the Way to Success.

FINE FRUIT FARMS AVAILABLE CROPS BEYOND EXPECTATIONS On Ten Acres of Fruit One Can Pro-

duce an Income Equal to Interest on \$50,000 Worth of Government Bonds.

BY W. M. LEMON. Back to the soil. Man's original purpose health and self-respect and independence.

If you were offered a home in the great- and Oregon. est country on the face of the earth; a pears, cherries, vegetables and other necescity was almost within walking distance. could get them at a price the most hard- as \$200. pressed farmer or the poorest-paid clerk can afford, wouldn't you gladly, quickly jump at the opportunity? You can have

"On the far side of the Denver city park and out Colfax way, out Broadway and or forty-acre farm are now preparing to University place way lies a tract of land build their homes and to plant their fruit at the door of Denver, an agricultural garand profit will combine with pleasure and rounded by cultivation and fruitful groves Traversed by drives connected with Denble Eden will give the city a beauty of environs unequalled.

Many Acres Platted. The Denver Suburban Homes and Water company has platted several hundred acres of this land into five and ten-acre tracts and offers them to intending purchasers at terly and semi-annual installments at the rate of 6 per cent per annum.

Imagine yourself the owner of one of range of your eye, in your front yard, as American continent-Pike's Peak, Long's Peak, Devil's Head, Gray's Peak and a mento river flows, two miles to the west. score of sights you have read about and often longed to see. Over to the northwest, a few miles, lies Denver, the "Queen City of the West." All about you floods the glorious year-long, constant, golden sunshine of Colorado, and beneath your feet spreads the richest sell in the world.

melons, onions, asparagus or berries has already and will today produce enough revenue to cover the entire cost of the

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, for elsewhere the river and the railroads shut it in. Every year the city will creep nearer and nearer to your ten-acre orchard until finally it will Bayard District is come clamoring at your front door hungry for land-your land-on which to build homes. Then you will sell one lot for more than your ten acres cost you. Already not a few such neighbors have moved over Under Irrigation Land in North toward and on this land. The country club and the golf links draw hundreds of the city's best and richest out that way every day, and the home of the governor of Colorado and the buildings of the Denver university are already in plain view on its outskirts.

This land is the best fand Colorado afowned by the company. All of these lands are supplied by water from the Castlewood reservoir. This is a rock-bound mountain lake forty miles south of Denver. It covers an area of 200 acres and has a capacity of 2,386,900,000 gallons of water. This water is supplied to the people who settle on these lands free of charge. Although fifteen inches of rain falls there annually it is not enough to insure good crops, for this reason the company installed the large reservoir and the irrigation system at an expense of \$780,000.

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 developing the country to the fullest poscome into Colorado during the last five years have come from the states in the Missouri river valley."

This is the statement made today by Good Roads Club Alfred Patek, the Colorado state commis sioner of immigration.

"I find," said Mr. Patek, "this to be the concensus of opinion among all well-in-formed real estate men and our own records Douglas Boosters Roll Up Their of the immigration department for last year likewise verify this.'

This statement of Mr. Patek's 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 effective work toward the improvement of

The record of the shipments of household shows that most of the so-called "immi- near Douglas, worked all day recently on grant shipments" are from this same ter- the highways. The county was districted ritory and as a matter of fact it is gener- and automobiles took workers to distant

ome west as a rule by short jumps. guiries obtained at the Omaha Land show they would meet the approval of the path-

OPPORTUNITIES NEAR DENVER LUTHERAN COLONY PROSPERS FINE LANDS IN CALIFORNIA

Are Most Delighted.

Pear Orchards Are Yielding Big and Strawberry Farm is a Wonder-Prones Are Giving a

Large Crop.

Since time began the movement of the population of the world has been westward. was tilling the soil. Every rightly con- This is still true, and this movement is California, on the Sacramento river at stituted man loves it and longs for it. still going on. Each year the center of under favorable conditions, for from population of the United States moves a Mother Earth he reaps more than he sows, few miles westward. The west is growing. of San Francisco. since she yields him not only crops, but | California almost doubled its population in the last ten years; so did Washington the year and boats are plying continually.

