

AUCTION SALE OF THE CAHILL RANCH 2640 Acres Extra Fine Land Ideally Located

Sale Will Be Held on the Ranch at 12 O'Clock, Noon, on
Wednesday, Sept. 24th

Confer Now With the Owner Or Auctioneers Relative to Viewing this Big Ranch

This great ranch comprises 2640 acres, located in Wheeler county, Nebraska, 20 miles west of Elgin, 30 miles southwest of Neligh, and 13 miles south and 5 miles west of Ewing, all stations which are on the Northwestern railroad, and that are the most important shipping points in that section of the state. This ranch is in the northeast corner of Wheeler county which adjoins Antelope of which Neligh is the county seat, and which is considered one of the best producing sections of which the state can boast.

There Is No Better Proposition.

Ranch will be sold separately or as a whole, will make three good ranches. Ash and cottonwood groves on every part of it, affording great protection for stock. This is a ranch that cannot be appreciated unless it is seen, to walk over its luxuriant pastures and meadows, to observe the quality of its grasses, the soil, the lay of the land, and everything that pertains to a high class proposition.

Fine, Heavy, Black Sandy Loam.

The SOIL is a heavy, black, sandy loam with clay subsoil, productive to the highest degree, sub-irrigated, soil that always retains the moisture, land that never dries out, and which never fails to produce maximum yields of pasturage and hay.

Abundance of Native Grasses.

The GRASSES consists of a native grass abundantly mixed with red and white clover, timothy, red top, and blue grass. It is a combination that puts on the beef, a fact which every stockman knows.

Five Flowing Wells.

Five FLOWING WELLS, 13 wells all told, and which furnish a never failing supply of water. This fact alone with regard to the water supply is one of the strongest talking points that can be employed with reference to this ranch.

Improvements and Yardage.

The BUILDINGS, two separate sets, the home ranch has a good house, good out buildings, horse barn, cattle sheds, and etc.

Yards are of ample size, and are protected on the north, east and west by a grove that would do credit to the finest improved farms in Illinois, Iowa or Nebraska. Apple orchard on the home ranch. Other equipment is a scale and a branding chute in first class repair.

Twelve Pastures.

Twelve different pastures, none smaller than 160 acres, good fences, 3 and 4 wires, and every foot suitable for either grazing or for the making of hay.

THIS RANCH IS ABSOLUTELY AS REPRESENTED:

FRANCIS T. MARTIN,
Breder's Gazette.

A. T. COLE,
Iowa Homestead.

DWIGHT WILLIAMS,
Journal Stockman.

GREIG RANCH SALE

The Greig Ranch, consisting of 800 acres of hay land and 400 tons of hay, will be sold at Auction on September 25th. This ranch is 13 miles northwest of the Cahill ranch.

Cut 2000 Tons Extra High Grade Hay.

There are 2000 tons of hay in stack on this ranch at the present time besides the stock it is carrying which consists of around 800 head of cattle. Last season the same number of cattle were handled besides the 1700 tons of hay that was made. This is a great proposition for any man who desires to go into the raising of cattle on a basis that will enable him to raise beef far more economically than which prevails in any other section of the country. Everything is here that is necessary, the finest climate, abundance of nutritious grasses, never failing water, a soil that produces maximum yields, close proximity to shipping stations, every advantage of an up-to-date proposition.

Note Advantageous Terms.

TERMS are 15 per cent cash the day of the sale. 25 per cent on March 1, 1920. Owner will carry 60 per cent of purchase price, 5 or 10 years at 6 per cent with option to purchaser to pay whole or part, any interest paying day. Terms will be made to suit purchaser sale day. The ranch will make three desirable properties, and it sells for the high dollar without reservation. The auctioneers or the owner will be glad to show ranch before the day of sale to interested parties.

Possession can be given on or before December 1. Hay will be sold at private sale if purchaser desires.

DAN J. CAHILL, Owner

St. Edward, Nebraska

DAN J. FULLER AND Z. A. WILLIAMSON, AUCTIONEERS, ALBION, NEBRASKA.