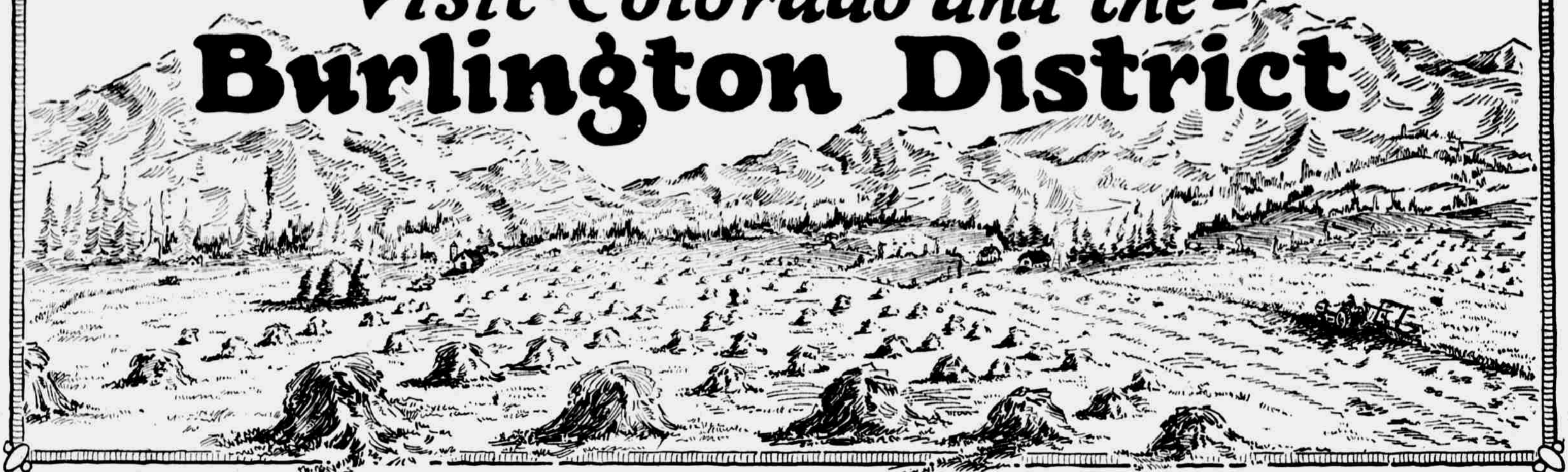


Visit Colorado and the - Burlington District



"The Proof of the Crops is in the Yield Thereof"

Burlington Farmers Will Benefit Most By Better Prices

When the upturn comes in prices of farm products, where will you be?

Will you be a farm renter turning over a good share of your crop to the landlord, or will you be operating some \$250 an acre farm, struggling with your overhead and wondering if the cost of production will be greater than your income?

Before you find yourself in either of these situations visit the Burlington country. It will enable you to determine your future course, to make an intelligent forecast of your probable farming success, and the time to give this consideration is now.

The following editorial reproduced by courtesy of Capper's Farmer possesses significance to the far-sighted land investor:

The Way the Wind Blows

Farm commodity prices are bound to get better. We fear to prophesy as much as does anyone who tries to keep a decent regard for truth, but we believe that somebody ought to be saying this, so we say it. It is difficult to imagine anyone who could not see this very apparent fact. Prices for farm stuff are going to be better, materially so. You couldn't prevent it if you tried.

In this respect we prefer to take the comeback of the sheep and wool market and the prices for hogs as evidence rather than to juggle with economic records. Buyers have been wading through snowdrifts out in Idaho and Wyoming buying wool that won't be off the sheep's backs until June or July. Hogs have been climbing steadily for some time. A big spring pig crop no doubt will make hogs cheaper next winter, but even at that they very likely will be making a profit from corn for the man who raises them.

Coming back to economic records for further indications of the way the wind is blowing, the United States Department of Agriculture says that 10 crops decreased \$21.22, or 59 per cent, an acre from 1919 to 1921. These 10 crops constitute nine-tenths of all American agricultural production. In 1919 they were worth \$35.74 an acre. In 1921 they had dropped to \$14.52 an acre. At the close of the Civil War these same crops were valued at \$14 an acre and they declined to \$8, about 40 per cent, but they were until 1896 in reaching the bottom of the decline. After that farm products prices advanced to \$18.49 in 1913 and touched the peak, \$35.74, in 1919.

