

# BACK TO THE FARM!

Why Not  
Go to a  
Country  
Where  
Your  
Profits  
Will  
Be  
Large



Where the  
Climate is  
Mild Winter  
and  
Summer  
Where  
Profit and  
Pleasure go  
Together

MEXICAN LABORER IRRIGATING CABBAGE FIELD IN MID-WINTER AT SAN BENITO

## YOU CAN BETTER YOUR CONDITION AT SAN BENITO

There is a movement in all parts of the United States from the cities back to the farms. Men who have fought their way through the business battles of the city are leaving their desks and returning to the farms they or their fathers left in boyhood to go "out into the world." They are investing their earnings in farm lands.

Farmers in the older sections are selling their farms and moving to newer regions where they can find conditions to suit them, where the climate is agreeable the year around, where the soil is the most fertile, and to the irrigated regions where they do not have to depend upon the caprices of a rather fickle Nature for water.

### Irrigated Farms

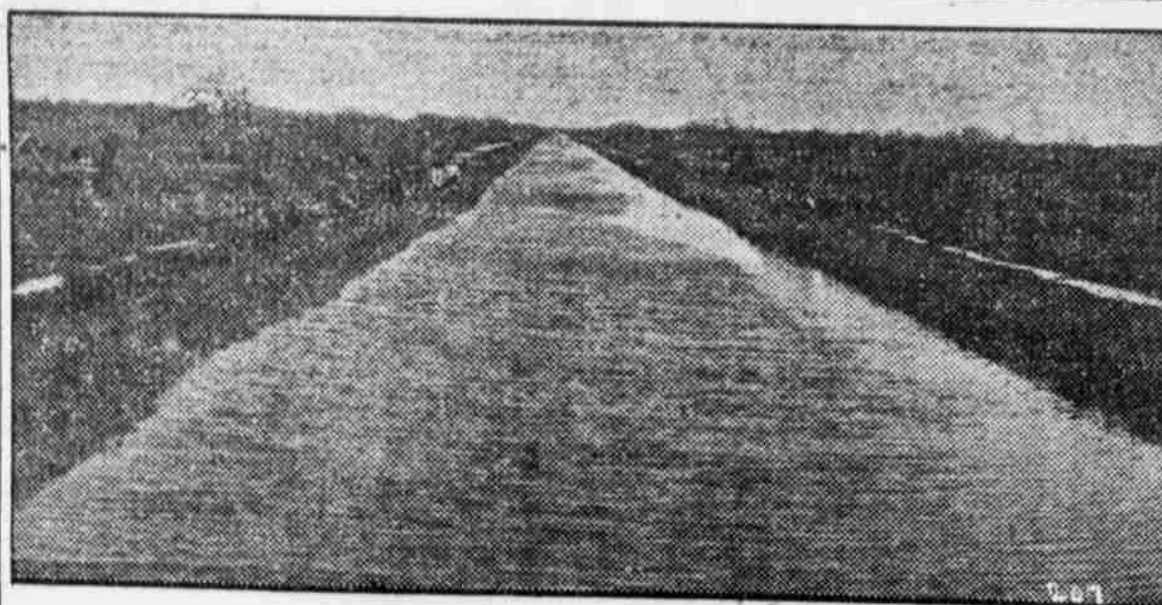
are recognized as the most valuable in the United States, because in irrigated regions the farmer can give his crops just as little or just as much water as they need at the time it is needed. What would it be worth to the farmer in the great wheat, corn or cotton belts to be able to save his crop from drouth or flood—to "have the rainfall in his control?" This the San Benito farmers have.

San Benito's irrigation canal is the largest in the State of Texas; the only GRAVITY irrigation canal in the Lower Rio Grande Valley. It is thirty-seven miles long, 250 feet wide and twenty feet deep. More than seventy miles of main laterals or branch canals have already been constructed. The main canal is navigable for its entire length.

### The Soil

is an alluvial deposit. San Benito is in the heart of the Rio Grande Delta. Many feet deep and as rich as there is in America. Varies from a rich chocolate loam to a black sandy silt.

*Why stay in the crowded city or on a farm where the disadvantages are many when you can get land on reasonable terms in this agricultural nugget?*



LATERAL CANAL AT SAN BENITO  
MORE THAN SEVENTY MILES LIKE THIS ON THE TRACT

*Enormous Profits: Farmers are now making from \$100 to \$300 per acre on cabbage, onions, sugar cane and broom corn. We have many farmers who have paid for their farms and all improvements with one crop.*

In addition to this San Benito has a  
**Climate**

unsurpassed in any region in the United States for an all-the-year-around climate. It is not too cold during the winter nor too hot during the summer. It means twelve months of field activity. You can sow and harvest some crop every month in the year. January is like June. Flowers bloom all winter. No rainy season. Southernmost part of the United States. Summers more agreeable than those of Chicago. No oppressive days. Constant and refreshing breeze from the Gulf of Mexico. Best orange climate in Texas.

Ideal location for a WINTER HOME. You can combine pleasure and profit. Good hunting, fishing and boating. Only twenty miles from the Gulf and a fine beach.

### You Are Not Coming to a Wilderness

The Town of San Benito, two years old, has a population of 1,600. City water and lights, cement walks, good schools, business houses and churches. Settled by a splendid class of people. Largest new town in the Valley.

### Best of Transportation

San Benito is on the Main Line of the St. Louis, Brownsville and Mexico Railroad. Actual work has been started on an interurban system to cover the entire tract. When completed no farm will be more than a mile and a half from transportation. Farmers will be given the privilege of constructing switches into their own property at their own expense, enabling them to load their products in their fields and bill direct to northern markets. Will handle freight by standard steam locomotives and cars.

### SEND COUPON FOR ILLUSTRATED BOOKLET

San Benito Land & Water Co., Box B, San Benito, Texas.

Gentlemen: Please send, without incurring any obligation to me, your illustrated booklet containing full information of your irrigated land.

Name .....

P. O. ....

R. F. D. .... State ..... (No. 6)

### All Your Eggs Not in One Basket

No section of the country offers a wider range of products. It is the best sugar cane country in America. In addition to truck, alfalfa, cotton, corn, broom corn, citrus fruits, grapes, melons and berries grow here to perfection the year around. When one crop is harvested it may be followed by another on the same ground without delay.

## San Benito Land & Water Co.

Box B, San Benito, Texas,

Alba Heywood, President