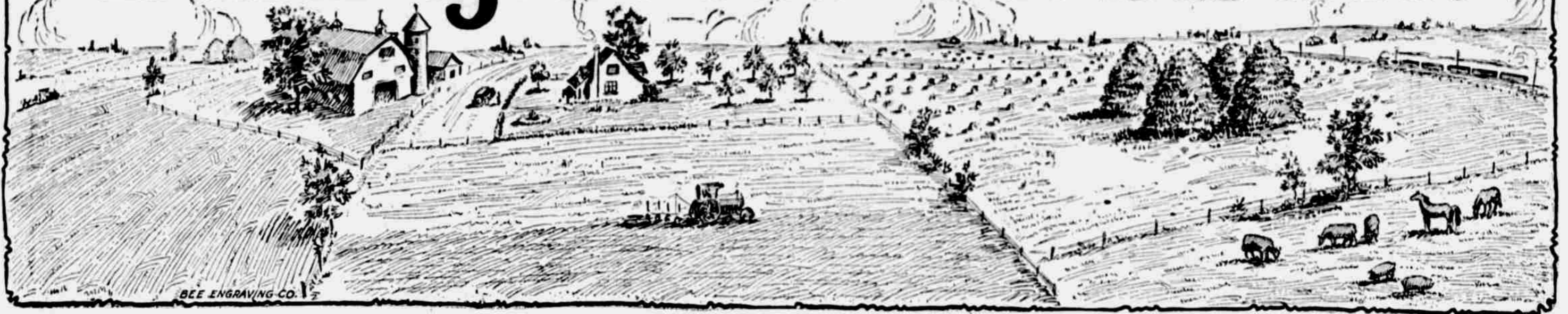


# Interesting Facts About the Burlington Colorado District



## Farming for Profit

The principal object of farming or that of any other business is to make money, pay a profit. When \$250.00 an acre and up is paid for land, there may be many sound reasons for paying that price, but to secure a profit, especially on general farming, is not one of them.

Due to over-capitalization of farm land values, farmers in the higher-priced farming districts have been prevented from making satisfactory dividends. This was true in a degree during the period of high prices for farm products, and now during the period of lower prices it is painfully true to thousands of farm owners and renters everywhere in the United States.

## Farming in Burlington District Profitable

In the Burlington Colorado district, based on present prices, it is possible for a farmer to make satisfactory earnings over and above the carrying charges of interest and rent. There are many reasons why this is so and they become apparent to any one who makes a study of farm economics.

In the Burlington district you will find a dark, loam soil, free from stumps, stones and obstructions of any kind awaiting the turn of the plow. This, too, at prices from \$35 to \$75 per acre, depending upon the distance from town, etc. It will produce an average of twenty-five to forty bushels of wheat per acre, twenty to fifty-five bushels of corn, and other small grains and forage crops in proportion. As a live stock and dairy country, it possesses all the fundamental essentials for success in these lines or diversified farming. Compare this with the cost of crop production, revenue, etc., of the higher priced farms. Leaving out the sentimental value attached to a farm in the older agricultural sections, a pencil and pad will easily prove that farming in the Burlington district is the most profitable of the two.

The item of taxes, a very live issue at present, is a factor of very little importance to the eastern Colorado Farmer. When new schools, bridges, or roads are built, the amount seems small when compared with those levied in the older communities. The Burlington district townships are in good financial condition, usually free from debt, and the administration of the county affairs have been progressive, yet very economical.

Gas engines, tractors and automobiles have brought down the cost of production for farmers in eastern Colorado, whether it is on a quarter section or 640 acres. Any member of the Burlington Publicity Board will be glad to supply you with facts and figures based on the crop production of the past ten years.

## Will Land Values Increase?

As everyone knows, the prosperity of farmers can be attributed not only to profitable crop years, but also to the steady increase in the value of their holdings. Regardless of temporary setbacks caused by low-priced farm products, there is no question of doubt in the minds of well-informed observers and economists that land values will continue to increase everywhere.

