

⊗ - Wind Mill, * - * - * - Fence, ⊙ - Lake, ● - Concrete Monument

Public School Land
(RECOVERED FROM CAPITOL SYNDICATE)
DALLAM CO.
(20 MILES NORTH FROM DALHART)

SHOWING SALE FILES.

List of School Lands Coming on The Market Sept. 1, 1924

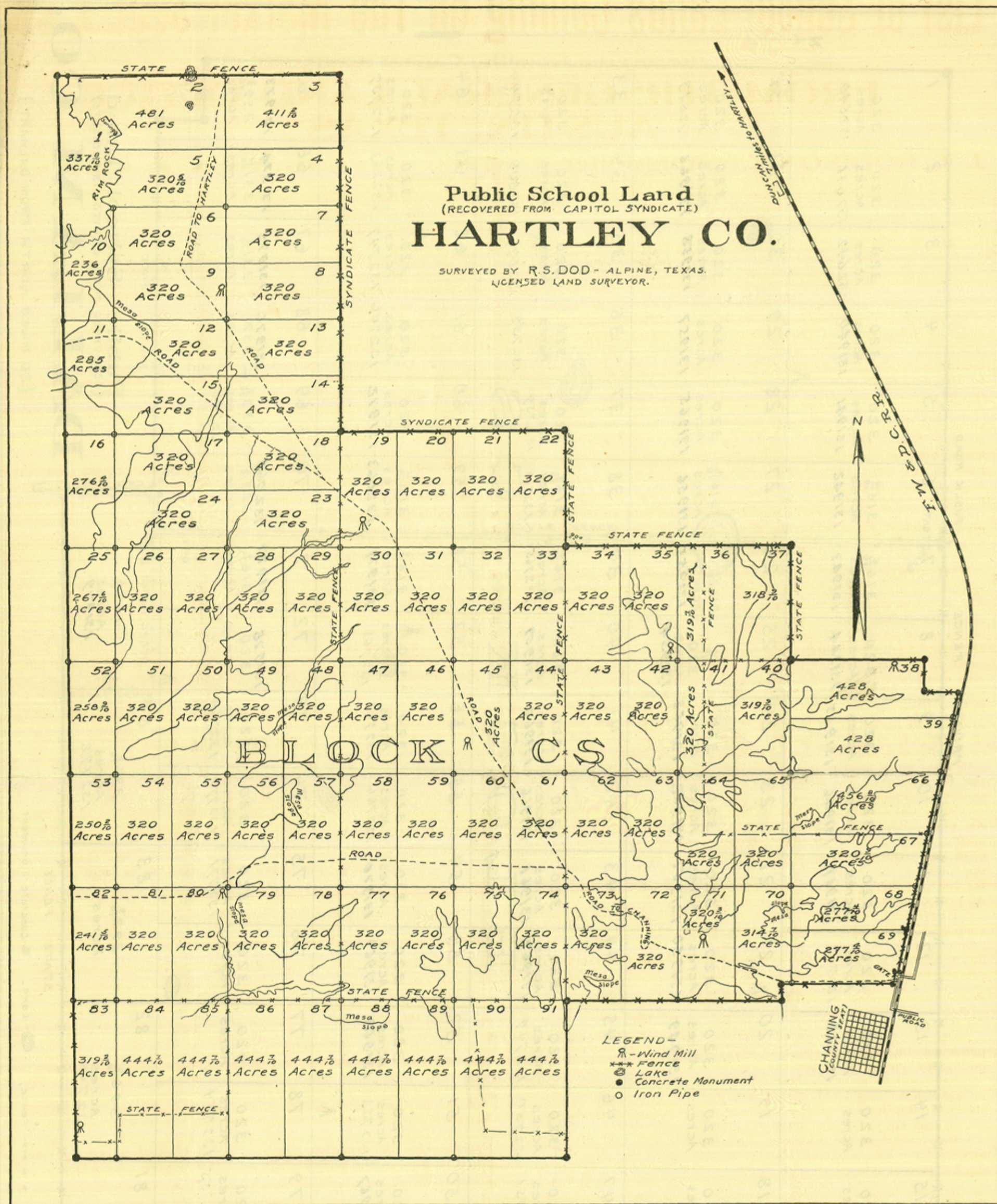
(Recovered from the Capitol Syndicate)

FROM THE GENERAL LAND OFFICE AUSTIN, TEXAS

J. T. ROBISON, Commissioner

A. C. Baldwin & Sons, Austin, Texas

J. H. WALKER, Chief Clerk



PREFACE.

