harnessed and dealt out to the husbandmen of the soil. No other city can or will take the place of Marsland. When another road is run through Marsland and on up the fertile valley, other villages and hamlets may spring up, but when they do Marsland will be "The City of the Niobrara," and, not as it is today, but, as it should be. "All trains will stop at Marsland."

In on the Ground Floor

The man or woman who waits until the other fellow has "paved the way" and prepared the home is not the person who ever becomes very wealthy. It is he or she who bought on the lowest market and held and helped to boost that reaps the profits—always get in on the ground floor if you can—that is what makes sure and safe footing—Get in on the ground floor on town lots at Marsland and you will never regret the step. Hold your investment, build and derive a revenue and your children and your children's children will live to thank you for founding your estate upon a footing as solid and as strong as the old rock itself—"The rock of Gibraltar."

Rental Property in Marsland, Good Investment

Right today you cannot rent a house in Marsland—those that are rented are paying from 15 per cent to 20 per cent interest upon the investment to the owner. Right today 20 new houses could be rented to those desiring to live in Marsland if the house were to be rented. Right today the writer knows of from five to ten business houses needed in Marsland and knows of a half dozen that would be rented at a figure that would return mighty good interest on every dollar invested.

Let Your Mind Stray Back

Just stop—think—let your mind stray back to only two years ago and then picture in your mind the Marsland of today with the Marsland of then. Do you not see a healthy, prosperous, rapid growth? Think of the nice new houses that have been erected; the elevators, the lumber business, the Co-operative, the hotel, the other new busi-

ness houses, that have been and are being erected—that is not a scratch to the improvements you will see in the next two years.

We Will Not Sell All Our Lots

We are not going to sell all our lots—we are not going to sell to exceed one-half of them. Neither of us expect to make a dollar off this sale, but we expect you to buy and get in with us "on the ground floor." We want as many as will, to get interested with us and then help us to boost for Marsland. It is always more pleasurable as well as more profitable to be a booster and if you will all join us in our efforts we will not only make you big money on every dollar you invest, but will make of Marsland a city you will be proud of and you will have the satisfaction of knowing that you were one of the builders—a builder of a monument that will live long after you and I have gone on.

All Trains from Alliance will Stop

Train No. 41 leaves Alliance at 4:19 in the morning. On Saturday morning you can take this train, which will stop at both Hemingford and Marsland, arriving at Marsland in plenty of time before the sale to look over the lots and acreage which will be sold. You can then return that evening on train No. 42, which will also stop at Marsland and Hemingford.

Alliance Made Rapid Growth

Alliance a few years ago was no larger than the town of Marsland at the present time. Lots could be purchased in Alliance very cheaply then. Today business lots are selling here as high as \$3,000 and \$5,000 and residence lots are bringing from \$1,000 to \$2,000 in many points in the city. Marsland, located in the center of a thriving agricultural community, will make a more rapid growth than that of Alliance. NOW is the time to invest your savings.

Dinner

The ladies of Marsland have volunteered to prepare dinner for us. This will be served at the hotel, also at the hall over the Co-operative block, and also in a store room on the ground floor of main street. There will be no question of all being cared for, and, inasmuch as the ladies of this "Little City of the Niobrara" have an enviable reputation along the lines of the Cuisine, it is safe to predict an excellent spread.

Automobiles

At least a score of owners of automobiles have volunteered the use of their cars in which all those who go on the train and have not rigs in which to follow the auctioneer may ride, hence when leaving the

train you will be taken by auto to the place where the sale begins—follow the crowd.

Sale by Auction—10 A. M.

This sale will be carried on with despatch. The lots will be sold separately, and will go to the highest bidder, who will immediately step up to the clerk's car, give his full name, give the name to whom he wishes the deed made and make his deposit as per rule set forth in the "terms of sale" paragraph. The sale will adjourn promptly at 10 a. m.; at 12 m. all will adjourn to dinner. At 1 p. m. the auction will again be resumed and continued until 4:30.

Terms of Sale

Each purchaser of a lot will post with the clerk of the sale an amount equal to 10 per cent of the purchase price. The contract for the deed will be made up and signed by owners of the property and left at either the Marsland State Bank of Marsland or the Commercial State Bank of Crawford, at the option of the purchaser. The purchaser will be required under the "Contract for Deed" to pay for their lot or lots in payments of 10 per cent of the purchase price each month until the total purchase price has been paid. All deferred payments to draw interest at 10 per cent.

Those Wishing to Pay Cash

To all those wishing to deposit the cash to cover their purchase, a discount of 2 per cent will be allowed.

Deeds to Lots

All moneys will be left in the bank until Warranty Deed covering the property bought has been delivered to the bank for all the purchasers who pay cash, or a duly acknowledged Contract for Warranty Deed has been delivered to the bank for all those who avail themselves of the 10 per cent per month terms. "Remember" this 10 per cent per month is not interest, but a division of your purchase into ten equal payments of 10 per cent each.

