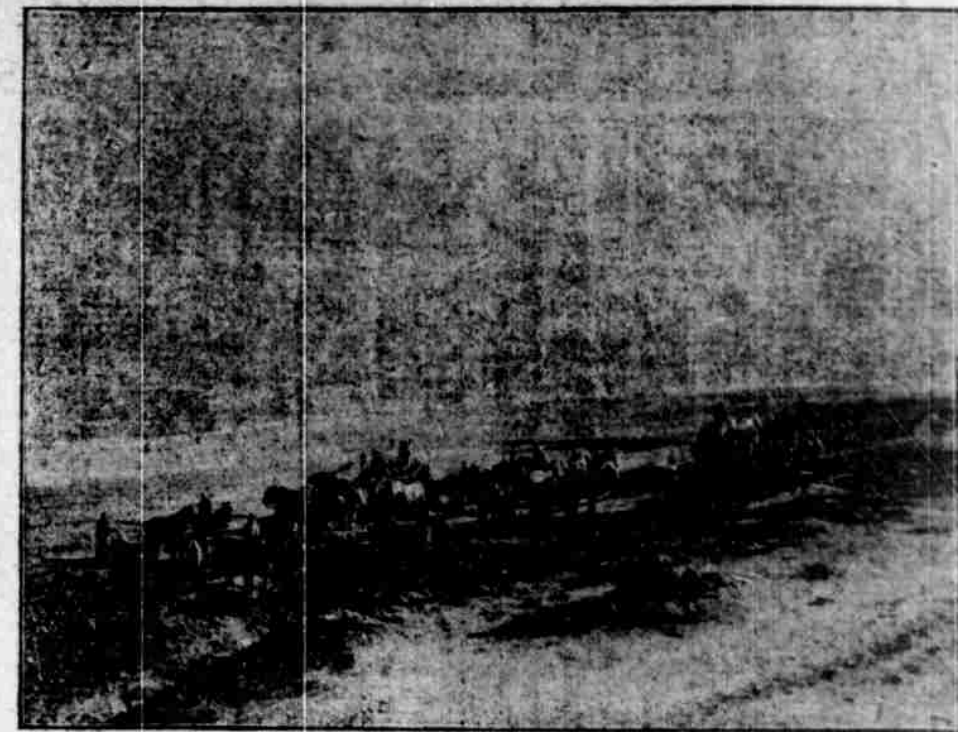
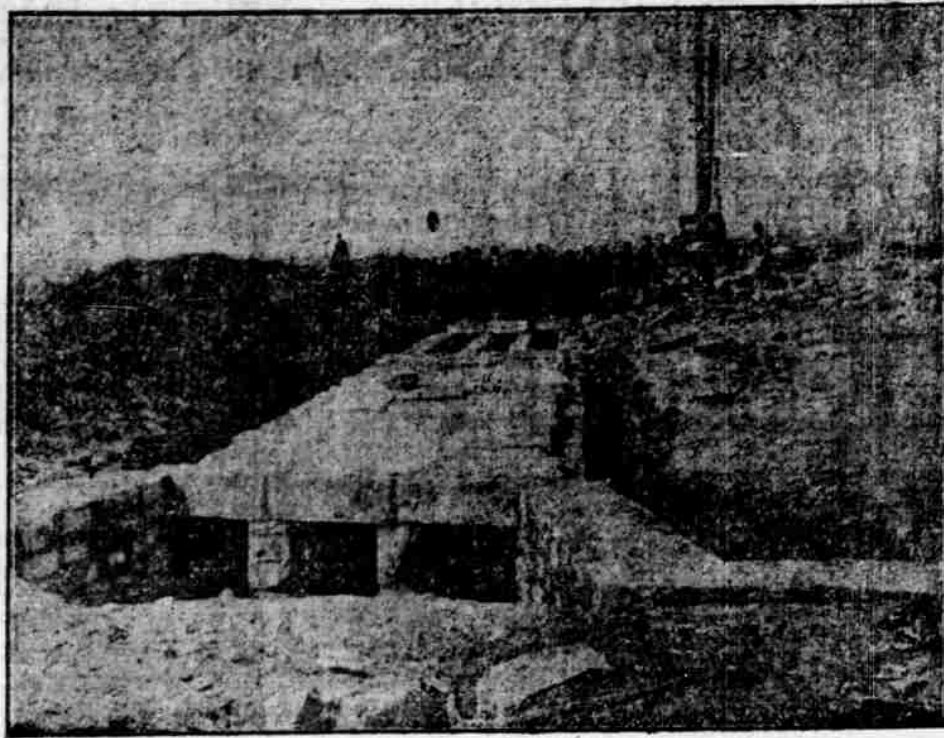


