

REAL ESTATE REAL ESTATE
FARM AND RANCH LAND FOR SALE FARM AND RANCH LAND FOR SALELuthern Colonists Excursion
To California

Several thousand acres of choice land, suitable for raising fruit, grains, poultry or for dairy purposes, has been set aside for Luthern colonization. This land is surrounded by improved farms, good roads and graded schools. Telephone and electric power lines run through the property.

The Luthern colony is located in Tehama county, four miles south of Red Bluff. You can pick delicious oranges from the orchards near the property, and delicious fruits are now ripening there.

Dr. E. A. Van Fleet, a prominent Omaha physician, went to see this property and followed in the letter he is forwarding to the Luthern Colonization Company.

RED BLUFF, Cal., April 17, 1911—Rev. J. E. Hummon, Omaha, Neb.: Dear Mr. Hummon: Just returned from the ranch. Mr. Eiler took us out. We had a fine chance to see everything, the location is ideal for a colony. The groves and creeks are ideal, the cottages splendid. I wish I could stay here now. This is the garden spot of all this part of the Sacramento valley. Grain and all kinds of crops are looking fine. Fruit grows everywhere. I picked oranges and apples from the trees in Red Bluff. There is an endless variety of beautiful flowers on all sides. There are not enough adjectives in the English language to express the beauty of this part of the Sacramento valley. Will see you again soon.

(Signed) E. A. VAN FLEET.

Residents of the Sacramento valley have fruit and vegetables fresh from their gardens every day of the year. Following is a table showing net returns per acre from some of the things grown in the Sacramento valley:

Potatoes (sweet).....\$ 50 to \$100
Potatoes (Irish).....\$ 50 to \$100
Almonds.....\$ 50 to \$100
Oranges.....\$ 50 to \$100
Strawberries.....\$ 50 to \$100
Apples.....\$ 50 to \$100
Pears.....\$ 50 to \$100
Tomatoes.....\$ 50 to \$100
Beans.....\$ 50 to \$100
Peaches.....\$ 50 to \$100
Plums.....\$ 50 to \$100
Olives.....\$ 50 to \$100
Figs.....\$ 50 to \$100
Apples.....\$ 50 to \$100

These figures show a very conservative estimate of what can be grown, and the profit to be realized when business methods, intelligence and painstaking efforts are applied.

An excursion will leave Omaha May 14 and will be personally conducted by Mr. Hummon. For information, write or call at our office.

Luthern Colonization Company

404-410 City National Bank Bldg., Omaha, Neb.

Missouri—Continued.

40-ACRE farm, all cultivated; fine house, barn, fences, first-class condition; fine spring water, 1 mile from town, 1 mile from railroad. Best of Missouri irrigation Co., Piedmont, Mo.

THIRTEEN sections in Dawes county, near Sidney, one of the best towns in the Dakotas. The property is well improved, and we are retreating in any size farm you want. Write your wants. Price is right.

FOR SALE—Bitter Root Valley 230 acres fine fruit land; good water right; best section of the valley; fine proposition for subdivision; fair buildings; easy terms. Address owner, R. J. Lewis, Bismarck, Mont.

MISSOURI farm, 200 acres; 6-room house, barn, 100 acres wheat, 200 acres corn; black dirt, 1 mile from town, 1 mile from railroad. Buckmaster Realty Co., Elsie, Mo.

FOR SALE—Finest farm in Leavenworth county, Broadview farm of 160 acres, 1 1/2 miles from Fort Leavenworth, \$5,000 brick residence, 100 45-year-old walnuts, 100 sugar maple trees, natural gas, two telephones, free delivery, 14 miles from Santa Fe station, examining premises and write Mrs. J. L. Kirby, 1108 Felix St., St. Joseph, Mo.

Montana.

WHOLESALE TRACTS IN MONTANA, the coming farm state, \$12.50 to \$20 per acre. Write for description. Shaw & Clark Land Company, Mackay Bldg., St. Paul, Minn.

Nebraska.

A Great Sacrifice on Lands in the Rain Belt of Eastern Nebraska, the Greatest Ranch and Dairying Farm Proposition Ever Offered.

600 acres with or without 250 acres adjoining of the best grazing land in the state. This land will produce 40 to 50 bushels of corn to the acre and corresponding yields of other grains. The soil is rich, sandy loam and very productive. Every acre of this land will produce red or white clover, bluegrass or alfalfa. Every acre will produce as much grass as any 125-acre land in the state. It is all covered with a heavy growth of bluegrass at the present time. This tract contains a lake of 15 acres, which is fed by springs and furnishes an abundance of pure water for stock. Don't live on a small farm of high priced land when you have the opportunity of securing a tract of this kind where you cannot only make so much more money in the dairying and stock feeding business, but the increase in value of this land will make you a fortune.

You don't have to dig every dollar you make out of the South Dakota list. If you farm they will come to the door for the cream and pay you cash. If you do a stock feeding business you can purchase the feeders farther west and feed them on the land in transit. Afterward shipping the finished cattle to either the Sioux, Omaha or Sioux City markets. If you need more gain than you can raise on this land for your feeding you can purchase the land west from the adjoining farms. This is not a tract of cheap land, but located in the rain belt of eastern Nebraska in a district that has been settled for 25 years, has 3 miles southwest of Pierre, 15 miles northwest of Norfolk, 6 miles north of Meadow Grove and 8 miles northwest of Battle Creek. For sale \$15 per acre. Half cash, balance 6 per cent.

W. J. DERMODY INVESTMENT CO., 224 City Nat. Bank Bldg., Omaha, Neb.

EXCEPTIONAL BARGAIN—260 acres near Seward, Seward Co., Neb. Good soil, fine house, barn, sheds, well and mill race orchard, 12 acres alfalfa, 100 acres pasture, 75 to 100 acres corn and wheat, pasture, 500 per acre; terms, half cash, balance 6 per cent. Write for particulars. Peterman Bros., Lincoln, Neb.

45-Bushel Wheat Land for \$27 an Acre

Buy Land Where It Rains

We own and control over 20,000 acres of Phryganea country, Nebraska, choice farm lands now on the market. The 8 to 10 acre producing country in the state for twelve years. A definite in a leading crop. Write today for our free literature. Live agents wanted everywhere.

FUNDING INVESTMENT CO., SIDNEY, NEB.

FOR SALE.

Two tracts of 30 acres and 160 acres adjoining of choice improved farm land in south edge of Pierre county, eight miles north of Battle Creek. Owner must sell and will accept \$20 per acre if taken at once. 3 terms, half cash, balance at 6 per cent interest.

FUNDING INVESTMENT CO., 224 City Nat. Bank Bldg., Omaha, Neb.

FOR SALE at a bargain, 15 sections of 2 sections of land in Keith county, Nebraska. This land is good and good pasture and hay land and is a good ranch. Write today for our free literature. Live agents wanted everywhere.

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