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

#### **RED WILLOW CO.,** S. H. COLVIN. 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 460,800 acres of as 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 pasture. Some are quite deep, with abrupt sides, which form fine natural windbreaks 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 incisture 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 "leoss 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 over 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 20 to 40 bushels per acre, some fields a little more. Rye from 30 to 40 bushels per acre; parley 40 to 59; oats 50 to 60. The gross proceeds of the crep last year of some fields of s nall grain on one acre will pay for five acres of land; and many crops on 60 acr 's will pay for 160 acres. Some fields cultivated but twice yielded 60 to 73 bushels of corn per sere. 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. Alfaifs takes the lead of all tame grasses. It is cut three times a year and Vailey. yields two tons per acre each cutting.

is the commercial centre between Hastings, Nebraska, and Denver, Colorado, a distance of nearly four hundred miles, and is destined to become a city of great commercial importance. It is pleasantly located on an eminence overlooking the Republican Valley. It is situated midway between Omaha and Denver, on the main line of The Great Burlington Route, who have made this a division point for terminal service, where \$40,000.00 are distributed monthly to the employes of the company. At this point the company have at great expense erected a fine brick round house and repair shops, with stalls for thirty engines. Engines becoming disabled are brought here from a distance of over two hundred miles for their repa'rs. They have erected a large two story depot, a freight house and a fine hotel. The city enjoys the benefits of a fine system of water works. It is on the Holly plan, and there are fifteen miles in operation, costing about \$70,000. The city is well lighted by elec-

tricity. The U.S. land office for this district is located here. There are three banks, The First National, Farmers and Merchants, and Citizens; two loan and trust companies, The McCook Loan and Trust Company, and The Nebraska Loan and Banking Co.; two wholesale liquor houses, Patrick Walsh and A. C. Clyde; Bowen & Laycock, have quite a jobbing trade in boots and shoes. Among our sulstantial general stores are C. L. DeGroff & Co. J. A. Wilcox & Son, Joseph Menard and H. Lawler; exclusive dry goods. L. Lowman & Son and J. Albert Wells; exclusive boots and shoes, Bowen & Laycock and J. F. Ganschow; drugstores, L. W. McConnell & Co., Albert Mc-Millen and Geo. M. Chenery; grocers, C. M. Noble and M. E. Knipple; livery stables, Corey

& Maddux and Marsh & Clark; lumber and coal, W. C. Bullard & Co. and the Barnett Lumber Co.; jewelers, Frank Carruth & Son and H. P. Sutton; book stores, McCook Book & Stationery Co.; meat markets, C. T. Brewer, F. S. Wilcox & Co. and Stone & Devitt; clothing, C. W.Knights and the Famous Clothing Co.; hardware, W.C. LaTourette, S. M.Cochran & Co.and T. N. Young: furniture, Pade & Son; cigar fac tories, J. H. Dwyer and Joseph Reizenstein; saloons, M. Alisuhuler, A.C.Clyde and P. Walsh, S. Strasser, and several smaller trades people with wellkept siores; flve churches, three newspapers, Tribune, Times-Democrat and True Democrat; three fine ward school buildings; five hotels, a one hundred barrel roller mill, two elevators-managed by Potter & Easterday and boan & Hart-who pay the highest price for grain of any city in the Republican

The business men of McCook have earned It is greatly relished by stock and preferable for the city the reputation of being the best

its live stock from 2,424,590 to 4,863,448; and their value from \$33,440,265 to \$86,023,808. Its manufactories, which numbered 1,403 in 1880, with products valued at \$12,627,336, have increased nearly three-fold in number and more than four-fold in the value of their products. aggregated in 1880 85,853,017 bushels, have since reached 200,000,000 bushels, and the true valuation of its real and personal property has risen from \$655,169,000 to at least \$1,500,000,000. Marvelous as is this showing, it is made to stand out in still bolder relief by the fact that not more than one acre in four of the arable land of the State has yet been brought under cultivation, nor have its various other sources of wealth been much more thoroughly proven. Rome was not built in a day, nor can Nebraska. exceeding in area three of the most productive kingdoms of Europe combined-England, Belgium and the Netherlands-attain the magnificent position that awaits her in the sisterhood of States, except by the slow development of those vast and varied natural resources with which she has been endowed. Nebraska not only lies within the great corn-

