

Farms for Everybody

NEBRASKA LANDS

Howard, Greeley, Valley and Sherman Counties

VANDECAR & BRADLEY

OFFICES:--ST. PAUL AND WOLBACH, NEBRASKA

REFERENCE: The Independent, First National Bank, Lincoln; Omaha National Bank, Omaha

We Lead Others Follow

Read the following list of lands through carefully. We have many other tracts of land for sale, and, if nothing in this list meets your requirements, kindly write us in detail as to what you desire. We solicit correspondence, and we will take pleasure in sending you a special list of lands to suit your particular wants, if you will simply advise us as to what kind of a property you desire and the amount of money you want to invest.

HOWARD COUNTY.

- No. 1. S. E. 1-4 sec 8, township 14, range 10, one of the finest pieces of land in Howard county. It is all level, all cultivated, fine soil, and located within one mile of St. Paul. Price, \$5,500.
- No. 2. 520 acres, located near two good markets. This is one of the best propositions in land now on the market. 200 acres of this land are cultivated, 75 in hay meadow, balance in pasture, the pasture being well sodded with tame grass. The place is exceptionally well improved with frame buildings, good orchard, plenty of timber, it is watered with good wells and running water and it is all fenced and cross fenced. It is surrounded by an exceptionally good country and is a first class farm in every respect. Price and terms of sale on application.
- No. 3. 400 acres, well located, good frame improvements, well and windmill, 200 acres cultivated, balance in grass and pasture. Soil first class. Price, \$25 per acre.
- No. 4. 280 acres, 70 acres plowed, 8 acres alfalfa, balance in hay and pasture; 10-room frame house, good cellar, frame barn for 8 horses, large hay loft, 16 ft. wide shed attached to barn, good corn crib, granary, cattle shed, tubular well, windmill, land all fenced and cross fenced, set of cattle scales. Price, \$4,600.
- No. 5. 160 acres near Elba, 40 acres plowed, balance grass. Price, \$1,600. This land is rolling land, but the soil is a good clay soil and the farm is all right for a man with limited means for stock purposes. Easy terms of sale will be made.
- No. 6. 320 acres north part of Howard county, about 8 miles from Elba, 100 acres plowed, balance in grass, good soil. Price, \$3,600; easy terms.
- No. 7. 370 acres near St. Paul, 210 plowed, 30 alfalfa, 130 pasture and feed yard, good frame improvements, 3 wells, two windmills, creek, good timber, fine young orchard. This is a splendid valley farm, soil is first class. Price, \$38 per acre.
- No. 8. 160 acres near Elba, 100 acres level land cultivated, balance in grass. Price, \$3,000. We can sell another 160 acres of grass land with this, making 320 acres, for \$4,600.
- No. 9. 160 acres east of St. Paul, 70 acres cultivated, balance in grass, frame improvements. Price, \$1,600.
- No. 10. 160 acres near Farwell, 85 acres plowed, 60 pasture, 15 hay, sod improvements. Price, \$2,600.
- No. 11. 160 acres 12 miles north of St. Paul, 135 plowed, 20 pasture, 5 hay; frame improvements, first class soil. Price, \$4,500.
- No. 12. 640 acres of land near Elba, 500 cultivated, balance grass. Frame improvements, well and windmill. This land is rolling land, soil rich black loam. Price, \$9,000.
- No. 13. 160 acres north of St. Paul, 85 acres cultivated, 30 acres pasture, pasture fenced, balance grass. Good well and granary on this land. Price, \$3,000.
- No. 14. 160 acres about 9 miles from
- St. Paul, 55 acres plowed, balance raw land. Price, \$2,600.
- No. 16. 240 acres 7 miles from St. Paul, 160 cultivated, 80 acres pasture, good frame improvements, well and windmill, rich black soil. Price, \$5,000.
- No. 17. 80 acres of fine valley land near Elba. All this is under cultivation and well improved with new buildings. Price, \$40 per acre.
- No. 18. 11-2 acre plat joining the townsite of Elba. Just the place for raising chickens and truck farming. Price, \$150.
- No. 19. 160 acres near Elba, 60 acres under cultivation, balance grass. 10 acres pasture fenced. Sod improvements. Good well, good soil. Price, \$2,800.
- No. 20. 200 acres near St. Paul, 115 plowed, 55 hay meadow, 30 pasture, pasture fenced. Good well. Small frame house. Price, \$26 per acre.
- No. 21. 80 acres, 60 acres plowed, 70 acres could be plowed, no other improvements, soil good. Price, \$1,600.
- No. 22. 800 acres. Good ranch property, all first class soil, land all fenced, 2 sets of buildings; this farm is arranged for handling stock, it has good yards, sheds, cribs, stock scales, hog houses, 2 wells, windmills, cisterns, tanks, and other things necessary for raising or feeding cattle and hogs. A part of the land is cultivated and more can be plowed if desired. Some of the land is rough, but it is good pasture and hay land and makes a first class stock farm. Price, \$13.50 per acre.
- No. 23. 160 acres near Wolbach, 120 level land under cultivation, 40 acres fenced in pasture, good frame improvements, first class soil, well and windmill. This is a splendid farm and well worth the money asked for it. Price, \$6,000.
- No. 25. Several grass quarters ranging in price from \$1,200 up. These lands are all well located and are just the thing for small cattle men.
- No. 26. 160 acres near Brayton, 80 acres good farm land most of which is level. All first class soil. Price, \$2,200.
- No. 27. 160 acres near Wolbach, 80 acres cultivated, balance in grass, frame improvements, good well and windmill. Price, \$3,200.
- No. 28. 160 acres 1 mile from German church and school located on Fish creek. 70 acres cultivated, 10 acres ash timber. Price, \$2,800.

