

ABOUT TEXAS.

Texas contains 274,856 square miles, and 175,587,840 acres;
46,000,000 acres of which is timber.



When admitted into the Union, in 1844, it was provided that she should retain her own lands and pay her own debts. This explains her ownership of so many acres and her great wealth.



POPULATION.

1860.....	600,000
1870.....	800,000
1880.....	1,525,000
1890.....	2,235,523
1895, estimated.....	2,800,000

PRODUCTS.

In 1887 Texas produced 1,352,377 bales of Cotton, value	\$60,856,955
In 1887 Texas produced bushels of Corn	63,416,300
In 1887 Texas produced bushels of Oats	10,000,000
In 1887 Texas produced bushels of Wheat	4,374,000
In 1893 Texas shipped Live Stock, value	12,000,000
In 1893 Texas shipped bales of Cotton	2,125,000

VALUE OF FREE SCHOOL FUND.

Bonds and Lands	\$147,762,200
Value of University Lands and Bonds	13,974,316
Endowment Fund, State Agricultural and Mechanical College,	500,000
Value of Asylum Lands, Deaf, Dumb, Blind and Insane	12,000,000

WHAT INVESTMENTS ARE POSITIVELY SAFE?

- United States Bond.
- Good, well-located Lands at low prices.

Lands of same quality and location will never be offered you again at same prices. Now is your golden opportunity.

THE GOOD SENSE

Of becoming a land holder is apparent to all right-thinking people, and I know of no place in any country where the opportunities of getting so much good land for so little money are equal to those in Texas; nor where market facilities and general improvement in values are so well assured. To these is added a climate rich in ozone or free oxygen, and where invalids rapidly regain their health, and people live to a very advanced age. In Pennsylvania, except coal, oil and gas men, the best wealth has been made by purchasing good lands at low prices. Similar opportunities are now within your easy reach in Texas.

GRAIN AND MEAT PACKERIES

Are multiplying, and facilities for transportation are constantly increasing.

The farmers and stockmen obtain the highest market prices current of the United States.

NO STOCK FEEDING IN WINTER

Is the order of the day in Texas. Northern farmers work hard six months in a year to raise food for stock, then do six months more hard work feeding it out to the stock. How much they increase the value of the live stock they must judge. * * * The country can never be any larger unless an earthquake lifts up the bottom of the sea.

There is no more land in the United States than there was when Columbus discovered it, except a little made ground at the mouths of the rivers. Our population is increasing very fast, and the hunger for land will become greater every year. Land is increasing in value every day. In time it will be as high priced as it is in England.

LAND IS THE BASIS OF ALL WEALTH.

It cannot be stolen. It cannot run away. It cannot burn up. It produces the food of man and animals. It is the safest investment on earth. It can be had in Texas at very reasonable prices, and in good localities, and of superior quality.

Why do men live on high-priced rented land back east which they can never own after paying for fertilizers per acre more than virgin soil can be bought for in Texas, that will double its value many times before you are done with it, and that will sell for a sum that will bring prosperity to you and your children and will enable you to give your children a superior education and make your declining years easy and comfortable.

In Texas, if you have bought your land, and are not able to buy live stock, there are men who are able and will lease you stock "on the shares," and by which you will soon acquire wealth. Be industrious and economical and save your money and be a land holder and a prosperous man, leaving a goodly heritage to your sons and daughters.

The literal meaning of Texas is "Welcome." So say the people of Texas to all, "Welcome."

The value of the food fed is certainly a liberal per cent of the value of the animals to which it is fed.

TEXAS GRASSES ARE THE BEST IN THE WORLD.

Our grass-fed stock are ready for the St. Louis, Kansas City and Chicago markets from the first of May until the close of the year. "Fat" on grass alone—grass, the natural product.

TEXAS SUMMERS

Are attended with an almost constant and refreshing Gulf breeze, which so tempers the hottest days that one is comfortable in the shade, and at night under the bed covering.

Texas has set apart to each county for county school purposes 17,702 acres of land.

PROPERTY EXEMPT FROM TAXATION.

All household and kitchen furniture not to exceed \$250 in value, including one sewing machine.

PROPERTY EXEMPT FROM FORCED SALE.

To every head of a family, a homestead; all household and kitchen furniture, family books and pictures, tools, implements of husbandry, five cows and their calves, two yoke of oxen, two horses, one wagon, one carriage, twenty hogs, twenty sheep; all chains, bridles, saddles, harness and forage for use, and provisions for family consumption. Would you ask for more? Does any other State secure you a better home than this? A safe retreat for one's family.

YOU CANNOT MORTGAGE YOUR HOMESTEAD.

The constitution and law prevent it. It is your home and Texas says nobody can take it from you.

Texas as a country adapted to all kinds of stock raising is unsurpassed, and there has been no better business since the days of Abram and Lot in the cattle business, and since Jethro and Moses in the sheep business, than now.

Now in a country thus faithfully and truthfully described (and I want you by a committee to examine and see if I have told the truth), I want you to purchase a ranch of 16,700 acres, fenced and well watered, good house and two barns, on a railroad, at the station. That offer is a first class location for a town, and all at the low price of \$3.27 per acre. And that is less than some farmers pay every year for fertilizer for their land.

Ralph Waldo Emerson says: "We live in a new and exceptional age. America is another name for opportunity. Our whole history appears like a last effort of Providence in behalf of the human race." And he might have said that the opportunity has moved west of the Mississippi River, and is making this last effort in these Western regions.

An eminent French statesman said: "There is an order of things that is for the best; that is not always the order that prevails. God wills that the best should prevail; it is man's duty to see that it does." You can improve the order of things in your surroundings. You and your children become land holders. There is a manliness and a courage in being a land holder. A young man or woman should be ambitious to be a property holder; and this you cannot be to any considerable extent unless you go where good land can be bought at a cheap price.

Gen. Hazen reported to the General Government twenty years ago, that before 1900 all the arable lands belonging to the General Government would be taken up. This prediction of his bids fair to be fulfilled.

I have been a Land and Immigration Agent for ten years. Of the many young men that have gone southwest through my work, I can point to many filling honorable and profitable positions as clerks and deputy clerks of courts, judges, county attorneys, teachers, physicians, druggists, depot agents, telegraph operators, cattle, horse and sheep raisers, and other positions of trust and profit. Positions that but few of them would have had in this over-crowded country.

In many of the older States, when a vacancy occurs in a county office, very soon there will be half a dozen or so candidates—and not all the townships heard from—all wanting the place; all in love with the dear people, and ready to endure all the trials, hardships, privations, sacrifices and hard labor of filling a county office. In the Southwest deserving young men are preferred, sought for and promoted.

There are opportunities for positions and acquiring property at very low prices, that will soon be many times its present value.

What young man in this county that cannot pay \$165 in the next nine years, in easy payments, and especially where he is aided by the income of a 16,700 acre stock ranch?

I have gained the attention of a few citizens in your county, and invite investigation from all who wish to improve their finances.

This district represented is equal in health to any place in the United States; and the per cent of ozone, or free oxygen, is twenty per cent greater than it is here.

Will be glad to have you call on me at the New Kepler Hotel or R. G. Graham's office and get a circular, or write me.

E. H. SABIN,

Agent for Railroad and other Texas Lands,

SAN ANTONIO, TEX.

