

# Buy a Home Where Crops Never Fail

In the Famous South Platte Valley, near Sterling, Colorado

## Sixty Homes--Healthful Climate--Right Prices

### Irrigated Lands in the South Platte Valley

**THE CORONA CATTLE COMPANY** own a tract of land near Merino, Colo., twelve miles west of Sterling, five miles in length and under one of the best ditches in the state. Merino is on the U. P. railroad. The ranch consists of 2650 acres of choice lands, and is ready for the market in tracts of twenty acres and upon easy terms. The land is located between two beet sugar factories—one at Sterling and one at Brush—and splendid loading facilities right at the station of Merino.

The South Platte Valley is developing more rapidly than any other part of the state and with the sugar factory to handle the output the land is as valuable as in any district of the older portion. This particular body of land has not been offered before in small tracts. The soil is rich and fertile, no alkali nor gumbo, and lies nicely for irrigating purposes. It is especially adapted for beets, potatoes, oats, speltz, alfalfa, wheat or anything you wish to raise anywhere. The depth to water is but a short distance—in most places only eight feet. As we have said, the Pawnee ditch is one of the best in the state, with 600 shares and seventeen miles of length. The ditch heads on this ranch. The company owns 99 shares, or one share with every twenty acres—sufficient to irrigate same at all times. The ditch has a capacity of 217 cubic feet per second, and one-sixth of it surely ought to be sufficient to irrigate any or all of this land. The altitude of the land is about 4200 feet above sea level and on that account is very desirable for people wishing to live in a high altitude, yet not too high as it is further up the valley.

The sugar industry last year was immense in this immediate vicinity on both sides of the river, being the best growth in the valley. Mr. Propst, who owns a farm across the river from this land, raised 28 tons of beets per acre, and many have raised from 18 to 25 tons per acre. At the price of \$5.00 per ton this makes an enormous earning for this land. Many have made as high as \$75.00 per acre.

The sugar beet industry in the South Platte Valley is in its infancy, the first factory having been built only last year. Land in older countries, where factories have been established a number of years have rapidly increased in value and has reached the high figure of from \$200 to \$300 per acre, with no better facilities than has this land. On this land this year there will be about 600 acres of beets, wheat, potatoes and other crops raised as a test of what can be done here. Beets are sure money makers and easy to raise. Potatoes can be raised equally as well as in the Greeley district. Alfalfa has been raised here for twenty years and has yielded some enormous crops, and the same is true of speltz and barley, and for vegetables, such as onions and cabbage, there is no better place. Hogs are profitable stock and not subject to cholera; they grow and get fat on alfalfa in summer and with a little grain and sugar beets easily fatten in winter. Wheat averages from 40 to 50 bushels to the acre, and oats from 75 to 100.

### SOME FACTS

#### About Products of the South Platte Valley

It is beyond all doubt that the sugar beet industry in the South Platte Valley is a complete success, with its new factories in operation and still others going up. Eastern capitalists would not invest millions of dollars if it was not a certainty that this particular valley was the best producing country in the United States. The farmers that have made tests the last five years have come to the conclusion that forty acres of beets will make more clear money than 160 acres of corn raised in the eastern states.



Ditch Scene Near Merino, Colo.

Mr. A. E. Warren, living three miles northwest of Sterling, has grown sugar beets on same ground for the past three years and the average each season was from 20 to 23 tons per acre.

S. C. King, six miles northwest of Sterling, found his first crop to run 19 tons to the acre, this being a general average of his 40 acre field.

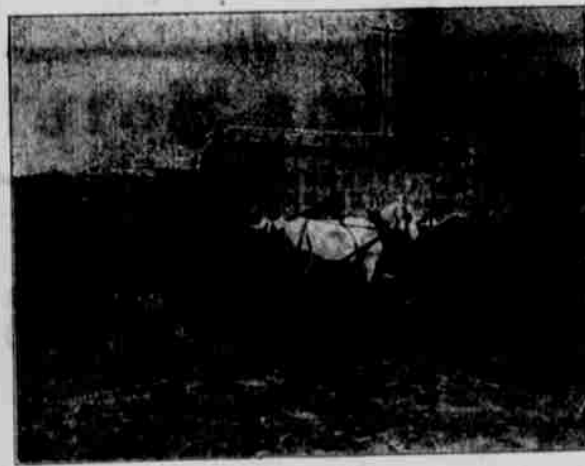
W. L. Henderson, two miles due east of Sterling has 150 acres of beets in one field this year. His tonnage is heavy. Last season 90 acres of this land produced over 40 bushels of wheat to the acre, and 90 acres produced a heavy yield of beets.

Mr. Lee Prewitt in the vicinity of Merino, had a 30 acre field of beets which made 28 tons to the acre. Mr. Prewitt, it is said, refused \$2,000 for his crop two months before harvesting, the party making the offer agreeing to stand all future expense of the crop.

The Sterling sugar company makes a 3-year contract with farmers, agreeing to pay them \$5 per ton for all the beets they can raise.

#### Cost of Raising Sugar Beets

At the 24th annual session of the Farmers' Institute held at Loveland, Colorado, on February 18, Mr. W. H. Fairbrother read a paper on the cost of raising sugar beets. Among other things he said that any grower, even if he should be unfortunate enough to raise but an 8-ton crop will receive sufficient therefrom to fully cover not only the hand labor, but allow himself wages and team expenses.