VALLEY COUNTY.

- No. 29. 320 acres, 3 miles north of Arcadia in sec. 35, township 18, range 16. 140 acres plowed, 60 acres fenced in pasture, balance used for hay land. Good frame improvements, well, windmill, good black soil, a splendid place for combination farming and stock raising. Price \$4,200.
- No. 30. 160 acres 5 miles from Arcadia, N. E. 1-4 6-17-15. 45 acres plowed, 40 acres more good plow land on this quarter, fine alfalfa land, small frame improvements, land all fenced, rich black soil, good well and windmill. Price, \$3,000.
- No. 31. All of sec. 15-17-13, 640 acres

of elegant grass land near North Loup. This section of grass abuts the famous Mira valley and is a fine section for a cattle man. 200 acres of this section would make good plow land. Hay was cut all over the section last season. Price, \$8 per acre.

No. 32. All of sec. 21-17-13, which is some better than our No. 31. This section could be divided into four good farms. Our price is \$12.50 per acre for the whole section. Easy terms of sale can be made.

No. 33. 200 acres near Arcadia, about one-half of which is under cultivation, no other improvements. Soil is first class. Price, \$16 per acre.

No. 34. 160 acres near Arcadia 80 acres of level land cultivated, balance good grass. No other improvements. Price, \$2,100.

No. 35. 160 acres, 40 acres plowed, balance in grass, school house near one side of land. 40 acres more can be plowed. Price, \$1,400.

No. 37. 160 acres, 50 acres cultivated, much more could be plowed, balance in grass, soil rich black loam. Price, \$1,600.

No. 38. 320 acres, 110 acres cultivated, balance in grass. Price, \$3,200.

No. 39. 160 acres about 8 miles from North Loup, 100 acres cultivated, frame improvements, but not in very good condition. Price, \$2,100.

SHERMAN COUNTY.

No. 40. 640 acres near Ashton, being the S. 1-2 sec. 16, S. W. 1-4 sec. 15, and N. E. 1-4 sec. 21, all in township 15, range 13; 470 acres cultivated, 40 acres meadow, balance in pasture; land is all fenced and cross fenced; good brick house, good frame house, frame barns, granaries, corn cribs, cattle and hog sheds. The farm is watered with running water and 2 good wells and windmills. This is without doubt one of the best farms in Sherman county. The soil is a rich black loam and is adapted to the raising of any kind of agricultural plants. The place has to be seen to be appreciated and will bear careful examination. Price, \$27.50 per acre. Grazing land can be bought near this land.

