

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 400,000 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 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 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 20 to 40 bushels per acre, some fields a little more. Rye from 20 to 40 bushels per acre; barley 40 to 50; oats 50 to 60. The gross 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 60 to 70 bushels of corn per acre. 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, Coon 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 unknown and no malarial diseases of any kind here. Those suffering with throat or lung troubles are either 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 February 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 adding 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 in the winter. Good beef is taken off buffalo grass until Christmas, and sometimes in February. Stock is turned out on the prairie by the first of April. The snowfall is light, seldom exceeding six inches, and usually the ground is bare and roads clear all the winter. But few storms here, and they are light and of short duration; there are but few days of outdoor labor cannot be performed comfortably. The mild, dry, short winters is a winning point in favor of this as a stock country. Three bushels of corn fed here will produce more flesh than four fed in the cold, damp climate of Iowa or Illinois, where such sudden and severe storms occur frequently, when all the best producing properties of the corn are required to supply heat to repel 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 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 \$5 to \$15.

McCOOK

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 employees of the company. At this point the company have a 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 repairs. 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 electricity. 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 substantial general stores are C. L. DeGroot & Co., J. A. Wilcox & Son, Joseph Menard and Co., J. A. Wilcox & Son, exclusive dry goods. L. Lowman and Son, J. Albert Wells; exclusive boots and shoes, Bowen & Laycock and J. F. Ganschow; drug stores, L. W. McConnell & Co., Albert McMillen and Geo. M. Cheney; grocers, C. M. Noble and M. E. Knipple; livestock, Corey & Maddux and Marsh & Clark; lumber and coal, W. C. Bullard & Co. and the Barnett Lumber Co.; jewelers, Frank Carruth and Son and L. 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. LaTourrette, S. M. Cochran & Co. and T. N. Young; furniture, P. M. C. and C. R. fac tories, J. R. Dwyer and Joseph Reizenstein; saloons, M. A. Schuler, A. C. Clyde and P. Walsh, S. Strasser, and several smaller trades people with well kept stores; five 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 Dean & Hart—who pay the highest price for grain of any city in the Republican Valley.

The business men of McCook have earned for the city the reputation of being the best 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 20,000 population, and within the next five years more will have at least double that number.

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 affording advantages to the farmer that he would not otherwise possess.

FRUITS.

The soil and climate here are especially adapted to growing apples, peaches, pears, cherries, apricots, strawberries and in short all kinds of small fruits and berries.

THE SUGAR BEET.

Red Willow county produces the finest sugar beet in the world, and an analysis by the U. S. 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 McCook.

The profit to the farmer is great, as the land will net him fifteen dollars per acre, after allowing his necessary expenses and a fair 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 McIntee, further up town, will take care of you while here.

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 of it, without their accompanying drawbacks, while it also, or at least that portion of it with which we are now concerned, lies sufficiently far west to have its winters moderated and cut short by the Chinook wind, a warm current of air blowing eastward from the Pacific Ocean, mitigating the severity of the cold and enabling cattle to winter out-of-doors with comparatively little loss or suffering.

Among the advantages enjoyed by Nebraska over the region lying to the south of it, with the exception of that extreme northern portion of Kansas which immediately adjoins it, are an almost entire freedom both from cyclones 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 almost entire immunity from blizzards or extremely 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 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.

While the Census of 1880 found Nebraska standing eighth in the production of corn, twelfth in the production of wheat, and fifteenth in number of cattle, it occupies in 1891 the fourth place among the Corn States. It has passed three of its former rivals in the production of wheat, and has stepped forward to the tenth place in the number and value of its live stock. Since the United States Census of 1880, the population of Nebraska has increased from 452,402 to 1,058,910; the number of its farms from 63,387 to 141,107; the number of

its live stock from 2,424,090 to 4,963,448; and their value from \$35,440,285 to \$86,023,808. Its manufactures, 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. Its crops of the three principal cereals, which 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 \$655,163,000 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 prospected. Rome was not built in a day, nor can Nebraska exceed in a few years 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-belt of the country—a fact which a large proportion of intending settlers very properly regard as of paramount importance—but it is BY ACTUAL DEMONSTRATION the very finest portion of that belt. With much of its cultivable area as yet unbroken, and with a great 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 corn-producing 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 those of any other State or Territory, and most significant of all, that a larger percentage of the corn product of Nebraska during the last five years has been of a merchantable standard than that of even the most favored of its rivals; the Nebraska farmer getting the highest market price for eighty-three and one-half out of every hundred bushels of corn raised, while the farmer in Illinois or Iowa, for example, has but sixty-eight bushels in every hundred, of a merchantable 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, (Burlington Route), can come to McCook without change of cars.

Those living on the Rock Island territory, to the Chicago, Rock Island and Pacific to Omaha or St. Joseph, then the B. & M. to McCook.

Those living on the line of the Chicago, Milwaukee & St. Paul, take that line to Omaha and the B. & M. to McCook.

Those 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 their 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 to
S. H. COLVIN,
McCOOK, RED WILLOW CO., NEB.

WHAT THEY SAY.

WILLIAM WEYGINT.