California has advantages that to peoplece of land where you can grow enough ple who have never been there seem alproduce to yield you \$1,500 to \$5,000 a year most unreal, and if the statements clear; have all the strawberries, apples, concerning that country are believed, which will give railway transportation also, they are believed to be greatly exsities of the table to enable you to live as aggerated facts. The truth of the matter good as a Wall street magnate; if a big is that what the Lutheran Colonization company has said about their land and where your wife could go and shop when their proposition has not been put strong she wanted, and she could take in all the enough. California is a country of wonderpleasures of a metropolis when she needed ful resources and wonderful opportunities. them; if school, colleges and commercial A stand of alfalfa on the Lutheran colony advantages were within easy reach, with was four weeks old, and has just been cut. trolley cars to take you and your family and it has averaged over two tons to the quickly and cheaply to them, with high acre. They can grow fifteen tons a year price markets only a few miles away for on an acre of this land, and have proof all you could raise; if you had these and, in of what they say is true. A pear orchard addition, a climate unmatched on the face adjoining the property has netted the owner of the globe, where the sun shines 210 days \$150 per acre a year for the last five years. out of the year; where the lungs expand A strawberry farm a few miles away has and rich blood is fed by unexcelled ozone, netted over \$300 per acre a year for the and the minimum of sickness is known and last three years. A prune orchard averaged life prolonged; if you culd get all these and a net of \$125, and sometimes runs as high

> 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

trees this fall. Some intend planting orden and horticultural park, in which utility chards of oranges and lemons, while others intend to plant deciduous fruits. All fruits beauty in the form of homes and villas sur- do well there, because the climate conditions are exactly the same as at Los Angeles, although nearly 600 miles north. ver's park and boulevard system, this possi- The interior of the Sacramente and San Joaquin valleys has the same average temperature as the Los Angeles-Pasadena country, the only difference being that the farther north one goes in California the greater the rainfall,

The Lutheran colony is situated four miles from Red Bluff, and at Red Bluff brings 51/2 cents per pound. The trees are an extremely low price and on very easy the rainfall is about thirty inches annually. terms, balance payable in monthly, quar- distributed evenly from the first of October to the first of June. A telephone and electric power line runs across the timated that they will increase in bearing colony land, and the Northern Electric these ten acres. From your front door you railroad is extending its line from Chico at 6 years old they would produce 200 can see a hundred mountains. Within to Red Bluff, and this line runs within a mile of the colony. The main line of they are in full bearing. A 7-year-old orit were, lie the scenic marvels of the North the Southern Pacific railroad is only three chard will produce an elegant income on a miles distant and the navigable Sacra-

The climate at Red Bluff is beyond comcomes in from the ocean.

The Trowbridge-Bolster company, which is handling the sales for the Lutheran Col-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, and meanwhile you can plant cabbage, berries, potatoes, etc., between the trees, live well and perhaps secure sufficient money from the first year's crop alone to pay every penny on the land.

It has been done. One year's erop of the first week. E. T. Wright will take some the train cutting the station master's hair.

Onization company, is greatly delighted with the way business has been going, and the link a school of courtesy. Politeness will charge 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 with the Trowbridge-Bolster company, is now closing some business for the firm on the tract, but will return here sometime found the engineer of the train cutting the station master's hair. onization company, is greatly delighted It has been done. One year's erop of this week. E. T. Wright will take some prospective buyers out to the tract about carrying courtesy too far.—Cleveland Plain the tenth of August.

The land is sold for \$100 to \$150 per acre, and on 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.

Advancing Rapidly

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 fords. In the tract there are 12,700 acres afflicted portions of the eastern states. Crops are looking fine and the prospect is for a big yield of sugar beets, alfalfa and small grain of all kinds. This is especially true of the district around Bayard, which, from an agricultural standpoint is comparatively new, The splendid showing which is being made is due entirely to

Bayard is blessed with a very large terri-

tory 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. The farmers all tell the same story of plenty of water to use on the growing crops. The country north of Bayard is being rapidly settled up, mostly on lands sold by the Payne Investment company for the Tri-State Land company. There is no question but what these lands are going to prove both valuable and very productive. Situated as Bayard is in the midst of such a large and fertile territory, the town is destined to become one of the best in the valley. Next year the government canal will be sible extent.

Puts In Busy Day

Sleeves and Go Out Onto the Highways.

DOUGLAS, Wyo., July 29 .- (Special.)-The Good Roads club of Douglas is doing the roads of Converse county. Every member and every volunteer who could be engoods in carload lots on the railroads also listed, including nearly every ranchman ally accepted by land men that new settlers sections, so that none was neglected. As come west as a rule by short jumps. a result of the work, chuck holes were The fact that the Omaha Land show is filled, stones removed, bridge approaches organized for the specific purpose of turn- repaired and ruts filled up, so that the ing emigration from the Missouri river county highway appropriation can all be valley to the intermountain and Pacific used for bridge building and reconstruction coast states, which has formerly sone to of new roads. The Douglas Good Roads Okiahoma and Texas and to Canada, has club is the live commercial organization made it easy for Colorado land men to of Converse county, and while it has not secure tremendous results in the Missouri asked that its city be placed on the oceanriver valley. One man, O. Y. Baker of to-ocean automobile route on account of Hotchkiss, Colo., sold \$135,000 worth of land lack of a direct connection to the west, yet as a direct result of following up the in- the roads of this county are such that

finding committee if they come this way.

