

TEXAS

A Brief Description with
Topographical Map



"To Texas"

A NEW ELDORADO

NOWHERE else in the United States except in this Southwestern country is the diversity of soil so great, the ground so rich and fertile, and nowhere else are the climatic conditions more favorable than in the Southwest. In no other section of the world is there such a surprising and unexpected development in new directions.

Nowhere else are there better, or more, opportunities open to men of average means and intelligence than on these broad prairies of Oklahoma, Indian Territory and Texas.

TEXAS

The Only State in the Union with Room Enough for a Population Great Enough to Consume its Total Production of Food, Fabrics and Building Materials; the Only Area in the World in Which the Native Resources of Fuel, Iron, Water, Stone and Lumber are Sufficient to Enable its Maximum Population to Exist and Flourish Without Drawing Upon the Products of Any Outside State or Nation.

A Series of Newspaper Articles
By HERBERT VANDERHOOF.

“To Texas”

Issued by



Passenger Traffic Department,
ST. LOUIS, MO.

W. M. FENWICK,
Asst. Gen'l Passenger Agent.

W. S. ST. GEORGE,
Gen'l Passenger and Ticket Agent.



INFORMATION

Will cheerfully be furnished by any M., K. & T. representative named below. Write for rates, maps, folders, etc., and copies of our pamphlets, "The New State of Oklahoma," "Texas," "The Coming Country," "Mexico" and "California."

- JOHN P. DALY, Traveling Passenger Agent,
621 Equitable Building.....Atlanta, Ga.
- GEO. W. SMITH, Northern Passenger Agent,
316 Marquette Building.....Chicago, Ill.
- JOS. BOWES, Traveling Passenger Agent,
316 Marquette Building.....Chicago, Ill.
- GEO. S. STEIN, District Passenger Agent,
408 Traction Building.....Cincinnati, Ohio.
- R. L. MARTIN, Commercial Agent,
Century Building.....Cleveland, Ohio.
- T. B. COOKERLY, District Passenger Agent,
318 Citizens National Bank Building.....Des Moines, Iowa.
- E. FOWKES, Agent.....Hannibal, Mo.
- E. D. COURTNEY, District Passenger Agent,
5 Jackson Place.....Indianapolis, Ind.
- GEO. A. McNUTT, District Passenger Agent,
805 Walnut Street.....Kansas City, Mo.
- T. J. FITZGERALD, Passenger and Ticket Agent,
805 Walnut Street.....Kansas City, Mo.
- GEO. R. HECKER, District Passenger Agent ...Oklahoma City, O. T.
- GEO. L. THAYER, District Passenger Agent,
309 Broadway.....New York.
- F. J. HOFFMAN, General Ticket Agent.....Parsons, Kan.
- PAUL GRUBER, Commercial Agent,
Germania Savings Bank Building.....Pittsburg, Pa.
- W. P. LINDSAY, District Passenger Agent,
367 Robert Street.....St. Paul, Minn.
- A. C. MINER, Traveling Passenger Agent.....Sedalia, Mo.
- S. G. LANGSTON, General Immigration Agent.....St. Louis, Mo.
- JNO. L. WILLIAMS, Passenger and Ticket Agent,
722 Olive Street.....St. Louis, Mo.
- C. J. GUYETTE, Traveling Passenger Agent.....St. Louis, Mo.
- T. L. PEELER, Industrial Agent.....Dallas, Tex.

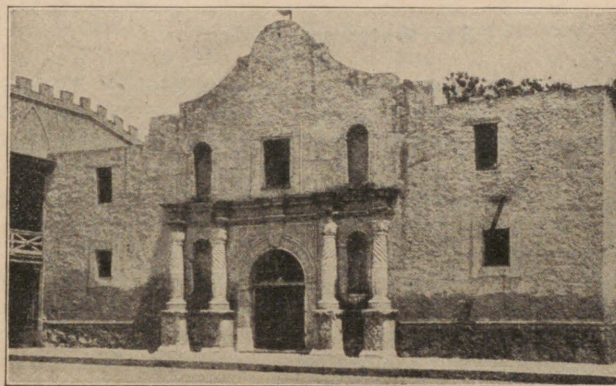
TEXAS: THE LONE STAR EMPIRE.

RICH IN FARM LANDS FOR THE ENTERPRISING.

**A Gigantic Empire Which Could Supply All the Needs of
Mankind from Within Its Own Borders
and Ignore the World.**

TEXAS, an empire in itself, larger than the republic of France, and richer in natural resources than that garden of Europe! Texas, the Lone Star State, equal in extent to seven New Yorks! Texas, whose birth was heroic, whose future will be gigantic! Texas could be better celebrated by an epic poem and a pean than in the plain prose of the economist.