Typer

belt of the country-a fact which a large pro portion of intending settlers very properly regard as of paramount importance-but it is BY ACPUAL DEMONSTRATION the very finest portion of that belt. With much of its cultivable area as yet unbroken, and with a great er diversity of farming operations than is to be found in any other of the newer States or Territories, it produced in 1888 a corn crop of 144,217,000 bushels, and under equally favorable conditions the season of 1891 has seen even this immense crop largely exceeded.

A STARTLING COMPARISON.

The significance of these statements is, however, enormously heightened by three circumstances that cannot be too strongly impressed upon the public mind. The first is that for the last five years the corn crops of Nebraska have averaged a larger yield per acre than those of any other of the great cornproducing States. Second, that they have averaged a larger number of bushels per capita, either of those employed in raising them or of the entire population of the State, than than those of any other State or Territory, and most significant of all, that a larger percentage of the corn product of Nebraska during | if it was green. Everybody was discouraged; the last five years has been of a merchantable standard than of that of even the most favored of its rivals; the N sbraska farmer getting the highest market price for eighty-three and one-half out of every hundred bushels of cor> ae raises, while the tarmer in Illinois or Iowa for an example, has but sixty-eight bushels,in every hundred, of a marketable quality. These statements are taken, not from any doubtful source, not even from the usually

somewhat extravagant report of State officials, but from the perfectly independent, absolutely impartial and thoroughly trustworthy reports of the United States Department of Agriculture.

HOW TO GET TO MCCOOK.

All parties living on line of Chicago, Burlington & Quincy railroad, (Barlington Route,) can come to McCook without change of cars. Those living on the Rock Island territory. take the Chicago, Rock Island and Pacific to buncha or St. Joseph, then the B. & M. to Mc-Cook.

### HE IS SATISFIED.

Its crops of the three principal cereals, which John F. Helm Came to Nebraska to

Stay, and He is Proud to be Called a Nebraskan,

And to Claim Red Willow Connty 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., Dec. 9th, 1891. S. H. COLVIN, McCook, Nebr. 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, 1 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 state

ment of facts: I came from Cincinnati, Ohio, to Kearney, Buffalo county, Nebraska, in 1875, moving on acres of ground with nothing but a hoe and station. garden rake. I tried to raise a good garden. but failed-the grasshoppers took everything, but I rented a farm of Ezra Bryant of Pough-

keepsie, 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 tea:ns. 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 bundred bushels of barley; five hundred bushels of spring rye; two thousand bushels of corn. The next year I raised three thousand bushels of wheat, selling it at sixty | \$1600,

cents a bushel; two hundred bushels of corn. Had bad luck with three car loads of wheat threshed after a rain, which heated in transit



OF

WILLUW CO. LA

FOR SALE BY

# S. H. COLVIN,

### McCOOK,

KED

Red Willow County,

NEBRASKA.

No. 4. 320 acres, 300 acres good farm land, \$2500.

No. 17. 160 acres-\$1200. 120 acres fine farm

No. 34. 160 acres at \$6 per acre, \$960, 8 miles out, 5 miles from McCook. Price \$1700. from McCook, good well, 135 acres fine farm land and 25 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 large stables, frame granary and several out acres fine farm land at \$8 per acre-\$1280.00. 150 acres under cultivation, 10 acres in trees. mill, good meadow land. On public road and Good well and some cheap buildings. Easy payments.

