

YOUR LAST CHANCE TO GET A FREE ORCHARD HOME!

Because the Southern Ute Indians would not farm their fertile lands, and in fact, would not stay any length of time on the reservation allotted to them, an appeal was made to congress, with the result that a part of the reservation was ordered opened to settlers. Congress last year passed an act authorizing the state land board of Colorado to open the land for settlement, providing the state would obtain the necessary capital to build an irrigation system, with reservoirs, to thoroughly reclaim the land. It was stipulated that the water should be sold at cost, in ten annual payments. The actual settler was thus encouraged to enter upon the land and make his home.

The state of Colorado was not long in securing responsible men to build the irrigation system, and the result has been that, on July 15, the state land board will hold a drawing at Ignacio, Colorado, by authority of the department of the interior, to distribute 16,000 acres of first class fruit land. This land was formerly part of the Southern Ute Indian reservation, and is located in the famous Pine river valley, about twenty miles from the thriving town of Durango, on the Denver and Rio Grande railway, and when under cultivation, should make one of the most perfect and prosperous fruit-growing districts in the state.

This distribution of Indian land gives an opportunity to settlers to secure now, at the very first cost of the land from the national government, 40 to 160 acres of land, in one of the greatest apple growing districts in the country, where water can be secured for irrigation.

Do you realize what an advantage this offers to those who are looking for an orchard home, to get the land practically from the government, and to have an irrigation company supply

water for your first year's crop, and give you ten years to pay for the water?

When those who bought their land have demonstrated that big money can be made growing fruits, it stands to reason that the man who can secure the land at first cost from the government, with plenty of water guaranteed for irrigation, should have an advantage to commence with that cannot be duplicated in any other part of the country.

THE CLIMATE.

For those who might want to come to Colorado and take advantage of this distribution of land, it might be well to say that the climate of Colorado is ideal for fruits. The numerous sunny days give a color and texture to fruits that creates a demand for them in the best markets of the world. Thousands who have found, for various reasons, that they could not live in the east, have come to Colorado, and their health has come back to them, and they find that they can live longer and enjoy life better than in their old home. As one prominent writer has said: "The climate that is good for a peach and a pear is a healthy place to live."

Owing to the elevation of the Pine river valley, no pests ever annoy. Think what that means to fruit growers who have to waste time and spend money spraying to prevent pest.

CROPS.

A solid train load of apples was sent from the Durango district, with the offer than if a wormy apple was found, the finder would be given the whole car gratis.

The fame of Colorado in general, and of southwestern Colorado in particular, is known throughout the United States. Colorado apples are larger, better flavored, and will keep longer than any other apple grown. In many

You get the Land AT FIRST COST DIRECT FROM THE GOVERNMENT Where Water can be Secured for Irrigation

What better offer could any man want than to secure good Colorado Fruit Land at \$1.75 per acre, exclusive of water rights, with the guarantee of a reliable water company that plenty of water for irrigation will be supplied by April 1910, in time for next year's crop.

Those who want to take advantage of the exceptionally liberal offer of the government to secure an ideal orchard home in one of the best fruit-growing sections of the state, should make up their mind at once to secure reliable information about the opening of the 16,000 acres of Southern Ute Indian Reservation land in the Pine River Valley. Good land is getting scarce, and especially land that can be devoted to the growing of apples, peaches, pears and small fruits. The government has wisely provided for those who are interested enough to take advantage of these state and government lands being opened for settlers.

The present Allotment now ready for Settlers
Consists of

16000 Acres of Government Land in the Pine River Valley

within 20 miles of Durango, on the Denver and Rio Grande Railway.

This land is not merely good farm land, but the very finest land in Colorado, where apples pay annually from \$200 to \$600 per acre and where the surrounding land is highly improved and producing orchards are worth from \$500 to \$2000 per acre. Those who secure these lands will be able to secure first-class water rights for irrigation.

Remember, registration books open on July 1st at Ignacio, Colo., and drawing will be on July 15th. But registration can be made at any time at office of American Colonist & Trust Co., 203 Symes Bldg., Denver.

SEND FOR OUR BOOK

Giving full particulars about the opening of the lands in the Pine River Valley and a description of the surrounding country. Every detail of the opening that might interest the prospective settler and seeker of Business opportunities is covered. Hundreds of Applications have been made and those who know just how to secure these land will have the opportunity to use information which it has taken as many years to secure.

