

# G. D. Follmer & Son.

Established 1871.

NUCKOLLS COUNTY, NEBRASKA

"On the Rock of Ages."

**G. D. Follmer,**  
County Treasurer Nuckolls County four consecutive terms.  
Pioneer Real Estate and Farm Loan Agency, Nuckolls County.

## Real Estate, Farm Loans, and Insurance.

**Nelson, Nuckolls County, Nebraska.**

**H. R. Follmer,**  
General Manager.  
**References:**  
Superior National Bank, Superior.  
Commercial Bank, Nelson.  
P. Whitney, Gen. T. S. A. C. & N. W. R. R., Omaha.  
J. Francis, G. P. A. B. & M., Omaha.

If you are paying \$2 or \$3 per acre cash rent, we offer you an exceptional opportunity to secure a home of your own in Nuckolls County at a low price.

If you own and are now farming an 80-acre farm or less, worth from \$50 to \$90 per acre we offer you great opportunities to come to Nuckolls County and buy two or three acres of good rich land with each one acre you now own. If you will sell your 80-acre farm, you can come to Nuckolls County and buy a good quarter section with part of the money, and stock it up with the balance.

Nuckolls County is the Best Grain and Alfalfa District in the State of Nebraska. Alfalfa thrives any place it is planted here, on up-land or bottom-land, and Corn and Alfalfa will grow in adjoining fields.

Nuckolls County land sells at from \$25, and less, to \$40 per acre, according to location and improvements. Land in adjoining counties—no better soil and no better crops—is selling to-day for from \$5 to \$20 per acre higher for the reason that Nuckolls County has not been advertised. Nuckolls County land is bound to rise in value.

We have many choice bargains in Nuckolls County farms. Come and look them over to your own satisfaction. Nuckolls County looks as good as it reads. Seeing is believing.

## Sixty per cent Cash Down, Buys any Farm on Our List. Correspondence Answered Promptly. Write Us Now.

Largest and best list of farms in Southern Nebraska, represented accurately.

If you have a bank account which you wish to invest for speculation, come to Nuckolls County and buy a farm. The rise in the value of the land will make you good interest on your money, and the crops will all be your profits.

Real Estate neither burns up nor blows away. It is always a safe investment.

The profits in Good Tillable Farm Lands are not mere temporary gains, but are substantial incomes.

### Nuckolls County Accurately Represented.

This firm is the agent of and represents Companies whose aggregate assets of any insurance agency in the State of Nebraska. Their companies are All Time Tried and Fire

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|-----------------------------------|------------------------|
| CONTINENTAL                       | GERMAN OF FREEPORT     |
| SPRINGFIELD                       | ETNA                   |
| NORTH AMERICAN                    | HARTFORD               |
| CONNECTICUT                       | WESTERN OF TORONTO     |
| COMMERCIAL UNION                  | LONDON AND GLOBE       |
| MILWAUKEE FIRE                    | CALEDONIAN             |
| AMERICAN                          | MILWAUKEE MECHANICS    |
| NORTHWESTERN OF MILWAUKEE         | GREENWICH              |
| FIDELITY AND CASUALTY             | GERMAN MUTUAL OF OMAHA |
| (AND OTHERS OF MINOR IMPORTANCE.) |                        |