Ex-President Taft said: "While the population in ten years has increased twenty-one per cent, the increase in farming has increased four per cent." He explained in these words why land values everywhere will continue to go up. Each 40 acres of agricultural land in this country now on an average supports six people. In Germany each 40 acres supports 19. Land in Germany is valued per acre several times the average in the United States. With more rapid increases in our population, our land values will become more like that of Germany. In France the opposition against large families was principally because more children make each child inherit less land. In European countries only the rich can buy 40 acres.

## Burlington Increase Greater

The conditions prevailing in Europe will some day prevail in the United States. Between that day and the present time the only problem for the land investor to decide is, Where will the greatest percentage of increase be?

Based on the cost of crop production, total farm earnings, average prices for farm products, the comparative scarcity of farmers, the development of a new country—the increase will be greater in the Burlington district.

This increase will be noticeable when the Burlington farmers cultivate their land as they should. While there are many good farmers in the country, there are others who make a good living with careless methods and short hours. A common remark of the hundreds of visitors to the Burlington district is: "When the farmers here farm the way they do back east, they will get twice as much for their work." This time is coming, and it will enhance the value of land and add to the farmers' prosperity.

## What About the Farm Renter?

During the period of high prices for farm products (1917, 1918, 1919) the farm renter enjoyed a wave of prosperity that has never been equaled in the history of the United States. In most cases he made more money than the owner of the farm. He acquired automobiles, silk shirts, bundles of stock certificates and many other things which did not represent his actual and true needs. Some of the far-sighted ones used their surplus earnings to buy a farm. There are quite a few of this class in the Burlington district.

When the prices of farm products tumbled it brought the farm renter to his sober senses. Now thousands of them are doing more serious thinking on the farming business than ever before in their life. It is a plain realization of the "Where do we go from here" attitude. The time was never more opportune for the farm renter to give consideration to his chance of becoming a farm owner in the Burlington country.

## Burlington District Offers Farm Renters Splendid Future

During the period of high prices representatives of the Burlington (Colorado) Publicity Board visited farm renters in all parts of the middle west. As a result of their efforts many renters are now operating their own farms in Eastern Colorado. However, there were many renters who, ostrich-like, stuck their heads in the sand and refused to look into the future or be convinced of the wisdom of buying a farm.

It is to this latter class of renters that a special invitation to visit the country is extended by the business men of Burlington. Come out and chat with the farmers, get first-hand knowledge of what others have accomplished—you will find it interesting and profitable.

The members of the Burlington Publicity Board appreciate the financial condition of the average renter and are willing to make him concessions so that he may be planted safely and firmly on his feet. This assistance means that you can buy a farm for small amount of cash down, it means that the business men are willing to extend long time credits to worthy and industrious farmers and the banks will do everything within their power. To help the renter stay, stick and prosper is a practical help extended by the business interests of Burlington.