No. 36. 160 acres 414 miles from McCook, 150 acres fine farm land and 10 acres fine pasture. Lots of timber, large sod house, well and under cultivation. Price \$12 per acre. Small pump, 40 acres pasture, 30 acres under cultivation. Price \$1609.

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

No. 48. Price \$2,000. 160 acres 5 miles from and were rejected, only thirty cents a bushel cultivation, good well and fine water, frame house 14x18 ft, with addition 12x22 ft., good

No. 109. 160 acres, 130 acres fine farm land. 20 acres pasture, 60 acres under cultivation, 8 Good house, well and windmill, other buildmiles from McCook, 10 acres in trees. Price ings, pasture fenced; 414 miles from McCook. Price \$1400.

No. 110. 520 acres-130 acres under cuitivaland, 40 acres fenced in pasture, good well, tion, 320 acres all fenced. Surface water and 40 acres under cultivation, farm all fenced, 1 plenty of timber. Frame house 16x28, sod mile from creek with plenty of timber, 1/2 mile house 16x28 board roof, frame barn with room from church and school house, 2 miles to grist for 6 horses, good shed, well and windmill. a rented farm on Wood river. Farmed two mill, 2 miles to postoffice, 7 miles to railroad 71/2 miles from McCook, Price \$5000.

No. 112. 160 acres all plow land-60 broke

No. 126. 320 acres all fine farm land 354 miles south of McCook. Plenty of timber. running water. 100 acres in pasture. 100 acres under cultivation. Two good roomy sod houses, buildings. 3 wells 40 feet deep, good wind 1/2 mile to school house and church. Level roads to town. Price \$5000.

No. 128. 640 acres 9 miles from McCook, 550 acres nice farm land, 90 acres rough, 150 acres payment cash, balance in 16 years at 6 per ct.

No. 129. 160 acres 4½ 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 \$1,400, school house on farm, timber and water, 130 acres fine McCook, all fine farm land, 90 acres under | farm land, 70 acres in pasture, good frame house, well and wind mill, hen house, stabling etc., 60 acres under cultivation, 6 miles with level read to McCook

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 clearfresh and pure, almost as soft as rain water, number. 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 run- ing advantages to the farmer that he woulning water, as there is no mud or waste land.

#### THE REPUBLICAN VALLEY.

noted throughout the United States for its WILLOW COUNTY, while Beaver Creek val- all kinds of small fruits and berries. ley, equally beautiful and fertile, runs through the southern part. Driftwood, Dry. Ash, soon and Red Willow creeks all empty into the river in the county. Timber grows beet in the world, and an analysis by the U.S. 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.

#### CUMATE.

The air is pure, light, and free from malaria. No asthina. Ague torknown and no matarial diseases of any kind here. Those suffering with throat or lung troubles are entirely cured or greatly benefitted by coming here. A prominent physician, well and favorably known in the west, has remarked truthfully, "The climate of soutawestern Nebraska will cure half the diseases humanity is subject to, east of the Missouri river." 'the summer seasons are 1 mg, with nights cool and retreshing. Spring o, cus early, and a large acreage is usually sown to wheat in February. For here. ten years past, wheat has been sown in rebruary every year but one, and the ground in good condition for planting corn by the first week in April. Frost holds off late, and Indoan summer, just the floest weather magmanie for picking coru and doing up fail work, lasts from eight to twelve weeks. The fail being dry, corn matures and ripens in good shape. No soft corn here. The winters being mind and short little feed is required for stock. For ten years past stock have not been fed three of it, without their accompanying drawbacks. months a year. The prairie is covered proacipally with buffalo grass, which cures on the which we are now concerned, lies sufficiently ground in the fail, and furnishes a good | far west to have its winters moderated and supply of winter pasture, and stoca fe d ou it cut short by the Chinook wind, a warm curin the winter. Good beef is taken off analy grass until Christmas, and cometimes in reb ruary. Stock is turned out on the plane w by enabling cattle to winter out-of-doors with first of April. The snowfall is haft, and m exceeding six inches, and usually the ground Effice and roads day all the winter. But few storms here, and they are right and of short ouration; there are out few days outwinning point in favor of this as a stock country. Taree bushels of com fed here will prosuce more desh than four fed in the cold. lamp climate of lowa or lilinois, where such corn are required to supply heat to repe, the cold. Take the above advantages of this country in connection with our energy lands feeding stock here than in Illinois or lowa. This country is noted for its fine smooth roads. There has scarcely ocen a day in ten years but that a good team could draw a ton ten or tweive miles to market.

