



15066 472

# Coldren Land Company

MAIN OFFICE

719-720 New York Life Bldg.

KANSAS CITY, MO.

100,000 Acres of  
Texas Pan Handle Land

Situated in Parmer and Bailey Counties  
on the Main Line of the Atchison,  
Topeka & Santa Fe Railway.

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## Why Buy our Lands? A few Reasons Why.

The soil is of the choicest to be had in the Pan Handle. They are not 30 miles from market. They are from 3 to 8 miles from market. The water is not from 400 to 1,000 feet from the surface. The water is only from 5 to 85 feet from the surface. This fact we will demonstrate on the property and will sink a well while you wait. Ninety-five per cent of the sales already made on these lands have been to actual settlers, many of whom have already begun to improve the land for permanent homes. The building of homes in a locality rapidly advances price of lands in the neighborhood. Buy from us and get the benefit of this advance.

## A Few Pointers for Land Prospectors and Settlers

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Do you realize that good farm lands at a low price will soon be a thing of the past? Do you know that the United States population is increasing at the rate of two and a half million a year, and that in twenty-five years there will be one hundred and fifty million in the States? Did you ever stop to think that the number of acres of land does not increase; that there will be no more in the future than there is now, and that in a few years it will not be a question of an over production of anything that comes from the soil, but how to produce enough for home consumption? Right now only five states in the Union grow enough wheat for their own population, and in ten years it will be necessary to import wheat into the United States to keep the millions alive. The percentage of really good farm lands in any country is small, and lands of that kind wherever located, must and will get higher and higher; and it will not be many years

before all lands of that quality will at least be worth \$100.00 an acre, and eventually much more. It makes no difference where the land is, whether it is in Illinois, Iowa, or Texas, for as sure as water seeks its level so sure will good farm lands sooner or later reach their true value. Money is plenty and cheap, and much of it from now on will go into farm lands, as there is no investment that is as safe and profitable. First-class lands can now be had in Texas at a price that will pay a reasonable rate of interest on the investment.

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### LISTEN TO US.

We have the only large body of truly shallow water alfalfa land on which the water is from only 5 to 20 feet, in the entire Pan Handle of Texas. This statement is made to court an investigation of our proposition, and if this statement is found to be untrue we stand ready to pay the railroad fare of the person who will visit the Pan Handle and find that we misrepresent the facts.

Make them dig a well to show depth to water and supply.

Write us for Further Information.

# RAINFALL

The Government Weather Station for this district report for the past 11 years an average annual precipitation of  $23\frac{3}{4}$  inches.

The average monthly rainfall at Amarilla during the cropping season for the past 22 years is

April	-	-	-	2.11	inches
May	-	-	-	3.95	"
June	-	-	-	3.07	"
July	-	-	-	2.77	"
August	-	-	-	2.90	"
September	-	-	-	2.05	"
October	-	-	-	2.16	"

Total 7 months - 19.00 inches

# PRODUCTS

Wheat 20 to 30 bushels per acre. Indian Corn 25 to 40 bushels per acre. Oats 40 to 60 bushels per acre. Kaffir Corn 40 to 60 bushels per acre threshed and 3 to 5 tons of fodder per acre. Milo Maize 30 to 40 bushels threshed and 2 to 5 tons of fodder per acre. Sorghum 3 to 5 tons of fodder per acre. Millet is a good crop running from  $1\frac{1}{2}$  to 3 tons per acre and a good quality of seed. Broom Corn where tried has proven very successful. Flax makes a good crop. Rye and barley growing is proving a success.

All kinds of fruits, apples, peaches, pears, plums, cherries, grapes and berries of every variety where they have been given any attention, have demonstrated that this will in the future be a wonderful fruit producing country. Here frost does not kill nor insects blight and destroy.

Most any kind of shade and forest trees do well here. Potatoes yield from 200 to 500 bushels to the acre and are of fine quality. Canteloupes and watermelons are always excellent.