

# Southwestern Nebraska.

## RED WILLOW COUNTY.

With its Fine Laying, Rich, Agricultural Lands,--Cheap Homes for All,--  
At \$6.00 to \$15.00 an Acre. By

S. H. COLVIN, RED WILLOW CO., NEB.

This county is located in the southwestern part of the state, in the southern tier, seventy miles east of the Colorado line. It embraces 900,800 acres of fine laying, rich, agricultural lands as can be found in the west. The lay of these lands is largely gently sloping, just enough to lead the surplus water to the draws. These slopes are miles in extent, and no where on the western prairies can be found more beautiful locations for fine farms. Large tracts can be had all smooth, fine land, every foot tillable, and a rich deep soil. Some of these slopes are somewhat cut up by canyons which give good, natural drainage, and make excellent pastures. Some are quite deep, with abrupt sides, which form fine natural wind-breaks for the protection of stock. These canyons vary in width from five to ten rods, and the bottoms are covered with a good coat of buffalo or blue stem grass.

### THE SOIL

is a dark loam, 2 to 5 feet deep, and is capable of producing large crops. It absorbs moisture rapidly and retains it near the surface with remarkable tenacity. There is no gumbo, or hard pan, but a porous subsoil, classified by geologists as "loess deposit," and is productive to a great depth. There are no ponds or sloughs, and no red roots, rock, gravel, sand, or anything else in the soil to hinder farming operations, and any common plow will scour without trouble. Those who have farmed in Iowa and here, find this soil the easiest worked and most productive they have ever tilled. Sixty acres of corn can be grown here with the labor required to raise forty in Iowa or Illinois.

### CROPS

The same kind of crops are grown here that are raised in Iowa. Good farmers raise fifty to sixty bushels of corn per acre. Wheat 30 to 40 bushels per acre, some fields a little more. Rye from 30 to 40 bushels per acre; barley 40 to 50; oats 50 to 60. The grass proceeds of the crop last year of some fields of small grain on one acre will pay for five acres of land; and many crops on 60 acres will pay for 100 acres. Some fields cultivated but twice yielded 80 to 70 bushels of corn per acre from broom corn, cane, millet, flax, buckwheat, and in fact all kinds of crops are grown here. Vegetables are easily raised, attain a large size, and are of the best quality. Little has yet been done in the way of experimenting with tame grasses; some timothy and clover have been sown. Alfalfa takes the lead of all tame grasses. It is cut three times a year and yields two tons per acre each cutting. It is greatly relished by stock and preferable to timothy or clover. Fruit trees grow remarkably well, and some orchards are in bearing. Small fruits do well.

### WATER

We have what is called "sheet water," which is about on a level with the streams, consequently the higher the land the deeper to water. In the valley water is obtained at a depth of ten to thirty feet, while on the divides at about 80 to 100 feet. Water is clear, fresh and pure, almost as soft as rain water, and the supply inexhaustible. A well twelve inches in diameter will supply 200 head of stock the year round. Wells are either dug or bored. The cost of boring and curbing is forty cents a foot. A well is preferable to running water, as there is no mud or waste land.

### THE REPUBLICAN VALLEY

noted throughout the United States for its beauty, runs through the central part of RED WILLOW COUNTY, while Beaver Creek valley, equally beautiful and fertile, runs through the southern part. Driftwood, Dry Ash, and Red Willow creeks all empty into the river in the county. Timber grows along these streams, where wood can be had for \$1 a load, and posts for five to seven cents a piece, split in the timber. As winters are mild and short, it costs but little for fuel.