Hauling Beets to Factory at Sterling

#### Potato Raising

The fame of the Colorado potato has been heralded the length and breadth of the land and this South Platte Valley is particularly fitted for their production, the yield being almost incredible. One 40-acre tract owned by Hon. H. J. Powell of Iola, east of Sterling, last year produced from 400 to 500 bushels to the acre of the very best potatoes, averaging from one to five pounds in weight. There is a large profit in potatoes because of the enormous yield and the ever ready market.

#### Wheat

While the tendency now is to look more to the small tract farming in the production of sugar beets, potatoes, etc., yet the wheat production in the valley is very profitable, 50 bushels per acre is not excessive, and as high as 60 and 70 bushels have been raised, and there is always a ready market for this product. It is a paying proposition even for a man that farms on a small scale.

#### Corn

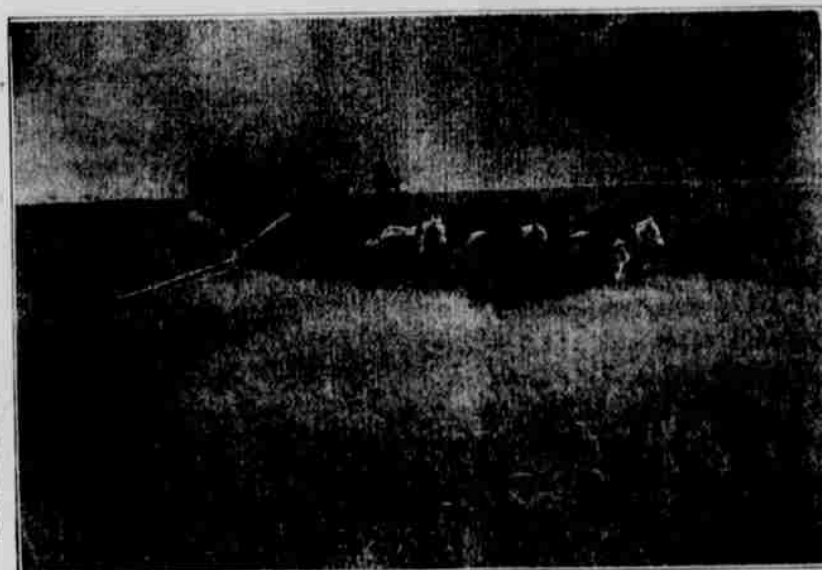
This is not considered a corn country and is not advertised as such, for the nights are too cool for this particular product, but at the same time as high as 50 bushels of corn have been raised to the acre in many instances, which is equal to the amount raised in the corn states, but we don't consider it profitable in comparison with other crops.

#### Onions

Onions are a success, especially the Bermudas. Many crops have averaged over 500 bushels per acre. A crop of 1200 bushels was grown on the Schneider ranch, eight miles west of Sterling, adjoining the Corona Cattle Company ranch, and sold for \$2.00 per hundred pounds F. O. B. at Atwood, Colorado, which was the nearest shipping point.

#### Alfalfa

This is the natural home of the alfalfa plant which for years has been one of the standard and best paying crops grown in the South Platte Valley. It can be seeded on plow land or disked in the sod and produces from three to four crops every year without reseeded. Some of our best fields were planted 15 or 20 years ago and are still yielding heavily. The roots go down 15 or 20 feet, and as high as 8 tons per acre have been harvested in one season. It is fed to cattle, hogs, horses and poultry.



Harvest Scene, South Platte Valley, Colorado.

#### Live Stock

The live stock industry in the South Platte Valley has been too well advertised to require much mention in this advertisement. It is well known that cattle, horses and sheep find plenty of feed there at least nine months in the year on the free government ranch adjoining the valley, and that more than sufficient winter feed is grown in the valley during that time.

#### Poultry

A ready market for poultry is found at extremely good prices supplying the Denver markets and also the miners. This is an ideal place for raising turkeys as well as other poultry.

#### Vegetables

Everything of this kind does well on irrigated lands, and here in the South Platte Valley they are of splendid form and delicious flavor and the yield is astonishing. Everybody can grow plenty for home use and a surplus for Denver people and the mining camps, if so inclined, and at very lucrative prices.

### In Conclusion

Let us say that this tract of land is one of the best in the South Platte Valley, located as it is on the Union Pacific railroad, 130 miles east of Denver, 12 miles west of Sterling, in Logan county, Colorado.

Every train stops at Merino for the convenience of all passengers. Water for irrigation is assured, also the best of water for domestic purposes. The town of Merino is situated in the center of this tract and new buildings are going up in the way of hotels, dwellings, store buildings, etc.

The prices of this land range from \$50 to \$80 per acre on easy terms at six per cent interest and



Exhibit of Grain and Grass Grown in this Valley

#### With a Paid-Up Water Right for Every Twenty Acres

At this point we want you to stop and consider the value of this land. The 60 acres that are in crop this year are all leased to Greeley people who have lived there in that country for years and they are paying a cash rental of \$10 per acre.

Can you find any land in the east for double the price we are asking for this land with an equal cash rental value?

We can substantiate every word we say in this advertisement, and can convince you by showing you the land. A home of 40 acres of this land is equal in value to 100 acres of prairie land where you must depend upon rain for your crops.

The market facilities are as good as anywhere in the east, and the amount that you produce of a forty acre tract of land is surprising to any one who is not acquainted with the country.

Let us show you this property, and if you don't say it's the best property for the money you ever saw, we won't expect you to buy.



Haying Scene Near Merino

Take the Union Pacific at any point and buy a ticket for Merino, Colorado, near where this tract of land is located. All trains stop there. Excursion Rates first and third Tuesday of Each Month

## THE CORONA CATTLE COMPANY

For further information call on or address

J. P. Falter, Plattsmouth, Neb.

MERINO, COLORADO