

# FOR SALE

An Improved Farm of 200 acres, under irrigation, three miles from Mission, Texas.

This farm is in the Rio Grande Valley. I have not time to look after it. It has a house costing \$2,500.00, with barns and outbuildings to match; is fenced and in cultivation.

I am willing to sell for less than the price at which unimproved land in that section is selling.

Address W. J. BRYAN, LINCOLN, NEBR.

## In the Field of Agriculture

### PITFALLS FOR THE CITY MAN WHO WANTS TO BE A FARMER

The United States department of agriculture receives many letters from city people who have read glowing accounts of the wealth that may be made on the farm. A large percentage of these people have already bought farm land. Some of them appear to believe that the reason all farmers are not rich is because of extravagance, wastefulness, ignorance, and a lack of business ability. To these letters the department's specialists reply much as follows:

"As a matter of fact, farmers as a class are intelligent, industrious, and economical, and many of them are men of good business judgment. Farther, those who have made a

thorough study of the business side of farming know that it is not an easy matter to make money on the farm. Only the most practical and experienced farmers are making any considerable profit out of their business. Most of the money that has been made on the farm in recent years has been made, not by farming, but by the rise of price on farm lands. In the nature of things this rise can not continue indefinitely, and some one will own this land when the price become practically stationary or perhaps starts to decline.

"While it is true that occasionally a city bred family makes good on the farm, this is the exception and not the rule. It is always a risk to invest in a business without first making a thorough study of that bus-

iness. Many city people who have saved up a few hundred dollars and who have had little or no farm experience, but who are imbued with a rosy vision of the joys and profits in farming, buy poor land at high prices and thereby lose the savings they have been years in accumulating. One city family paid \$10,000 cash and assumed a \$12,000 mortgage on a farm worth only about \$11,000. Another paid \$2,000 cash and signed a mortgage for \$6,000 on a farm that was later appraised at \$3,000. A city family that had saved \$2,000 used this money to make a first payment on cheap farm land, and when their eyes were opened found they still owed considerably more than the farm was worth. For seven years they have worked almost night and day to meet the interest, without being able to reduce the principal. These instances could be multiplied almost indefinitely.

"In purchasing a farm, great care should be taken to get a good farm at a fair price. To pay or agree to pay more than the farm is worth is to invite failure. From a business standpoint no farm that does not pay interest on the total investment, depreciation on equipment, and wages for all labor performed on that farm is successful.

"Even when great care is taken in making the investment, only in exceptional cases should the city bred family attempt farming. Generally the best advice that can be given to

the city bred man who desires to become a farmer is that before purchasing a farm he work as a farm hand for two or three years. This will give him an opportunity to learn first hand many things about the business, as well as the practical side of farming. In no other way, as a rule, can he get good farm training and experience at less trouble and expense or without danger from financial disaster."

### EARLY PLOWING AND PLANT FOOD

It has for some years been generally accepted that the earlier the seed bed for wheat is prepared, the greater and more certain the yield secured. Most farmers have regarded the increased yields on fields prepared early as due to the conservation and accumulation of moisture, in addition, of course, to the compacting of the seed bed. It is announced by Professor Call of the agronomy department of the Kansas state agricultural college, that early plowing appears to be of value because of the large supply of plant food liberated, especially nitrates, than because of any additional moisture stored in the soil by early cultivation. Poor results from late plowing he believes are largely due to the fact that insufficient plant food is liberated to supply the needs of the crop. These

**HEART DISEASE. \$2.50 TRIAL FREE**  
Dr. Miles, the great specialist, will send a new and remarkable Special Personal Treatment Free to those having Enlarged, Valvular, Rheumatic, Dropsy, Weak, Fatty or Nervous Hearts; Short Breath, Palpitation, Smothering, Irregular Pulse, Pain, Swollen Ankles, etc. Wonderful success. Many, so-called "incurable," cured after 3 to 15 doctors failed. Write now for Free Trial, Book and Remarkable Cures from your state. Address, DR. FRANKLIN MILES, De. & H., Elkhart, Indiana, 64 to 74 Main Street.

### SOUTHERN

## IDAHO IRRIGATED LANDS

No drouths. No floods. No crop failures. Mild winters. Cool summers. Good water rights. Land very fertile and productive. Price \$45.00 per acre up for fully paid up water right.

For further information write

**W. B. MILLSON** Jerome, Idaho, Box 266