

OPPORTUNITIES NEAR DENVER

W. M. Lemon Points Homeseekers to the Way to Success.

FINE FRUIT FARMS AVAILABLE

On Ten Acres of Fruit One Can Produce an Income Equal to Interest on \$50,000 Worth of Government Bonds.

BY W. M. LEMON. Back to the soil. Man's original purpose was tilling the soil. Every rightly constituted man loves it and longs for it under favorable conditions...

On the far side of the Denver city park and out Colfax way, out Broadway and University place way, there is a tract of land at the door of Denver...

Many Acres Planted. The Denver Suburban Homes and Water company has planted several hundred acres of this land into five- and ten-acre tracts...

Imagine yourself the owner of one of these ten acres. From your front door you can see a hundred mountains. Within range of your eye, in your front yard, as it were, is the scenic marvel of the North American continent...

Lay out ten acres in cherries, plums or apples, or especially grapes, and the thing is done. In five years your orchard will be paying you an income equal to that of \$50,000 worth of bonds...

It has been done. One year's crop of melons, onions, asparagus or berries has already and will today produce enough revenue to cover the entire cost of the land.

But that is not all. This land is not farm land, surrounded by deserts. It is suburban property with a future. Denver is growing that way. It cannot grow in any other way...

This land is the best land Colorado affords. In the tract there are 13,700 acres owned by the company. All of these lands are supplied by water from the Clearwater reservoir...

Most Homeseekers Move to Westward from Near Points

Railroad Statistics Show Many of the Settlers Go from the Missouri Valley.

DENVER, Colo., July 29.—"It is safe to say that the majority of people who have come into Colorado during the last five years have come from the states in the Missouri river valley."

This is the statement made today by Alfred Patek, the Colorado state commissioner of immigration.

"I find," said Mr. Patek, "this to be the consensus of opinion among all well-informed real estate men and our own records of the immigration department for last year likewise verify this."

This statement of Mr. Patek is particularly of interest at this time in view of the discussion that is going on in Colorado and Wyoming as to where it will best pay the efforts to bring immigration into these states.

The record of the shipments of household goods in carload lots on the railroads also shows that most of the so-called "immigrant shipments" are from this same territory and as a matter of fact it is generally accepted by land men that new settlers come west as a rule by short jumps.

LUTHERAN COLONY PROSPERS

People of Omaha Who Bought Land Are Most Delighted.

CROPS BEYOND EXPECTATIONS

Pear Orchards Are Yielding Big and Strawberry Farm is a Wonder—Prunes Are Giving a Large Crop.

Since time began the movement of the population of the world has been westward. This is still true, and this movement is still going on. Each year the center of population of the United States moves a few miles westward...

Omaha People Pleased. The Omaha people who have gone out there to see the land have all bought property and are all anxious to move to California. Many who have bought a twenty or forty-acre farm are preparing to build their homes and to plant their fruit trees this fall...

The Lutheran colony is situated four miles from Red Bluff and at Red Bluff the rainfall is about thirty inches annually, distributed evenly from the first of October to the first of June...

The Trowbridge-Bolster company, which is handling the sales for the Lutheran colonization company, is greatly delighted with the way business has been going, and the way the people in this section are taking to California lands...

On an easy terms—one-third down and balance at 6 per cent. Their offices are in the City National Bank building, and they are always glad to show products and literature to people who are interested in learning something of California.

Bayard District is Advancing Rapidly

Under Irrigation Land in North Platte Valley is Yielding Big Crops.

BAYARD, Neb., July 29.—(Special.)—Out in the western end of Nebraska in the North Platte valley things are booming this year, despite the dry weather which has afflicted portions of the eastern states...

Bayard is blessed with a very large territory which is watered from numerous canals, the most important of which at the present time is the Tri-State or Farmers canal. This is the first year of its operation down the valley this far, and it is proving equal to all demands...

Good Roads Club Puts in Busy Day

Douglas Boosters Roll Up Their Sleeves and Go Out Onto the Highways.

