

REAL ESTATE
FARM AND RANCH LAND FOR SALE
(Continued.)

The Call of the South

Is for a million farmers to help in the growing of great crops. The south is awakening to its possibilities, and the north is being aroused to the fact that the south had been overlooked. The Payne Investment Company has undertaken the sale of

Adeline Plantation in Louisiana

This plantation is in St. Mary's Parish, 100 miles west of New Orleans on the Southern Pacific Railway. It is in the midst of the cane country. We can say without contradiction that the soil of Adeline Plantation is the richest in the country. What do you think of

A Soil 300 Feet Deep?

That is the condition that prevails in this cane belt, where soil is absolutely bottomless. It is the delta of the Mississippi river, alluvial soil it has been a million years in the making and represents the best corn land in the north.

Corn Should Average 100 Bushels to the Acre

President Eugene Funk of the National Corn Growers' Association, recognized as a high authority on corn and corn culture, says: "An average corn crop in Louisiana in the delta country should be 100 bushels to the acre. Any yield less than that under favorable conditions, would be the result of slovenly methods in farming." As a matter of fact, corn is being grown in Louisiana that is superior in quality to corn grown in the north. The production per acre under the proper conditions will exceed anything in the corn belt.

Diversified Crops

Louisiana is a country of diversified crops. Cane and corn are the staples of Adeline, but any vegetable will grow, any fruit will grow that is common to this latitude or to a semi-tropical climate.

Climatic conditions are perfect. The southern winter brings you balmy air and plenty of sunshine, roses every month in the year, magnolia blossoms, mockingbirds, plenty of fresh garden stuff and good health.

The northern winter brings you frost, sleet, dreary weather, snow blizzards, bad colds, pneumonia, grip and croup for babies. The southern babies in the meantime are running barefoot.

The First Excursion November 15th

This is the day when we open the sale of Adeline Plantation—10,000 acres—before the public in tracts of 40 acres and more, as may be desired. We leave Omaha Monday evening, the 14th, taking the Payne Special from Chicago over the Illinois Central to New Orleans and from there over the Southern Pacific to Broussard, Louisiana. The trip will be a revelation to you or anyone who wants to investigate agricultural conditions in the south.

The land is level, well drained, all prairie land—not swamp—close to railroad and close to Bayou Teche, which affords transportation into New Orleans and to seagoing vessels.

Remarkably easy terms are offered. In fact, under the conditions the cane crop from one-sixth of the land pays for it.

What Have We Been Doing?

The Payne Investment Company has laid little in the Omaha papers recently, but while quiet we have been busy selling Colorado lands, having sold since September 1,577 acres of irrigated land in the Arkansas valley. The gross sales amounting to \$21,100. In the language of the street, "that's going some," but we intended going just as hard in the south. Are you with us? Let's talk it over. Write to us or telephone or come along with us November 15.

Payne Investment Co.

Omaha, Neb.

Iowa—Continued.

IOWA FARMS.
Write for my large illustrated list of Madison county farms, from 10 acres up to 460 acres, all prices, good liberal terms. See Madison county before buying. Best all-around county in the state. Address J. O. SHIRLER, Waterloo, Ia.

TEN improved farms for rent or sale on good payments. L. Mithal, Sioux City, Ia.

FOR SALE—53 acres, well improved, at \$200 per acre for short time only; \$40 acre, all valley land, improved, with about \$1,000. A bargain at \$75 per acre. Terms. W. H. KENNEDY, CASTANA, IA.

500-ACRE improved farm, northwest Iowa, three-quarters mile from town; 100 acres tillable; \$25 per acre, clear. Owner will trade for good business, take balance back on land. JONES LAND CO., Peterson, Ia.

