

HERE'S A HOME FOR YOU AT 17 CENTS A DAY

AND INDEPENDENCE FOR LIFE

MAYOR'S OFFICE

City of Waycross,

This certifies that I have known Mr. G. W. Deen for a number of years and have every confidence in his business ability, honesty and integrity. He would not knowingly misrepresent anything. Mr. Deen is Vice President of the First National Bank of Waycross and State Senator from this district.

(Signed) A. M. KNIGHT, Mayor.

Senator George W. Deen, of Waycross, Ga., in his ambition to develop the wonderful and unexcelled resources of the South (particularly South Georgia) is offering a heretofore unheard of opportunity on a basis that will enable anyone, even though he be employed at a nominal salary, to own a

DEENWOOD FARM

Deenwood Farms are in the very heart of the South Georgia country, and are the absolute type of the section. For these and many other reasons you will fall in love with Deenwood Farms, and if ever you hope to own a home we can think of no other section, no other community, and no other time to fit to bring you full contentment as Deenwood Farms, and

THE TIME IS NOW

Waycross, Ga.,
Nov. 18, 1909.

Mr. Geo. W. Deen, Waycross, Ga.:

Dear Sir—In reply to yours of the 17th instant requesting my views on peach culture in this section, will say, that I do not believe that there is a better peach section in the state than this. We are six to ten days ahead of the Middle Georgia crop, and are 12 hours nearer the Northern markets. In my opinion, this is an ideal peach country. I am expecting 10,000 crates from my four-year-old orchard next year. Yours very truly,

(Signed) A. F. MOOR.

Price and Terms

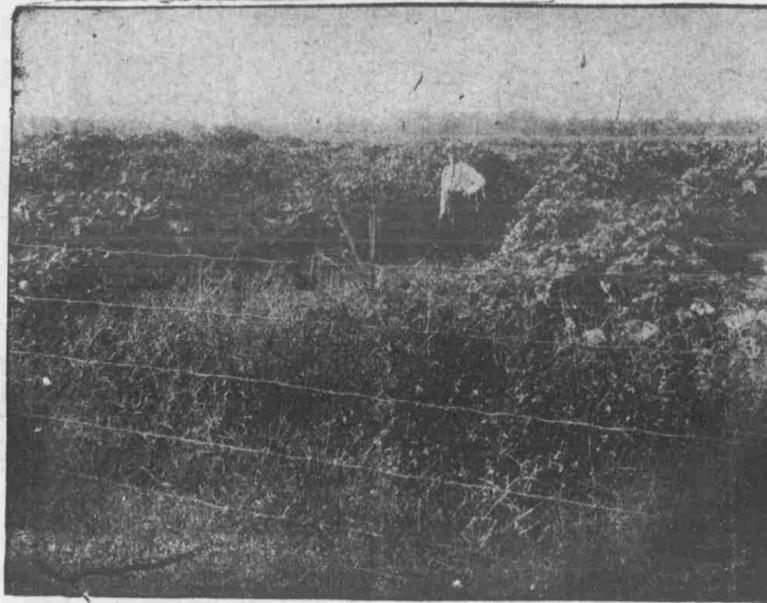
The uniform price of Deenwood farms is \$20.00 an acre and \$2.50 an acre additional for road fund, this to be used solely for road purposes. The terms are \$1.00 an acre cash and 50 cents an acre per month until paid for.

10-acre farm, \$10 cash and \$5 a month.

20-acre farm, \$20 cash and \$10 a month.

40-acre farm, \$40 cash and \$20 a month.

No person will be allowed to buy over forty acres. He may buy additional farms for members of his family or friends, next to his own or elsewhere, but cannot buy more than forty acres for himself.



A VELVET BEAN PATCH ON A DEENWOOD FARM.