There are eighty-four school districts in the While the Census of 1880 found Nebraska county, wherein school is taught by compe- standing eighth in the production of corn. tent teachers, six months each year. Sunday twelfth in the production of wheat, and fifschool is held in nearly all of them, and in teenth in number of cattle, it occupies in 1891 many preaching services. the fourth place among the Corn States. It There are two railroads in the county. With | has passed three of its former rivals in the the county out of debt, light taxes, low assess. production of wheat, and has stepped forward ments, a county warrant is worth one bun- to the tenth place in the number and value of dred cents on a dollar, cash, every day in the its live stock. Since the United States Census the week. The tauts on a quarter section are of 1880, the population of Nebraska has increased from 452,402 to 1,058,910; the number of \$6 to \$15. its farms from 63.387 to 141.107; the number of MCCOOK

commercial city in Southwestern Nebraska, and all kinds of produce and vegetables always bring a good price.

To those seeking homes, we say in all candor, come out and see for yourselves. Our soil and our climate, our prices and our people will compare favorably with any portion of the United States, and we cordially invite comparison. Red Willow county has at least 10,000 population, and within the next five years more will have at least double that

There are five towns in the county: McCook, Indianola, Bartley, Danbury and Lebanon. There are ten postoffices within the county and a number of country stores, thus affordnot otherwise possess.

### FRUITS.

The soil and climate here are especially adopted to growing apples, peaches, pears, beauty, runs through the central part of RED | cherries, apricots. strawberries and in short

#### THE SUGAR BEET.

Red Willow county produces the finest sugar chemist shows a greater percentage of sugar of any yet produced in the U.S., and a sugar factory costing at least \$1,500,000 is among the various enterprises which will eventually be located at McCock. The profit to the farmer is great, as the land

will net him fifteen dollars per acre, after allowing his necessary expenses and a fur compensation being counted in for labor. Come to McCook, Red Willow county. She has the best market, the best opening for business pursuits, and farm lands can be bought at a price that places them within the reach of all. Her citizens will be glad to show you the city: land agents will show you fine farms without expense to you. The B. & M. Hotel at the depot, the Arlington, Commercial and McEntee, further up town, will take care of you while

#### NEBRASKA'S PRE-EMINENCE.

It is not too much to say that the geographical position of Nebraska gives it immense advantages for agricultural purposes over every other State and Territory. Lying, as it does, between parallels of latitude within which the CORN AND WHEAT BELTS OVERLAP EACH OTHER it possesses in a marked degree the advantages enjoyed by the regions both north and south while it also, or at least that portion of it with rent of air blowing eastward from the Pacific Ocean, mitigating the severity of the cold and comparatively little loss or suffering.

Among the advantages enjoyed by Nebraska over the region lying to the south of it, with Real Estate Ag the exception of that extreme northern portion of Kansas which immediately adjoins it, toor labor cannot be perfor ed com- are an almost entire freedom both from cyfortably. The solid, dry, short winters is a clones and malaria, and a higher average yield per acre of nearly every important crop raised in the West; while among those it possesses over the region lying north of it may be mentioned the shorter duration of its winters, its sudden and severe storms occur frequently, almost entire immunity from blizzards or exwhen all the , esh producing properties of the | tremely low temperatures, and that still more important matter, the greater length of its growing season, the period between the last killing frost in the spring and the first killing and low taxes, and there is more profit in frost in the fall being on an average seven weeks longer in Central Nebraska than in Central Dakota, and eight weeks longer than in Northern Minnesota or Northern Dakota, according to the annual reports of the United States Signal Service.