### CLIMATE

The air is pure, light, and free from malaria. No asthma, Ague, malarial fever, and no malarial diseases of any kind here. Those suffering with throat or lung troubles are entirely cured or greatly benefited by coming here. A prominent physician, well and favorably known in the west, has remarked truthfully: "The climate of southwestern Nebraska will cure half the diseases humanity is subject to, east of the Missouri river." The summer seasons are long, with nights cool and refreshing. Spring comes early, and a large acreage is usually sown to wheat in February. For ten years past, wheat has been sown in California every year but one, and the ground in good condition for planting corn by the first week in April. Frost holds off late, and Indian summer, just the finest weather imaginable for picking corn and doing up fall work, lasts from eight to twelve weeks. The fall being dry, corn matures and ripens in good shape. No soft corn here. The winters being mild and short little feed is required for stock. For ten years past stock have not been fed three months a year. The prairie is covered principally with buffalo grass, which cures on the ground in the fall, and furnishes a good supply of winter pasture, and stock feed on it in the winter. Good feed is taken off the grass until Christmas, and sometimes in February. Stock is turned out on the prairie by first of April. The snowfall is light, seldom exceeding six inches, and usually the ground is bare and roads dry all the winter. But few snows here, and they are light and of short duration; there are but few days outdoors cannot be enjoyed comfortably. The wind, dry, but not bothersome, is a winning point in favor of this as a winter country. Three bushes of coal fed here will produce as much heat than four fed in the cold, damp climate of Iowa or Illinois, where such sudden and severe storms occur frequently, when all the best production properties of the corn are required to supply heat to ripen the cold. Take the above advantages of this country in connection with our cheap lands and low taxes, and there is more profit in feeding stock here than in Illinois or Iowa. This country is noted for its fine smooth roads. There has scarcely been a day in ten years but that a good team could draw a ton ten or twelve miles to market.

There are eighty-four school districts in the county, wherein school is taught by competent teachers, six months each year. Sunday school is held in nearly all of them, and in many preaching services. There are two railroads in the county. With the county out of debt, light taxes, low assessments, a county warrant is worth one hundred cents on a dollar, cash, every day in the week. The taxes on a quarter section are \$6 to \$15.

### McCOOK

HE IS SATISFIED.  
John F. Helm Came to Nebraska to  
Stay, and He is Proud to be  
Called a Nebraskan.

And to Claim Red Willow County  
as His Permanent Home.

### PROSPEROUS FARMER'S ADVICE.

A modest tribute from a practical farmer, a successful agriculturist, is the following from John F. Helm of Red Willow, going to prove conclusively the splendid possibilities of Red Willow county soil when tickled and caused to smile by the energetic husbandman:

RED WILLOW, NEB., Feb. 9th, 1891.  
S. H. COLVIN, McCook, Neb. Dear Sir: Your correspondence of November 30th is received and contents noted—you wishing to know of my success in farming in Nebraska, I am proud to say that I live in Nebraska—one of the best states in the Union—and in Red Willow county—one of the best counties in the state. I don't wish to boast as to what I have accomplished, nor concerning my financial standing; but having no axe to grind, no hobby to ride, I may safely make a plain statement of facts:

I came from Cincinnati, Ohio, to Kearney, Buffalo county, Nebraska, in 1875, moving on a rented farm on Wood river. Farmed two acres of ground with nothing but a hoe and garden rake. I tried to raise a good garden, but failed—the grasshoppers took everything, if it was green. Everybody was discouraged; but I rented a farm of Ezra Bryant of Poughkeepsie, N. Y. he then being a bachelor. He furnished me a half section of land, two teams, chickens, pigs and farming implements; also feed for the teams. Each was to furnish half the seed, but when spring came on I had no money with which to buy my seed. Through John H. Roe who was the U. land agent at Kearney, Mr. Bryant loaned me the money to buy my share of the seed. Mr. Roe writing up the mortgage on my part of the crop, if there should be any, and I was to pay him twenty-five per cent. for the money. I raised a good crop: Two thousand bushels of wheat which I sold at 90 cents per bushel, raised six six wire hog fences around the same; 8 acres of orchard consisting of apple, cherry, plum, pears, Russian apricots, crab apple trees, besides some small fruit. Trees are all doing well; raised a few very fine apples last year and more crab apples than we could use. In the way of improvement I have on this land one house one and a half stories high, 32x28 feet in size, with a cellar same dimensions walled up with stone, a kitchen 12x16 feet; a barn 30x45 feet with a basement 30x24 walled up twelve feet with stone, all frame and shingled, granary and crib one and a half stories high and 32x28 feet on the ground; a Fairbanks stock scales, self feeder for cattle, water tanks, windmill, three wells and force pumps to each mill; seventy-four head of cattle, forty fattening steers, seven tyne nine fattening hogs, eighty-two shots and pigs, twenty-four horses in all of which six are roadsters, seven Percheron Normans, balance common stock; farming machinery, two farm wagons, one spring wagon, road cart, grain drill, disk harrow, steel harrow, two wooden frame harrows, a steel binder, two cultivators, two stirring plows, hay rake, lister, potato digger, breaking plow, mowing machine and other tools, it were too tedious to mention. Well, this property I dug out of Nebraska soil, and I started, as you see, with very little.