It is quite popular to chart our after-war course now by what happened following the Civil War. It is a most inaccurate and unreasoning thing to do. Conditions of our own country and of the whole world are wholly different from what they were after the Civil War. And wholly unlike conditions cannot produce like results in economics and trade any more than they can in making a cake or mixing concrete. But there is one most cheerful fact in the comparison of values by the Department of Agriculture. That is that it took 32 years, until 1896, for farm prices to reach the bottom after the Civil War, but following the World War it required only three years for farm prices to hit bottom. And that is what has happened. We're going up now.—Capper's Farmer, March, 1922.

A Suggestion to Auto Tourists

If you are interested in land investments, here is a suggestion that will be approved by any Auto Club along your route. Cross over and get on the nationally known Pike's Peak "Ocean-to-Ocean" Highway, which follows the main line of the Rock Island Railroad across the country through Colorado. This is one of the best kept highways in the United States, and once a tourist has traveled this route he will choose no other.

Good Accommodations at Burlington

Arrange to spend a night at Burlington. You will find a good hotel, and it is then a leisurely drive to Denver or Colorado Springs. You will have an opportunity to see the wonderful crops that are now in the making in the Burlington District.

A cordial welcome will be given you by the business and social interests of the city. You will learn that the phrase, "Truth in Advertising," as applied to the claims of the Burlington developers, has a genuine meaning.

Iowa and Nebraska Well Represented

Don't make any superficial or surface inspection of the country. Find out who the land owners are, where they come from. You will learn they hail from such widely scattered Nebraska counties as Kimball, Cheyenne, Red Willow, Custer, Holt, Madison, Cumings, Burt, Butler, Saunders, Jefferson—in fact, all over the state. Iowa and other states also claim their share of land owners.

All of this indicates an appreciation of the country from farmers and investors in both high and low-priced land farming sections—and from the corn farmer as well as the big scale wheat farmer.

Observe the Crops

The small grain harvest will soon start. Notice the stands of wheat, corn, alfalfa, milo, kaffir, sudan grass and similar forage crops, the pinto beans and garden vegetables. Visit some of the finest pure bred live stock farms in Eastern Colorado. Find out what the hog raiser thinks about the climate. Your friends will probably ask you about Burlington—be prepared to tell them.



Location

Burlington is 413 miles from Omaha, 167 miles from Denver. On the main line of the Rock Island, Omaha to Denver and Colorado Springs, also Kansas City to Denver. A few hours' ride enables the Burlington resident to spend Sunday in the Rocky Mountains or view the Pike's Peak country.

Through Lean and Fat Years Burlington Developers Believe In Burlington District

The original development of the Burlington District started back in 1916. At that time none of those interested foresaw the tremendous boom to land sales and farming activity that accompanied the high prices for farm products during 1918-19. They based their original belief in its future on the normal prices for farm products, on the normal demand then existing for good low-priced farm land.

Nor did they foresee the depression that was coming in 1920 and 1921, with its low prices for farm products and lack of active interest in land investments. Men with less confidence at the approach of this period would have abandoned the country with the first signs of the storm, but the Burlington developers were something more than fair weather sailors.

Today, 1922, finds them in a more optimistic frame of mind regarding its future than at similar time during its development. No more remarkable tribute to a new country can be given than the steadfast devotion of the group of Burlington business men to furthering colonization work in their country. It is a guarantee to the prospective investor that men with vision, courage and energy are back of his undertakings in the Burlington district.

See the Harvest at Burlington \$16.78 Round Trip From Omaha

By special arrangement with the Rock Island Railroad, the Burlington District Board has secured low homeseekers' rate to Burlington. It is effective from Omaha and points East for the first and third Tuesdays of each month, next date being July 4th. It applies to parties of five. The cost is one fare plus \$2.00, making the rate from Omaha \$16.78. See the harvest soon to start.

Burlington Publicity Board

This publicity campaign is being conducted and paid for by the following, all of whom maintain offices and live at Burlington, Colo. They welcome inquiries from those sincerely interested in getting a farm home or a safe investment.

Erwin Land Co.
Bentley Land Co.
F. A. King & Co.
Fundingsland Inv. Co.

A. W. Winegar
Powell Land Co.
Swenson Land Co.
A. P. Tone Wilson Jr. Land Co.

Now-is the time to buy-Burlington Land