France supports 40,000,000 of people in comfort. Texas, whose boundaries are slightly greater than those of France, has today a population of 3,048,710 people. Her population grows by leaps and bounds. Already it has passed that of Georgia, heretofore the leading Southern State, while only New York, Pennsylvania, Illinois, Ohio and Missouri surpass her in the North. She is destined quickly to become the most populous



The Alamo—Cradle of Texas' Liberty.

State in the Union, since, with her enormous territory, she needs to be only one-seventh as thickly settled as is New York to equal the Empire State's inhabitants.

Texas possesses not only size and people, but also situation. J. J. Hill, in the Northwest, talks about the favorable short route which his railway, the Great Northern, presents across the continent to Puget Sound. Has he never considered Texas? The short route for trade with the far East is from Galveston, on the Gulf of Mexico, to Los Angeles and San Diego, in California.

The Seat of Empire.

If the seat of empire is determined by shortest routes, and much can be said for the theory, then Texas is surely the coming center of American exchange. The shift from the Atlantic to the Gulf of Mexico has been observable the last few years. The completion of the Panama canal will accentuate that inclination, and the gulf to the two Americas will become what the Mediterranean is to Europe.

Texas is the largest and richest body of land fronting on the gulf. Her harbor of Galveston surpasses that of any other. Indeed, it is the one first-class, commodious, approachable, adequate harbor on all that immense stretch of coast. It ultimately must become the Marseilles of the gulf.

And behind Galveston lies not only Texas, the empire in itself, but the whole Southwest, reaching northwest to Denver and west to the Pacific. The commerce of those ports which seek Europe will not travel the long land route to the Atlantic by way of New York and Boston, but inevitably must gravitate gulfward.

The Gateway to Mexico.

Moreover, Texas is the gateway to Mexico. Originally a daughter of the ancient Spanish dependency, Texas, with its Spanish-Aztec nomenclature and memories, is the natural doorstep to the rich region beyond. Through her domain cross the railways which connect with the new lines into the Mexican republic, and the increasing traffic thereon will enrich the State fabulously.

However, were Texas isolated from the world, were her situation not what it is, making her the scene of great crossways, she still would be the seat of great prosperity and enormous industry. Within herself she contains everything which is necessary to the support of a varied population. She could be independent of the world—not merely having a large balance of trade in her

favor as against the world, but actually independent. An embargo could be put upon her coasts and a Chinese wall be raised around her boundaries; yet within the bosom of her prairies, plateaus, swamps, are riches sufficient to supply the every want of civilized mankind.

For Texas contains climates from torrid to temperate; she has rainfalls varying from torrential to Saharan; her land in part is half buried in the sea and in part consists of extensive continental uplands; her productions include sea island cotton and Northern wheat, Asiatic rice and American corn, Louisiana mules and Texas steers; while in the bowels of her hills are massed coal and iron and all other minerals in abundance, and from her southeastern swamps oozes petroleum as water from an oversoaked sponge.

Texas and Her Romance.

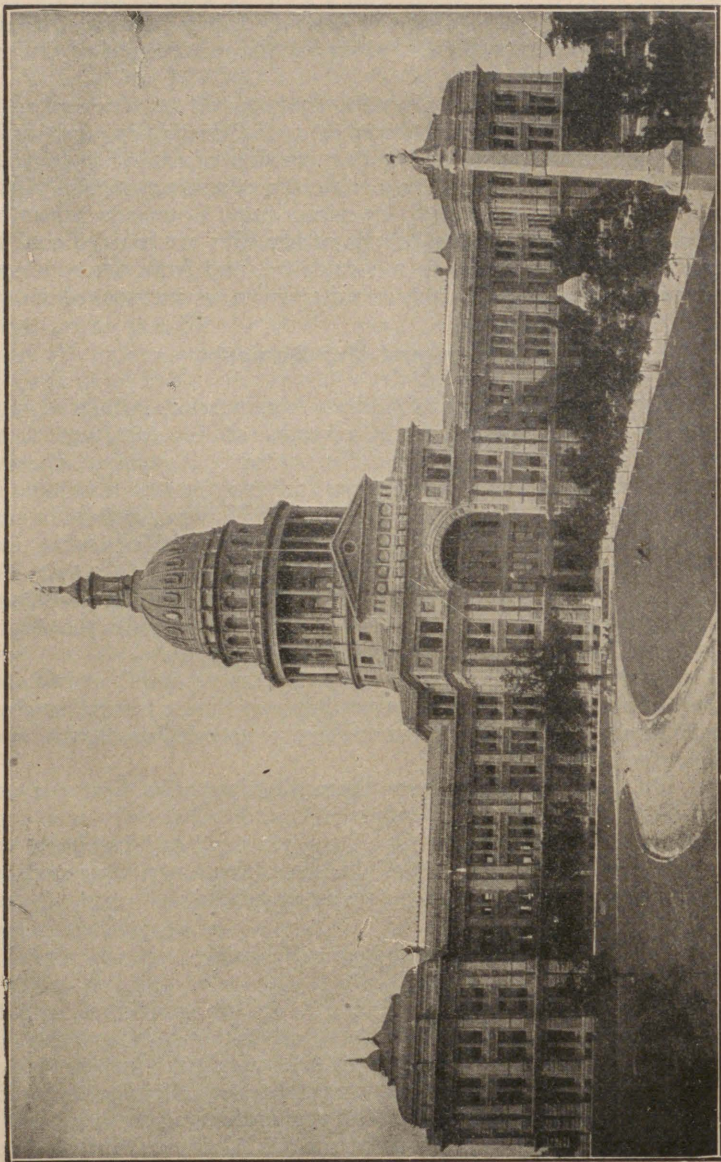
The present history of Texas—commercial, industrial, agricultural—is as romantic as the romance of her past, and that is saying a great deal. Her cities, San Antonio, Houston, Galveston, Fort Worth, Dallas, if old in years, are new in size and building. They have been enlarged in a night, as it were, and to-day are bustling, modern business, American towns. Yet, what most Western cities have not, they have—histories. Whether it is Houston, named after old Sam Houston, or Galveston, which recently the gulf invaded, or San Antonio, which holds the Alamo, they possess backgrounds, picturesque or tragic.