DOUGLAS, Wyo., July 29.—(Special.)—The Good Roads club of Douglas is doing effective work toward the improvement of the roads of Converse county. Early members and every volunteer who could be enlisted, including nearly every ranchman near Douglas, worked all day recently on the highways...

FINE LANDS IN CALIFORNIA

Anything that Grows in Southern Italy Thrives in Valley.

CLIMATIC CONDITIONS ARE IDEAL

All of the Property of the California Land Products Company is Planted to the Commercial Smyrna Fig.

The lands of the California Farm Products company are located in Glenn county, California, on the Sacramento river at Dutch City, about sixty miles north of the state capital and about 150 miles north of San Francisco.

The Sacramento river is navigable all the year and boats are plying continually. The Southern Pacific railroad is now building a new line from the town of Arbuckle, on the main line, north to Dutch City, along the banks of the Sacramento river, which will give railway transportation also. It is expected that trains will be running on this line by Christmas. This will give both rail and water transportation.

The soil is what is known as the "Sacramento loam," dark gray in color and varying from eight to twelve feet in depth and when properly tilled and watered will produce astounding results.

Water is obtained in inexhaustible quantities from wells bored to a depth of about eighty feet in a very coarse gravel and rises to within fifteen feet of the surface. It is then pumped by electrically propelled motors for irrigation purposes.

The climate speaks for itself:

Table with 4 columns: Wm't, Spr'g, Sum'r, Aut'n. Rows for Southern Italy, Los Angeles, Cal., Sacramento, Cal.

The average clear days in the year in southern Italy is 230; Los Angeles 250, and the Sacramento valley has 238. The foregoing figures are taken from United States Weather bureau reports for the last fifteen years.

Fruits Thrive Here. Any and all of the grains, grasses, nuts and fruits that are grown in the temperate or semi-tropical zones will grow and thrive in this wonderful valley. Figs, cherries, lemons, plums, peaches, apricots, oranges, all varieties of grapes, almonds, English and black walnuts thrive in abundance. The land of the California Farm Products company is all planted to the commercial (Smyrna) fig.

Courtesy on the Rail. The Illinois Central railway is to establish a school of courtesy. Politeness will be charged and in a reasonably willing manner. If you ask a question of a conductor he will receive the query politely and if he can't answer it offhand he will mail it to you next day in fact. It's going to be a fine innovation.

Of course, it mustn't be carried too far. For instance, a traveler on a British railway was annoyed over the long delay at a small station and going out to investigate, found the engineer of the train cutting the station master's hair.

Which is what we mean when we speak of carrying courtesy too far.—Cleveland Plain Dealer.

Sacramento Valley CALIFORNIA



The hand points to the location of our land. The Finest Fruit Belt in the WORLD.

