

FARMS

For Everybody.

GENERAL FARMS
ALFALFA FARMS
FRUIT FARMS
WHEAT FARMS
STOCK FARMS

Land Values Increasing.

The west is rapidly increasing in population and everything indicates that the tide of immigration is only commencing. Foreign immigration to the United States this year will far exceed that of any like period in the history of the nation. The east is already over-populated. The next five years will add more to the population of the west than the past twenty-five years. The eyes of the nation are looking westward, and the center of population of the union is drifting toward the setting sun.

The unprecedented activity of the great railroad corporations of the country in the construction of new roads in every part of Nebraska and the west, at a cost of hundreds of millions, is ample proof of its rich and inexhaustible resources. The American railway magnates are the shrewdest financiers in the world, and when they invade a country with their bands of steel it is safe for land buyers and business men to follow them. The better parts of Nebraska are today a network of railroads.

Agricultural land in the east has reached its limit of valuation for agricultural purposes; it will no longer pay a reasonable interest on the money invested; hence little if any profit will be realized from investments in land in the east. Rich agricultural land can be bought in Nebraska now for one-third of what it will be worth in five years; so that, aside from the profits realized from the crops raised on Nebraska farms, substantial returns will be received from the increase in the value of the land.

A Partial List.

The following described property only represents a small part of the lands we have for sale. In making these selections we have endeavored to make them as representative as possible of the land in the various counties.

We have resident representatives in each county in the state; these men are thoroughly familiar with their respective counties—have been over every foot of the land—and will give prospective buyers absolutely reliable information.

Twenty Years Experience.

Twenty years experience dealing in Nebraska real estate enables us to give more valuable information as to character and value of land in the various parts of the state than anyone with less experience. We cheerfully give the benefit of this experience to all customers.

Fillmore County.

This county is located in southeast Nebraska, 80 miles west of the Missouri river and about fifty miles southwest of Lincoln. It is convenient to the Omaha stock markets, and enjoys a grain rate to Chicago on a parity with western Iowa. The soil is a rich black loam, gently undulating surface, clay subsoil, and no soil known will stand more moisture or drought. There is less land unsuitable for cultivation in Fillmore county than in any other county in the state.

No. 760. 160 acres close to town; 140 acres under cultivation, 20 acres in pasture. House, barn, granary and corn crib. Close to school. Price \$6,200.

Best watered, best improved and most productive county in the west. Come and see it.

No. 761. 200 acres 6 1/2 miles from good town on two railroads; close to school; 175 acres under cultivation; small grove and orchard; good 6-room house, barn 32x40, new; granary, double corn crib, etc. This is an attractive farm. Price \$8,500.

No. 762. 160 acres, 120 in cultivation; good soil; 5-room house, barn, granary, cribs, etc. 4 miles from Geneva, half mile to school. Price \$40 per acre.

No. 763. 160 acres finely improved; house, barn, granary, cribs, hog house, chicken house, well, wind-mill, etc. 3 miles to good town, near school. This farm is cheap at \$7,500.

No. 764. 80-acre farm, 3 miles to town, one mile to school, rich black soil; 5-room house, barn, granary, etc. A good farm. Price \$3,750.

No. 765. 80 acres near town, 65 acres fine hay and pasture, 3 acres alfalfa; 10 acres cultivated; all fenced. No buildings. \$2,400.

No. 766. 80 acres 2 miles from town, all under cultivation, small house nearly new, barn and granary. Price \$3,000.

No. 767. 160 acres, 1 mile from town, no buildings, 15 acres pasture, balance cultivated. Good investment. Price \$40 per acre.

No. 768. 80 acres, 2 miles from town, all cultivated, small house and barn. Price \$3,500.

No. 769. 320 acres, gently rolling prairie land; 270 acres cultivated, good buildings; 3 miles to town. This is a very choice farm. Price \$42.50 per acre. \$5,000 cash and balance on time.

No. 771. 240 acres mostly in cultivation; orchard and small grove; house, barn, granary, etc. Extra good improvements and a splendid farm. Price \$10,100.

No. 776. 325 acres 5 miles from Geneva; one of the best farms in the county; 210 acres under cultivation; 12 acres of alfalfa; large fine buildings. Price \$50 per acre.

No. 780. 320 acres 6 1/2 miles from Geneva; 225 acres cultivated, two sets of improvements. Will make two good farms. Price \$15,100.