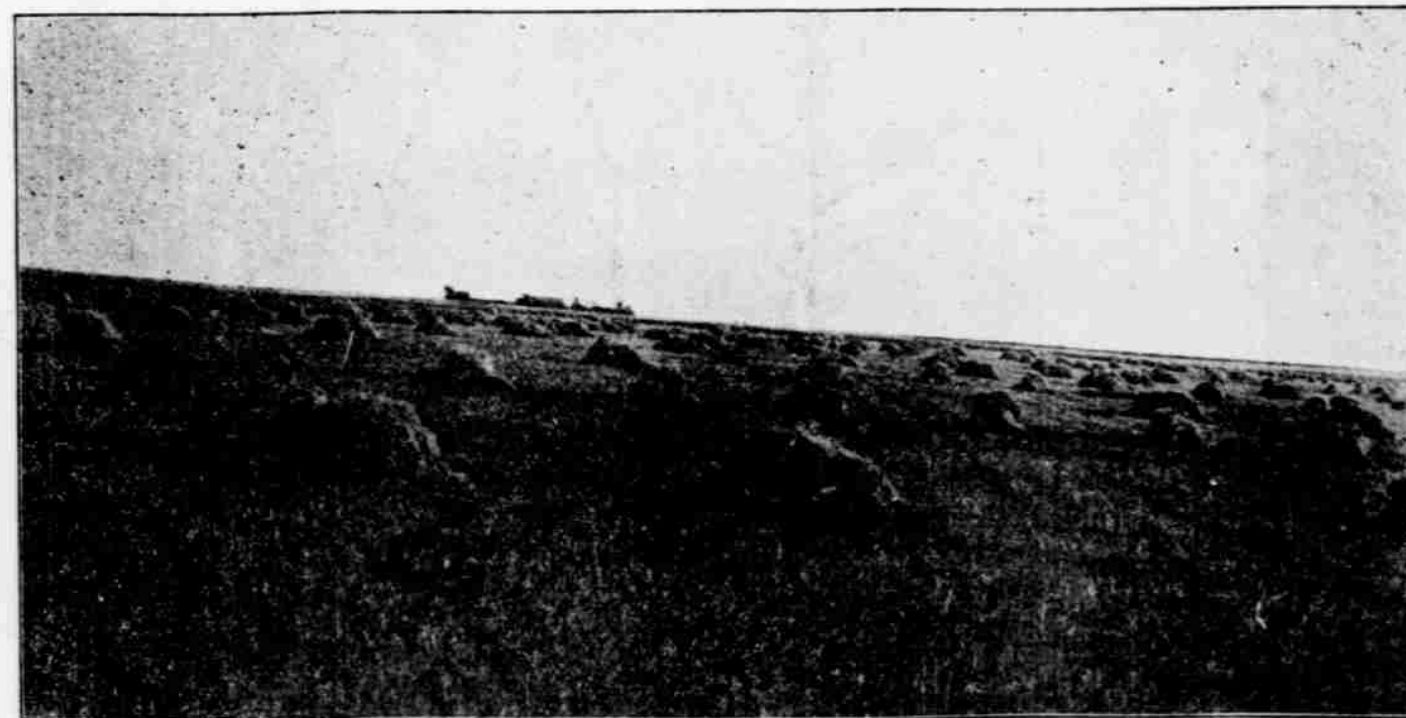
### Abstracts of Title Made and Examined.

**20,000 acres of Nuckolls County Lands for sale, consisting of 125 Improved Farms, Ranches and Pasture Lands.**  
**\$500,000 Private Money to Loan on Nebraska Lands at lowest rates and longest time, optional payments.**

This sheet contains a few average specimens of our 80's, 160's, 320's and 640's. Study them over.

No. 89 This is a fine alfalfa, grain and stock farm located in the Little Blue river valley, 3 miles from two good railroad points, Angus on the B. & M. and Oak on the N. W. 140 acres under cultivation, all fenced and cross fenced, some timber, improvements are good, new house with four rooms, barn 18x32 with grain bin and three stalls, corn cribs, hen house. 500 acres in good pasture. Spring and running water in pasture. In Nuckolls county.

No. 98 This is a good farm and will bear inspection. 160 acres under cultivation, 30 in alfalfa. In Nuckolls county, 5 1/2 miles to Nora 7 1/2 miles to Kuskin, 7 1/2 miles to Hardy, 10 miles to Superior, and 13 miles to Nelson, 4 miles to church and one to school. House, one story, four rooms, all in excellent repair. Corrugated iron barn, 24x36, with good hay mow. Good hen house, few stock sheds, good 40 ft. coancrib. All in good wire fence, pasture in two lots. Windmill and tank. Fine young orchard.



A WHEAT FIELD IN NUCKOLLS COUNTY.

No. 95 Well improved 120 in Nuckolls county, 3 miles to good town and 1/2 mile to school. House one and one half story, \$3,600 14x22, L. 20x28, seven rooms. Barn 16x24, two granaries 8x16 and 12x16, buggy shed 10x16, hog house 12x16, windmill and tank. Orchard, apples, apricots and cherries. 70 acres under cultivation, 5 in timber and 60 in prairie. This 120 overruns 15 acres on the survey. This is a nice neat farm at a right figure.

No. 100 Well improved quarter section in Nuckolls county, 3 miles from good town, one mile to church and one to school. 150 acres under cultivation, 10 in pasture, 20 in alfalfa. Square two story house, 24x24, nine rooms, good repair. Cave, good barn 24x24 and shed attached 24x19 for 12 horses and mow for 10 tons, granary 12x14, windmill and tank, chicken house 16x10, hog house 12x12. All well fenced and cross fenced. Another dwelling house 14x16. Three good orchards, 1300 peach, apple and cherry trees. Rich fertile soil.