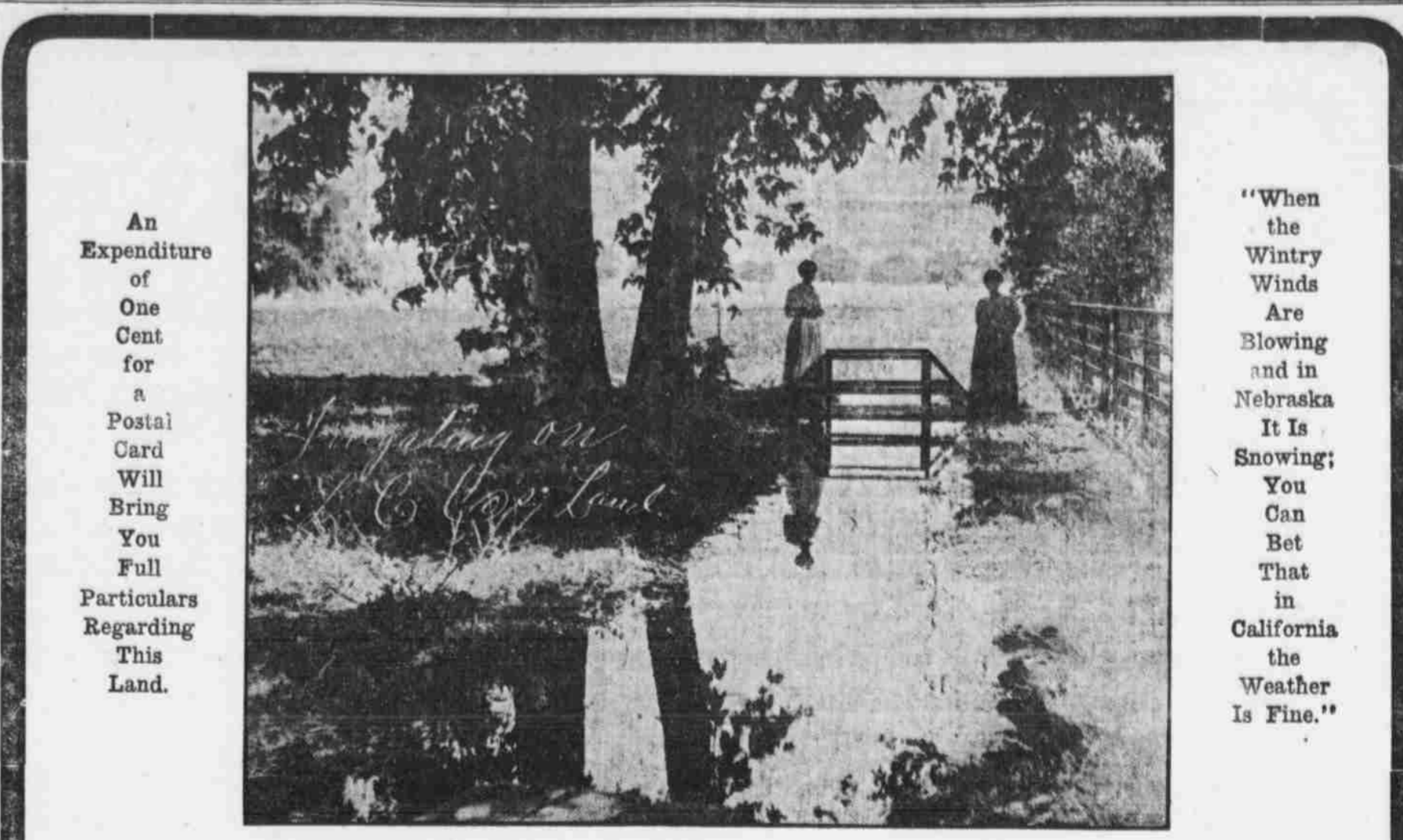
A Tract of This Land Will Make You Independent. Every Tract Now Planted. We bring the trees into bearing, and care for them until you want to look after them yourself. Remain where you are and let your savings work for you.

Prices Reasonable. TERMS EASY. Apply to the Owners.

California Farm Products Company. No. 515 Bee Building, Omaha, Neb.

Utah and Idaho Irrigated Lands

ON SMALL PAYMENTS. W. J. FELT & CO. Brown Bldg., Omaha, Neb.



An Expenditure of One Cent for a Postal Card Will Bring You Full Particulars Regarding This Land. 'When the Wintry Winds Are Blowing and in Nebraska It Is Snowing; You Can Bet That in California the Weather Is Fine.'

A Home in California is a Comfort

for there is no burning heat, and no biting cold. A farm in California will make you independent, and all fruits will grow on the Colony land.

We have just finished cutting a five weeks stand of alfalfa, and it is averaging over two tons to the acre. People are now moving out there, and many Omaha people will build there in the fall.

Sacramento Valley land is rapidly advancing in value. We have land at \$100 and \$150 per acre! One third down.

(If you know what we know, you would buy in California.)

