

# WESTERN LAND HEADQUARTERS

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ALLIANCE, NEB.

The Herald job printing department is issuing, for the above named gentlemen, several thousand booklets which contain matter that will be interesting to our many readers; and which we are printing below and on next page, the same made up in pages as it appears in the booklet.

For further information in regard to homestead relinquishments and deeded lands in Western Nebraska, call on or write the above named real estate firm.

## FACTS CONCERNING WESTERN NEBRASKA

If one studies the English language to discover the most precious word, he invariably finds it spelled with four letters, the word "Home."

Who does not feel a glow of comfort when he thinks of the old home of his childhood where for years he met with father, mother, brother and sister.

One cannot have a home that casts such a benediction over the life of his children unless he owns it. The renter is like driftwood tossed about from place to place and never knows how long he will be permitted to remain where he is. When a man owns his home there is something to live for. Every tree he plants and every nail he drives is a joy to him.

The great struggle of today is for better homes. Whether you are in the east, in the central states, or in the west, you will find men earnestly searching the maps for the location of certain sections of the country that have been recommended to them as favorable for improving their present conditions. The passenger trains are crowded almost every month of the year with persons who are going somewhere in search of homes. Considering the cost of good land in the eastern and central states it is not surprising that so many are seeking the west where the chances of prosperity are many times better than they are in the said eastern and central states. Among all the localities that are now open for investment there is none that surpasses



THRESHING SCENE IN WESTERN NEBRASKA

western Nebraska. Land can be bought at such prices that one crop will pay several times the price.

## ALTITUDE

The altitude of Western Nebraska is such that the air is light and pure and so modified as to do away with the extremes of heat and cold and cause the climate to be quite similar to the well known mountain climate. The altitude is 2,800 to 4,000 feet above sea level.

## POPULATION

The population is at present very scarce. It, however, is rapidly increasing. Not only is the deeded land becoming more thickly settled but since the passage of the Kinkaid Law there is some one holding under that law nearly every section in the Alliance Land District.



There has been no boom but it is a steady healthy growth. The growth in the country is just beginning. People are gradually working in from the east and many are interested and expect to come. Considering the surrounding country, and the fact that nearly every other country has had its wave of immigration, we can certainly expect that within a year or two the population of the country districts of Western Nebraska will double.

## CLIMATE

The climate of Western Nebraska is almost unsurpassed. In the spring time the air is cool and bracing, the summers are mild and pleasant compared with localities in the same latitude farther east. The autumn is everything that one could desire. Cool and pleasant weather, no storms or anything to disturb the pleasant autumn days. We have no winter to speak of until January. About the middle of February we usually have a few days of cold weather and some snow but it is only of short duration and the weather becomes pleasant and remains so until the beginning of the spring rains, which is usually the latter part of March and April.

## WATER

Water for drinking purposes can be had from wells at a depth of from a few feet to 150. In a greater part of the country the depth to water is less than 50 feet. The water is pure and very healthful. There is little or no complaint from persons who are not used to the country concerning the water.



STEAM PLOW USING DISCS ON LEVEL PRAIRIE

## RAINFALL

The rainfall in Western Nebraska is considered slight, but in view of the fact that nearly all the rain comes during the growing season and there is little snow, it does not require so much rain per annum to produce a crop as it would if the rains were not so well distributed. All those acquainted with the proper method of farming in Western Nebraska consider the rainfall sufficient to produce as good or better crops of many of the leading staples than those produced on higher priced land in the Mississippi valley.

## SOIL

The soil is rich and in most places deep. It is in some places somewhat sandy but can be used for grazing. It has been a matter of great surprise to persons unacquainted with the productiveness of the soil in this locality to see the immense crops that are produced on the lands here in good seasons and with proper methods of farming. Frequently an acre of land will produce its cost at present prices in one year.

## CROPS

Most of the grains, vegetables and grasses have been tried in this locality and it has been found that all of the small grains thrive well and some of them,

notably macaroni wheat, speltz, rye, oats and barley, do exceedingly well, producing as much or more as an average crop per acre than is produced on high-priced eastern land. All the vegetables that will grow in temperate climates are grown here for home consumption. Potatoes especially deserve notice as there has not been a failure in this crop in Western Nebraska for many years and some of the leading citizens of this locality state that there has only been one year in seventeen that they have not been able to make a profit on them. The average yield per acre with the ordinary method of cultivation is from 75 to 100 bushels and the price for the past 10 to 15 years averages over 40 cents per bushel. The crop of potatoes raised here

is very superior in quality to that of potatoes raised in the east or in the irrigated sections. A man can undoubtedly make as much raising potatoes here as he can raising corn in the east.

Among the grasses that thrive well here are alfalfa, bromos grass, and many of the annual grasses, such as millet, Hungarian, billion dollar grass, etc. In fact, bromos grass thrives as well here as in any other section of the country. Alfalfa, if properly started and cared for, produces three crops per season. The annual grasses usually produce a heavy crop.

## DAIRYING

Dairying is an industry that pays great profits on the money invested. The natural grasses are great fat producers and the grasses now being introduced are greatly increasing the amount of forage. There is plenty of good water, the winters are mild and open and the market for dairy products good. Creameries are being established within reach of all.

## STOCK RAISING

Long before the white man made his home and began to pasture his herds in Western Nebraska, this country was well stocked. The majestic buffalo roamed the prairie in immense herds. They had no hay provided for them but lived upon