Chose living on the line of the Chicago, Milsukee & St. Paul, take that line to Omaha the B. & M. to Metlook.

"hose living on the line of the Chicago & Alton, take that line to Kansas City, and then the B. &. M. from there to McCook. Those living on the line of the Chicago & Northwestern, take that line to Omaha, and the B. &. M. to McCook. Those living on line of Wabash, take that

line to either Omaha or Kansas City, then over the B. &. M. to McCook. Be sure your ticket reads MCCOOK, NEB.

Call and see or write for price list tu S. H. COLVIN,

RED WILLOW CO., NEBR. MCCOOK.

S. H. GOLVIN,

MCCOOK, NEB.

gains in farm lands. He has any-

being allowed me. Well, Mr. Bryant got mar ried and is now living on the same farm, and is getting rich.

> I moved to Red Willow county in 1879, taking a homestead at mouth of Red Willow creek I came here to stay. Thave two hunand fifty-six acres of land, running water, plenty of timber, bottom land, all level and well improved and stocked. I have it all fenced in seven fields in size from from three to sixty acres in each field; fifty acres of alfalfa with a six wire hog fence 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, 24x28 feet in size, with a cellar same dimensions walled up with stone, a kitchen 12x16 feet; a barn 30x46 feet with a basement 30x24 walled up twelve feet with stone, all ty-nine fattening hogs, eighty-two shoats and

pigs, twenty-four horses in all of which six are roadsters, seven Percheron Normans, baiunce common stock: farming machinery, two

cultivators, two stirring plows, hay rake, lister, potato digger, breaking plow, mowing

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 tion, 60 acres farm land. Price \$600. 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 Price \$1600. 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 cafamity howlers 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 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 | tion, Price \$800. sixty-three cents per bushel, corn twenty-five cents, oats twenty-five ceats, Think of it! Wheat this season yielded from fifteen to for- good railroad station, some improvements. ty-five bushels per acre, rye twenty to fortyseven, oats thirty to eighty-five, potatoes one hundred to five hundred. I have been offered forty cents a bushel for nine hundred bushels on three acres of land, some of the tubers timber. Price \$6 per acre. were eleven inches long. With such prices

thing you want, and at the lowest and such crop what will become of the mortprices and on most liberal terms. gage indebtedness? Why it will be paid off with this crop as soon as it can be marketed.

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 \$8,000. 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, 21/2 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, 189

acres under cultivation-all fenced. Frame house 18x28-114 story, frame barn 18x28-2 story, well and windmill, 31/2 acres of orchard and 10 acres of grove. Price \$5000.

acres in pasture, 100 acres under cultivation.

No. 66. 480 acres, 400 acres level in one body, frame and shingled, granery and crib one and 250 acres under cultivation, all fenced and a half stories high and 32x26 feet on the cross fenced, cheap buildings, 12 acres timber join each other and I can furnish you any ground; a Fairbanks stock scales, self feeder | -mostly ash, some walnut, 100 apple treesfor cattle, water tanks, windmill, three wells 60 bearing, 65 bearing peach trees, 2 wells and and force pumps to each mill; seventy-four | windmill, corrals and pasture for hogs 1/2 head of cattle, forty fattening steers, seven | 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 farm wagons, one spring wagon, road cart, land 6 miles from two railroad stations, good grain drill, disk harrow, steel harrow, two 5-room frame house, barns, good well and Red Willow County, wooden frame harrows, a steel binder, two windmill. All fenced in pasture. Easy terms,

No. 74. 640 acres, 10 miles from railroad, machine and other tools, it were too tedious to 500 acres level upland, 70 acres timber bottom mention. Well, this property I dug out of land, 350 acres in cultivation, 30 acres good Nebraska soil, and I started, as you see, with 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 9 miles from railroad station, 100 acres fine farm land, 55 acres under cultivation. Price \$1200.