LUTHERAN COLONIZATION COMPANY

TROWBRIDGE-BOLSTER CO., Selling Agents. 404-10 City National Bank Building

IT'S ALL GONE

Only a week ago we undertook the sale of the Hord lands near Central City, Merrick County. We have talked and advertised these lands very extensively and we knew they would move rapidly, but the sale and demand have been far beyond our expectations and there is nothing left. On our excursion of Friday, July 28th, we showed the land to

104 PEOPLE, WITH 25 AUTOMOBILES

In the face of this sale it is needless to talk of hard times or to say there is a scarcity of money. People who want their farms in our hands for sale, have the money, where the soil is good and the price right. These are the conditions that prevailed on the Hord lands.

Improved Merrick County Farms

This sale has been an eye opener to the people of Merrick County and new a number of land owners have placed their farms in our hands for sale. They are not Hord lands, but are well improved farms, and the prices are higher than those at which we offered the Hord lands. They are good farms, close to markets, schools, etc., and if you are interested in Merrick County we will be glad to show you some of these properties.

COLONIZING NEBRASKA

We are proud of this effort toward colonizing the state of Nebraska and will be glad to get in touch with other land owners in regard to similar propositions. We have a lot of confidence in our own state and are ready to undertake the colonization of 5,000 to 10,000 acres of land in Nebraska if we can find the right stuff at the right price. We are proud of the record made in this sale, especially the sale of Friday when we sold

2,010 Acres for \$115,280

This sale puts Payne Investment Company at the head of any enterprise of a similar character in the United States or any other country so far as the records show.

PAYNE INVESTMENT COMPANY

Colonization Agents, Omaha, Nebraska. Remember our motto, "To put the landless man on landless land."

A Few Scattered Farms

We have a few scattered quarter sections left over from a large tract that we must dispose of at once in order to settle up an Estate. Joining lands of the same character cannot be bought for less than from \$12.00 to \$20 per acre. We have two quarters in Banner County, two quarters in Blaine County and two quarters in Holt County, Nebraska. We will offer these quarters until they are disposed of at prices from \$600 to \$1,000 a quarter. These lands are all level enough to be farmed and are the choicest lands of that vicinity, as most of them were deeded in the early 80's.

The Farmers' Land Co.

1014 City National Bank Bldg., Omaha, Neb.

THREE SNAPS

No. 1.—640 acre ranch, improved, located near the U. P. R. R. in Keith Co., Neb. This is one of the best stock and grain propositions in the state, 300 acres of good farm land, all good hard soil, \$1,500 worth of improvements. The cash price on this is \$20 per acre; will take good property as part payment on this.

No. 2.—160 acres of the best wheat land in N. Dakota, part in cultivation, close to good town, this is a snap at \$30 per acre. Mtg. \$1,200; will consider good property for equity.

No. 3.—160 acres in Keith Co., Neb. Level and good soil; price \$20 per acre. What have you?

Any of the above propositions will stand the closest investigation.

S. E. WAIT. 617-Bee Building, Omaha, Nebraska.

Irrigated Fruit Garden Tracts

—AND—

IN COLORADO

2 1/2 Miles From Denver.

Easy Payments 20% Cash \$6 to \$12 Monthly

10% guaranteed on all money paid in the first two years. No interest for two years. In event of death the property will be deeded to the beneficiary.

Call or write:

Denver Suburban Homes & Water Company

619 Commonwealth Bldg., Denver Colo.

W. M. LEMON

436 Brandeis Bldg., Omaha, Neb.

References—Satisfied purchasers among Omaha's leading business men.

Greatest Investment Ever Offered

LAND IS SAFEST AND BEST

We can sell you a 10 acre tract on easy terms—that will grow in value over \$5 per day for all time to come.

L. R. YOST

Suite 312 McCague Building - - Omaha

4,920 Acre Ranch for Sale \$60,000

Deeded land; Sioux County, Nebraska, on Niobrara river; raw land; fine hay and alfalfa land; 8 miles of water; can be irrigated; nearly all bottom land; two sets of improvements; some leased land; cut about \$8,000 Hay crop this year. Fine ranch; you can't beat it. Will consider a good farm and some cash. Carry back \$20,000. Investigate this.

The World Investment Co.

Omaha, Nebraska