RED WILLOW COUNTY.

With Its Fine Laying, Rich, Agricultural Lands, --- Cheap Homes for All, ---At \$6.00 to \$1.00 an Acre. By

S. H. COLVIN, RED WILLOW Co.,

This county is located in the southwestern | is the commercial centre between Hastings, 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, agriculturat 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 tiliable, 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 brupt sides, which form fine natural windweaks for the protection of stock. These canons vary in width from five to ten rods, and he bottoms are covered with a good coat of suffalo or blue stem grass.

THE SOIL

is a dark loam, 2 to 5 feet deep, and is capable of producing large crops. It absorbs melsture rapidly and retains it near the surface with re:narkable 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 seour 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 30 to 40 bushels per acre; parley 40 to 50; oats 50 to 60. The gross proeeds of the crep last year of some fields of a nall grain on one acre will pay for five acres of land; and many crops on 60 acr s will pay for 160 seres. Some fields cultivated but twice size, and are of the best quality. Little has five hotels, a one hundred barrel roller mill, yet been done in the way of experimenting | two elevators-managed by Potter & Easterith tame grasses; some timothy and clover tave been sown. Alfalfa takes the lead of all ame grasses. It is cut three times a year and ields two tons per acre each cutting. t is greatly relished by stock and preferable o timothy or clover. Fruit trees grow renarkably 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, consewater. In the valley water is obtained at a comparison. Red Willow county has at least depth of ten to thirty feet, while on the di- 10,000 population, and within the next five vides at about 80 to 100 feet. Water is clear, years more will have at least double that fresh and pure, almost as soft as rain water. | number. and the supply inexhaustible. A well twelve inches in diameter will supply 200 nead of Indianola, Bartley, Danbury and Lebanonstock the year round. Wells are either dug | There are ten postoffices within the county or bored. The cost of boring and curbing is and a number of country stores, thus affordforty 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. | not otherwise possess.

THE REPUBLICAN VALLEY,

noted throughout the United States for its adopted to growing apples, peaches, pears, beauty, runs through the central part of RED | cherries, apricots, strawberries and in start WildOW 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, Coon and Red Willow creeks all empty into the river in the county. Timber grows along these streams, where wood can be had chemist shows a greater percentage of sugar for \$1 a load, and posts for five to seven cents a piece, split in the timber. As winters are factory costing at least \$1,500,000 is among the mild and short, it costs but little for fuel.

CHAMATE.

The air is pure, light, and free from malaria. diseases of any kind here. Those suffering pensation being counted in for labor. 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, east of the Missouri river." The summer 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 Indian from eight to twelve weeks. The fall being dry, e orn matures and ripens in good shape. first of April. The snowfall is it , bt, seed and comparatively little loss or suffering. exceeding six menes, a u usually the ground Among the advantages enjoyed by Nebraska There has scarcely been a day in ten in Northern Minnesota or Northern Dakota, "ears but that a good team could draw a ton

n or tweive miles to market. There are eighty-four school districts in the unty, wherein school is taught by compehool is held in nearly all of them, and in

many preaching services. 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 taxes on a quarter section are of 1880, the population of Nebraska has in-

\$6 to \$15.

NEB. 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 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

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. DeGroff & Co. J. A. Wilcox & Son, Joseph Menard and H. Lawier; exclusive dry goods, L. Lowman & Son and J. Albert Wells; exclusive boots and shoes, Bowen & Laycock and J. F. Gauschow; 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.; bardware, W.C. LaTourette, S. M.Cochran & Co, and T. N. Young; furniture, Pade & Son; eigar fac tories, J. H. Dwyer and Joseph Reizenstein; saloons, M. Altsuhuler, A.C.Clyde and P. Walsh, yielded 60 to 70 bushels of corn per sere. S. Strasser, and several smaller trades people Broom corn, cane, millet, flax, buckwheat, with wellkept stores; five churches, three newsand in fact all kinds of crops are grown here. | papers, Tribune, Times-Democrat and True Vegetables are easily raised, attain a large Democrat; three tine ward school buildings;

Citizens; two loan and trust companies. The

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 al-

day and Doan & Hart-who pay the highest

price for grain of any city in the Republican

ways 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

There are five towns in the county: McCook,

The soil and climate here are especially

THE SUGAR BEET.