W. M. Lemon Points Homeseekers to People of Omaha Who Bought Land 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, Butte City, about sixty miles north of

the state capital and about 150 miles north The Sacramento river is navigable all The Southern Pacific railroad is now building a new line from the town of Arbuckle, on the main line, north to Hamfiton City, along the banks of the Sacramento river,

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 pro-

It is expected that trains will be running

duce 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:

Wnt'r Spr'g Sum'r Aut'n Temp, Temp, Temp, Temp, Temp, Temp, Temp, Temp, Temp, Southern Italy. 47.3 57.3 73.7 61.9 Los Angeles, Cal. 52.0 60.0 70.0 65.0 Sacramento, Cal. 48.0 60.0 75.0 61.0 The average clear days in the year in southern Italy is 220; Los Angeles 250, and he Sacramento valley has 238. The forego ing figures are taken from United States Weather bureau reports for the last fif

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, pranges, lemons, plums, peaches, apricots, cherries, all varieties of grapes, almonds. English and black walnuts thrive in abunlance. The land of the California Farm Products company is all planted to the commercial (Smyrna) fig.

The fig tree commences to bear when it s 5 years old, producing about 100 pounds of dried fruit to the tree, and usually planted twenty-seven to the acre, which should produce an income of \$135 an acre. When the trees are 5 years old, it is esability about 100 pounds per annum, so that pounds at 7,300 pounds and so on until valuation of \$1,000 an acre.

In this valley land has trebled in value in the last three years and will quadruple parison. The days are baimy, the nights in the next three years, as the Panama" are cool. In the evenings the salt breezes canal nears completion, which will make San Francisco one of the greatest shipping points in the world.

Courtesy on the Rail.

station master's hair.

Sacramento Valley



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.

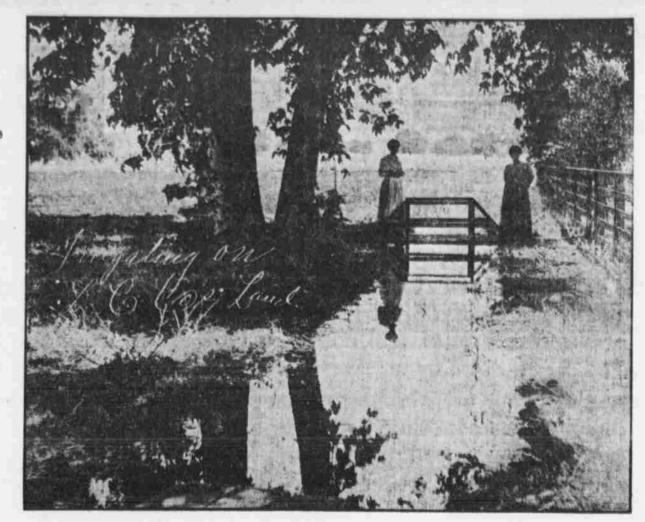
Brown Blk., Omaha, Neb.

An Expenditure One

> Cent for Postal Card Will Bring

Full Particulars Regarding This Land.

You



"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

GONE Irrigated Fruit

have been far beyond our expectations and there is nothing left. On our ex-cursion 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 to buy land are ready and 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 now 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 dwn state and are ready to undertake the colonization of 5,000 to 50,000 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 a similar character in the United States or any other country so far as the records show.

The man who has land to sell and the man who wants to buy land can do business quicker and in a more satisfactory way through this organization than any concern of similar character.

PAYNE INVESTMENT COMPANY

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

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. For further information address

The Farmers' Land Co.

1014 City National Bank Bldg., Omaha, Neb.

We can sell you a 10 acre tract on easy terms-that will grow in value

Easy Payments

Call or write:

ing business men.

over \$5 per day for all time to come.

L. R. YOST

Garden Tracts

IN COLORADO

21/2 Miles From Denver.

years. No interest for two years. In event of death the

Denver Suburban Homes & Water Company

619 Commonwealth Bldg., Denver Colo.

W. M. LEMON

436 Brandeis Bldg., Omaha, Neb.

References—Satisfied purchasers among Omaha's lead-

Greatest Investment

Ever Offered

LAND IS SAFEST AND BEST

10% guaranteed on all money paid in the first two

20% Gash

property will be deeded to the beneficiary.

Suite 312 McCague Building - - Omaha

\$6 to \$12 Monthly

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

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 investi-

ろうりょうりょうしょうりょうしょうしょうしょうしょうしょうしょうしゃ 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

The World Investment Co. Omaha, Nebraska