674-ACRE IOWA FARM.
8 miles of Council Bluffs, all fine land but 8 of 4 acres, which is needed to alfalfa. 200 acres in alfalfa, good barn and all kinds of outbuildings. Fine orchard and vineyard. With a little care the fruit will more than pay interest on entire cost of the place. Good spring and good meadows in the state; very even all through the dry summer. Farms no better have sold for \$150 per acre. We offer this. MOORE REAL ESTATE CO., 14 Pearl St., Council Bluffs.

4 ACRES
The blocks of Omaha car line, in Council Bluffs, well located, well improved; Omaha. The very finest of garden land and can be cut into city lots and sold any time; \$2,500 value. MOORE REAL ESTATE CO., 14 Pearl St., Council Bluffs.

Florida.
I have some choice farms and ranches in eastern Kansas and western Missouri, all nice and price you want; some will exchange. When you want to buy, sell or exchange lands, merchandise or anything else of value, would like to hear from you. FRANK GEE, Lawrence, Kan.

ALFALFA land; farm lands in western Kansas. I quote, subject to previous sale, 100 acres, shallow water alfalfa land at \$5 per acre; 200 acres from McCue, N. E. 1/4-3/4, good wheat or broom corn land, \$15 per acre, 4 miles from Gladstone, Mo. Pao G. D. Card, Scott City, Kas.

MEXICO—I have for sale several fine tracts of tropical lands and transportation especially suitable for fruit and stock raising. Cheap on quick sale. Live correspondence. Write for particulars. Hesterhowe firm and returned. Address: J. Ferris Kent, Tacotalpan, Ver. Mexico.

BARONIA—40-acre farm, 4 miles from Warsaw, Mo.; 20 acres cultivated, balance pasture, near good schools and churches. \$100 per acre. Address: T. U. Owen, Warsaw, Mo.

100 ACRES—4 miles to town; good, well drained land; on main route and school house on one corner of the farm; 17-acre house, new; barn, wash; hog and new house; business; plenty water; about 1/2 acre timber. This is a good place priced at \$30 per acre. CRITCHER, Drexel, Mo.

MISSOURI LAND for sale, 40 acres to 1,000 acres; terms and prices to suit your means. Write for particulars. W. M. Stevens, Clinton, Henry Co., Mo.

HALF INTEREST, 40-acre farm, underlaid with stone and land. T. Chapman, Webb City, Mo.

Riverview Farms Company,
BENSON & CARMICHAEL,
642 Paxton Block,
Omaha, Neb.
Telephone, Douglas 3183.

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Florida—Continued.

FLORIDA LAND BARGAIN—17,000 acres, finest of farming land; two crops yearly; deep water landings; two railroads; \$4.50 per acre. Walter E. Barnes, Avon Dale, Ala.

FLORIDA—We have millions of acres of Florida timber, cut over, farm and colonization lands. Estate Journal, Big Bargain, rice homes, we can suit you. National Realty Agency, Jacksonville, Fla.

FLORIDA LAND.
Florida—You cannot lose on any well selected property in Florida, but are there of quick and substantial profits. We have many good properties for colonization, well selected, in the best of the country, fine climate, church and school advantages. Write for particulars. W. H. LEAHY, Gen'l Passenger Agent, Dept. K, Atlanta, Ga.

GREAT SOUTH GEORGIA
TRAVERSED BY THE ATLANTA BRIMINGHAM & ATLANTIC RAILROAD.
Lands adaptable to the widest range of crops; all the money crops the country plentifully produced. For literature treatise with this country, its soil, climate, church and school advantages. Write for particulars. W. H. LEAHY, Gen'l Passenger Agent, Dept. K, Atlanta, Ga.

BARGAIN.
1,200 acres choice land, 1,000 acres of it in wheat, well located; \$25 per acre; \$20 per acre; will exchange for smaller.
A fine plantation of nearly 2,000 acres, well located and well improved; Louisiana; \$12 per acre, trade.
Modern 100-barrel flour mill and elevator, doing good business; central Kansas; \$35,000, and cash for ranch.
200 acres good wheat, etc., land, central Kansas; \$15 per acre; for cash.
I have some choice farms and ranches in eastern Kansas and western Missouri, all nice and price you want; some will exchange. When you want to buy, sell or exchange lands, merchandise or anything else of value, would like to hear from you. FRANK GEE, Lawrence, Kan.

