

# EVERY CONDITION OF SUCCESS

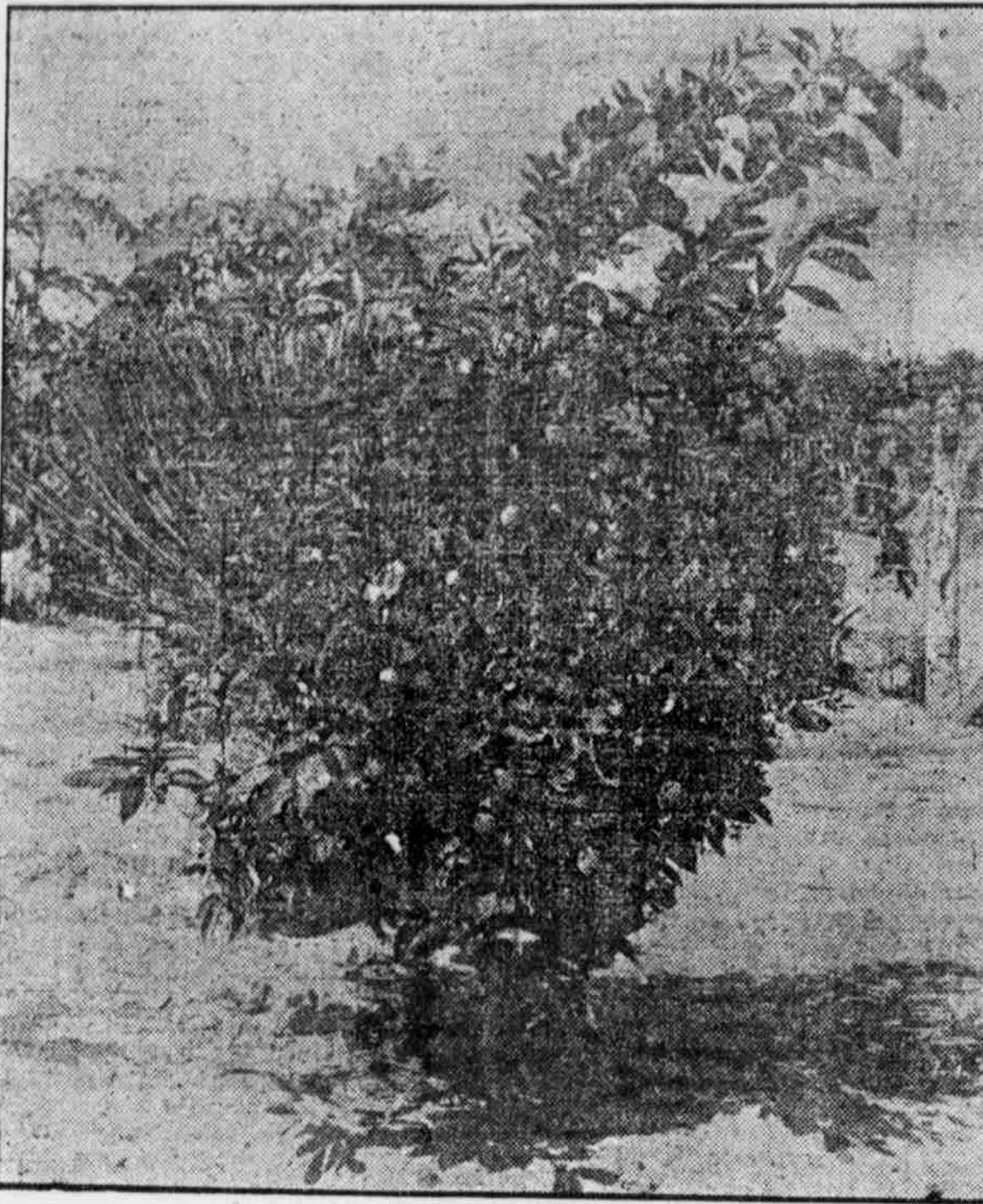
is found at MISSION in the wonderful Gulf Coast Country of Texas, for the fruit grower, truck grower, or general farmer. Why not locate in a country where two, three and four crops are grown in the same year on the same ground? Investigate this opportunity now

## A Chance for a Fortune and Independence

Owing to the advanced development of the Lower Rio Grande Valley, its demonstrated success, its ideal climate and soil conditions, its abundant water supply, its excellent location with reference to transportation, freight rates and markets, we believe that the opportunity to secure an irrigated farm at Mission at the present low prices and on the present favorable terms, presents attractions unequalled by any other proposition on the market.