I think there is no place like Red Willow county for a poor man. Now I don't advocate coming here as I did without anything, for I might try the same course over again and fail. I think a man ought to have from one to two thousand dollars to start with, and plenty of pluck and willingness to work. I have raised good crops right along, except in 1879, 1880, and 1890; but last year I raised good potatoes, one fourth crop of timothy and prairie hay and about one thousand bushels of corn. This year Red Willow county was awarded the eighth premium at the state fair on farm products, and would have taken THE FIRST PREMIUM if we had had more time in which to prepare our exhibit. It was, too, our first attempt and we had but four days in which to get the produce in shape. We have splendid crops this year; so good in fact that they knock the ordinary farmers cold, with their clamors for aid and nonsense about the state of Nebraska being bankrupt, and the government going to hell, etc. Don't you believe it, but vote for protection and republicanism in 1892 and you will have no occasion to regret it.

The outlook for the farmer is encouraging for the next two or three years at least. Prices are now good for all farm products: Wheat sixty-three cents per bushel, corn twenty-five cents, oats twenty-five cents. Think of it! Wheat this season yielded from fifteen to forty-five bushels per acre, rye twenty to forty-seven, oats thirty to eighty-five, potatoes one hundred to five hundred. I have been offered forty cents a bushel for nine hundred bushels of potatoes in trade at McCook, which I raised on three acres of land, some of the tubers were eleven inches long. With such prices and such crop what will become of the mortgage indebtedness? Why it will be paid off with this crop as soon as it can be marketed.

I think now is the time to come to Nebraska and buy land at ten dollars per acre, and pay for it with one crop. But you need not come to buy mine, for I am satisfied with Nebraska and I value mine at thirty dollars per acre and don't want to take that. But there is land as good as mine which can be bought at ten to eight to sixteen dollars per acre in Red Willow county, which is in the market, and now is the accepted time to buy it.