No. 41. 320 acres near Litchfield; 140 acres cultivated, balance in pasture and grass; frame improvements, well and windmill. Price, \$5,000.

No. 42. 320 acres near Rockville, all grass land, most of which is exceptionally good alfalfa land. Price, \$13.50 per acre. Easy terms of sale.

No. 43. 800 acres, 350 acres cultivated, 450 acres grass, good frame improvements, land all fenced and cross fenced; soil first class; two good wells and windmills; this place is one of the best ranches for feeding cattle in this section of the country. It is in the heart of a good corn belt, is well located for grass and rough feed and has splendid railroad facilities. Price and terms of sale will be given on application.

No. 44. 160 acres 5 miles from market, 90 acres cultivated, balance pasture,

frame improvements, well and windmill. Price, \$3,900.

The following Nos. in Sherman county are of a gently rolling nature. The lands are all adapted to combination farming and stock raising. Part of these lands are now under cultivation, but none of them have any improvements on. The soil is all first class and the grass cannot be beaten. This is the best chance for the man of moderate means to buy a farm that he will have for some time. These lands are located in a good country where prices are sure to advance and we are now offering them at such prices and on such terms of sale that they will soon go. It will pay the reader of this list to give these lands his careful consideration.

No. 45. S.W. 1-4 30-16-16; price \$1,400.

No. 46. N. 1-2 S.W. 1-4 31-16-16; price \$900.

No. 47. W. 1-2 S.E. 1-4 and N.E. 1-4 S.W. 1-4 20-15-16, and N.W. 1-4 N.E. 1-4 29-15-16; price \$1,600.

No. 48. W. 1-2 S. W. 1-4 20-15-16, and E. 1-2 S.E. 1-4 19-15-16; price \$1,800.

No. 49. W. 1-2 S.E. 1-4 and E. 1-2 S. W. 1-4 19-15-16; price \$1,600.

The last three properties, Nos. 47, 48, 49, consisting of 480 acres, will be sold for \$4,800 if taken in one sale.

No. 50. N.W. 1-4 32-15-16; price \$1,500.

No. 51. N. 1-2 S.W. 1-4 and S. 1-2 N.W. 1-4 8-14-16; price, \$1,600.

No. 52. N.W. 1-4 17-14-16, and N. 1-2 N.E. 1-4 18-14-16; price, \$2,400.

No. 53. N.E. 1-4 17-14-16; price, \$1,800.

The last two properties, Nos. 52 and 53, consisting of 400 acres will be sold for \$4,000 if taken in one sale.

No. 54. S.E. 1-4 12-14-16; price \$2,000.

No. 55. S.E. 1-4 7-13-16; price \$2,000.

No. 56. N.W. 1-4 20-13-16; price \$1,500.

No. 57. N.E. 1-4 17-13-16; price \$1,600.

No. 58. S.E. 1-4 17-13-16; price \$1,400.

No. 59. S. 1-2 N.W. 1-4 and N.W. 1-4 S.W. 1-4 6-13-16; price \$1,300.

CUSTER COUNTY.

No. 60. 177 acres of choice irrigated land; new frame house, barn, granary, milk house, good well and windmill; 10 acres of alfalfa; soil a black sandy loam; part of this land is now under cultivation, balance in hay meadow and pasture; irrigation ditch passes one corner of the land; and the laterals are all made so that practically the whole tract of land can be irrigated. This is a good deal in an irrigated farm. Price \$3,600.

We have a great deal of land for sale in this county ranging from 160 acres up which we can sell cheap and on easy terms of sale. If you are interested in Custer county write us.

HARLAN COUNTY.

No. 61. N.W. 1-4 sec. 17, township 2, range 20, 125 acres cultivated land, balance in pasture; a nice farm, good black soil, small frame improvements; located within one-half mile of Stamford and in the heart of one of the best alfalfa districts in the state. Price, \$2,200.

For further information call on us at either of our offices or address us by letter,

VANDECAR & BRADLEY, St. Paul and Wolbach, Nebraska