

# IDAHO "Carey Act" Land Sale!



**WE** are delighted that we are in a position to offer you the unsold portion of Carey Act Lands remaining in the First and Second Owsley Projects located in Jefferson county, Idaho.

If you have not used your Carey Act rights and if you are a citizen of the United States or have declared your intention of becoming a citizen of the United States (first papers) you may avail yourself of an opportunity now of acquiring 40 acres, 80 acres, 120 acres or as much as 160 acres (but no more) of this choice Carey Act Land if you will act without delay.

If you will but stop and consider the many tremendous advantages which this land possesses you will understand and appreciate how fortunate you are that we have brought these wonderful Carey Act Tracts of land to your attention.

These exquisitely level, fertile Carey Act Projects have been thoroughly inspected by us and for us and when we found the tremendous natural merits which these lands contained we immediately obtained them exclusively for our Nebraska and western Iowa investors.

**WE** had to act fast in obtaining these lands exclusively for our Nebraska and western Iowa investors, as the people in the immediate vicinity of these great Owsley Projects have purchased over \$1,000,000.00 worth of this land and water since October 9th of last year, when the Second Owsley Project was opened by the State of Idaho.

When we found and satisfied ourselves of the phenomenal food-producing qualities of this wonderful soil we negotiated at once for the withdrawal of these ideally fertile lands from every market, but that over which we had control and as our inspection progressed—as we got down to the bottom of the basic merits of this highly fertile tract of land we were convinced that without doubt this great body of land is one that would be impossible to duplicate any place in the country.

Our investigation was thorough. Former investigations were confirmed in the minds of our engineers and investigators. THE CAREY ACT INSPECTOR OF THE DEPARTMENT OF INTERIOR AT Washington, D. C., has made a report on this great project which has received the approbation of our representatives.

We believe in offering these great tracts of Carey Act Lands to you that we are affording you a greater opportunity than you ever held at Scottsbluff, North Platte, Greeley, Colorado; Ft. Morgan, Colorado, or any other Irrigation Project in the Central Western States.

## Rare Water Rights Idaho Falls the Wonder City Crop Results Certain

The water rights on the First and Second Owsley Projects are indeed rare and excellent. The source of supply is Crystal Lake, which covers 40,000 acres of land and which is 45 miles in circumference.

This great body of fresh water is at the disposal of the settlers and farmers of the Owsley Projects and is at the very door of these fertile lands.

A main inlet from this lake has been dredged to a pump house where the water is allowed to rush in.

At its termination is drawn by electrically driven 250-horse-power motors capable of pumping 20,000 gallons of water per minute each into the main canal on the Projects.

This water is lifted approximately 18 feet by these great pumps which are electrically operated and the water, therefore, is allowed to flow by gravity to the respective farms on the project and this great Crystal Lake is the lowest point on the property.

This insures a positive flow of water at all times. The control of this water is absolute. Delivery is obtained by simply turning on an electric switch in the pump house.

The water is there to be pumped as it flows by gravity from the giant body of fresh water to the point where the pumping is done.

Another tremendous advantage which is rare is that the entire project is naturally drained by gravity.

When the water has performed its function, when it has been spread over the land and the soil has absorbed the required amount, the surplus gravitates back to the lake, thus avoiding drainage in the future.

With this exception, advantage it is the opinion of eminent engineers that the entire project considering the lay of the land and the geographical location, is an ideally perfect irrigation project.

In addition to all of these tremendous advantages the cost of water will always remain very low as this electric power is obtained from a water power plant at a ridiculously low price.

This water cost for crops is charged at actual cost to settlers. Under the provisions of the Carey Act the settler owns an interest in the water rights, the pumping plant and the ditches and under the law the actual cost of the transmission of this water to the respective farmers must be charged without profit.

Last year this water cost was but \$1 per acre and only a small amount of this land was irrigated, but as more land is put under cultivation this water cost should decrease.

Imagine water sufficient to irrigate your entire farm at \$1 per acre and then think of the money times in the States of Nebraska and Iowa when you would have gladly given \$20 per acre if it had been possible for you to put water on your crops which were fast deteriorating due to drought and Hot Winds.

And this water right is a perfect water right. It is practically the first water right which has been granted out of this great lake.

It is physically and legally foremost. The wants of the owners of the First and Second Owsley Projects must be supplied first before other subsequent users of water can obtain water for their crops.