## To Develop New Country

### Requires Men With Vision and Courage

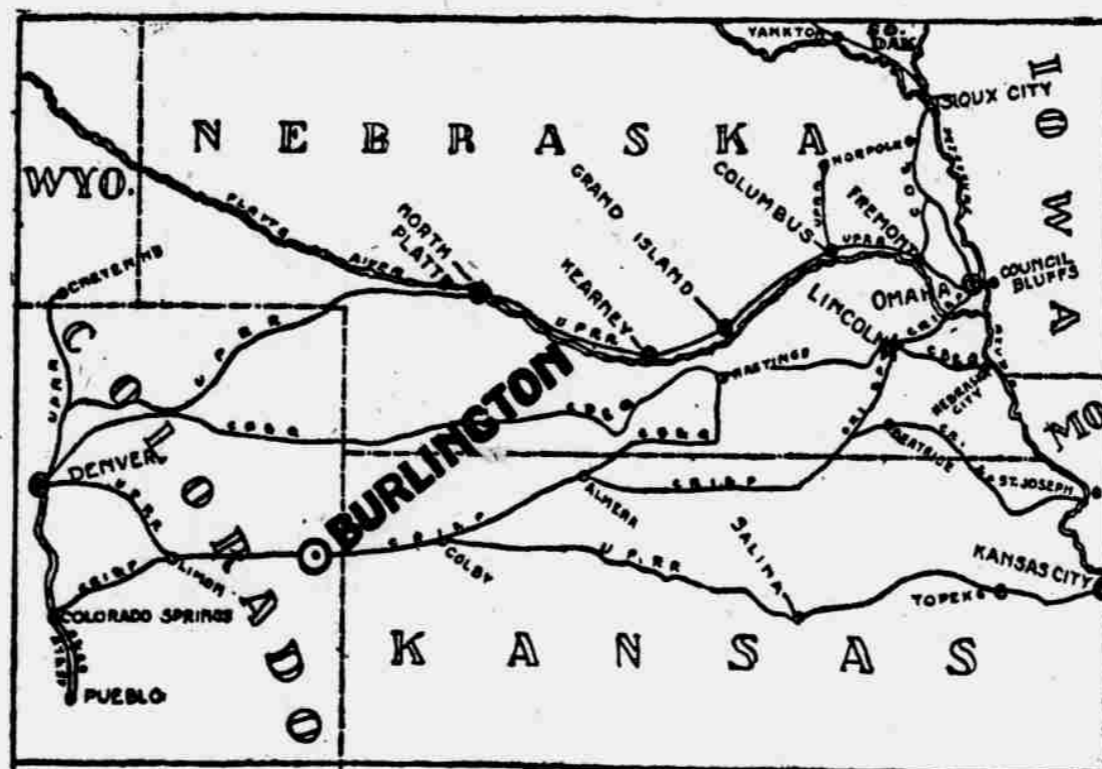
It has been said a city, nation, or community prospers to the extent that it possesses men with vision, energy and industry. To transform a raw prairie country into one with farm homes on every quarter section requires in addition to these qualifications men with courage and capital.

The Burlington Colorado district is fortunate in having a group of business men who measure up to the above standards. In a few short years they have broken, fenced and improved thousands of acres of raw land in eastern Colorado. Their aim is to settle the country with congenial, industrious and deserving farmers, who are bound to get along all right where conditions are good for agriculture.

## Practical Help Extended Newcomers

They help new settlers, giving them the benefit of long experience in agriculture best suited to the district. All the members of the Burlington Publicity Board are farmers, and their offices are maintained as much for the direction and convenience of new settlers as for the sale of land.

They are liberal advertisers, realizing that large areas of land can be developed only by the co-operation of a large number of people. Thus to a land buyer, there is assurance: that wherever he may be located, sooner or later will be brought in settlers on land adjoining his own.



## Location

Burlington is 413 miles from Omaha, 167 miles from Denver. On the main line of the Rock Island, Omaha to Denver and Colorado Springs, also Kansas City to Denver. A few hours' ride enables the Burlington resident to spend Sunday in the Rocky Mountains or view the Pike's Peak country.

## Special Homeseekers' Rates to Burlington

# \$16.78 For Round Trip

By special arrangement with the Rock Island Railroad, the Burlington District Publicity Board has secured a special rate for land seekers. This is effective from Omaha and points east for the first and third Tuesdays of each month, next date June 6th.

It applies to parties of five, and the cost is one fare plus \$2.00, total cost for round trip \$16.78. Plan to take advantage of this low fare NOW. It requires about a day and a half time to see the Burlington country, including time spent on train.

## BURLINGTON PUBLICITY BOARD

This publicity campaign is being conducted and paid for by the following, all of whom maintain offices and live at Burlington, Colorado. They welcome inquiries from those sincerely interested in acquiring a farm home or an investment.

- BENTLEY LAND CO.
- POWELL LAND CO.
- A. W. WINEGAR
- SWENSON LAND CO.
- F. A. KING & CO.
- FUNDINGSLAND INV. CO.
- ERWIN LAND CO.
- A. P. TONE WILSON, JR., LAND CO.