Red Willow county produces the finest sugar beet in the world, and an analysis by the U.S. of any yet produced in the U.S., and a sugar 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 al-No asthma. Ague nuknown and no malarial lowing his necessary expenses and a fair com-

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. The climate of soutawestern Nebraska will Her citizens will be glad to show you the city; cure haif the diseases humanity is subject to, land agents will show you fine farms without expense to you. The B. & M. Hotel at the deseasons are i ag, with nights cool and refresh- pot, the Arlington, Commercial and McEntee, ing. Spring o, ens early, and a large acreage 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 adsummer, just the finest weather imaginable vantages for agricultural purposes over every for picking corn and doing up fall work, lasts other State and Territory. Lying, as it does, between parallels of latitude within which the CORN AND WHEAT BELTS OVERLAP EACH OTHER No soft corn here. The winters being miid it possesses in a marked degree the advantages and short little feed is required for stock. For enjoyed by the regions both north and south ten years past stock have not been fed three of it, without their accompanying drawbacks. months a year. The prairie is covered princi- while it also, or at least that portion of it with pally 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 stock feed on it cut short by the Chinook wind, a warm curin the winter. Good beef is taken off the also rent of air blowing eastward from the Pacific grass until Christmas, and cometimes in reb Ocean, mitigating the severity of the cold and ruary. Stock is turned out on the prairie by enabling cattle to winter out-of-doors with

es bare and roads dry all the winter. But ever the region lying to the south of it, with few sto, ms here, and they are light and of the exception of that extreme northern porshort duration; there are out few days out- tion of Kansas which immediately adjoins it, door labor cannot be perfor ed com- are an almost entire freedom both from cytortably. The mild, dry, short winters is a clones and malaria, and a higher average yield winning point in favor of this as a stock coun- per acre of nearly every important crop raised try. Turee pushels of coan fed here will pro- in the West; while among those it possesses duce more flesh than four fed in the cold, over the region lying north of it may be mendamp climate of Iowa or Illinois, where such tioned the shorter duration of its winters, its sudden and severe storms occur frequently, almost entire immunity from blizzards or exwhen all the lesh producing properties of the tremely low temperatures, and that still more corn are required to supply heat to repe the important matter, the greater length of its cold. Take the above advantages of this growing season, the period between the last country in connection with our caeap lands | 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 feeding stock here than in libnois or lowa. weeks longer in Central Nebraska than in This country is noted for its time smooth roads. | Central Dakota, and eight weeks longer than 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, nt teachers, six months each year. Sunday twelfth in the production of wheat, and fifteenth in number of cattle, it occupies in 1891 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 creased from 432,402 to 1,058,910; the number of its farms from 63,387 to 141,107; the number of

its live stock from 2,424,590 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. 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 \$655,169,000 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

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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, Beigium 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 resour ces 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 greater diversity of farming operations than is to be found in any other of the newer States or Territories, it produced in 1883 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 most significant of all, that a larger percentthe last five years has been of a merchantable standard than of that of even the most favorthe highest market price for eighty-three and one-half out of every hundred bushels of corne raises, while the farmer in Illinois or Iowa for an example, has but sixty-eight bushels,in every hundred, of a marketable quality.

Agriculture.

HOW TO GET TO MCCOOK.