THIS IS YOUR LAST CHANCE

If you want to take advantage of this land drawing don't wait until it is too late. Write us at once for our descriptive book and complete information about how to secure this land. Address,

American Colonist & Trust Co.,
Exclusive General Agents
Main Office, 203 Symes Bldg. DENVER, COLO.

BUSINESS OPPORTUNITIES AT IGNACIO, COLORADO.

To the man who wants to go into business in a town with a grand future before it, what better opportunity could be offered than to secure a location at Ignacio, Colo., now. Ignacio is on the line of the Denver & Rio Grande Ry. about 20 miles from the prosperous town of Durango, and is located about in the center of the 16,000 acres of fruit land coming under irrigation. With the start it now has it should make a town of 3,000 prosperous people in a few years. Every growing town needs live merchants, tradesmen and professional men. If you are looking for an opening

INVESTIGATE AT ONCE.

in three years from the time of filing. It requires about five weeks to make final proof, which may be made at any time after one-eighth of the land is reclaimed. Water will be ready under the construction company's contract with the state for these lands, on or before April 1, 1910.

- ANSWERS TO QUESTIONS ASKED**
- Q. Who can file on this land?
A. Any person, except a married woman, over the age of 21 years, who is a citizen of the United States, or has declared his intention to become a citizen, regardless of where he is now living.
- Q. If a person has exhausted his homestead and desert entry rights, can he still file on these lands?
A. Yes.
- Q. If a person has exhausted his Carey act rights in another state, can he file on these lands?
A. No.
- Q. How many acres of this land can one person file on?
A. 160 acres.
- Q. If a person has filed on any less than 160 acres of Carey act lands, can he file on the difference between the amount filed on and 160 acres?
A. Yes.
- Q. Where can the filing for the land be made?
A. At the townsite, on the day of the drawing to the representative of the state land board.
- Q. May any other person file on land for me?
A. Yes, by giving him power of attorney.
- Q. Will I see the land first?
A. No.
- Q. Can I file on the lands without first obtaining a water right?
A. No. The contract for water right must first be made with the

- company, immediately after the drawing and before the land is selected.
- Q. How can a person register?
A. Either by personal application or by letter, and, in either case, presenting a certified check for the amount of lands desired at \$4.25 per acre.
- Q. How is the drawing conducted?
A. Each person is numbered in the order of registration, and these numbers are printed on slips and placed in a barrel and thoroughly mixed, and then the representative of the state land board will draw out one number at a time. The person whose number is drawn out first has the privilege of selecting his land from the entire tract. The person whose number is drawn out second can select from the remaining land, etc.
- Q. Is a person obliged to select land if he enters the drawing?
A. No. After his number is drawn he may decline to select land for any reason, and his certified check will be returned without any expense whatsoever, but he must decide at once so as not to delay the drawing.
- Q. What assurance has a person that his certified check will not be cashed by the company before the drawing?
A. If desired, the certified check may be made presentable for payment not earlier than July 16, 1909.
- Q. When and where can the application for registration be made?
A. Before July 1, it may be made by letter at the company's office in Denver, where each application will be numbered as received, and placed upon the registration books in the order received; and after July 1, it can either be made at Denver or at the company's office on the townsite.
- Q. When must residence be established?
A. Before July 1, it may be made by letter at the company's office in Denver, where each application will be numbered as received, and placed upon the registration books in the order received; and after July 1, it can either be made at Denver or at the company's office on the townsite.

Drawing for Land at Ignacio, Col., July 15th.

This 16000 acres of Land will be distributed by drawing under the supervision of the Colorado State Land Board. The drawing is simply to give every person an equal chance. Prior to the drawing you can register your name and will get a number. This number will be put in a barrel and thoroughly mixed. The first number drawn gets first chance to file and so on until all numbers are drawn. You make your own selection of Land at time of drawing when you comes; if you do not wish to file, your money will be immediately refunded.

Remember this:

Registration books open on July 1st at Ignacio, Colo., and drawing will be on July 15th, but you can register your name at any time until drawing at the Office of American Colonist & Trust Co., 203 Symes Building, by sending for registration blanks.

