

BIG LAND OPENING!

KANSAS CITY, MEXICO & ORIENT RAILWAY.

Irrigable Lands in the Famous Pecos Valley--Pecos County, Texas

Including Perpetual Water Right and Proportionate Ownership of the Immense Irrigation Works Now Under Construction

What These Lands Will Produce

Every crop known to irrigation can be successfully grown on this land, and we give below the valuation of crops raised per acre in this vicinity.

Alfalfa.....	4 to 8 tons per	acres	Sweet Potatoes, 15,000 to 20,000 lbs. per acre
Broom Corn.....	1 to 2 tons	"	Cantaloupes.....\$300 to \$500
Cane.....	4 to 8 tons	"	Pumpkins & Kershaws.....\$100 to \$200
Wheat.....	20 to 50 bush.	"	Irish Potatoes.....\$75 to \$150
Oats.....	50 to 100 bush.	"	Pears.....\$800 to \$1,200
Corn.....	30 to 60 bush.	"	Apples and Peaches.....\$300 to \$600
Maize.....	50 to 75 bush.	"	Soft Shell Almonds.....\$250 to \$500
Kaffir Corn.....	50 to 75 bush.	"	Lemons.....\$100 to \$500
Fodder.....	4 to 6 tons	"	Figs.....\$300 to \$600
Onions.....	5 to 7 tons	"	Grapes, all varieties.....\$150 to \$400
Cotton.....	1/2 to 1 1/2 bales	"	Radishes.....\$150 to \$400
Sugar Beets.....	\$100	"	Cabbage.....\$300 to \$500
Celery.....	\$500	"	Strawberries, Gooseberries,
Asparagus.....	\$500	"	Raspberries, and all kinds
Lettuce.....	\$250	"	of berries.....\$250 to \$500
Tomatoes.....	\$200 to \$400	"	

Elevation, 3,000 feet. Temperature, mean in Summer 67.7; mean in Winter 51.0 345 days in the year are sunny.

Elevation, 3,000 feet. Temperature, mean in Summer 67.7; mean in Winter 51.0 345 days in the year are sunny.

Over eight hundred miles of this new International Highway is now built and in operation between Kansas City and Topolebampo on the Pacific coast of Mexico. In a few weeks the line will be completed from Wichita, Kansas, to Sweetwater, Texas, and only 96 miles of grade is now necessary before the Pecos Valley is reached and this should be completed within twelve months, and trains running in close proximity to these lands. The "Orient" road is expending vast sums to open up and develop these lands and you are now offered an opportunity to buy land ahead of the railroad and thus share in this enormous enhancement of land values which will be created by the building and completion of this great line of road.

NO HOMESTEAD OR RESIDENCE REQUIREMENTS AND NO RESTRICTIONS

You can enter from 40 to 160 acres of this land NOW at \$35 per acre which price includes a perpetual water-right and proportionate ownership in the immense irrigation works, now under construction and which when completed and water appropriated are to become the property in fee simple of the purchasers of lands under the ditches.

TERMS OF SALE: \$280 cash, balance in 4 annual payments of \$280 each, with interest at the rate of 6 per cent, or \$280 in cash and the balance in 47 monthly payments of \$23.35 each and one payment of \$22.55 without interest, and FREE from taxes, these terms apply on each 40 acres, for 80 acres double the above payments, etc.

WHAT MR. PRESRAW, CASHIER OF THE WELLSVILLE BANK, WELLSVILLE, KAN., THINKS OF THESE LANDS

T. B. Coe, President,
Wm. H. Moherman, V. Pres.

The Wellsville Bank
WELLSVILLE, KANSAS

J. F. Freshaw, Cashier,
H. L. Muesse, Asst. Cashier

Board of Land Commissioners,
Kansas City, Mo.:

June 30, 1908.

Dear Sirs—I have been thinking some of writing you since my return from the trip through Texas, thinking that you might be interested in the impression received.

Before going down where your lands are, we made a trip over some of the irrigated lands farther up the Pecos, around Barstow, Pecos City and Grand Falls, so that we might see what were the results of irrigation in the Pecos Valley. We found that the lands at those places run from \$100 to \$600 per acre, and raise fine crops of alfalfa, milo-maize, cotton and all kinds of fruits and vegetables.

From the above points we drove down over your 25,000-acre tract, driving diagonally back and forth across it in several places, so as to give us a good idea of the entire tract, and I am frank to say that I never was on such a tract of land before. It seemed to me that a man could shut his eyes and pick out any piece and not miss it. It all seems alike, in fact I am of the impression that a plow could be started at one corner and plow the whole tract in one great field. I found the soil to be a dark, chocolate loam, of great depth, and largely free from rock, in fact so little rock on it that I should not have mentioned rock at all. We drove around one side of your natural reservoir and were surprised to find such a condition as existed there. Had man planned this it could not be more perfect in relation to your plan for irrigating this tract, and taken in connection with your regular system of ditches from the Pecos river should furnish ample water for the entire tract.

I regard this soil as more desirable than that farther up the Pecos on account of its uniform quality and depth. This country will make an ideal place for a man of moderate means to acquire a home where the conditions will be as near ideal as possible. The climate is fine.

I hope to be able to go over these same lands after a few years of development and see the change, for I know that it will be wonderful.

Respectfully,

[Signed] J. F. FRESHAW.

Do You Want to Make \$200?