States in the Union, such as Massachusetts and Virginia, may have greater histories than Texas, but none has a history so thrilling. Every chapter is a romance, every episode has charm, every character is heroic.

The Spanish conquerors from Mexico, who first explored and then colonized; the Tennessee frontiersmen, who won independence for their adopted land; the ranchers and cowboys, who characterized the early days of the American State, were each and all personalities of surpassing picturesqueness.

The Filling of a Promise.

To-day's story is very different, but as wonderful, and the marvel grows when it is considered all to-day's achievement has been built upon that recent reckless, prodigal, turbulent past. Petroleum, cotton, rice, wheat, meat, the rise of cities, the laying of railroads, seem opposed decidedly to pioneer adventure, frontier chivalry, to a racy theme of horsemen, Mexicans and Indians; but it, too, has its story, its miracles.



The Texas State Capitol, built of Texas Granite. It is the Seventh Building in Size in the World.

And the present, which succeeded the past, opens into a future which may be said to be already here. It is a future such as no other State in the Union can expect, since the vastness of Texas alone places her in a class by herself at the head of the column.

There are her riches, whose potentiality staggers the imaginative; her men and women, made up of the brawniest, the most energetic stock of both the old South and old North; her strategic situation, which, for the new developing trade of the world, renders her as fortunate as was New York for the trade of the last seventy years. Texas can not escape her destiny by any accident or blight. She is marked for empire as surely as in the past she was marked for romance. If her heroic days are behind, her great days of wealth and power unlimited lie before—and that immediately.

The Empire State of the Future.

Consider for a moment the State of Texas—as she was, as she is, and as she will be. Admitted to the Union in 1845, newly baptized with blood in her struggle against the Mexicans, she then contained little more than a hundred thousand inhabitants. To-day she has three and a half millions, and ranks fifth among the States, having passed Missouri since the last census. Only New York, Pennsylvania, Illinois and Ohio are now ahead of her. If all these States continue to advance in population at the same rate as in recent years, she will pass Ohio before 1920, Illinois by 1930, and Pennsylvania by 1940. Before 1950 she will have outstripped New York and will be the Empire State of the Union.

Wonderful Growth in Population.

Texas is making more of herself as part of the United States than she could as a separate republic, yet in a larger degree than any other State she has the elements to make her independent of the world. Covering a much bigger space on the map than France with its 39,000,000 people or Germany with its 56,000,000, Texas' soil produces nearly everything raised in the temperate and torrid zones. Wheat and cotton, oats and rice, barley and sugar, buckwheat and tobacco, rye and figs, potatoes and oranges, corn and bananas, grow, so to speak, side by side in Texas. It has large deposits of coal, iron ore, lead, zinc, marble and granite, and has vast tracts of timber. In cattle, sheep, mule, horse and hog-raising she holds a high rank. The oil fields of Beaumont, Sour Lake, Batson Prairie and other places have few superiors outside of Russia's famous Baku oil district.

