

OUR TOWNSITE

from which no part of this land is more than four miles, is beautifully located on 160 acres of ground. The streets of the town and the roads leading to it will be ditched, graded and graveled in the near future. A store and post office are now being built. Church and school and a number of residences will be begun very soon.

The Colony lands have a natural fall from the highest point near the town to a creek which affords fine drainage. Most of the land is covered with the finest of prairie grass which will cut from 1½ to 2 tons per acre a season, and this hay is worth from eight to twelve dollars a ton in Victoria.

In offering this tract to practical farmers and investors, we are confident that a thorough investigation of the merits of the Colony lands will convince the most experienced and conservative of the wonderful possibilities where the perfect blending of **Climate**, **Soil** and **water** are to be found at Colony City lands in Victoria County, Texas.



PRICES AND TERMS.

Prices and terms have been arranged so that the actual settler may have no trouble in securing as much land as he desires. We will sell this land in from 10 to 640-acre tracts at from \$35 an acre for choicest small tracts to \$25 an acre for the beautiful large tracts

suitable for dividing into smaller ones for the convenience of the truck grower or nurseryman.

Our terms of sale are one-third cash and balance in one, two or three years at seven per cent. We will take charge of any lands we sell to non-residents and develop same according to their instructions under the advice of our experts. Address all correspondence to Higginson Colonization Co., Victoria, Texas, and all questions will receive prompt attention.



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Higginson Colonization Company

(Not Inc.)

The Reason Why



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THE purpose of this folder is to give the reader a few of the superior points of our lands from an investor's and a successful farmer's standpoint. After inspecting the entire Gulf Coast and investigating every point claimed by owners of the various tracts we visited, we decided to locate our Colony in Victoria County, Texas, near the beautiful little city of Victoria, with its handsome homes, beautiful flowers and finely shaded streets.

This colony tract consists of ten thousand acres of beautiful prairie land; along one edge is a creek draining the land perfectly. Of the original tract, nearly half has been sold to farmers from Indiana, Pennsylvania, Iowa and Kansas. Most of the men who are on the Colony lands are Mennonites and Dunkards who, after carefully examining the country from Houston to Brownsville, decided that the most ideal conditions for successful farming and citrus fruit growing existed in Victoria County on the Colony lands.



REASONS.

Climate.—Every month is a growing month with no extremes of heat or cold, with a delightful Gulf breeze moderating even the warmest days of August.

Soil.—The soil on this land is a dark, sandy loam underlaid with a porous iron clay subsoil. This soil is specially adapted to the growing of the orange and fig as well as corn, cotton and