All parties living on line of Chicago, Burlne to McCook without change of cars. ake the Chicago, Rock Island and Pacific to maha or St. Joseph, then the B. & M. to Mc-

Those living on the line of the Chicago, Milsukee & St. Paul, take that line to Umaha the B. & M. to McCook. Those living on the line of the Chicago &

the B. &. M. from there to McCook Those living on the line of the Chicago & and fifty-six acres of land, running water, quently the higher the land the deeper to the United States, and we cordially invite Northwestern, take the ine to Omaha, and plenty of timber, bottom land, all level and

the B. &. M. to McCook. Those living on line of Wabash, take that | fenced in seven fields in size from from three line to either Omaha or Kansas City, then over to sixty acres in each field; fifty acres of al-

the B. &. M. to McCook. Be sure your ticket reads McCOOK, NEB.

Call and see or write for price list to S. H. COLVIN, RED WILLGW CO., NEBR.

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 head of cattle, forty fattening steers, seven but \$5 to start on; with a good sized family. ty-nine fattening hogs, eighty-two shoats and He owns 640 acres of fine land near Box Elder postoffice, about 11 miles north of McCook, are roadsters, seven Percheron Normans, bal-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; 16 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 unexcelled in this western country.

HENRY GALE.

One of Red Willow county's prosperous do his; and is not willing to let go of his present home to hunt a better place, as he thinks that farming here is much easier than in Ohio. 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

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 John F. Helm of Red Willow, going to prove conclusively the splendid possibilities of Red McCOOK. 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. \$2500. 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 land, 40 acres fenced in pasture, good well. 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 state. mill, 2 miles to postoffice, 7 miles to railroad ment 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 than those of any other State or Territory, and garden rake. I tried to raise a good garden, but failed-the grasshoppers took everything, age of the corn product of Nebraska during 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 ed of its rivals; the N shraska farmer getting 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. These statements are taken, not from any land agent at Kearney, Mr. Bryant loaned me doubtful source, not even from the usually | the money to buy my share of the seed. Mr. somewhat extravagant report of State officials, Roe writing up the mortgage on my part of but from the perfectly independent, absolute- the crop, if there should be any, and I was to ly impartial and thoroughly trustworthy re- pay him twenty-five per cent. for the money. ports of the United States Department of 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 bushels of corn. The next year I raised three and church. Time on part. ngton & Quincy railroad, (Burlington Route.) thousand bushels of wheat, selling it at sixty cents a bushel; two hundred bushels of corn. | land 2 miles from McCook, all fenced and 1/2 Those living on the Rock Island territory. Had bad luck with three car loads of wheat mile river front, 100 acres under cultivation, threshed after a rain, which heated in transit | 200 acres of good meadow land, 2½ acres orand were rejected, only thirty cents a bushel being allowed me. Well, Mr. Bryant got mar- mill, 2-story frame barn 20x40 feet, frame is getting rich.

I moved to Red Willow county in 1879, tak-Afton, take that line to Kansas City, and then | ing a homestead at mouth of Red Willow creek. I came here to stay. I have two hunwell improved and stocked, I have it all same; 8 acres of orchard consisting of apple, acres in pasture, 100 acres under cultivation. 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 a half stories high and 32x26 feet on the ground; a Fairbanks stock scales, self feeder | buildings. Price \$1200. for cattle, water tanks, windmill, three wells and force pumps to each mill; seventy-four pigs, twenty-four horses in all of which six farm wagons, one spring wagon, road cartwooden frame harrows, a steel binder, two 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 farmers, arrived here from Ohio in 1884. He coming here as I did without anything, for I is the owner of 160 acres of land just six miles | might try the same course over again south of McCook, Neb., which is well stocked and fail. I think a man ought to have from and improved. He says that Red Willow one to two thousand dollars to start with, and county will do its part for any man who will plenty of pluck and willingness to work. I 21 ft., small sod granary and dugout, small have raised good crops right along, except in 1879, 1880, and 1890; but last year I raised good | road station. 166 acres at \$6 per acre. he would not be able to find one. He says potatoes, one fourth crop of timothy and prairie hay and about one thousand bushels and that he gets as much from \$10 per acre 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 Good house, well and windmill, other build- James Wright, 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 | tion, 320 acres all fenced. Surface water and M. H. Cole, are now good for all farm products: Wheat plenty of timber. Frame house 16x28, sod M. C. Maxwell, sixty-three cents per bushel, corn twenty-five | house 16x28 board roof, frame barn with room | cents, oats twenty-five cents. Think of it! for 6 horses, good shed, well and windmill. Wheat this season yielded from fifteen to for 71/2 miles from McCook, Price \$5000. 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 of potatoes in trade at McCook, which I raised on three acres of land, some of the tubers and such crop what will become of the mortwith 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 from eight to sixteen dollars per acre in Red Price \$800. Time to suit purchaser. Willow county, which is in the market, and now is the accepted time to buy it.

