

# SAN BENITO, TEXAS

Where promises have been fulfilled, offers the greatest agricultural opportunity in America today. Farmers are now making from \$100 to \$500 per acre a year net from the products of their fields at San Benito where the climate permits twelve months of field activity each year, where the soil is as rich as any in the United States, where the largest and most efficient irrigation system in Texas is located.

We Cut  
Alfalfa  
From  
Six to  
Ten Times  
a Year  
and Get  
From 3/4  
to a Ton  
to the  
Acre Each  
Cutting



Farmers  
Have  
Paid  
For  
Their  
Land  
With  
One Year's  
Crop  
of  
Alfalfa  
Here

YEAR OLD ALFALFA FIELD AT SAN BENITO

## We Have Many Acres of Growing Crops to Show You

Alfalfa is only one of the many crops which may be grown at San Benito. The irrigation facilities, soil and climate of this region are particularly adapted to its growth. The alfalfa root strikes deep, consequently requires a deep soil. The soil of the San Benito region is of a delta character and is many feet in depth. Our mild and equable climate permits the crop to grow and flourish as well during the winter as in the summer and enables us to cut from six to ten crops a year. By our superb irrigation system we are enabled to put water onto the field as soon as the crop is cut, cured and hauled off, thereby giving it a fresh start and hastening it on to another harvest.

The price is steady in the neighborhood of \$18 per ton. It is a comparatively inexpensive crop to handle once it is planted and in portions of Kansas, Nebraska, Colorado, Arizona and California it is considered, because of its certain yield and staple price, the backbone of land values. Many of our planters have made more than \$50 an acre a year net on this crop.

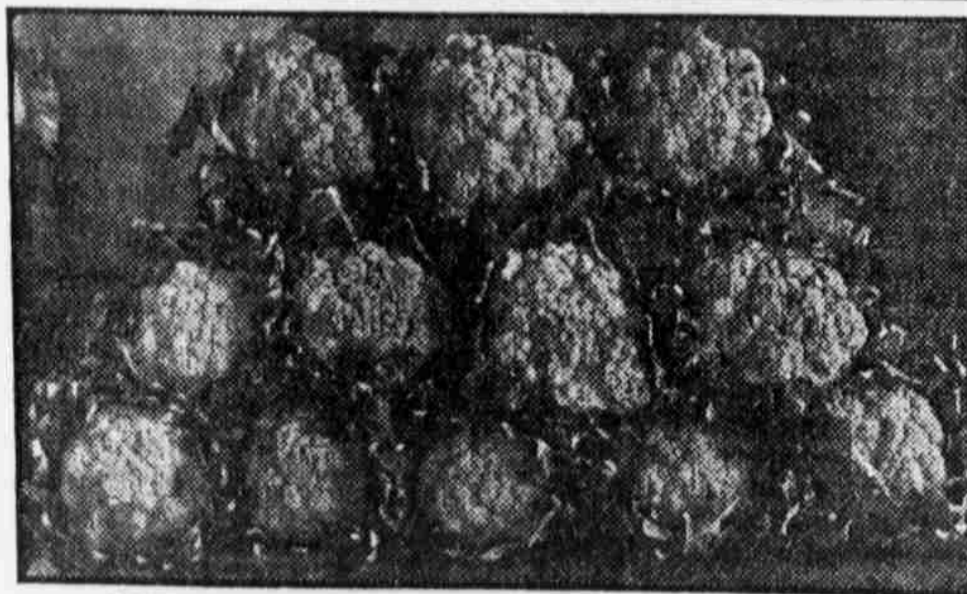
In addition to being a splendid alfalfa region San Benito is in the heart of the best sugar cane country in America. Planters now making from \$50 to \$100 per acre on sugar cane.

Cotton yields a bale to a bale and a half an acre here. Our climate and irrigation enable us to plant cotton in February and mature it early, ahead of the boll weevil, thereby insuring a good yield. The Lower Rio Grande Valley, in which San Benito is located, produced the first bale of cotton last year.

Broom Corn grows to perfection here and is the earliest on the market. It is now selling in the neighborhood of \$300 per ton. We get two crops a year and about a ton to the acre from the two crops.

Winter Garden Truck of all kinds yields abundantly here and we get it on the market when it brings the highest price. Our farmers are now shipping cabbage and making from \$300 to \$500 per acre therefrom. Cauliflower, Bermuda onions, beans, potatoes, okra, lettuce, egg plant, celery, tomatoes, cantaloupes and peppers do splendidly and have netted more than enough from one crop to pay for the land on which they grew, and all improvements.

San Benito has shipped more truck this year than all the rest of the Lower Rio Grande Valley, in which it is located. San Benito has a larger acreage in cultivation than any irrigation proposition in the Lower Rio Grande Valley. San Benito is the largest new town in the Lower Rio Grande Valley; has a population of 2,000; only 2 years old; good schools, lower and high grades, eight teachers, in charge of former Columbia University professor; cement walks, city light and water, churches, good stores and splendid class of people. It will be one of the more important cities in Southwest Texas.



JANUARY CAULIFLOWER—\$300 PER ACRE NET

San Benito has the largest and most efficient irrigation system in Texas. San Benito has unsurpassed transportation facilities. On main line of St. Louis, Brownsville and Mexico railroad. Main canal navigable. Interurban system which will cover entire tract now building. No farm will be more than a mile and a half from transportation. San Benito has ideal location for winter homes. Finest climate in America. Twenty miles from Gulf and good beach. Land for sale on an arm of the sea.

San Benito is attracting widespread attention as the best agricultural opportunity in the United States. It is ideally located in the southernmost part of the United States. Its climate is mild winter and summer. Average mean temperature 72.8. Summers not so warm as cities as far north as St. Louis and Chicago. Its irrigation system is conceded to be the finest in Texas, one of the best in America. Gravity canal, 37 miles long, 250 feet wide, 20 feet deep, 70 miles of constructed laterals. 40,000 acres of rich delta soil, varying from a dark sandy silt to a rich chocolate loam.

### SEND COUPON FOR ILLUSTRATED BOOKLET

San Benito Land & Water Co., Box B, San Benito, Texas.

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

Name .....

P. O. ....

R. F. D. .... State ..... (No. 7)

Land may be had on reasonable terms, one-third cash, balance in five equal annual payments  
**Investigate San Benito Now**

**San Benito Land & Water Co.**  
Box B, San Benito, Texas, Alba Heywood, President