# 200! Two Hundred Homes! 200!

## 16,000 Acres in the Beautiful Valley of the Cache La Poudre River

75 MILES NORTH OF DENVER, 25 MILES WEST OF GREELEY, AND ONLY 5 MILES NORTH OF FORT COLLINS, IN NORTHERN COLORADO.



The home of the famous Greeley Potato. The best place on earth to produce sugar beets; easy railroad connections with four beet sugar factories, the farthest not over twenty miles. All of the land supplied with perpetual right to water for irrigation from storage reservoirs in quantity sufficient for all crops. The water once paid for becomes yours to use forever. A crop every year. No danger from drought. No floods, no burning winds. Purchase price of lands includes purchase of water. We want settlers more than we want money, and have made the PRICES LOW and TERMS EASY.

We have visited these lands and carefully investigated every detail as to location, climate, soil, water supply and market facilities, and guarantee that no better opportunity is offered the home-seeker anywhere. There is no doubt that under the system of irrigation which is practiced in Colorado one of the uncertainties which farmers elsewhere have to meet—the question of water for making the crop—is removed. Given a fertile soil, bright, sunny summer days and a certainty of moisture just when the growing crop requires it, and you may figure with certainty upon a rich harvest. For nearly forty years irrigation has been successfully practiced in the valley of the Cache La Poudre River in Colorado. All of the cereal grains yield abundantly. Small fruits of all kinds produce almost fabulous crops. Alfalfa and other forage plants flourish under irrigation, yielding from two to four crops a year. The great yield of potatoes has made this valley world-famous and analysis made by government chemists show that the sugar beets of this section of Colorado are richer in sugar than are the beets of any other part of America.

For many years after irrigation was begun in Colorado, the farmers depended upon the application of water to the lands through ditches taking water directly from the river. Experience has shown that the rivers of the state receive the greater part of their waters in the first six months of the year. The warm days of spring and early summer melting the snows which have accumulated in the mountains during the winter, send the waters down and from thirty to fifty days in May and June the rivers are at flood stage. During this period the supply of water far exceeds the immediate demands for irrigation; but in the later days of June, and from then on through the season, the rivers fall rapidly and before August 1st there is little water left for wetting crops. Right here is where the farmer whose ditch opens directly from the river finds his right to the use of water is of little service to him—he has the right but the ditch "never runs with the water that is passed." If when such large volumes of water were running by he had drawn off and stored in a reservoir sufficient of that water to wet his land from the time the river practically goes dry he could snap his fingers at the weather forecaster as from week to week he smiles grimly and repeats, "Continuing dry and hot in Northern Colorado." Now just this is what the North Poudre Irrigation Company, the owners of the sixteen thousand acres of land above described, have done. At the cost of over a million dollars they have constructed the largest single system of ditches and reservoirs ever built in America. Their reservoirs, fourteen in number, have a storage capacity of over three billion cubic feet of water, or water enough to irrigate fifty thousand acres of land. Their ditches carry the water from the river to the reservoirs when the river is in flood and distribute it to the lands when needed for wetting crops. The amount of water which a river will furnish depends upon the amount of water which a river has a water shed of more than one thousand square miles of mountains and hence in the aggregate furnishes a very large supply of water. By saving in time of flood and using when needed the final question of successful irrigation is answered.

The area from which it receives the drainage. The Cache la Poudre river has a water shed of more than one thousand square miles of mountains and hence in the aggregate furnishes a very large supply of water. By saving in time of flood and using when needed the final question of successful irrigation is answered.

### Near Good Markets.

The lands of the North Poudre Irrigation Company lie favorably with reference to the markets and to the centers of social life. By an easy and pleasant drive over good roads, varying in length from five to fourteen miles, Fort Collins may be reached. Fort Collins is pleasantly situated on the south bank of the Cache la Poudre River. It has a population of 3,500, and is progressive in every respect. It is the seat of the Colorado Agricultural College which gives free instruction to all who may attend it. This institution is especially strong in its departments of agriculture, horticulture, irrigation, engineering, etc., and in fact all those branches calculated to fit the student for a practical farm life. Fort Collins also has a high school, churches, clubs, lodges, and social organizations. It is well supplied with stores, shops, railroads, flouring mills, elevators, etc., as well as commission houses that pay the highest ruling prices for farm produce. It has an extensive electric light plant, an up-to-date telephone system, and a rural mail delivery, the last two of which are pushing out into the country on all sides, and the North Poudre country is

now enjoying their full benefit. The rural mail delivery extends within two miles of the company's lands. The need of primary education has not been lost sight of and district schools have been established in every neighborhood where they were warranted by population. Twenty-five miles to the north is the thriving city of Cheyenne, Wyoming. Neither of these places is surrounded by a strictly agricultural country. And therefore the products of the farm, the garden and the orchard rule high in their respective markets. Many farmers and gardeners of the Cache la Poudre valley make a regular practice of hauling products to these markets during the slack days of winter, the roads nearly always being good and the weather mild.

