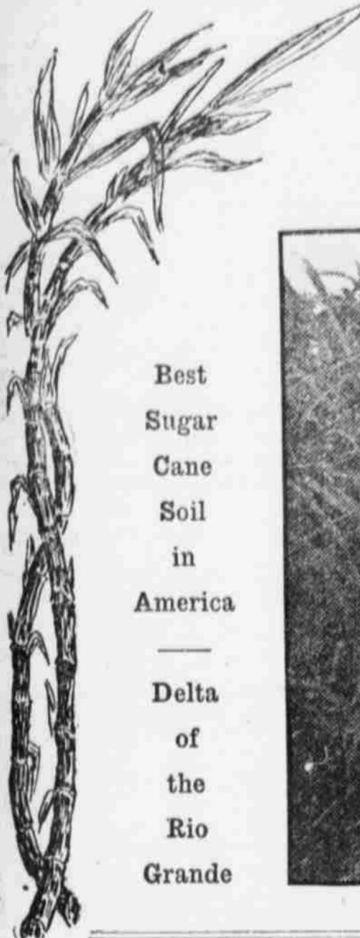


CANE IS KING AT SAN BENITO, TEXAS



Best
Sugar
Cane
Soil
in
America
—
Delta
of
the
Rio
Grande



A Four Months Old Sugar Cane Field at San Benito

Twelve
Months
of
Growing
Season
—
Forty
Tons
to
the
Acre



A Sugar Cane Plantation will Guarantee You a Steady Income

There is no staple farm product in America which brings as steady a price as sugar cane. Cotton, wheat or corn can not be compared with it. There is no fluctuation in the price of sugar cane. It is fixed by the mills six years ahead, at 90 cents a ton for every cent a pound sugar is worth when you sell your cane.

The sugar cane area of the United States is limited. That is, the part of the United States where sugar cane may be grown is comparatively small, because the combination of soil and climate which this crop requires are found only in a limited area. It is one of the most staple farm products in the world. The price is always good. In the San Benito country, where the climate permits sugar cane a full twelve months to mature and take on tonnage and sugar, where the soil is as rich as any in the world, and where the great gravity irrigation canal of the San Benito Land & Water Company guarantees a plentiful supply of water when needed, sugar cane is almost as safe an investment as government bonds and pays a larger return.

The soil of the San Benito country is particularly suited to the growing of sugar cane. It is a delta soil, many feet in depth and contains all of the elements required by sugar cane. Next to the San Benito country the best section in America for the raising of sugar cane is the Mississippi Delta of Louisiana. It was in this region that the sugar industry in America started. Everybody is familiar with its growth and knows the immense profits which have been realized there, the great fortunes which have been founded on sugar. The San Benito country has many advantages over the Mississippi Delta region. In the San Benito region the yield is nearly double; it is necessary to replant here only once in six years as against every second or third year in Louisiana; on account of the soil conditions the longer growing season and an evenly distributed water supply the amount of sugar per ton of cane is much higher here, consequently our cane is worth more; in Louisiana cane must be cut in October and is not allowed by the frosts to start growing again until late February or March; at San Benito it may be cut and harvested from November to February and grows right on through the winter, thus giving us a twelve months growing season, and a ninety to 120 day grinding season against an eight months growing season and a sixty days milling season in Louisiana.

We do not wish to disparage Louisiana or any other cane growing country in the world. Cane is a profitable crop wherever it can

be grown. We simply want to show you the superiority of the San Benito country over other cane growing regions. Experts the world over are beginning to realize this and large sugar interests from other cane sections are moving into the San Benito country. Experts who have examined conditions in the Lower Rio Grande Valley so far report that no sugar cane country in America equals it. San Benito is in the very heart of the Lower Rio Grande Valley. Mr. H. Studniczka, the celebrated sugar expert says:

"There is no better section in the world for the investment of capital in sugar plantations and sugar mills than the Lower Rio Grande Valley."

The irrigation system of the San Benito Land & Water Company has been in operation a little more than two years. Today there are 2,200 acres of sugar cane planted on the San Benito tract. Many thousand acres additional will be planted a year hence. Sugar cane has been successfully grown in the Lower Rio Grande Valley for the past forty years. **WE KNOW ABSOLUTELY WHAT IT PRODUCES.**

A yield of 35 to 40 tons to the acre in this country may be depended upon year after year without fertilization. The price is fixed by the price of sugar. The mill basis of 90 cents a ton for every cent a pound that sugar is worth the week the cane is sold gives, at 4 cents a pound for sugar (and it has remained in the neighborhood of 4 cents for years) \$3.60 a ton for cane. At 40 tons to the acre this makes a gross income of \$144 per acre year after year. The Ohio-Texas Sugar Plantation Company near San Benito has, after years of experience, compiled statistics which show the total cost of planting, cultivating, watering, harvesting and transporting to the mill, allowing for a mile and a half wagon haul, to be \$42 per acre. This leaves \$102 per acre net profit. For conservatism's sake, divide this by 2 and you still have \$51 net profit per acre year after year. **What crop will pay you better or is so sure?**

The San Benito Land & Water Company's lands are irrigated by the largest irrigation canal in the state of Texas. It is 37 miles long and 250 feet wide. It is the only gravity canal and the only navigable canal in the Lower Rio Grande Valley. More than 70 miles of main laterals or branch canals have already been constructed.

An INTERURBAN Railroad will be constructed over the San Benito tract, so that no farm will be more than a mile and a half from transportation either by water or rail. Work to be started immediately. This will make San Benito the best equipped cane region in the United States for transportation.

SAN BENITO is located on the MAIN LINE of the St. L. B. & M. Ry., 19 miles from Brownsville. It is the second city of the Lower Rio Grande Valley and the largest of the new towns in the Valley. It has a population of 1600, good schools, city water, lights, cement walks, churches, business houses and good hotels.

SAN BENITO has a splendid WINTER AND SUMMER CLIMATE and is rapidly becoming known as the most desirable location in Texas for a winter home. Cotton, alfalfa, winter truck, grapes and citrus fruits grow here to perfection.

IT WILL PAY YOU TO INVESTIGATE SAN BENITO. Choice Delta Lands on reasonable terms: One-third cash, the balance in five equal annual payments at 6 per cent. **WRITE FOR ILLUSTRATED BOOKLET.**

Send Coupon for Illustrated Booklet
Gentlemen: Please send me, without incurring any obligation to me, your illustrated booklet containing full information of your irrigated land.

Name

P. O.

R. F. D.

State

**San Benito Land
& Water Co.,**
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TEXAS