Bids by Mail

If it is impossible for you to be present at the auction you may see the blue-print of the town-site showing the lots that are to be sold. (See H. P. Coursey, at Alliance, for blue-print or plat the lot or lots you would want and mail your "bid" to Arah L. Hungerford, in care of the Marsland State Bank, Marsland, Nebr., accompanied by a remittance of 10 per cent of your bid. On the morning of the auction all these letters will be opened and the clerk will announce your bid when the auctioneer is selling the respective lot for which you bid on. Mark on the outside of your envelope your

name and address and mark off on the plat I mail you the lot or lots on which you are bidding and RETURN THE MARKED PLAT WITH YOUR BID.

Many Lots To Be Given Away

Beginning with a certain number that is sealed in an envelope and deposited with three representative Marsland citizens, the owners are going to give a good lot, ABSOLUTELY FREE, to the buyer of every tenth lot. This affair will be run absolutely fair, no one knowing what the sealed number is. For example, if the number in the sealed envelope should be No. "3", then the buyer of the 13th lot sold, the buyer of the 23rd lot sold, the 43rd lot sold, etc., etc., will be given a Warranty Deed to one extra lot absolutely free. At least one of these premium lots will be one of the one acre tracts while the other premium lots will be either residence or business lots.

Schedule of Prices

Heretofore in Force
The following is a schedule, an extra copy of the price list which was in force up to March 1st, 1912. At that time a general increase of 10 per cent was added—you can figure this for yourself. That schedule was then good for six months, or to Sept. 1st, 1912, at which time another increase of 10 per cent was made, which brings the price up to just one-fifth more than the following schedule calls for.

Facsimile of Advertised Schedule

Blk One (1) corner lots	50
Blk one (1) inside lots	50
Blk two (2) corner lots	50
Blk two (2) inside lots	50
Blk three (3) corner lots	50
Blk three (3) inside lots	50
Blk four (4) corner lots	50
Blk four (4) inside lots	50
Blk five (5) corner lots	50
Blk five (5) inside lots	50
Blk six (6) corner lots	50
Blk six (6) inside lots	50
Blk seven (7) lot six (6) cor.	125
Blk nine (9) lot 17-18, each	50
Blk nine, lot 15-16, each	75
Blk nine, lot 12-13-14, each	75
Blk nine, lot 4-11-10	75
Blk nine, lot 6-5	90
Blk nine, lot 7-8	97.50
Blk eleven, lot 6-7	120
Blk eleven, lot 8-9	115
Blk eleven, lot 10-11	105
Blk eleven, lot 16-17	70
Blk eleven, lot 18	75
Blk ten, lot 1	120
Blk ten, lot 2-3-4	100
Blk ten, lot 5-6	95
Blk ten, lot 11	65
Blk ten, lot 12-13-14-15	75
Blk ten, lot 16-17-18	85
Blk twelve, lot 15-16	79
Blk thirteen, lot 1-3	80

Blk thirteen, lot 6 65
Blk thirteen, lot 7-8-9-10-11-12 .. 50
Blk fifteen, lot 8-6-7-8-9 55
Blk fifteen, lot 10-11-12 60
Blk sixteen, corner lots 55
Blk sixteen, inside lots 45
Blk seventeen, corner lots 55
Blk seventeen, inside lots 45
Blk 18, corner lots 60
Blk 18, inside lots 50
Blk 19, corner lots 50
Blk 19, inside lots 40
Blk 20, corner lots 55
Blk 20, inside lots 45
Blk 21, corner lots 45
Blk 21, inside lots 35

"The above schedule of prices stands unchanged until March 1st, 1912. After that time a general increase of 10 per cent will be made. To all local people who contemplate buying some town lots I would say that now is the time to invest as there is no question but that Marsland property will greatly change in value before fall."

"Marsland wants and needs boosters and to be a booster you want to be an owner. Address all communications to Arah L. Hungerford, Crawford, Nebraska."

All the above lots, however, will go to the highest bidder, regardless of the amount bid, at the auction sale December 21st.

Big Ranches Being Cut up

The Arah L. Hungerford office in Crawford recently sold the Hoibaugh ranch of more than 4000 acres to an eastern firm who have cut up into 160 acre tracts and are selling it off to clients of theirs, who are to move on in the spring. Several of these quarters have already been sold and the balance of the former big ranch will be colonized by old former friends of the purchaser who are going to erect several new sets of buildings during the early spring for their clients.

This is the way a country settles up and becomes a prosperous agricultural section when you have convinced the skeptical easterner of its merits. Within two years more than 2000 acres of this former grazing land of the old Hoibaugh ranch will be under cultivation and Marsland, its trading and selling point—more than twenty families, or about 100 people will be living on this tract that heretofore housed only one or two, and they were bachelors. Many other tracts about Marsland, of more or less acreage, are now under like negotiations through the Hungerford office.

Moral—"Get in on the ground floor."

Arah L. Hungerford, Eben W. Warner, Owners of Marsland Townsite

P. G. COOPER, CRAWFORD, AND H. P. COURSEY, ALLIANCE. AUCTIONEERS