No. 79, 80 acres 7 miles from railroad sta-

No. 85. 160 acres 4 miles from McCook, 160 acres fine farm land, 18 acres under cultivation. Price \$1860.

No. 87. 160 acres 6 miles from McCook, 130 acres farm land, 35 acres under cultivation.

under cultivation, 506 walnut trees, house 14x | Nebraska: 21 ft., small sod granary and dugout, small fruit and cherries. About 6 miles from rail- | Mat Droll, road station. 166 acres at \$6 per acre.

No. 93. 160 acres 5 miles from McCook, 140 protection and republicanism in 1892 and you acres fine farm land and 20 acres fine pasture, James Wright, small house, 25 acres under cultivation. Price | H. H. Mitchell, \$1200.

No. 96. 160 acres 10 miles from railroad sta- M. H. Cole,

No. 99, 160 acres fine farm land 3 miles to Price \$1000.

No. 100. 160 acres 9 miles from McCook, 10 acres fine farm land, 40 acres fine pasture, Write him if you want bai- of potatoes in trade at McCook, which I raised cheap improvements, valley land and ne

> No. 101. 160 acres 9 miles from McCook, 16 acres fine farm land, 15 acres under cultiv tion, cheap buildings and improvement Price \$6 per acre.

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,115 mile to railroad station, 150 acres level land, 10 acres pasture. Price \$1,300. 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 improvments. Price \$3 200.

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: No. 65. Price \$950. 160 acres 5 miles from some by paying \$200 to \$300 cash and time on railroad station, 130 acres fine farm land, 30 the balance: some by paying one-tenth or purchase price down and one-tenth each year thereafter. Remember, I show any of these lands Free of Charge. Many of these farms 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.

One block north of Depot, opposite Arlington Hotel.



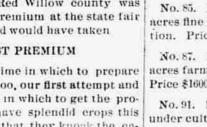
As to the facts set forth on this page and as to the reliability and trustworthiness of Mr. Colvin, the reader may refer by permission to No. 91. 155 acres nice farm land, 55 acres any of the following farmers, at McCook.

> S. D. McClain. August Droll. J. M. Henderson, J. A. Snyder, Stephen Bolles. John Hatfield. S. P. Hart, John Whittaker Thomas Pate J. S. Modrell, Lyman Miller. Jacob Betz, John Calkins, G. B. Dimmitt M. C. Maxwell, A. A. Phillippi, And to any McCook business man or banker.



15

ar	Butter	8 to
	Eggs	to 12
00	Potatoes, per bushel	25 to 3
a-	Corn	to
a-	Oats	to
	Wheat	52 to
	Rye	to



I think now is the time to come to Nebraska No. 102. 160 acres 6 miles from railroad sta- Barley ..... to 20 and buy land at ten dollars per acre, and pay tion, 140 acres fine farm land, 70 acres fenced Flour, per sack. ..... 1.10 to 1.50 for it with one crop. But you need not come and I value mine at thirty dollars per acre cheap buildings, fine well and windmill. This Ducks, per dozen ..... to 3.00 Turkeys, per pound.... and don't want to take that. But there is is a rare bargain and will be sold for \$1200. to 07 Hogs, per ewt ..... 3.75 to 4.00 land as good as mine which can be bought at No. 103. 80 acres 4 miles from McCook, 75 Cattle, cows...... L50 to 3.00 from eight to sixteen dollars per acre in Red acres fine level farm land, 50 acres under cul- Cattle, steers ...... 3.00 to 3.50 Willow county, which is in the market, and tivation, good well, cheap buildings, 10 acres Hides, per pound (green)..... to 02 now is the accepted time to buy it. fenced in pasture. Price \$800. Easy pay- Hay ..... 4.00 to 5.00 J. F. HELM. ments. Alfalfa seed, per bushel ..... to 7.09