J. F. HELM.

# PARTIAL LIST

OF

## RED WILLOW CO. LANDS

FOR SALE BY

S. H. COLVIN,  
McCOOK, Red Willow County, NEBRASKA.

- No. 4. 330 acres, 300 acres good farm land, 30 acres pasture, 60 acres under cultivation, 8 miles from McCook, 10 acres in trees. Price \$2500.
- No. 17. 160 acres—\$1200. 120 acres fine farm land, 40 acres fenced in pasture, good well, 40 acres under cultivation, farm all fenced, 1 mile from creek with plenty of timber, 1/2 mile from church and school house, 2 miles to grist mill, 2 miles to postoffice, 7 miles to railroad station.
- No. 24. 160 acres at \$8 per acre, \$960, 8 miles from McCook, good well, 155 acres fine farm land and 5 acres good pasture, 35 acres under cultivation, 2 miles from timber.
- No. 35. 160 acres 2 miles from railroad station and 2 miles from creek and timber. 160 acres fine farm land at \$8 per acre—\$1280.00. 150 acres under cultivation, 10 acres in trees. Good well and some cheap buildings. Easy payments.
- No. 36. 160 acres 4 1/2 miles from McCook, 150 acres fine farm land and 10 acres fine pasture. Lots of timber, large sod house, well and pump, 40 acres pasture, 30 acres under cultivation. Price \$1600.
- No. 39. 80 acres 7 miles from railroad station. All level land. Price \$800.
- No. 47. 160 acres all nice farm land—valley land, 5 miles from railroad station. Price \$1600.
- No. 48. Price \$2000. 160 acres 5 miles from McCook, all fine farm land, 93 acres under cultivation, good well and fine water, frame house 14x18 ft., with addition 12x22 ft., good stables and sheds, 60 acres in pasture—fenced, level road to town and 2 miles to school house and church. Time on part.
- No. 52. Price \$8000. 356 acres of valley land 2 miles from McCook, all fenced and 1/2 mile river front, 100 acres under cultivation, 200 acres of good meadow land, 2 1/2 acres orchard, 3 good wells 20 feet deep, good windmill, 2-story frame barn 20x40 feet, frame house with 6 rooms, tame grass meadow, corn cribs, wagon shed and other buildings—a fine stock farm.
- No. 60. 400 acres 7 miles from McCook, 180 acres under cultivation—all fenced. Frame house 18x28-14 story, frame barn 18x28 2 story, well and windmill, 3 1/2 acres of orchard and 10 acres of grape. Price \$5000.
- No. 65. Price \$650. 160 acres 5 miles from railroad station, 130 acres fine farm land, 30 acres in pasture, 100 acres under cultivation.
- No. 66. 480 acres, 490 acres level in one body, 250 acres under cultivation, all fenced and cross fenced, cheap buildings, 12 acres timber—mostly ash, some walnut, 100 apple trees—60 bearing, 65 bearing peach trees, 2 wells and windmill, corral and pasture for hogs 1/2 mile to church and school house. Price \$4500.
- No. 67. 160 acres—100 acres under cultivation. Price \$8 per acre.
- No. 73. 575 acres at \$10 per acre all fine hay land 6 miles from two railroad stations, good 5-room frame house, barns, good well and windmill. All fenced in pasture. Easy terms.
- No. 74. 640 acres, 10 miles from railroad, 500 acres level upland, 70 acres timber bottom land, 30 acres in cultivation, 30 acres good timber, 10 acres timber planted on upland. Frame house, 5 rooms, 5 wells, one windmill, running water the year around, quite a number of stocksheds, 300 acres fenced and cross fenced. Price \$10 per acre.
- No. 75. 160 acres all fine land 6 miles from McCook. Price \$1500.
- No. 78. 160 acres 8 miles from railroad station, 100 acres fine farm land, 55 acres under cultivation. Price \$1200.
- No. 79. 80 acres 7 miles from railroad station, 60 acres farm land. Price \$600.
- No. 85. 160 acres 4 miles from McCook, 160 acres fine farm land, 18 acres under cultivation. Price \$1800.
- No. 87. 160 acres 6 miles from McCook, 130 acres fine farm land, 35 acres under cultivation. Price \$1600.
- No. 91. 155 acres nice farm land, 55 acres under cultivation, 500 walnut trees, house 14x21 ft., small sod granary and dugout, small fruit and cherries. About 6 miles from railroad station. 160 acres at \$6 per acre.
- No. 93. 160 acres 5 miles from McCook, 140 acres fine farm land and 20 acres fine pasture, small house, 25 acres under cultivation. Price \$1200.
- No. 96. 160 acres 10 miles from railroad station. Price \$800.
- No. 99. 160 acres fine farm land 3 miles to good railroad station, some improvements. Price \$1000.
- No. 100. 160 acres 9 miles from McCook, 10 acres fine farm land, 40 acres fine pasture, cheap improvements, valley land and near timber. Price \$6 per acre.
- No. 101. 160 acres 9 miles from McCook, 100 acres fine farm land, 15 acres under cultivation, cheap buildings and improvements. Price \$6 per acre.
- No. 102. 160 acres 8 miles from railroad station, 140 acres fine farm land, 70 acres fenced in pasture, 70 acres under cultivation, good cheap buildings, fine well and windmill. This is a rare bargain and will be sold for \$1200.
- No. 103. 80 acres 4 miles from McCook, 75 acres fine level farm land, 50 acres under cultivation, good well, cheap buildings, 10 acres fenced in pasture. Price \$800. Easy payments.
- No. 109. 160 acres, 130 acres fine farm land, Good house, well and windmill, other buildings, pasture fenced; 1/2 miles from McCook. Price \$1400.
- No. 110. 520 acres—130 acres under cultivation, 320 acres all fenced. Surface water and plenty of timber. Frame house 16x28, sod house 16x28 board roof, frame barn with room for 6 horses, good shed, well and windmill, 7 1/2 miles from McCook. Price \$5000.
- No. 112. 160 acres all plow land—60 broke out, 5 miles from McCook. Price \$1700.
- No. 126. 320 acres all fine farm land 3 1/2 miles south of McCook. Plenty of timber, running water, 100 acres in pasture, 100 acres under cultivation. Two good roomy sod houses, large stables, frame granary and several out buildings. 3 wells 40 feet deep, good wind mill, good meadow land. On public road and 1/2 mile to school house and church. Level roads to town. Price \$5000.
- No. 128. 640 acres 9 miles from McCook, 520 acres nice farm land, 90 acres rough, 180 acres under cultivation. Price \$12 per acre. Small payment cash, balance in 16 years at 6 per ct.
- No. 129. 160 acres 4 1/2 miles from McCook—\$1200. Good frame house, well with pump, 60 acres under cultivation, 130 acres fine farm land, 30 acres fine pasture. A fine stock farm. This joins No. 85.
- No. 178. 160 acres, price \$1400, school house on farm, timber and water, 130 acres fine farm land, 70 acres in pasture, good frame house, well and wind mill, hen house, stable, etc., 60 acres under cultivation, 6 miles with level road to McCook.
- No. 185. 160 acres, 130 acres level land, 30 acres fine pasture, 6 miles to railroad town. Price \$800. Time to suit purchaser.
- No. 187. 160 acres, 1 1/2 mile to railroad station, 150 acres level land, 10 acres pasture. Price \$1300. Terms to suit purchaser.
- No. 189. 160 acres, 130 acres level farm land, 30 acres fine pasture, 1 mile to McCook, 60 acres under cultivation. Fine orchard, good well and wind mill, good frame house, five rooms, frame barn and other improvements. Price \$3200.

