

# Big Land Sale Extraordinary!

# THREE FARMS AT PUBLIC AUCTION

10:00 A. M. **FRANKLIN, NEBRASKA** EACH DAY

# MONDAY: TUESDAY, MARCH 15: 16

The Louisville Real Estate and Development Co., as agents for Mr. R. E. Holland, will sell his entire estate at Public Auction, on March 15 and 16th, Monday and Tuesday, promptly at 10 a. m. each day. This comprises the three farms and personal property as outlined below; Mr. Holland in retiring from active business life, thought it best to dispose of his entire holdings in this manner and the public is indeed fortunate to have a chance to buy this valuable property at what they choose to pay for same; this is a positive sale without reserve or by-bids and regardless of price—the only kind this company participates in, so it behooves everyone to attend a sale of this kind and take advantage of whatever opportunity that may present itself.

This entire property is located excellently, two farms having a long frontage on the wonderful Sunflower Trail, the best road in Franklin county, also within the shadows of the beautiful town of Franklin, which has recently taken great strides towards a bigger and better city, having commenced an up-to-date sewerage system and shortly to install a "white way" along its business section. This in itself bespeaks progress and should indeed prove an inspiration to any prospective settler besides living in a community whose citizenship is unsurpassed by any.

## FARM No. 1 <sup>320 Acres</sup> In 3 Tracts MONDAY, MARCH 15th

**LOCATION**—Two miles due north of Franklin, and having one half mile frontage on the famous Sunflower trail, also one mile frontage on what is called "Ford Avenue," one of the best roads in the county, and bounded on the east by a road equally as good, being South Half Section 18, Township 2, Range 14.

**IMPROVEMENTS**—An excellent six-room residence in splendid state of repair, having well water in the house; one large stock barn with hay-room 16x18x40 ft. and sheltering 60 head of stock; corn crib 30x32 with 10-ft drive-way for housing vehicles. This building also has a good stock shed on the east 30x32; one sheet iron garage and tool shed; one granary 14x16 in good repair, and two chicken houses with cement floors.

**SOIL**—This farm is in a high state of cultivation located excellently and especially adapted for stock raising and general farming. The last planting was: corn 80 acres, wheat 20 acres, oats 10 acres alfalfa 50 acres, hay meadow 50 acres, and balance in good pasture. Corn and oats yielded above the average last year.

**THIS FARM SUB-DIVIDED INTO TRACTS A B AND C AS FOLLOWS TO BE SOLD SEPARATELY AND THEN AS A WHOLE THE HIGHEST PRICE PREVAILING.**

**TRACT A**—80 acres ¼ mile frontage on the Sunflower Trail, also ¼ mile frontage on Ford Avenue, and only two miles from the city limits; has excellent building site; one-half in cultivation adaptable to corn and wheat and balance in hay meadow.

**TRACT B**—160 acres; contains all the improvements mentioned above and having one-half mile frontage on Ford Avenue; one-half of this acreage in corn, 25 acres in alfalfa and 35 acres of this land under woven wire. The balance of this tract in pasture, and under woven wire. This is a complete farm in itself and awaiting an owner with foresight and judgment; this is worthy of investigation.

**TRACT C**—80 acres ¼ mile frontage on Ford Avenue, also ¼ mile frontage on the east by an excellent road; ½ of this acreage in pasture, the balance suitable for tillage, 20 acres in corn last year. This tract also has a beautiful building site facing south or east.

**THIS FARM SOLD AT THE RESIDENCE MONDAY, MARCH 15th AT 10 A. M., THE PERSONAL PROPERTY IMMEDIATELY AFTER.**

## FARM No. 2 <sup>160 Acres</sup> In 2 Tracts MONDAY, MARCH 15th

**LOCATION**—Three miles north and one mile east of Franklin and situated on two of the best roads in the county, having a frontage of ½ mile on the west and ½ mile on the south, being South West One-Fourth of Section 8, Township 2, Range 14.

**SOIL**—60 acres in high state of cultivation; at the present time in wheat, the balance in hay meadow.

**THIS FARM SUB-DIVIDED INTO TRACTS A AND B AS FOLLOWS SOLD IN SEPARATE TRACTS AND THEN AS A WHOLE, THE HIGHEST PRICE PREVAILING.**

**TRACT A**—80 acres; is located on excellent roads both west and south and having a beautiful building site; thirty acres of this land in wheat at the present time, and the balance in hay meadow.

**TRACT B**—80 acres; has a frontage of ¼ mile on the south with an ideal building spot, 30 acres in wheat at present and the balance in hay meadow.

Here is a farm cut into smaller tracts that should appeal to the most modest investor; liberal terms will be announced the day of the sale at which time far sighted persons will take advantage of this opportunity. In buying smaller tracts of land, which at the present time should appeal to the retiring farmer or business man desiring more than a mere building lot, several things should be considered. Here you would have a good garden spot, cows and chickens, a desirable building location one of the best roads in the county and close to one of the coming towns of the state with excellent market facilities, schools and churches of several denominations; the people make a community and its citizenship is unsurpassed by any. Many a man retiring from active business life make a grave mistake by sitting down and doing nothing which is diametrically opposed to the plan of being happy, as idleness breeds unhappiness, and unhappiness breeds disease, and disease death. So live an open air existence that army life proved was the best and at the same time deal the old "high cost of living" a knockout blow.

