

NEBRASKA LAND CO.

GIVES THE HERALD READERS SOME

INTERESTING FACTS

About Land and Box Butte County, Nebraska

LAND

By Lloyd C. Thomas

FOR NEBRASKA LAND COMPANY

Land is the basis of all wealth. How much land have you? In the last two generations the population of our United States has nearly trebled. Has the amount of land increased? Not one bit. The Government has opened up and divided into homesteads tracts containing millions upon millions of acres of virgin soil and yet we are now facing a land famine; we are getting to the end of our string. Look back over the history of Iowa, Illinois, Eastern Nebraska, Kansas, and notice the changes in the amount of land under cultivation and the immense raise in the values of all land.

If we may judge by the number of people engaged in the search for it, the getting of money honestly is the most important business in the world. Where did those who have money get it? The answer is, mostly from land. Land is the only thing that remains permanent.

The owners of valuable land do not want to sell it; they are buying more and their attention is now being centered on Western Nebraska and Box Butte County in particular. This fertile tillable land is just as rich and productive as the one hundred and fifty dollar an acre land in Iowa and eastern Nebraska. Western Nebraska has only lacked the farmers and they are now coming by the hundreds. The fertile farms are sending back wheat, oats, corn and potatoes by the trainload to supply the ever increasing demand in the east.

You owe it to yourself to investigate this wonderful country lying at the very door of the best and most valuable farm land in the United States. Buying farm land in Box Butte County is an investment. In a good investment you depend upon facts, reasons, common sense, and these are a mighty good dependence. Buy land here and let the natural, inevitable development make your money grow. Where else can you find land like this with good transportation facilities for fifteen, twenty, twenty-five or thirty dollars an acre?

SOIL

is one of the first things you look at when buying a piece of land. The soil in Box Butte county is a black, sandy loam, rich in phosphates. The surface of Box Butte county is nearly all level, and slightly rolling in some places.

CLIMATE

is an important consideration when you want a home. It should also be considered when you figure on the crops you want to raise. The climate of Box Butte county is ideal—warm summer days, and cool nights. No severe weather either in winter or summer.

We have many tracts that will make good farms and they can be purchased as follows:—

No. 172. Two sections, fine farm and ranch land, five miles from Alliance. \$15.00 per acre.

No. 210. 320 acres, 7 miles from Alliance, nice smooth land. \$20.00 per acre.

No. 211. 160 acres, 7 miles from Alliance. \$20.00 per acre.

No. 212. 160 acres of land, 7 1-2 miles from Alliance. \$20.00 per acre.

No. 213. 160 acres, 3 miles from Alliance, 120 acres under cultivation, fine farm. \$35.00 per acre.

RANCHES

and big farms are still plentiful in the country surrounding Alliance, although they are, of course, at some distance from town, the land close having nearly all been divided up into farms, and it is now mostly under cultivation. We have tracts up to five or six thousand acres, but are only giving a few of them. Description with plat will be furnished on application.

RECENT SALES

We have recently sold the following tracts of land. This gives you an idea of the immense business done by this company.

E. A. Plummer.....	160 acres
Thompson Bros.....	320 "
Risburg.....	160 "
Gus Aberhampson.....	320 "
Olaf Sanderman.....	320 "
John Hansen.....	320 "
Lewis Witt.....	320 "
Leonard Wiers.....	640 "
J. H. Morrison.....	160 "
Ola Pederson.....	160 "
B. Wilson.....	160 "
Andrew Elkerson.....	320 "
W. E. McCorkle.....	160 "
Barger (For Nursery).....	193 "
T. C. Bradley.....	3080 "
J. Mapps.....	640 "
G. Huffand.....	320 "
Gillen Land Co. (Option).....	4800 "
F. M. Bellamy.....	1280 "

Total.....13893 acres

IMPROVED FARMS

can be purchased on easy terms from the Nebraska Land Company. By buying an improved farm you are able to get a good crop the first year. It is a very rare occasion when a farm is found that it will not pay for itself from one crop. Instances can be shown of many people who rented farms for years in states further east and in the eastern part of Nebraska who have saved just enough money to come here and make the first payment on a farm, who have paid for their farms from the first crop raised. The character of the soil in Box Butte county is such that it does not get sticky and muddy after a rain, and bakes hard after the sun shines on it a short time, but it absorbs the moisture and holds it. When proper farming methods are used, this new country produces better crops than can be grown on land that has been farmed for years.

LOW TAXES

Box Butte county has no debt, and as there are no costly bridges to be built, and as the roads are in very good condition, the taxes average about one cent an acre.

TERMS

The terms given by the Nebraska Land Company are very reasonable. A small payment is required at the time the deal is made, and from one-third to one-half of the purchase price can usually be carried for any length of time up to five years.

Our policy is to make the terms to suit the purchaser. The payments are made as light as possible.

PRICES

The Nebraska Land Company works under the one-price system. When a price is set on a piece of land that price is the selling price and is the same to everyone. We do not trade lands and have no trading price. The Company has built up a reputation for honesty and fair dealing. It courts investigation. Anyone may go to any bank or business firm in Box Butte county and ask them as to our responsibility and reputation.

GUARANTEE

The Nebraska Land Company guarantees that if after corresponding with prospective purchasers, the purchaser finds things to be misrepresented after arriving in Alliance and looking over the country, to refund all expenses. It will also refund expenses to parties buying land.

CROPS

can be talked about. We can tell you of the crops raised in Box Butte county but the best thing to do is to see them. See the ground they were raised on, and get the word of the men who raised them.

ALLIANCE

Alliance, the county seat of Box Butte county, where the main office of the Nebraska Land Company is located, with offices in the finest building in the city, the McCorkle Block, is a town of seven thousand people. This is a mighty good place to live. In this delightful climate with the mild winters you catch the spirit of the pioneer; it gets in your blood and makes you enjoy life more and better. Instead of a lazy country town you find a live little city with fine school system, up-to-date sewer system, waterworks of the finest kind, electric light and power plant, a large creamery that ships thousands of pounds of butter per day, etc.

WRITE

the Nebraska Land Company, Alliance, Nebr., for more information about Box Butte county. We will send you a large booklet fully describing everything in detail. And we will refer you to someone who has been here and who has seen the land. You will not have to take our word for it but can

COME YOURSELF

and see the land. We use automobiles for showing the land, and as the weather here is always fine, you will be taken out over the county and can see a great deal of the country in a day or two. You will be under no obligations to buy unless you see something you want.



Box Butte County "Spuds"—They Bring Dollars.

NEBRASKA LAND COMPANY

J. C. McCorkle, MGR.

ALLIANCE, BOX BUTTE COUNTY, NEBRASKA