The above list is only a partial one of what I have on my sale book. If you don't find what you want in this list write me for others. These lands can be bought on very easy terms: some by paying \$200 to \$300 cash and time on the balance; some by paying one-tenth of purchase price down and one-tenth each year thereafter. Remember, I show any of these farms free of charge. Many of these farms join each other and I can furnish you any sized farm from forty to two thousand acres. Should you desire any further information send stamp for reply and a descriptive circular of southwestern Nebraska to

S. H. COLVIN,  
McCOOK, Nebraska.  
Red Willow County,  
One block north of Depot, opposite Arlington Hotel.

CORRECTED EVERY FRIDAY.	
Butter	8 to 10
Eggs	10 to 12 1/2
Potatoes, per bushel	25 to 35
Corn	20 to 25
Oats	20 to 22
Wheat	52 to 56
Rye	40 to 50
Barley	20 to 25
Flour, per sack	1.10 to 1.20
Chickens, per dozen	3.50 to 3.75
Ducks, per dozen	3.00 to 3.50
Turkeys, per pound	10 to 12
Hogs, per cwt	3.75 to 4.00
Cattle, cows	1.50 to 2.00
Cattle, steers	3.00 to 3.50
Hides, per pound (green)	4 to 6
Hay	4.00 to 5.00
Alfalfa seed, per bushel	7.00



S. H. COLVIN,  
Real Estate Ag't,  
McCOOK, NEB.

Write him if you want bargains in farm lands. He has anything you want, and at the lowest prices and on most liberal terms.