The letters herewith reproduced ABSOLUTELY PROVE to you that the land we are offering is the finest body of irrigable land in the United States, and are only a sample of many other letters from equally reliable sources, from men who by thorough investigation of these lands do not hesitate to say that NO OTHER LAND CAN COMPARE WITH THE LAND WE ARE NOW OFFERING YOU. Mr. Rockwell says that our contracts provide for nearly double the amount of water necessary to irrigate these lands.

We are offering you an opportunity NOW to secure a home of your own and at the same time make an immediate profit of \$200. If you have the character, courage and judgment to grasp it, you can make this \$200 profit NOW if you act quickly.

How You Can Make \$200 Now!

On August 15th, the price of these lands will be advanced to \$40 per acre—but all applications for entry made on or before that date will be accepted at the present price of \$35 per acre, provided you send in your application, post marked at your local postoffice on or before midnight of August 14th next, accompanied by a post-office or express money order, or bank draft on Chicago, New York or St. Louis for the sum of \$20 for each 40 acres you desire to purchase, according to the terms stated in the printed application below.

On receipt of this application and remittance, we will select and allot you the number of acres applied for, sending you a full and complete description of same, or, if you do not want to trust our judgment you may select your own land on the ground, by signing the application for stage transportation below, and sending same with your application for land.

William L. Rockwell, Government Irrigation Expert, says this is the finest body of irrigable land in the West. Also that our water contracts provide for nearly double the amount of water necessary to irrigate these lands. Read his letter.

WILLIAM L. ROCKWELL
Irrigation Manager

Office of Experiment Stations U. S. Dept.
of Agriculture,
WASHINGTON, D. C.

Barstow, Tex., 7-14-08.

Board of Land Commissioners,
Kansas City, Missouri:

Dear Sir—At the request and through the courtesy of Mr. D. Zimmerman, I have lately visited the location of your contemplated irrigation system in the Pecos valley. I feel that you ought to congratulate yourselves and your engineer for finding such a natural reservoir so closely located to this exceptionally fine body of land. If you were to hunt the length and breadth of the arid west I doubt if you could find as large a tract of land lying so nearly ideal for irrigation.

In the Pecos valley the question of water supply is one of very great importance. However, it is my opinion that when irrigators are trained to the proper use of water, and the available water in the valley is conserved, there will be sufficient for all needs. I understand that you contemplate allowing one second foot for each eighty acres of land. Judging from experience and observation in different sections I would place the intelligent economical duty of water on these lands at 150 acres per second foot.

With the natural resources at your command, wisely used, we look forward to see where is now sage and mesquite, hundreds of prosperous, happy homes.

We trust you will make MANY blades of grass grow where ONE grows now.

Yours truly,

[Signed] W. L. ROCKWELL.

USE THIS BLANK IF YOU WANT FORTY OR MORE ACRES

APPLICATION

BOARD OF LAND COMMISSIONERS, 716 Victor Bldg., Kansas City, Mo.:

SIRS—I hereby make application for the purchase of acres of land and appurtenant perpetual water-right contract, issued by those whom you represent, relating to such lands, situated in THE PECOS VALLEY, PECOS COUNTY, TEXAS, for which I agree to pay the full sum of Dollars, same being at the rate of \$35.00 per acre for the total number of acres and water-right appurtenant herein applied for. I enclose herewith the sum of Dollars, same being \$20 on each 40 acres applied for, upon receipt of which you are to select and allot me the full number of acres herein applied for, and are to have executed the necessary papers and forward same to the Bank at (City) (State) draft attached for an amount equal to one-fifth of the total purchase price, less the amount sent herewith. I further agree to pay the balance of the purchase price in MONTHLY PAYMENTS, FOUR EQUAL ANNUAL PAYMENTS.

My full name is
Residence: R. F. D. Street
Town County
State

USE THIS BLANK IF YOU WANT TO GO DOWN ON AUGUST 18, 1908.

Board of Land Commissioners,

716 Victor Building, Kansas City, Mo.:

SIRS—As I desire to make my own selection of land in the PECOS VALLEY, PECOS COUNTY, TEXAS, I enclose herewith the sum of FIVE DOLLARS for stage transportation from Pecos, Texas, to the land and return, for the excursion of August 18, 1908. In case I purchase forty acres or more, this sum is to be refunded to me.

Name
Local Address R. F. D.
Town State

YOUNG MAN BUY LAND!

NO AGENTS. NO COMMISSIONS. ENTRYMEN MUST MAKE APPLICATION DIRECT.

Never before in the history of railroad building or the development of the Southwest have the public had an opportunity to share in the enormous increase in land values that inevitably follow the opening up of new territory by a new railroad. An opportunity such as this may never come again.

These lands now offered you at \$35 per acre will in a few months, when the railroad is completed, be worth from \$100 to \$500 per acre. You are now offered the greatest opportunity for profitable investment ever brought to your attention. It is yours to grasp if you will.

Send in your application for entry now. If possible go down on the big excursion August 18th.

Send in your application today, and thus be sure of your land. If you are not satisfied with the proof given you in this advertisement—if you want more evidence—if you want more information regarding the "Orient" road and these lands, write us at once, enclosing 10 cents in silver or stamps for booklets, maps and all information, address

BOARD OF LAND COMMISSIONERS

716 VICTOR BUILDING

Kansas City, Missouri