**THIS FARM SOLD MONDAY, MARCH 15th—ALL ARE REQUESTED TO ATTEND FARM SALE NO. 1 AT THE RESIDENCE AT WHICH PLACE THE EXACT HOUR OF SELLING THIS FARM WILL BE ANNOUNCED.**

## FARM No. 3 <sup>400 Acres</sup> In 4 Tracts TUESDAY, MARCH 16th

**LOCATION**—Three and one-half miles south and one mile east of Franklin, being South West One-Fourth and West ½ of South East One-Fourth of Section 20, and North East One-Fourth of Section 29, in Township 1, Range 14.

**SOIL**—200 acres in cultivation, 130 acres of which is in wheat at the present time, and 70 acres ready for corn; the balance is in pasture fenced with three barbed wires and has a creek running through it with plenty of timber for shelter in winter and shade in summer, also affords plenty of wood and posts for fencing.

**TRACTS A, B, AND C, CONTAINING 240 ACRES AS FOLLOWS TO BE SOLD SEPARATELY AND THEN AS A WHOLE, THE HIGHEST PRICE PREVAILING.**

**TRACT A**—80 acres; half in cultivation and ready for corn in the spring, balance in pasture. This tract has one-half mile frontage on the west and one-fourth mile frontage on the south; has splendid building sites on the two good roads.

**TRACT B**—80 acres; all in wheat at the present time and in excellent shape with one-fourth mile of good road frontage facing south.

**TRACT C**—80 acres; one-third farm land, a portion of which is in wheat and the balance in pasture. There is a creek with natural shelter for stock on this tract; one-fourth mile of road frontage on the south.

**TRACT D AS FOLLOWS TO BE SOLD ALONE AND NOT COMBINED WITH OTHER TRACTS SELLING AS A WHOLE.**

**TRACT D**—160 acres with moderate improvements consisting of residence, horsebarn, cow barn and under-ground silo and windmill, also an everlasting spring of fine pure water; one-fourth of this land in wheat at the present time and the balance in pasture which contains a creek with natural shelter (timber) in winter and shade in summer, also wood and posts for fencing. This tract has one-half mile frontage on the Sunflower Trail assuring excellent location and ready market at all times.

**ALL ARE REQUESTED TO GATHER AT THE RESIDENCE ON THE N. W. CORNER OF N. E. ONE-FOURTH OF SECTION 29, BEING ALSO THE N. E. CORNER OF CHAS. PALMER'S FARM, ALSO LOOK FOR FREE AUTO SERVICE TO PLACE.**

## LIVE STOCK, ETC. MONDAY, MARCH 15th

100 HEAD OF EWES WITH LAMBS 100  
100 head of young ewes with 100 lambs by side, more or less.

15 HEAD OF HORSES 15

Brown mare 16 years old, in foal to jack, weight 1400; gray mare 12 years old, wt 1300; gray horse 12 years old, weight 1250; bay mare 7 years old, 1300, in foal to horse; bay mare 8 years old, weight 1250, in foal to horse; brown mare 5 years old, weight 1200, in foal to horse. All of the above horses are broke to use any place by anyone and only one with a blemish of any kind; 2 horse colts coming 3-years old in spring; horse colt coming 2 years old in the spring; 2 horse colts coming 1 year old in spring; 1 mare colt coming 1 year old in the spring; 1 jack mule coming 1 year old in spring.

12 HEAD OF CATTLE 12

5 head of milch cows, fresh and are the choice of a herd; 7 head of winter calves.

12 HEAD OF PIGS 12

12 head of winter pigs, good ones.

**FARM MACHINERY, ETC.**

McCormick grain binder; McCormick mower; Deering mower; Deering hay-rake; Jay Hawk hay-stacker; power lift hay sweep; McCormick corn binder; P. & O. lister; Jainesville lister; Canton disc harrow; Avery riding cultivator; Famous Ohio 2-row cultivator; John Deere disc or shovel cultivator; 2 Canton walking cultivators; J. I. Case gang plow, 14-in. with new lays; 16-in walking plow; 3-section harrow; 2-section harrow; 10 hole Hoosier grain drill; Little Hoosier corn stalk drill, hand or belt power ensilage cutter; Wynona wagon with box; metal wheel low wagon and rack; sheep shearing machine with grinder; P. & O. 2-row weeder; Rod prairie breaking plow; 2 single row weeders; kerosene tank heater; feed grinder with fine and coarse; 5½-in. burrs, 115 ft of 1½ inch rope; 3 hay slings; 3-prong grapple fork; double harpoon fork; 4 sets of work harness; 3 portable hog houses; wagon box; roll new woven wire fencing and some that has been used; 2 scoop end-gates; wool press and some twine; heavy blacksmith anvil; heavy blacksmith vise; blacksmith's forge; post drill with bits; also feed bunks, hog troughs, barbed wire, bolts, clevises, small tools and other articles.

**ALL PERSONAL PROPERTY SOLD AT THE RESIDENCE ON FARM NO. 1 MARCH 15 AT 10 A. M., IMMEDIATELY AFTER FARM SALE.**

### Auctioneers of National Fame

Assigned to this sale. Don't fail to hear them. Free auto service at all times to look over property, also on days of sale. Call on the owner or Company's representative at the Lincoln Hotel. **Free Lunch on Grounds.**

## \$50 IN GOLD GIVEN AWAY FREE

### Railroad Fares Refunded

To all out of town purchasers within a radius of 200 miles. In case of cold weather bon-fires will assure comfort to all. **RAIN OR SHINE** we will sell this property. **LIBERAL TERMS** announced on days of sale.

D. C. Clarke  
General Mgr.

# Louisville Real Estate & Development Co.

J. I. Losson  
Sales Mgr.