These farms will produce almost any vegetable and fruit that grows elsewhere. One of the largest peach growers in North Georgia now has a three-year-old peach orchard within seven miles of Waycross, from which he expects to gather a large crop next spring. He finds that he can market peaches in South Georgia one week to ten days earlier than the North Georgia farmers—a great advantage, worthy of serious consideration. These farms will produce, as we have letters from reliable farmers to show, 400 pounds of sea island cotton per acre, 500 pounds of upland cotton per acre, 75 to 100 bushels of corn, 250 to 400 bushels of sweet potatoes, 500 to 750 gallons of cane syrup, three to four tons of peavine hay, four to six tons of velvet bean hay and 40 to 50 bushels of oats per acre. Besides a crop of oats, an additional crop of either corn, cotton or hay may be produced on the same ground the same year. Beef, pork, mutton, poultry and eggs are in great demand locally, all of which are easily and economically raised in this section.

CLIMATE AND HEALTH CONDITIONS.

The climate of the South Georgia country is one of its chief charms; while it has the beneficent influences of both zones it has the detracting elements of neither. The aged and decrepit of both the North and South find congenial conditions here which they can't find elsewhere—it is neither too hot nor too cold, and the loamy soil harbors nothing that produces germs. It is too porous to raise the poisonous mosquito, for water can never stand long enough to stagnate.

WE WANT YOU WITH US.

So don't hesitate to ask for further information, outlining in detail this opportunity of a lifetime, the like of which will never be presented to you again.

Only a Limited Number Will Be Sold

Deenwood farms will never be a drug on the market. In this sale only a limited number will be sold, and if you want one it will be necessary to act quickly. Three hundred ten-acre, 150 twenty-acre and 75 forty-acre farms are all that are offered in this sale. It will not take long to sell these, and then the price will go up. Can you understand that 250 persons owning land in Deenwood farms will make it more valuable than with one person owning it? More than fifty have been sold the first week.

Nov. 18, 1909.

Deen Realty and Improvement Co.,
Waycross, Ga.

Gentlemen:

In answer to your inquiry as to my citizenship in Waycross, beg to say I have been a citizen of Waycross for about 20 years. I came from Pennsylvania.

I have been well pleased here, and have found the weather pleasant and the people agreeable. The opportunities and resources are much greater here, I consider, than in the North.

I do not hesitate to recommend this climate and your farm lands to people in my native state, or other states of the North and West, where winters are cold and the seasons for production so short.

Yours very truly,

(Signed) D. B. FINN.

Waycross, Ga.,
Nov. 18, 1909.

Deen Realty and Improvement Co.,
Waycross, Ga.

Gentlemen:

In answer to your inquiry, beg to state that I have lived in Waycross and Ware county for the past thirty years. I left my native state of New Jersey in 1879. I have raised a large family here, and wouldn't think of exchanging my residence here for one in the North.

The land here is more productive, and the climate more agreeable than that of the North.

Yours very truly,
(Signed) H. MURPHY.

17c a Day

FILL IN AND MAIL TODAY
TOMORROW IT MAY BE TOO LATE

17c a Day

Our Iron Clad Guarantee

I personally guarantee the land advertised by the DEEN REALTY AND IMPROVEMENT COMPANY to be exactly as represented. I personally guarantee to any purchaser a warranty deed, free and clear of every incumbrance, upon the fulfillment of every contract. I personally guarantee to refund all money to purchasers who are not satisfied, in accordance with our contract.

G. W. DEEN, President

DEEN REALTY & INVESTMENT COMPANY
WAYCROSS, GA.

We have personally investigated this land and believe it to be the best we have ever seen—MASSENGALE ADVERTISING AGENCY, Atlanta, Ga.

Fold Here and Tear Off This Coupon and Mail for Further Information.
COUPON
Senator George W. Deen, President Deen Realty & Investment Co., Waycross, Ga.
Please send me a prospectus full information with map, without any obligation of expense to me.
Name
Address
No letter necessary; just slip and mail to an envelope addressed as above.

Fold here and tear off this coupon and mail with remittance for first payment.
COUPON
Senator George W. Deen, President Deen Realty & Investment Co., Waycross, Ga.
I understand and agree that if I am not satisfied with my purchase, you will refund the amount paid with my purchase, with your contract. Please blank contract may showing location of my farm being proposed.
Name
Address
No letter necessary; just slip and mail with first payment.