PARTIAL LIST

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FOR SALE BY

S. H. COLVIN,

Red Willow County,

NEBRASKA.

No. 4. 320 acres, 300 acres good farm land, 20 acres pasture, 60 acres under cultivation, 8 30 acres fine pasture, 1 mile to McCook, 60 miles from McCook, 10 acres in trees. Price acres under cultivation. Fine orchard, good

No. 17. 160 acres-\$1200. 120 acres fine farm 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 | 30 acres under cultivation, good comfortable

No. 34. 160 acres at \$6 per acre, \$960, 8 miles from McCook, good well, 135 acres fine farm you want in this list write me for others. 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 level farm land at \$1400.00. 150 acres under cultivation, 10 acres in trees. Good well and some cheap buildings. Easy

No. 39, 80 acres 1 mile from railroad station and I mile from school house. All level land, lar of southwestern Nebraska to

No. 47. 160 acres all nice farm land-valley land, 5 miles from railroad station; 1/2 mile to church and school house. Price \$1600.

No. 48. Price \$2,000. 160 acres 5 miles from McCook, all fine farm land, 90 acres under cultivation, good well, windmill and fine water, frame house 14x18ft, with addition 12x22, good stables and sheds, 60 acres in pasture-fenced, ton Hotel. hundred bushels of spring rye; two thousand level road to town and 2 miles to school house

chard, 3 good wells 20 feet deep, good windried and is now living on the same farm, and house with 6 rooms, tame grass meadow, corn cribs, wagon shed and other buildings-a fine

> acres under cultivation-all fenced. Frame outlook for crops never was better to my house 18x28-13 story, frame barn 18x28-2 story, knowledge this time of the year. The ground well and windmill, 314 acres of orchard and 10 after our last heavy rain is in excellent condiacres of grove. Price \$5000.

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, corrals and pasture for hogs 1/4 mile to church and school house. Price \$4500

No. 71. 160 acres, 51/2 miles from McCook; 130 acres fine farm land, 30 acres fine pasture, frame and shingled, granery and crib one and | 75 acres under cultivation and in crops; fine well and windmill, a few trees and good cheap

> 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, wince common stock; farming machinery, two | 500 acres level upland, 70 acres timber bottom land, 350 acres in cultivation, 30 acres good grain drill, disk harrow, steel harrow, two timber, 10 acres timber planted on upland. Frame house, 5 rooms, 5 wells, one windmill, cultivators, two stirring plows, hay rake, running water the year around, quite a numlister, potato digger, breaking plow, mowing ber of stocksheds, 300 acres fenced and cross fenced. Price \$10 per acre.

No. 85. 160 acres 41/2 miles from McCook, 160 acres fine farm land, 18 acres under cultiva tion. Price \$1800.

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

No. 91. 155 acres nice farm land, 55 acres under cultivation, 500 walnut trees, house 14x fruit and cherries. About 6 miles from rail-

No. 96. 160 acres 10 miles from railroad sta-

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 \$1200.

No. 103, 80 acres 4 miles from McCook, 75 tivation, good well, cheap buildings, 10 acres Nebraska: fenced in pasture. Price \$800. Eary pay. S. D. McClain,

No. 109. 160 acres, 130 acres fine farm land. John Hatfield, ings, pasture fenced; 415 miles from McCook. H. H. Mitchell, Price \$1400.