No. 508. 200-acre farm, well improved, 3 miles from town, close to school. Price \$40 per acre.

No. 509. 480 acres in high state of cultivation; 30 acres in alfalfa; two sets of improvements; grove and nice bearing orchard; 4 1/2 miles from town and half mile from school. Price \$45 per acre.

No. 510. 490 acres, 100 in meadow and pasture, balance cultivated. Good improvements, 5 miles from town. Price \$37.50 per acre.

No. 509. 160 acres, 140 cultivated, 4 miles from Geneva; well and wind mill; clear of incumbrance. Price \$6,500. Easy payments.

No. 643. 250-acre farm joining the town of Shickley. Fairly good buildings. Will divide if desired. Swedish settlement. Price \$46 per acre.

No. 782. 160 acres, 3 miles from Strang, 7-room house, barn for 10 horses, hog house etc.; some alfalfa, fine ash grove, fruit, fenced, 100 acres cultivated; rural mail delivery; telephone in the house. Price \$45 per acre. Mortgaged for \$2,500 to run for 4 years at 5 per cent.

No. 889. 80 acres 4 miles from Geneva, all under cultivation and all fenced. Fruit, good improvements, rural mail delivery. Price \$3,500.

No. 892. 160 acres, 4 1/2 miles from Geneva; all under plow, tame grass and alfalfa. A large barn, granaries, cribs, well and wind mill, all fenced. Price \$7,000.

No. 897. 160 acres, 100 under cultivation; 2 1/2 miles from town, fair buildings, small orchard. Price \$5,200.

No. 900. 160 acres joining the town of Fairmont, fine large buildings. A most desirable farm and home. Price \$9,000.

No. 911. 160 acres, no building but all under plow and all fenced. Price \$5,000.

No. 916. A fine creek farm, 160 acres, 7 1/2 miles from Geneva, timber and running water; fine bottom land with good buildings. This is an extra fine place for stock. Price \$8,800.

No. 1098. 320 acres, all fine land; 200 acres under cultivation; 5-room house, barn for 16 head of horses, double granary, etc. 1 mile from market, 1 mile to school, well and wind mill, small orchard; good grove. Price \$16,000. \$8,000 cash and balance to suit at 5 per cent. 1/2 of corn crop goes to purchaser.

Saunders County.

This is probably the leading agricultural and stock raising county in the whole state. All kinds of grain and grasses grow abundantly. Timber, orchards and splendid water. Thrifty towns, very best schools and a desirable and prosperous class of citizens. Can't miss it if you located in Saunders county. Close to market.

No. 671. 320 acres, 7 1/2 miles from Valparaiso, and 4 1/2 miles from Dwight, 170 acres cultivated; fenced; house, barn and flowing well; buildings in good repair; near school; some timber; on west Oak creek bottom. Price \$46 per acre.

No. 536. 80 acres, all cultivated but 12 acres; all fenced; bearing orchard; splendid buildings; 4 miles to town of Agnew. A bargain at \$45 per acre.

No. 535. 80 acres, splendid buildings, nearly all under cultivation; good neighborhood; close to school. Price \$45 per acre.

No. 508. 80-acre farm, half tame grass and half wild grass; no buildings; 3 1/2 miles from Valparaiso. Price \$35 per acre.

No. 505. 160-acre farm 4 miles from Valparaiso; first-class house and other outbuildings; good orchard. This is a beautiful home. Price \$45 per acre.

No. 506. A splendid quarter section farm; highly improved. It is cheap at \$50 per acre.

No. 1070. 80-acre farm 2 miles from Valparaiso; house, barn and all necessary buildings; \$40 per acre. Will trade this with fine residence for larger farm.

No. 1071. 40-acre farm, or can be divided into 240 and 160; good improvements. Price all together \$45 per acre.

No. 1072. 160-acre farm, small house, good barn, 75 acres under plow, all fenced, good water. 3 miles from Valparaiso, and very cheap at \$35 per acre.

No. 1073. 80-acre farm; all bottom but about 4 acres; good house and barn; orchard; all under cultivation; 2 1/2 miles from Valparaiso. Price \$4,500.

No. 1074. 160-acre farm; house, barn, orchard, well and wind mill, 110 acres under plow, all fenced, 3 1/2 miles from Valparaiso. Price \$42.50 per acre.

No. 1075. 80 acres; good house and barn; nearly all under plow; good neighborhood. Price \$40 per acre.