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WHY PAY HIGH RENT?
Mr. Warner, county of South Dakota, stop paying high rent, own your own farm. We can sell you 40 to 100 acres in high rent area. We own twenty quarters of land. We can sell you 40 to 100 acres on terms you can't beat. We'll give you balance on payments at 6 per cent. Come here before the snags are all gone. For full information write to Dr. H. C. Ward, of Seneca, South Dakota, S. D.

REAL ESTATE
FARM AND RANCH LAND FOR SALE
(Continued.)

Missouri—Continued.
300 ACRES AND 40 ACRES IN GOOD old Cass county; 16 miles from Kansas City; soil, timber, etc.; price \$5 per acre; balance cash. E. V. Burnett, Garden City, Mo.

A SNAP if taken in 90 days—fine valley, 60 acres, improved in the heart of Cass county, Missouri; 5 miles from county seat; deal with owner; save commission. Address Box 75, D. No. 2, Harrisonville, Cass county, Mo.

REAL ESTATE
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(Continued.)

Wisconsin.
80 ACRE LEVEL LAND, 20 cultivated, balance pasture. 1/2 mile from large town, on farm, 1 mile from station, school on land, also, easy terms. Tom O. Magon, Island City State bank, Cumberland, Wis.

HARDWOOD timbered lake frontage farm at Bargain; 50 acres in Folk county, Wis., 80 miles from twin cities; heavy clay loam soil; half mile lake frontage; lots of hardwood, saw timber, small clearings, old buildings; good neighborhood; only \$100,000 on easy terms if taken at once. Owner N. S. Box A. St. Croix Falls, Wis.

FOR SALE Cheap—Good farm, 120 acres all under cultivation; 13 buildings; 13 miles west of Husky, Clay county, Minn. Address Box 4, Washkoda, Minn.

THREE high class improved northwest Minnesota farms for sale. One 100 acre blue grass land, your choice, \$5 per acre. Write for particulars. Daniel J. Meek, owner, P. O. Box 97, Chisholm, Minn.

35 ACRES, clay soil, well timbered, with hard wood, located near this city. P. R. Thielmann, St. Cloud, Minn.

CHOICE FARM LANDS in Rock and Pipestone counties, Minnesota, \$5 to \$8 per acre; easy terms. Address ENGBRETSON LAND CO., Jasper, Minn.

WANTED—CITY LOANS. First Trust Co. LOW RATES, REMISE-CARLBERG CO., 210-212 Broadway Theater Bldg.

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RAILWAY TIME CARD—CONTINUED

Missouri Pacific	Chicago Express	7:00 am	8:30 am	1:00 pm	2:30 pm
K. C. & St. L. Ex.	Chicago Express	8:00 am	9:30 am	1:00 pm	2:30 pm
K. C. & St. L. Ex.	Chicago Express	8:30 am	10:00 am	1:30 pm	3:00 pm
Saturdays only			12:00 pm		
Illinois Central	Chicago Express	7:00 am	8:30 am	1:00 pm	2:30 pm
Chicago Limited	Chicago Express	8:00 am	9:30 am	1:00 pm	2:30 pm
Miss.-St. Paul Express	Chicago Express	7:00 am	8:30 am	1:00 pm	2:30 pm
Miss.-St. Paul Limited	Chicago Express	8:00 am	9:30 am	1:00 pm	2:30 pm

Burlington Station—10th and Mason

Denver & California	4:30 pm	6:30 pm
Dayton Express	4:30 pm	6:30 pm
Nebraska Express	4:30 pm	6:30 pm
Black Hills	4:30 pm	6:30 pm
Northwestern	4:30 pm	6:30 pm
Nebraska Point	4:30 pm	6:30 pm