### Farm Work Easy in Colorado.

Farm labor in Colorado is easy of performing. Nothing more difficult than sod is encountered even in reclaiming the land from its primeval condition. Some sod is so light that it may be broken by a pair of horses and a common turning plow. The sod once broken, the soil is found very tillable. It is composed principally of

sandy loam that mellow up beautifully by a process of irrigation and cultivation. Nearly all the work is done by machinery. Riding plows are many times used even in breaking the sod. The grain is drilled in by machinery, and the potatoes are planted and dug by the same means. All the latest inventions in harvesting machinery are in use in Colorado, thus removing from husbandry much of its ancient toil and hardship. The process of irrigation is much simpler than many suppose. The main canals are operated by the company owning them, and the water turned out to each farmer in proportion to his rights. The farmers have all the laterals in shape, and the water flowing through them finds its level, and is worked over all the cultivated surface with but little trouble. The laterals, of course, lead around upon the higher levels thus permitting all parts of the land lying thereunder to be irrigated. The farmer, when he is ready to irrigate, supplies himself with a pair of high rubber boots and a long-handled spade. With the latter he guides the water carefully over his land until every part has been soaked. One man can irrigate forty acres of ordinary farm

crop for an entire season with but little trouble. Crops are irrigated from two to six times each season, according to the kinds of crops and the dryness of the season.

### What Can be Raised on a Colorado Farm.

Farming in Colorado is largely diversified. Nearly all of the cereals, fruits and vegetables known to the temperate zone flourish. It is not a great corn state, although some very fine fields of corn are grown within its boundaries. There are two reasons why corn is not raised more extensively in Colorado—the nights are rather too cool, and the great corn belt of Kansas and Nebraska is too close proximity to render the crop as profitable as would be wished by the Colorado farmer. Wheat was originally the leading crop in Colorado; now it holds about even place with alfalfa; oats, barley and potatoes on an equal footing. Wheat and potatoes, alternated with alfalfa make excellent crops. Wheat frequently yields over 60 bushels to the acre and potatoes over 200 sacks to the acre, with 115 pounds to the sack. Oats, barley and rye show a constant increase among

Colorado cereals. No better climate can be found for small fruits and vegetable culture, and many are engaged in that pursuit. The Colorado climate and soil have been found to be the best in the world for sugar beets. Larimer county in 1901 raised nearly 60,000 tons of this class of beets, which they sold to the sugar factories at \$4.50 per ton. Three crops of alfalfa are cut each year from the same ground, the annual yield of hay per acre being from four to eight tons. This is a most excellent product for cattle, sheep and horses. The North Poudre country has proven a very favorable locality for the production of alfalfa hay. The North Poudre Irrigation Company having not less than 2,500 acres seeded down to it.

### Live Stock Business a Leading Industry.

The live stock business holds an important place among Larimer county industries. The old range business is dying out and live stock men are conducting their affairs upon more conservative lines. The better breeds of cattle, sheep and horses are being

introduced. The Herefords, Short-horns, Polled Angus, Holstein, Red Polled, and other pure breeds are taking the place of the Texas steer and scrub range animals. The lamb feeding business has also developed to large proportions. In the season of 1900 and 1901, not less than 351,000 head were fed for the eastern markets in Larimer county. These lambs come from the ranges of the southwest, west and northwest, and are bought in the early fall by the farmers to be shipped in and fed in transit upon alfalfa hay supplemented by a ration of corn. As fast as fattened they are shipped to the markets of South Omaha, St. Joe and Chicago. In this way the farmers turn vast quantities of alfalfa into ready cash, and in the majority of years make handsome profits. Alfalfa in fact makes an excellent general product. It is especially adapted to calves and dairy cows, and as the dairy business promises to be one of great profit in Colorado, the raising of alfalfa is given an added importance. Alfalfa does not sap the soil as some crops do. When the Colorado farmer desires to fertilize his land he plows under a crop of growing alfalfa.

We shall establish ourselves at the approaching state fair at Lincoln where we shall be pleased to meet all persons desiring further information regarding these lands. We shall have with us at the state fair a gentleman from Colorado who, being an expert in matters of irrigation, will be pleased to give all required information on that subject. Do not fail to call at our office if possible, but if you cannot call, write, and your letter will receive the most careful attention. Ask all the questions you wish.

