

Come to Mission, Texas, in the Rich Lower Rio Grande Valley

Where the Conditions and Prospects on the La Lomita Lands Are Such That You Can Not Afford to Remain Away

The tide is toward Texas. Thousands are coming to this land of opportunity and wealth. The majority of these are men who have made money at practical farming. They know good soil when they see it, and they are good judges of every qualification that combines to make any country desirable as a place to live and to make money. These men are buying farms because they will raise more crops per acre than the high-priced farming land up north. They are investing their money because, while the present prices are low, they know from experience in their present location that this land is bound to rise in value in a few years.

But Texas is a big state. It is as

is best. Buy where you have access to the best markets. Buy where the railroad is in operation. Buy where the biggest successes are being made, not where you will have to live your pioneer days over again before success comes. In short, you owe it to yourself, to your family to buy where you can do the best—present and future considered.

COME TO MISSION, TEXAS

This is where the famous La Lomita Lands are located. They are in the heart of the Lower Rio Grande Valley of the wonderful Gulf Coast Country. If you will come here and investigate these lands first you will not go any further. You will want one of our

and picked out what we judged to be the very best proposition in this big state—a place that possessed every condition necessary for successful farming.

THERE'S AN OPPORTUNITY FOR YOU

This is the part of Texas where farmers have made over \$500 per acre from onions after paying all expenses of cultivation and marketing.

This is the part of Texas where two farmers netted over \$10,000 for one year's crop of 43 acres in onions.

This is the part of Texas where the immense cabbage yields are

ons and bananas successfully here. On account of the long growing season, oranges develop here faster than in any other section. You can establish an orange grove here. Trees will bear \$250 per acre in three years, and in a few years will net over \$1,000 per acre. They ripen here weeks ahead of California and Florida oranges. Orange groves in California sell for \$1,000 to \$5,000 per acre. An orange grove here once established will bring you a big income with small outlay. Start an orange grove at Mission—it will bring you a large annuity

EVERY CONDITION FOR SUCCESS

We have a climate unsurpassed summer or winter—tempered by the



PALM DATES AND FIGS GROWN IN THE FAMOUS WEALTH-PRODUCING GULF COAST COUNTRY OF TEXAS.

large as all the New England states, with New York, Ohio, Pennsylvania, New Jersey, West Virginia, and Maryland thrown in for good measure. It is well to remember that in such a vast strip of territory you can find all varieties of soil. Texas has a larger percentage of tillable land than any other state in the union, but it is well to be careful in your selection. While you are buying get the best you can. Buy where the conditions are best for making a home. Buy where the climate is suitable to you. Buy where the soil

10, 20, 30 or 40 acre tracts, because you can see with your own eyes that we have every condition here for immediate success. You can see NOW (not in the distant future) that the farmers and growers are making happy homes and lots of money. You will find out that there is no guesswork about it, no troublesome ifs or ands. We have lived up north the best part of our lives. We have handled Minnesota, Iowa and South Dakota lands. We have made a study of lands all our lives—that's our business. We came to Texas

made. One farmer in this valley realized over \$16,000 this year from 40 acres of cabbage.

This is the part of Texas where farmers and growers are making enough profit the first year here to more than pay for their land.

This is the part of Texas where you can raise two and three crops a year from the same land, and have twelve months of good growing season.

This is the part of Texas that raises the best sugar cane in the world—cane from this county taking the gold medal at the St. Louis exposition.

This is the part of Texas where you can raise big crops of corn, alfalfa, cotton, sugar cane, sorghum, milo maize, broom corn, etc., during the summer, and big crops of vegetables during the winter.

This is the part of Texas where you can raise two big crops of corn in one year on the same ground—where alfalfa is cut eight or nine times a year.

WEALTH ON EVERY HAND

But garden truck and the big staples are not the only thing that is making this valley famous. Fruit raising is yet in its infancy. What southern California could give you twenty years ago this region offers now. You can raise oranges, lem-

Gulf breezes in summer, which also protects growing crops from frost in the winter.

We have the finest soils in the world—in the delta of the famous Rio Grande River.

We have an abundance of water for irrigation.

We have an adequate irrigation system which irrigates the La Lomita lands with silt-laden water from the Rio Grande River—fertilizing with every irrigation.

We have an abundance of good Mexican labor at all times. The Mexican works for 75 cents a day in our money and boards himself.

Irrigation makes your crops certain. No worry on account of uncertain weather or irregular rainfall.

Can you afford to miss this opportunity? The conditions are such that you can not afford to miss the chance to investigate these lands while the prices are within your reach. At present prices they will bring you big returns as an investment only. We gladly invite your correspondence and investigation. Fill out and send coupon.

Cut Out Coupon and Mail TODAY

CONWAY & HOIT, Mission, Texas:

Please send me, without incurring any obligation whatever, further information regarding your La Lomita Lands.

Name

Address

Town State

R. F. D. No. Commoner

Conway & Hoit,
Mission, Texas