- A. Within six months after the entryman has been notified that water Jan. 1, 1917; \$8 per acre Jan. 1, 1918; and \$8 per acre Jan. 1, 1919. Interest on deferred payments at 6 per cent.
- Q. Is this a perpetual water right?
A. Yes; and gives to the settler one cubic foot for each 80 acres, which, in this section, is equivalent to approximately four acre feet per acre during the irrigation season—that is, each acre of land covered four feet deep.
- Q. Is this sufficient water for all kinds of crops?
A. Yes; nearly double the amount necessary for any kind of irrigation.
- Q. How far are these lands from the railroad?
A. They lie in La Plata county, near to and parallel with the Denver and Rio Grande Railroad narrow gauge main line from Denver to Silverton, Colorado, and Farmington, N. M. The eastern border of the land touching the road at some points and 1 1/2 miles away at other points; all the western border, at no point, being to exceed six miles from the road.
- Q. Will there be any towns on this land?
A. Yes. Ignacio City, a townsite of 120 acres, will be opened at the same time as the lands, and two other railroad stations will be within a mile and a half from the lands.
- Q. Will a person entering the land be required in any event to make more than the first payment before the water is ready to be delivered to the land?
A. No.
- Q. What is the nature of the climate?
A. The climate is admirable, there being neither extreme heat nor cold.
- Q. How can water for domestic uses be obtained?
A. First class water may be obtained by sinking a well from a depth of 15 to 25 feet.
- Q. Is there any further expense connected with the attaining full title to these lands and water rights?
A. Yes; the state land board requires the following: For each acre cultivated, \$1.00. For leasing location certificates, \$1.00. For abstract proof, \$1.50. For filing proof, \$1.00. For issuing patent, \$1.00.

You can live longer and make more money in Colorado raising fruit than in any other state in the Union. If you come to Colorado and visit the fruit-growing sections you will be more than convinced that we are conservative in our estimate of what you can do.

The Cost Of Water For Irrigation

The cost of the water right is fixed by the State Land Board at \$14 per acre, which is the actual cost of the water on the land. First payment of 25 cents on the land must be made at the time of filing and payment on the water rights are as follows:

per acre	January 1st 1911	\$2.00 per acre	At time of filing \$4.00
per acre	" " 1913	3.00 "	" " 1914 3.40
per acre	" " 1915	4.00 "	" " 1916 5.00
per acre	" " 1917	6.00 "	" " 1918 7.00
per acre	" " 1919	8.00 "	" " 1918 7.00

with interest at six per cent on deferred payments.

This allows settlers to make their payments from crops.

cases Colorado apples have been kept for two years and were perfectly sound at the end of that time.

FORTUNES IN APPLES.

Apple trees are planted about seventy to the acre. This leaves a wide space between the rows, in which, for the first five years, crops can be grown which will net from \$75 to \$500 per acre before the time the trees come into bearing. This does not hurt the trees; in fact, it is a real advantage, as constant cultivation is necessary for the best results. Apples come into profitable bearing about the fifth or sixth year. However, orchards in this district have been known to bear one to two boxes to the tree the fourth year, but this is exceptional, and should not be figured upon. The fifth year after planting, apples in this district usually bear about five boxes to the tree, or 250 boxes to the acre. The lowest price at which apples have ever been sold here was \$1 per box, and the highest price \$2.50 a box, or an average of \$1.50—WHICH MEANS FROM \$15,000 TO \$1,000 PER ACRE—steadily increasing in yield to the twelfth year, at which time they yield from ten to twenty boxes per tree. It should be remembered, however, that southern Colorado orchardists have received an average of \$3,000 PER ACRE FOR APPLES. This country is a proven country, and any man can find out for himself what is produced, and what the crops are bringing.

SOIL.

A constant high-yield, easily accessible market and perfect climate would be enough to make any land valuable, but when this soil is not merely good, but superb, its value is far beyond what similar good land, less favorably located, could attain. It may sound incredible to the eastern agriculturist, but it is nevertheless a fact, that this soil is from six to fifty feet deep. It is really a virgin soil of the highest grade, unspoiled in any

A 10 acre Orchard will make any man independent for Life

And when in bearing should pay ten to twenty per cent on a valuation of one thousand dollars per acre. Do you realize what it means to be able to get the land at first cost from the government in Colorado, where climate, soil and irrigation combine to create the best conditions to be found for fruit growing,