### References:

First National Bank and THE INDEPENDENT.

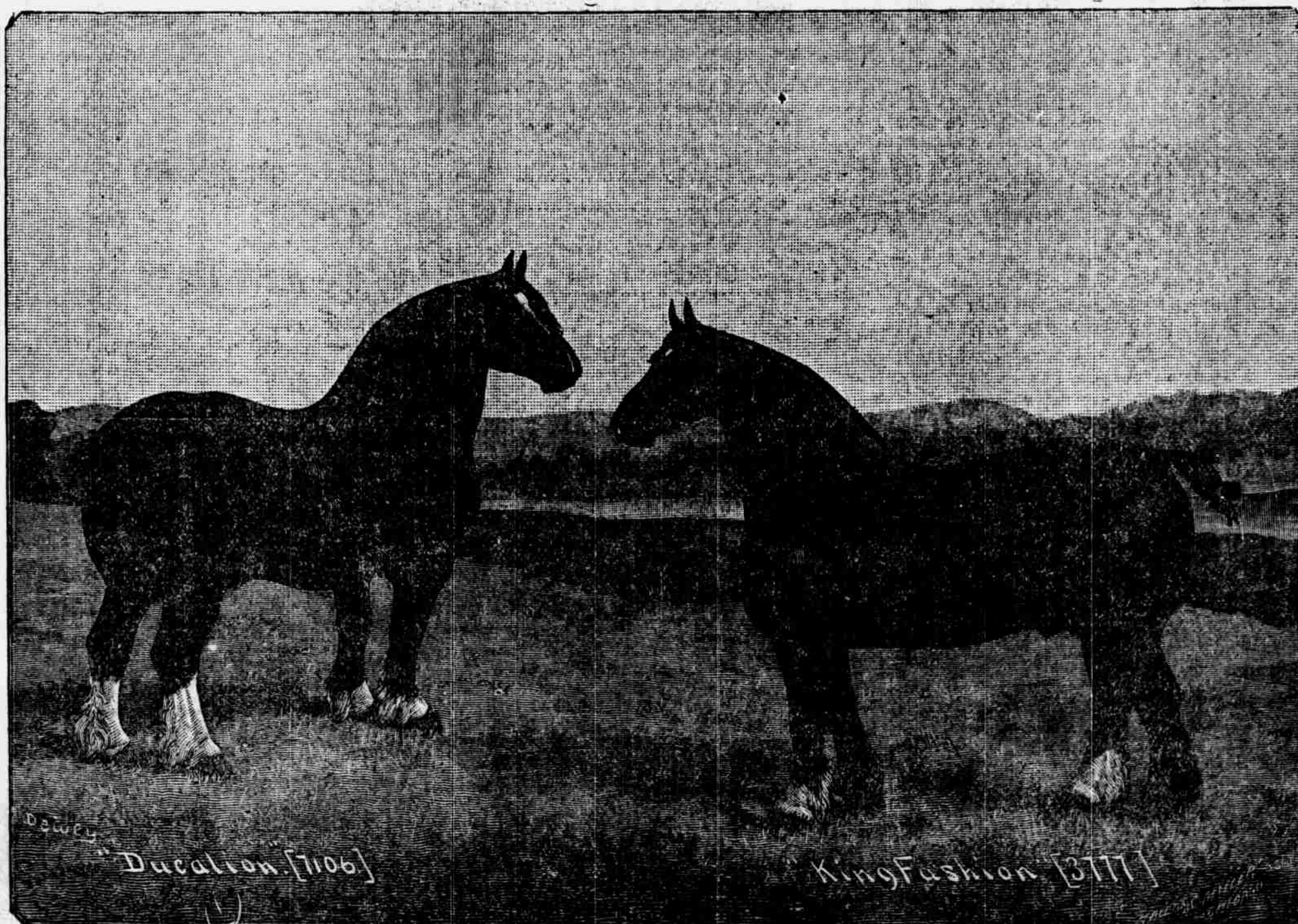
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EVERY HORSE WE  
SELL....**



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**WE ARE THE LARGEST  
IMPORTERS OF FRENCH  
AND ENGLISH STAL-  
LIONS IN AMERICA EX-  
CEPT TWO FIRMS....**

Be sure and see our stallions at the Nebraska State Fair where we will show in all classes. We will have FORTY head of new ones arrive in our Lincoln stables on Sept 10. 40 head, the largest importation ever made west of the Missouri river. We imported 125 head direct from France and England last season. Don't think of buying without seeing our horses and getting our prices.

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