One of the four first settlers of Red Willow county, has lived in the county 21 years. He plowed the first furrow in the county. Had but \$5 to start on; with a good sized family. He owns 60 acres of fine land near Box Elder postoffice, about 11 miles north of McCook, Neb. Raised 800 bushels of wheat and 1,700 bushels of corn, last year. This season he has 100 acres in corn; 75 acres in wheat; 30 acres in rye; 15 acres in oats. His crop is looking magnificent, and he confidently expects to harvest a big crop. He is a staunch admirer of Nebraska for her soil, climate, farming and stock raising advantages, which he regards as unequaled in this western country.

HENRY GALE.

One of Red Willow county's prosperous farmers, arrived here from Ohio in 1884. He is the owner of 160 acres of land just six miles south of McCook, Neb., which is well stocked and improved. He says that Red Willow county will do its part for any man who will do his; and is not willing to let go of his present home to hunt a better place, as he thinks he would not be able to find one. He says that farming here is much easier than in Ohio, and that he gets as much from \$10 per acre land as he ever raised on \$75 an acre land in Ohio. He has 70 acres in crop, this year, and the prospect is that the same will yield him a splendid return for his labor.

WILLIAM H. SMITH.

Lives 7 miles southeast of McCook, Neb. Is the owner of 160 acres, well improved and stocked. Lived in Iowa for years, but prefers Nebraska, where he gets much better returns for his work. Don't understand why any person stays in Iowa and rents when he can buy a Red Willow county farm for the amount of two years' rent in Iowa; and will not have to move every year or so. Mr. Smith came here in 1879, and his farm and belongings are now valued at \$3,000. He thinks that any other farmer can do as well by exercising the same diligence and economy. He regards this as a superior farming and stock raising country.

C. P. VILAND.

QUICK, NEB., May 28th, 1892.
S. H. Colvin, Dear Sir:—In answer to your inquiry, can say that I have farmed in Fillmore county, Minn., and in Storey county, Iowa, and have now been here eight years, and would rather farm here than in any of the above named places. Last year we raised as much corn to the acre as they do in Iowa or Illinois, and as much wheat, rye, oats and barley to the acre as they do in Minnesota or Dakota. Garden truck equal to any part east of here. Some wheat or my oldest field went 35 bushels to the acre. This year's crops are about two weeks later than former years, but the prospect for a big crop was never better. This locality is settled mostly with Americans with a German settlement to the west and a few Norwegian families to the south.

COLVIN P. VILAND.

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 tilled and caused to smile by the energetic husbandman:

RED WILLOW, NEB., Dec. 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, 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 hundred 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 cents a bushel; two hundred bushels of corn. Had bad luck with three ear loads of wheat threshed after a rain, which heated in transit and were rejected, only thirty cents a bushel being allowed me. Well, Mr. Bryant got married 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. I have two hundred and sixty-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 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, 24x36 feet in size, with a collar same dimensions; walled up with stone, a kitchen 12x16 feet; a barn 30x16 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 32x26 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 ty-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 calamity 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 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 from 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, 20 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, 1 mile from creek with plenty of timber, 1/4 mile from church and school house, 2 miles to grist mill, 2 miles to postoffice, 7 miles to railroad station.

No. 34. 160 acres at \$6 per acre, \$960, 8 miles 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 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 \$2,000. 160 acres 5 miles from McCook, all fine farm land, 90 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 \$8,000. 350 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 1/2 story, frame barn 18x28 1/2 story, well and windmill, 3 1/2 acres of orchard and 10 acres of grove. Price \$5000.

No. 63. Price \$950. 160 acres 5 miles from railroad station, 130 acres fine farm land, 30 acres in pasture, 100 acres under cultivation.

No. 66. 480 acres, 400 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, 350 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 \$13 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 station, 40 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 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 \$900.

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 6 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 \$1250.

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; 4 1/2 miles from McCook. Price \$1400.

No. 110. 530 acres—130 acres under cultivation, 320 acres all fenced. Surface water and plenty of timber. Frame house 16x28, 80 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. 330 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, 550 acres nice farm land, 90 acres rough, 150 acres under cultivation. Price \$12 per acre. Small payment cash, balance in 16 years at 6 per cent.

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 \$1,400, 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, stabling 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.

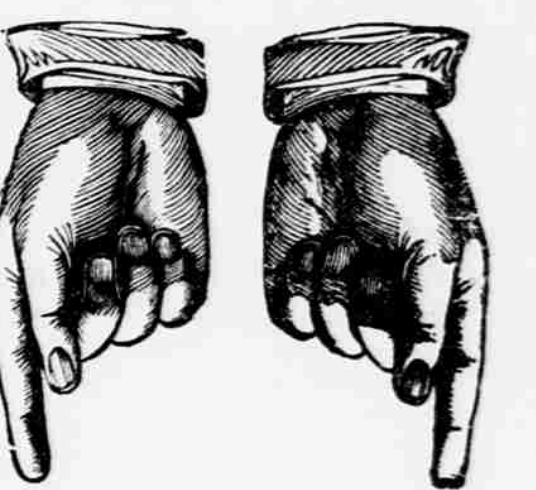
No. 187. 160 acres, 1 1/2 miles to railroad station, 150 acres level land, 10 acres pasture. Price \$1,300. Terms to suit purchaser.

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 improvements. 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: 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 lands 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,
Red Willow County, 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 any of the following farmers, at McCook, Nebraska:

S. D. McClain,	August Droll,
J. M. Henderson,	J. A. Snyder,
Mat Droll,	S. P. Hart,