

30,000 ACRES All Good Land Near Amarillo, Texas

ABOUT TEXAS

Do you know that the state of Texas is **six times** as large as the State of Iowa? The Panhandle of Texas contains about 25,000 square miles. This is not all good land; some sand, some rough land only fit for grazing, and some as fine land as sun ever shown on. In some portions of the Panhandle it is very deep to water, some places 300 to 450 feet. Our land is in what is known as the shallow water belt, from 40 to 140 feet. **We have recently PURCHASED 30,000 ACRES** of the **L. S. RANCH**, directly west of Amarillo, the very choice of this immense property. **All good black soil** and covered with the thickest and best growth of grass that can be found in the Panhandle.

Our land lies **ten miles along the New Rock Island grade**, and **nearly five miles wide**, in Oldham County, and adjoining the town of Vega, which is destined to be the new County Seat. Just take a look at the map and you will see that our land is on the main line of the **Great Rock Island** from **Memphis, Tenn.**, to connect with the **El Paso line** at **Tucumcari, New Mexico**. Also remember when you are located on the **Rock Island** that you are on the greatest Railroad System in the United States. The advantages of settling on a line of road like this cannot be over estimated.

The grading is all completed from Amarillo to Tucumcari now, and this will give us a direct route to the **COAL FIELDS** of **DAWSON, NEW MEXICO**. We are positive that by the time our settlers get a crop of wheat growing they will see the trains pass their farms.

Get in now and get the advantage of this development, and get the rise in the price of land.

This country now has greater possibilities than Iowa and Missouri had forty years ago, as the advance will be much more rapid. With the present very liberal system of colonization offered by the railroads, and the immigration from foreign shores of over one million people annually, more is accomplished in three years now in developing a country than was done in twenty years formerly. There is no more frontier to go to; that is past, and **just paste this in your hat** (lest you forget), that every quarter section of good soil that will support a family, will be called cheap at \$25.00 per acre before five years, and plenty of this land in the Panhandle will sell for double that amount.

GOOD SOIL, GOOD WATER, GOOD CLIMATE, located within a few miles of the **greatest railroad** in America (The Rock Island), and all for **\$10.00 to \$15.00** per acre, and on easy terms. What more do you want?

You can buy this land at **\$2.50 PER ACRE CASH, \$1.50 PER ACRE FEBRUARY 1st, 1907**, and the balance in **FIVE ANNUAL PAYMENTS** with interest at six per cent with optional payments.

Here is a chance to get some of the **CREAM**, and on good terms.

Remember you are buying this land from the owners. **WRITE US.**

T. CARRABINE & CO.

HOME OFFICE: 301 CENTURY BUILDING

Or, BRANCH OFFICE:
AMARILLO, TEXAS

KANSAS CITY, MISSOURI

GET A HOME
ON THE LINE OF THE
**GREAT
ROCK ISLAND
SYSTEM**

Leading Railroad in the Southwest
Direct Line to the Gulf of Mexico
where our surplus wheat must be
shipped. Direct lines to California
and the Coal Fields of New Mexico

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T. CARRABINE & CO.

IMMIGRATION AGENTS
ROCK ISLAND ROAD

301 CENTURY BLDG. **Kansas City, Mo.**
Opposite Post Office.

Branch Office: AMARILLO, TEXAS.

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N. B.—You buy from the owners when you
buy from us. *All Titles Guaranteed.*

Hallman Printing Co, 714 Wall St., Kansas City, Mo.

**MAP OF THE
PANHANDLE
OF TEXAS**

*The Last
Frontier*

COMPLIMENTS OF

T. CARRABINE & CO.

301 CENTURY BLDG. **KANSAS CITY, MO.**

BRANCH OFFICE: AMARILLO, TEXAS

ROCK ISLAND IMMIGRATION AGENTS.

SWANK & NAIL, ~~Agents~~
LITCHFIELD, ILL.

30,000 ACRES

To Select From

ALL LEVEL LAND
BLACK SOIL

Shallow Water District

All within 5 Miles of Railroad now graded.

EASY TERMS:—Only \$2.50 per acre cash; \$1.50 per acre, 90 days; balance, five annual payments, 6 per cent.

PRICE now \$10.00 to \$15.00 per acre-- will advance price when half is sold.

This Land is Perfect and the best proposition in Texas today. Come to our office in Amarillo, Texas, and look at our land, and buy of the owners.

EXCURSIONS the First and Third Tuesdays of each month. Buy your tickets over *Rock Island* to *Amarillo*. We refund the fare to buyers.

T. CARRABINE & CO.

Branch Office: 301 Century Building,
Amarillo, Texas. Kansas City, Mo.

Farming in the Panhandle of Texas is no experiment; all it needs is development. We call your attention to the report of Mr. Wood, U. S. weather observer, published on face of map, showing average rainfall at Amarillo, for 11 years, to be 23.98 inches. You will observe by studying this table that most of this rainfall is from April 1st to November 1st, at time of year when rain is needed.

THIS MEANS GOOD ROADS IN WINTER

The average rainfall in Chicago for 10 years is 29 inches.

The average rainfall as published by the Canadian Government at Calgary, Medicine Hat and MacLeod, an average at the three stations for 10 years of 15.98 inches.

Do you know any reason why you should go to the frozen north to make a home? Come to the Panhandle where you can plow every month in the year and have 340 days of sunshine each year.

Get a move on you and get
"A FARM OF YOUR OWN"