No. 110, 520 acres-130 acres under cultiva- Jacob Betz,

No. 126. 320 acres all fine farm land 31/2 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 were eleven inches long. With such prices mill, good meadow land. On public road and buildings. 3 wells 40 feet deep, good wind gage indebtedness? Why it will be paid off roads to town. Price \$5000.

No. 129. 160 acres 41/2 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. 185. 160 acres, 130 acres level land, 30 land as good as mine which can be bought at acres fine pasture, 6 miles to railroad town.

> No 187. 160 acres,11/2 mile to railroad station, 150 acres level land, 10 acres pasture. Price | I \$1,300. Terms to suit purchaser.

No. 189. 160 acres, 130 acres level farm land, well and wind mill, good frame house, five rooms, frame barn and other improvments. Price \$3,200.

No. 198. 160 acres 5 miles from McCook; 120 acres fine farm land, 40 acres fine pasture, house, school house on adjoining land. \$1290.

The above list is only a partial one of what I have on my sale book. If you don't find what 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 circu-

S. H. COLVIN, McCOOK,

Red Willow County, Nebraska.

One block north of Depot, opposite Arling

No. 52. Price \$8,000. 356 acres of valley Present Crop Prospect BY A FARMER.

VALLEY GRANGE, NEB., June 30, 1892. EDITOR OF MCCOOK TRIBUNE, McCook, Neb. Dear Sir: Believing that a few words from a farmer as to the present crop prospect would be of interest to many of your readers, with No. 60. 400 acres 7 miles from McCook, 180 your permission I will say that the present tion for pushing grain upward. Rye has now reached a heighth of from 5 to 7 feet and still No. 65. Price \$950. 160 acres 5 miles from growing, is well filled and premises a yield of falfa with a six wire hog fence around the railroad station, 130 acres fine farm land, 30 25 to 35 bushels per acre. Wheat is now filling nicely and is from 3 to 4 feet high and will yield from 15 to 25 bushels per acre. Corn is from 2 to 4 feet high and rapidly reaching upward. Small grain harvest will begin by July 4th and will be rapidly pushed forward. Their being a far larger acreage in now than any former year.

Garden vegetables and small fruits are now in their prime. Each farmer has in from 40 to 60 acres of corn and 50 to 100 acres of small grain, and the yield from products this year in Red Willow county will be so great that a choice farm will no longer be bought at \$6.00 to \$10.00 per acre, and the eastern farmer who comes now and secures a home will surely realize a large increase in the value of his farm in the next six months.

I am satisfied that there are many farmers throughout the east who are paying as much rent in two years to pay for a farm here, and if they could once see our country and know the facts they would come and buy at once.

Thanking you for the use of your columns. remain, Very Respectfully Yours.

W. S. FITCH.



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 acres fine level farm land, 50 acres under cul- any of the following farmers, at McCook,

Mat Droll. Stephen Bolles. J. S. Modrett,

John Whittaker, Thomas Pate. Lyman Miller, John Calkins. G. B. Dimmitt, A. A. Phillippi, And to any McCook business man or banker.

August Droll.

J. A. Snyder,

S. P. Hart,

J. M. Henderson,

THE McCOOK MARKET.

CORRECTED RVERY FRIDAT.

Butter	. S to 10
Eggs	
Potatoes, per bushel	
Corn	to 32
Oats	
Wheat	52 to 👪
Rye	. to
Barley	to 20
Flour, per sack	1.10 to 1.56
Chickens, per dozen	to 3.50
Ducks, per dozen	to 3.06
Turkeys, per pound	to 97
Hogs, per cwt	3.75 to 4.04
Cattle, cows	1.50 to 3.00
Cattle, steers	3.06 to 8.59
fildes, per pound (green)	to
Нау	4.00 to 5.00
Alfalfa seed. per bushel	to 7.00