This is the fiftieth list. It is believed this is the last large solid body of public school land the State will ever have for sale. No corporation can buy any land in this list.

DALLAM COUNTY.

The Dallam County tract is on the Boise City, Oklahoma, road beginning about 18 miles North of Dalhart, the county seat of Dallam County, and is what is known on the plains as short mesquite grass tight land of a reddish color and it is claimed to be good wheat land. An automobile can be driven on every acre. Not a bush or shrub of any kind is on it. Water can be had at from 300 to 400 feet. The lakes indicated on the map do not hold water long. The surface is a bit undulating. Some white gravel appears on some of the elevated places and such places do not seem to hold moisture long. The gravelly spots are so distributed among the several tracts that the difference in value because of them is slight. A public road 60 feet wide runs through this area and there are gates on both sides through which one may enter when inspecting the land. There are no farms within several miles of this Dallam County land. While the tracts on which are windmills may not be better than others, yet they are given a higher price because the State had to pay for their estimated cost.

HARTLEY COUNTY.

The Hartley County tract lies close to Channing, the county seat, and reaches the Railroad right-of-way and extends about two and a half miles North of Channing and West and South into the brakes. The North end is smooth plains. This is known on the plains as long grass sandy loam, but is interspersed with some mesquite grass. It is said to be good for row crops and stands drought well. Some of this is well set with loco which is not desirable for livestock. Through the South half of this area some gulches are found and in some places some of them are impassable, however the soil is of fair quality close to the brink of the gulch. Where these gulches widen the surface is a bit rough though it furnishes excellent grazing and protection to livestock in winter. Those tracts North or above the contour or jagged line marked "Mesa" or "Slope" are good agricultural lands. Those South or below that line are from rough to slightly rolling with some fairly level places. It is good grazing and affords winter protection for livestock. The well on survey 83 is only 85 feet deep. This is an excellent grazing area.

From the Northwest corner of this tract and extending South is a rock rim (called cap rock) that is impassable for anything without wings. The portion under this bluff is placed in one tract and is number 1. It is fair grass land though broken. A spring (said to be permanent water) is under the bluff. It cannot be used in connection with the adjoining surveys to the East, as they are up on the plains, unless one should blast out a trail. At present some water is running on 49, 55, 56 and 54.

I have seen good crops of corn and the grain sorghums growing in the vicinity of this Hartley County land. Some experiments with cotton are pronounced highly successful. More is being planted this year. Melons do well, also plums, grapes and cherries. The remarks about windmill surveys under Dallam County above will apply to this in Hartley County.

TERMS OF SALE.

The law does not require one to live on the land. One may buy not to exceed 5120 acres, however, the amount heretofore purchased directly from the State will be counted against one when computing the amount such one can now buy. Sales will be made to those offering the most for each tract, provided, no bid will be considered if it is less than the price fixed on the tract as shown in this list. A separate application must be made for each tract. One fortieth of the price one offers together with such one's application and note for the remaining thirty-nine-fortieths of the price offered bearing five percent interest must be in the General Land Office before 10 o'clock a. m., September 2nd, 1924, at which hour bids will close and the opening of applications will begin in the presence of all who may desire to be present. The State has no agency for the sale of these lands other than through the General Land Office. Interest is due November 1st, each year, and if not paid the sale will be subject to forfeiture and resale. Envelopes containing applications to buy land should be as follows:

Application to Buy Land.

On Market Sept. 1, 1924.