Land on this proposition has now been on sale three years and there are still many good selections to be had. We would advise anyone who wishes to avail himself of this opportunity to arrange to go as soon as possible in order to get the advantage in matter of selection. All we can do is to show you the opportunity and point the way. If the opportunity looks good and the way easy, get on the train and investigate for yourself. We do not ask you to believe anything except what you see. All we want is a chance to show you. Are you willing to be shown?

There are two points which govern land values. First, density of population; second, productiveness of the soil. When a soil is productive it will attract settlers, but no matter how productive the soil may be, unless the facilities for transporting the product of that soil are to be found, the land itself is practically worthless. The greatest enhancer of land values is a railroad, because it at once furnishes the means of transporting the product of the soil to the market, and brings in settlers to till the soil. Productive land may go begging at \$1 per acre,



A GROWING ORANGE TREE AT MISSION

## We Make No Representations that We Cannot Prove

but as soon as its productiveness is assured, this same land immediately rises in value by leaps and bounds, and the increase in land values goes steadily on and on.

The St. Louis, Brownsville & Mexico Railroad passes directly across this land and four trains pass over this road daily. Another railroad is now building into this valley south from San Antonio. Mission is almost directly south of San Antonio on an air line and right in the path of this proposed new road.

The man who contemplates a new location asks himself, "Can I make money there?" With conditions so favorable as at Mission, Texas, the answer must be, emphatically, yes. With its wealth of resources this section is certain to be the scene of a development more wonderful, in rapidity and scope, than any other section in Texas. It is full of money making possibilities. The southwest was ever the golden land of opportunity. It is the place to get a start. The openings available require the expenditure of but little money and spell independence for every man with the foresight to recognize the opportunity and the strength of purpose to grasp it.

In the past history of the Central States, the early settlers, both on the farm and in the town, have been the ones to profit most by the country's development. Those who have taken up the land earliest have gained most by its subsequent rise in value. Likewise the early settlers on this tract will reap the greatest benefit from its development.

## Join the Money-Makers of the Rio Grande Valley

There is not a day in the year when one cannot market some product from a farm at Mission.

Our planters are growing Bermuda onions on a larger scale than ever. The Lower Rio Grande Bermuda not only comes into market earlier than any other, but possesses a better flavor and brings the top of the market to the grower.

Last year some of our onion growers netted, over all costs of growing, harvesting and marketing, an average of \$250 per acre profit.

You can raise two crops of vegetables at Mission during the year and then plant your land in cotton or corn. Figs, citrus fruits, grapes and pecans are being planted by the hundred acres. Alfalfa, another staple, is also very successful.

The La Lomita Lands have every condition of success. They have passed the experimental stage—irrigation and quick transportation facilities to the large markets of the Mississippi Valley and the East, have made large yields and big profits a practical certainty.

Mission growers reach the northern markets weeks ahead of the products of other sections, thus insuring enormous profits.

The Gulf Coast Country is a delightful place in which to live. The climate at Mission is semi-arid, the winters are mild and pleasant, and the summers pleasantly tempered by Gulf Breezes. The annual mean temperature is 72.8 degrees. There is no more healthful region in America.

We have here in addition to the most equable climate in the world, the fertile delta soils of the Lower Rio Grande Valley, with an adequate irrigation system supplying an abundance of water for irrigation of every acre of ground. This water comes from the Rio Grande River, is heavily laden with silt and fertilizes the soil with every irrigation. There is an abundance of cheap labor at all times to harvest the crops.

This fertile delta soil, under the influence of the semi-tropic climate, produces vegetation, fruits, sugar cane and alfalfa in mid-winter that find a waiting market in the northern states at net profits per acre of from \$100 to \$500.



## "We Prove it at Mission"

That nowhere in America are beets, citrus fruits, figs, grapes, alfalfa, sugar cane, cauliflower, celery, strawberries, cotton, corn, onions, cabbage and radishes more successfully grown. Being below the frost line, with the richest soil in America, in a climate dry, mild, invigorating, with water at your command at all seasons of the year, you have every possible advantage. You have twelve months of growing season and you can raise three and four crops on the same ground in one year.

Commensurate with the profits the price of the land is insignificant, but you should investigate this proposition now while the price is within your reach. Next year it will cost more. Mission is the best, most prosperous and liveliest little city in the valley, where there are more opportunities for good business locations than anywhere else in Southwest Texas.

A trip of investigation will not be expensive. Twice each month you can buy round trip tickets via the different railroads to Mission at low rates. Write us TODAY for full information. We invite your correspondence and the strictest investigation.

### Send at Once for Free Information

Mission Land Improvement Co., Mission, Texas

Gentlemen: Kindly send me full information concerning your Irrigated La Lomita Lands, prices, terms, etc.

Name .....

Postoffice .....

R. F. D. or St. No. .... State .....

## Mission Land Improvement Co.

Mission, Hidalgo County, Texas.