1076. 80-acre fruit farm, house, barn, well, 40 acres in fruit—sold over 3000 bushels of fruit last year. Mile and quarter from Valparaiso. Price \$5,000.

Harlan County.

This we believe to be the banner alfalfa county of Nebraska. On every foot of land in cultivation in Harlan county, the crop this year will sell for as much as is asked for the land. Located in the great Republican valley, and some three hundred farms have changed hands in the past eighteen months. Land values have increased 20 per cent in the same period and any one who wishes to buy land there at prevailing prices must act at once.

No. 617. 160 acres on Republican river south of Republican City; all level, all bottom land, 7 feet to water; 25 acres in alfalfa, all fenced, good house, barn and other necessary farm buildings. Price \$40 per acre.

There is not a foot of waste land in this county; the soil is rich and productive.

No. 627. 880-acre stock farm, new 15-room house and other good buildings; 400 acres under cultivation; 400 acres in pasture; 40 acres in alfalfa; half mile of running water; 200 acres of alfalfa land; fenced and cross fenced. Price \$30 per acre. Bearing orchard.

No. 628. 260 acres 6 miles from Huntley; price \$2,000.

No. 629. 160 acres 9 miles from town; 40 acres in pasture; 55 acres cultivated; price \$1,500.

No. 643. 320 acres, new frame house, barn and other buildings; 200 acres cultivated; 3 miles from town; price \$7,200.

No. 661. 320 acres—160 under cultivation, 7-room house, good barn with large hay mow; 3 1/2 miles from town; price \$15 per acre.

No. 678. 175 acres; 125 cultivated, 15 in bearing orchard, good frame house, pasture fenced, all level land except 10 acres; a choice farm; price \$4,000.

No. 679. 160 acres, 70 in cultivation, plenty of hay; 2 1/2 miles from town; price \$1,800.

No. 689. 240 acres 2 miles from Huntley; 80 acres cultivated; 100 acres level, balance rolling; fairly good buildings; a good dairy farm; price \$4,500.

No. 681. 160-acre farm 3 miles from town; 110 acres cultivated, 2 acres in alfalfa, 60 acres bottom land suitable for alfalfa, plenty of timber for fuel; price \$4,000.

No. 735—400-acre stock farm; new 8-room house and other buildings; 140 acres cultivated, 8 acres in alfalfa, 19 acres ash timber; near school; 220 acres pasture; owner's wife sick and must seek different climate; price \$14 per acre.

No. 736—160 acres, 75 pasture and balance cultivated; running water; plenty of timber for fuel; 2 miles from town; price, \$3,500. This is a snap; good bottom land and plenty of alfalfa land.

No. 737—320 acres, 300 as level as a floor, 80 in pasture; small frame house, barn, cribs, etc., some alfalfa; 1/4 mile to school; this is a choice farm; price, \$23 per acre.

No. 749—1500 acres in this stock farm; 1400 acres deeded land and 100 acres school land leased; 400 acres of fine timber which is a continuous source of revenue; 600 acres including the timber is in pasture, balance under cultivation; 200 acres bottom and suitable for alfalfa; 80 acres in alfalfa now; bearing orchard; good frame house and other out buildings; 4 1/2 miles from town; easy terms, price \$18 per acre for the deeded land and will assign the lease to the school land.

No. 743—680 acres 1 1/2 miles from good town; exceptionally fine improved farm; 200 acres cultivated. Sickness in the family cause for selling. Price, \$23 per acre.

Red Willow County.

Here are to be found some of the most tempting investments offered in the west. The crop on any piece of land in this county will sell for more than is asked for the land. Prices are rapidly advancing, and the amount of land changing hands is surprising. Many farmers from the eastern states have within the past few weeks bought large bodies of land in this county; the snags are being gobbled up. The outlook is bright for a beet sugar factory at the county seat, as the sugar beet industry is developing rapidly. Last year only a few acres were put out as an experiment and this year there is a large acreage in sugar beets and the yield is much better than was hoped for.

No. 741—37 1/2 acres joining the town of McCook; 10-acre orchard 14 years old; 9 acres in alfalfa; 16 1/2 acres in pasture; good house, barn, and other buildings; 2 wells and overhead irrigation ditch; one mile to the postoffice; price, \$3,700.

You can plow every month in the year.

No. 742—260 acres; 110 acres under plow, balance in pasture; 160 acres level, balance rolling; sod house with shingle roof, frame stable, granary, cribs, etc.; all fenced; 7 miles to McCook; price, \$2,200.