Idaho Falls which is but 33 miles from the First and Second Owsley Projects has won recognition throughout the world.

The moment that the engineers and men who know were allowed to divert water from the streams of this great State onto the lands which were heretofore practically barren they found that the very moment that the water was supplied to this land that it was the only lacking feature to make this country one of the most fertile and greatest crop yielding sections in the United States.

Idaho Falls on account of the era of irrigation holds many world's records of which it can be proud.

Idaho Falls has attained a world's distinction, that of being the greatest originating point for freight shipments of agricultural products in the United States.

Idaho Falls is known as the greatest outboard shipping point for freight on the Oregon Short Line Railroad, notwithstanding the fact that Salt Lake City, Utah; Ogden, Utah; Butte, Montana, and Boise City, Idaho, cities much larger than Idaho Falls, are on that railroad and among the largest commercial centers of the Northwest.

There are trade centers such as Chicago, Portland and other places for export which ship a greater tonnage of agricultural products than Idaho Falls.

The point which is being sought to impress is that the Idaho Falls district produces the greatest tonnage of agricultural products of any place in the United States.

Idaho Falls and the county in which it is situated is a country without one cent outstanding in the way of debt and a country that is growing rapidly in population and business importance, a county filled with progressive citizens who have built big homes and bigger barns, a citizenship which is building modern homes at all times with every convenience which is contained in the mansion of the city, with the conveniences which make a contented and prosperous people, and Idaho has in addition to its mineral, coal, lumber and agricultural products some of the world's largest sugar factories.

The average wheat crop in the Idaho Falls district is from 40 to 60 bushels to the acre. The average of oats is 75 to 100 bushels per acre, 50 to 80 bushels of barley, 400 to 500 bushels of potatoes and from 4 to 7 tons of alfalfa and from 10 to 20 tons of sugar beets. We have positive assurance of much larger yields in exceptional cases.

The value of land in this district in a high state of cultivation runs from \$250 to \$500 per acre, the average price being \$300 per acre.

This ideal location with its wonderful climate, its long growing days, assures a production quite beyond your fondest expectations.

This soil which is composed of volcanic ash and silt formation with a slight mixture of sand upon its surface is free from alkali and is approximately 90 feet deep and with the addition of clear, fresh water it has produced for the settlers on this land crops in abundance.

It is safe to say that the average wheat crop will equal that of the Idaho Falls district.

It is safe to say that the quality of alfalfa will compare favorably with that of the great City of Idaho Falls which is but a short distance away and that its production in tonnage will equal that of this record breaking city of the State.

Its potatoes, its barley, its beets and its oats will in our opinion yield just as abundantly and of just as fine quality as the City Idaho Falls and the quality of these products is lasting because of its climate, none of the days being uncomfortably warm and the cool nights which require covers while sleeping which are invigorating to the farmer are reflected in the firmness and lasting qualities of all these crop yields.

Practically every settler who is now on the Owsley Projects has an improved farm in a high state of cultivation which has been earned for him by these unheard-of crop yields.

He had little or nothing to start with in the way of money, but he did have soil, sunlight, water when he needed and wanted it which more than makes up for that which is lacking.

We have made an arrangement for your convenience whereby you may have your land cropped for you under the direct personal supervision of Dean O. V. P. Stout, Dean of the Engineering College of the State of Nebraska.

You can make an arrangement which will give to you a scientific renter who is thoroughly familiar with irrigation, whose experience dates back to 1892.

And, you can be assured that every scientific method known to modern irrigation will be employed in obtaining for you results which will be highly pleasing.

### IDEAL LOCATION

The remaining portion of the great Owsley Projects comprise approximately twenty-one thousand acres of what is known as beautiful, gently sloping table land.

This great body of land is adjacent to the beautiful Crystal Lake and is approximately fourteen miles from the City of Hamer, Idaho, which is on the main line of the Oregon Short Line Railroad. It is but thirty-three miles from the great city of Idaho Falls, which city now holds unqualifiedly and undisputedly some of the greatest food-producing records of the world, and it is only about eighty-five miles from Yellowstone National Park.

The health advantages of this great region are many. Hay fever does not exist.

Bronchial troubles are cured and asthma is almost unknown. This climate together with the excellent fishing that can be had in many of the streams and the hunting which can be found in the primitive mountains are what have made the citizens of the community Hale, Hearty, Robust people, when in many cases they were ordered out of the various Central States by their physicians.