Stamp

J. T. ROBISON,
Commissioner General Land Office,
AUSTIN, TEXAS.

Envelopes thus endorsed may be delivered to the General Land Office at any time prior to September 2, 1924, 10 o'clock a. m., and they will be

held unopened until that hour. No applications offered after that hour will be considered.

The first cash payment must be equal to one-fortieth of the price offered by the applicant and must be in such form as to be collectible in Austin. This first payment should be placed in the envelope with the application. Two or more applications may be placed in one envelope.

The land should be described in applications just as it is in this list. No application is legal unless it is signed and sworn to by the applicant in person. (See form of application printed herewith). When applications are opened all payments are transmitted to the State Treasurer for collection and the proceeds are held by him until the applications are accepted or rejected, and then he is advised to deposit the money on accepted applications and to return the money on those rejected. The original draft or other form of remittance is never returned except in cases where it could not be collected.

Under the law governing the sale of the land in this list, the purchaser gets seven-eighths of the oil and gas rights; the State reserves the other one-eighth and all of the other minerals. The purchaser of the land will have the exclusive right to control the matter of leasing for oil and gas purposes and when oil and gas are found the operator or owner just pays the State the value of one-eighth of the output.

When this land is sold it becomes subject to taxation. In this list the abbreviations M. & A. mean Mineral and Agricultural; M. & G. mean Mineral and Grazing. M. & A. indicate a better quality of soil than does M. & G.

There are concrete monuments about two feet high at every outside corner of each of the large blocks in each county. By finding them one can trace the limits of each whole body that has been surveyed into smaller tracts. Every separate survey has at least two corners marked with iron pipes about 12 to 18 inches high. They are usually one mile apart, but not so in every instance. See map of Hartley lands and the same applies to the Dallam County tracts, though not shown on the map.

J. T. Robison,
Commissioner General Land Office.

Austin, Texas, June 30, 1924.

FORM OF APPLICATION.

APPLICATION AND OBLIGATION TO PURCHASE SCHOOL LAND.

_____ Texas, _____ 19____
To the Commissioner of the General Land Office, Austin, Texas:
I hereby apply to purchase the following land under provisions of the laws relating to the sale of school land and asylum land. The land is situated in _____ County, Texas, about _____ miles (give course if known to applicant) _____ from the county site; and I agree to pay for said land or timber, or both, the price per acre specified below:

Section	Block	Grantee	Price Per Acre Offered	Classification

I am over twenty-one years of age. For the purpose of securing said land I hereby represent that I am buying it for agricultural or grazing purposes only, and I agree that the sale to me is upon the express condition that one-eighth of the oil and gas and all other minerals therein whether known or unknown shall be and are reserved to the fund to which the land belongs, as provided in said Acts. I herewith enclose the sum of \$_____ as the first one-fortieth of the purchase price offered by me and subscribe to the following oath, to-wit:

I, _____ do solemnly swear that I desire to purchase the land for myself and that no other person or corporation is interested in the purchase thereof either directly or indirectly.

Post Office _____ Applicant.
Sworn to and subscribed before me, this the _____ day of _____, 19____

County, Texas.
(Officer must not omit seal.)

OBLIGATION.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of _____ Dollars, with interest thereon as hereinafter specified, the same being for the balance of purchase money for the following described tract of land purchased by me of the State of Texas, in accordance with the provisions of the Acts relating to the sale and lease of Public Free School and Asylum lands, to-wit:

All of Survey No. _____, Block _____, Grantee _____, situated in _____ County, Texas.
The annual interest of five percent, upon all unpaid principal, together with one-fortieth of the original principal, I am to pay or cause to be paid to the General Land Office, at Austin, Travis County, Texas, on or before the first day of each November thereafter, until the whole purchase money is paid. And it is expressly understood that I am to comply strictly with all the conditions and requirements, and am subject to and accept all the benefits and penalties contained and prescribed in the above recited Acts.

Witness my hand, this _____ day of _____, 19____
Post Office _____ Applicant.

Count 20351