Wheat averages 20 to 40 bushels per acre.

No. 744—400 acres, 10 miles from McCook and six miles from railroad town; 125 acres under cultivation, sod house, frame granary, well and windmill; price, \$2,200.

You will be welcomed by all. A more hospitable people never lived.

No. 745—160 acres 3 1/2 miles from McCook; 70 acres cultivated; 60 acres first bottom and 80 acres second bottom; all fenced; splendid alfalfa and sugar beet land; price, \$2,250.

We have more sunshine, pure air, good water and happy people than in any other state in the union.

You can make more money raising alfalfa and small grain than you can make farming in the east on high priced land.

No. 747—160 acres, 80 cultivated, 145 tillable, 15 rough; 3 1/2 miles from McCook; price, \$1,700.

Our lands are increasing in value every year. Tempting opportunities for homeseekers.

No. 748—480 acres 4 miles from Indianola, 200 acres cultivated, balance pasture; frame house and all necessary farm buildings. A fine farm and nicely located; price, \$4,000.

Purchasing land in this country is like buying young stock; it grows into money day and night.

No. 749—1720 acres, 200 cultivated, all fenced; 2 1/2 miles of timber along the creek. Good house and barn and other buildings. 1080 acres deeded land and 640 acres school land leased. Price of the whole ranch, \$10,800. Low interest and easy payments with payment of half cash.

Sell your high priced land and come out here and make an investment that will make you money every day in the year.

No. 750. 326 acres nearly all smooth, 220 acres cultivated, all fenced, 7-room frame house, barn, etc. 100 acres in pasture, 2 miles from McCook. Price \$7,000.

Why rent land; be independent; labor for yourself. Once here you will never leave. Our farmers are making money.

No. 752. 160 acres all level, 100 acres cultivated, balance pasture. Frame house, stable, etc. 9 miles to McCook. Price \$1600.

Our lands are so situated that we can locate several parties together if desired. See your neighbors and ask them to join you in buying one of these large tracts. It is cheaper in large bodies.

No. 752. 1,000 acres, all bottom, all fenced and cross fenced, 200 acres cultivated, 180 acres in alfalfa, which makes 4 to 5 tons per acre each year; 3 groves that furnish abundance of shade, shelter and fence posts. Frame house, barn, cattle shed, hog pens, chicken house, granaries, corrals. This land lays on the Republican river, greatest depth to sheet water 28 feet. Nearly every foot of this land will raise alfalfa and sugar beets. Price \$12.50 per acre. With reasonable cash payment will try to make terms to suit purchaser.

No. 753. 160 acres all level, all fenced, 100 acres cultivated. Frame house 36x40, 7 rooms, brick foundation, and other buildings. Half mile to school. Price \$2,100.

No. 754. 160 acres, 98 in cultivation, 155 tillable. Frame house, old; well and pump, 6 miles from McCook. Price \$1,400.

No. 755. 160 acres, 100 acres cultivated, 130 tillable, small house, well and wind mill, 9 miles from McCook. Price \$1,000.

No. 756. 320 acres, all fenced, 290 acres in cultivation, 90 acres pasture, rough, 2 good sod houses, frame barn for 8 horses, granaries, cribs, 5-acre hog pasture; five miles to Danbury, church and school across the road from house. Price \$3,200.

No. 767. 400 acres, 175 under cultivation, nearly all tillable; all fenced, 20 acres cottonwood grove, small bearing orchard, 40 acres alfalfa, frame house and barn, 2 wells and wind mills, granaries, cribs, etc. 3 miles from town. This farm is in the famous Beaver Valley.

No. 1029. 480 acres, 360 under cultivation, frame house, well and wind mill, stream crosses one corner of pasture. The crop on the farm will bring as much as we ask for it; good neighborhood. 3 1/2 miles to town. Price \$5,000.

No. 1030. 960 acres, one mile from town, 5 miles from McCook; nearly all tillable; 400 acres under cultivation; 640 acres fenced; 240 acres alfalfa land. 320 acres of this is school land leased, 20 years to run at a rental of \$24 per year. 7-room house, stable and other buildings. Would make two or more splendid farms. Price \$8,700.

No. 1031. 320 acres all alfalfa land, all level, lays up to the depot, 120 acres under cultivation; some hay land, stone house, cribs, granary, etc. 2 wells and wind mills; price \$8,000.