### CAREY ACT EXPLAINED

The Carey Act is a law which was passed by the Congress of the United States, giving capital the right to reclaim government lands by irrigation.

At the same time giving any citizen of the United States or any foreigner declaring his intention of becoming a citizen of the United States the opportunity to participate in all of the privileges and free uses extended to the homesteader by the United States Department of Agriculture, as to free timber, fence posts and grazing privileges, the value of which is so helpful and is recognized so prominently by the homesteader all over the country.

## PROSPERITY REGARDLESS

In acquiring a portion of these great Owsley Carey Act Projects you are bringing to yourself and to your estate prosperity regardless of any conditions that exist now or in the future.

You are making an investment in irrigated lands which have every merit and promise known to irrigation phenomena.

You are investing in a sympathetic subject—Production of Foodstuffs—which is a necessity everywhere.

You are assured Handsome Returns from the crops of this land and at the same time you are aiding the adjustment of the Cost of Living and while you are increasing your income, producing Foodstuffs—A Necessity—every day that you are the owner of a part of this great Tract of Land your holdings are becoming more valuable.

You need only to think back a few short years to the time you had an opportunity to purchase Lands in the North Platte Valley at less than \$50 per acre and today this same land is selling at from \$350 per acre to \$500 per acre. The same is true of the irrigated districts of Colorado, where you could have acquired these lands at even lower

prices than those of the Scottsbluff region and today these lands are all selling for well over \$300 per acre. But you hesitated, you waited. You could not believe Irrigated Land a success—when these lands were taken up by men who were not a success in any other line of endeavor.

And they made good because they worked and the Irrigated Lands produced Bumper Crops. The price immediately soared and WHY? Because these inexperienced farmers were getting more returns from one acre of their irrigated land than you could get from 4 acres of your Eastern Nebraska or Western Iowa land.

The Reason is Simple. They had water when they wanted it at the very time it was needed while you were and you now are obliged to wait until Providence sends it to you. And you are still in this very same position. You are gambling with the Elements.

You can fix yourself for the future now by acting instead of hesitating. You can have any tract in the Owsley Carey Act Projects for 50c per acre. NOW—and you buy a permanent water-right through us for \$100 per acre.

All the water you will ever need for all time for only \$100.

YOU have a simple problem to solve. Simply look at the lefthand corner of this announcement. You will find land values of various sections and in every single, solitary instance these lands originally sold for less money than we are now asking for the water—AND WHY? Because they produce abundantly year in and year out. They have to produce because they have everything that is essential to grow crops at the very time they need them.

Space does not permit us to tell you all about this unheard-of offering. We have issued a beautifully illustrated Booklet with more detailed information.

We have compiled answers to your questions. We have reports on file of exhaustive investigations which were made for your protection and they are all free to you.

You simply tear out the Coupon in the right hand corner of this announcement and mail today and we will send you free and prepaid full information concerning this great and unheard-of-before opportunity.

Sit down NOW and fill out the coupon and mail it NOW!

### "Irrigated Land Values"

Below you will find a few of the irrigated districts which the Owsley Projects compare favorably with and the prices good lands are bringing in these districts:

Scottsbluff, Neb.	\$300.00 to \$500.00	per acre
Bridgeport, Neb.	\$300.00	per acre
Sterling, Colo.	\$300.00	per acre
Loveland, Colo.	\$400.00	per acre
Greeley, Colo.	\$400.00	per acre
Ft. Morgan, Colo.	\$400.00	per acre
Rigby, Idaho	\$250.00 to \$450.00	per acre
Powell, Wyoming	\$300.00 to \$375.00	per acre
Idaho Falls, Idaho	\$350.00 to \$600.00	per acre
Rexburg, Idaho	\$250.00 to \$450.00	per acre
Sugar City, Idaho	\$250.00 to \$450.00	per acre
St. Anthony, Idaho	\$250.00 to \$450.00	per acre

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Lincoln, Nebraska                      Lincoln, Nebraska

### COUPON -- Tear Out and Mail NOW!!

**BURNHAM & DEANE**  
Suite 361 Fraternity Bldg.  
18th and N Streets                      Lincoln, Neb.

Gentlemen:  
Kindly send me postpaid, handsome illustrated booklet covering Owsley irrigated lands, together with full information concerning same, the understanding being that there is no obligation whatsoever on my part and the book is free.

Name .....

Street or Box No. ....

County .....

City ..... State .....

Business .....