No. 1032. 480 acres, 246 in cultivation, balance rough; frame house, granary, cribs, stable, etc. 4 acres alfalfa; some trees and orchard. 6 miles to town. Price \$8 per acre.

No. 1033. 640 acres, 6 miles to town, 300 acres smooth balance rough. Some improvements; 160 acres cultivated. A splendid stock farm. Price \$5 per acre.

No. 1034. 160 acres, 150 under cultivation, all fenced and all smooth but 30 acres; sod house, other improvements good; 10 miles to town. Price \$100.

No. 1035. 160 acres all smooth and level, 140 under cultivation, balance pasture; some timber; good improvements; 9 miles from McCook. Price \$12 per acre.

No. 1036. 210 acres, all alfalfa land, 200 acres under cultivation, 10 acres timber; some fruit trees; good house and barn and other buildings. 10 acres in alfalfa in hog pasture and 50 acres in alfalfa for hay. 2 miles from Bartley. Price \$13 per acre.

No. 1037. 160 acres all fenced, 130 acres under cultivation, 6-room house, good, all other necessary farm buildings. Joins the town of Indianola. Price \$3,200.

Buffalo County.

Is located about the center of Nebraska; well watered, rich productive soil. The Platte river runs through the county on one side and Wood river on the other side, affording splendid drainage, and along these streams are wide, fertile valley lands that cannot be beat for productive soil.

No. 736. 160-acre farm, 2 miles from Kearney. All alfalfa land; improvements worth \$2,000. 135 acres cultivated; orchard, Price \$50 per acre. \$500 cash and time on the balance.

No. 734. 720-acre stock farm, 6 miles from Miller; 200 acres cultivated; all under fence; 60 acres in alfalfa; improvements worth \$3000. An ideal stock farm. Price \$20 per acre, one-third cash and time on balance.

No. 735. 160 acres, 6 miles from Pleasanton. Price \$2,000.

No. 736. 160 acres, 3 miles from Gibbon, all in the valley, 100 acres cultivated; good buildings. Price \$30 per acre.

No. 737. 360-acre valley land, well improved, 3 1/2 miles from Elm Creek; 300 acres cultivated. Price \$37.50 per acre.

No. 801. 160 acres, 8 miles from Kearney, 5 miles from railroad station; 110 acres cultivated; 5-room house, barn for 12 horses, milk house, etc., orchard. Price \$4,500.

No. 802. 80-acre valley land; 1 1/2 miles from Odessa; 10 acres in alfalfa, no buildings. Price \$20 per acre.

Miscellaneous.

No. 1064—120 acres of alfalfa land, 4 1/2 miles from Chapman, Merrick county; all level second bottom land; 25 acres under cultivation, balance good hay land. Leased for 1/2 of crop and hay delivered in town. Price \$40 per acre. \$800 incumbrance due in five years at 6 per cent. Will trade this for good income property.

320 acres in Lancaster county, 2 miles from Raymond; 160 bottom land and balance upland, rolling. 200 acres under cultivation—all tillable. 5-room house, barn, well, granary, all good. Price \$45 per acre. Half cash.

No. 1069—320 acres in Sherman county; 290 acres in pasture; 24 acres in alfalfa and 40 acres in fine orchard; 50 acres in corn. Orchard fenced rabbit tight; 2 story frame house and other necessary out buildings. Price \$5,500.

No. 1064—1200 acres 6 miles from Orchard, Antelope county, soil black loam, 300 acres cultivated; fine large buildings. Price \$20 per acre. Can be divided.

No. 1051—Four quarter sections 1 1/2 miles from Orchard; 150 acres cultivated; black loam; no improvements; nice trees; produces good crops and luxuriant grass. Price \$3000.

No. 718—320-acre farm, 260 acres under cultivation, fenced; new 6-room house, new barn and all improvements good; rents for two-fifths delivered; price \$50 per acre. This is school land bought from the state and there is still due the state \$2000 that runs for 9 years at 7 per cent; no taxes to be paid on the land till this is all paid and deed given.

Exchange List

We have several fine ranch properties to trade for farm land or city property; farms to trade for city property; stocks of merchandise to trade for farm land; unimproved cheap western lands to trade for improved farms; in fact we can satisfy a man with almost any kind of a trade he may desire. If you have anything to trade, write us fully and we can undoubtedly submit some proposition that will meet your requirements.



WEBER & FARRIS,

1328 O Street Lincoln, Nebraska