When, across the line in Jennings, La., in 1884, Maurice Brien, of the Iowa Colony in that place, introduced a twine-binding harvester, rice raising for commerce began in the Southwest, and a new activity of great possibilities for expansion was created. Thousands of twine binders, gang plows and steam threshers are in use in Louisiana and Texas to-day. The \$6,000,000 of rice produced in the United States in 1900, had, largely through the increase in Texas, advanced to about \$20,000,000 in 1905. Southwestern Louisiana and Southern Texas have the soil to produce the world's \$3,000,000,000 output of 1905.

But it is in cotton that Texas holds primacy. She produces between a third and a fourth of the entire United States crop. Her yield for 1905, a bad year for the country in cotton growing, was only 2,500,000 bales, as compared with over 3,200,000 in 1904. Texas' cotton crop of 1905, small as it is compared with her outturn in many years, is more than the product of the entire world outside of the United States. The news from time to time of the condition of Texas' growing crop sends cotton prices up or down on all the world's exchanges. South of Dallas and Fort Worth, through the great central region of Texas, is the cotton belt, but this comprises only a small part of the lands capable of producing cotton. In Governor Lanham's State there are idle lands enough to produce the 13,000,000 or 14,000,000 bales which have been the world's average annual outturn in recent years, and, of course, with the improvement in methods which will ultimately be necessitated, this yield could be greatly increased. It is a safe prediction that many persons are now alive who will see Texas producing 20,000,000 bales of cotton a year.

In spite of her more than twenty-fold increase during the past six decades, Texas is still, comparatively speaking, a sparsely settled region. She has as yet a mere fraction of the population her generous soil could support. Remember that she is larger than France or Germany, larger than two Italys or two Great Britains. When she became a State, she had two square miles of land for each of her inhabitants. She now has about thirteen people to each square mile. The State of New York has one hundred and sixty people to the square mile, and is steadily growing in population. Massachusetts has three hundred and seventy-five to the square mile, and is steadily growing. England has six hundred and twenty-seven to the square mile and is steadily growing. Think of the incalculable growth that the coming years will bring to the great Southwestern State!

If Texas were peopled as densely as New York State, she would have forty-two million inhabitants—more than ten times what she has. Settled as closely as Massachusetts, she would

have one hundred millions; as closely as England, one hundred and sixty-six millions. This American State is destined to rank with the powers of the world.

Remarkable as was the showing that Texas made at the last census, other portions of the Southwest could point to a still more phenomenal gain. While the population of the Lone Star State advanced 36 per cent between 1890 and 1900, that of the Indian Territory 117 per cent, and that of Oklahoma no less than 544 per cent in the ten years.

Although Texas is growing faster, proportionately, than any other State of more than 1,000,000 inhabitants, her population is widely diffused through the settled area. With no large cities, she has many brisk and thriving centers ranging downward in this order—San Antonio, Houston, Dallas, Galveston, Fort Worth, Austin, Waco and others.

Galveston is the second port in the United States in merchandise exports, New York being first and New Orleans third, and she is the first port of the world in exportation of cotton and cotton's by-products. The Trans-Mississippi region produces 60 per cent of the things raised from the soil in the United States, and this proportion is bound to increase with the settlement of its idle acres. Galveston is only about half as far from the United States' geographical center as are New York and Boston. For all the region between the Mississippi and the Rockies, Galveston is the natural ocean gateway to the Eastern States and to the outside world.

Galveston's record in material recuperation is one of the marvels of the age. Devastated by the hurricane and tidal wave of 1900, she has built a massive sea wall several miles long, at a cost of several millions of dollars, has raised herself many feet by her boot-straps, and henceforth and forever offers defiance to any tempest which the Gulf of Mexico is ever likely to hurl in her direction. Nearly all the great railroads which run west of the Mississippi have either terminals or branches at Galveston, or are establishing them there.

Texas Now Leads in Railways.

From 1870 till 1904 Illinois had a larger number of miles of railway than any other State. In 1904, Texas passed Illinois. On December 1 of last year, the great Southwestern State had approximately eleven thousand seven hundred and fifty miles of main railway track, or about two hundred miles in excess of Illinois. Pennsylvania, Iowa, Ohio, Michigan and New York, in this order,

stand below Illinois in railway mileage, New York's total at the same date being a little short of nine thousand miles.

In recent years, about half of the country's entire new railway mileage has been built in the Southwest. The increase of mileage between 1897 and the end of 1903 was 12½ per cent for the United States. It was 10 per cent in the Middle States, 7 per cent in the Rocky Mountain region and on the Pacific slope, and 3 per cent in Ohio and Indiana. It was 25 per cent in the section comprising Arkansas, Oklahoma, the Indian Territory and Texas. There could scarcely be a more significant index of advancing wealth, population and industry.

HOW TEXAS IS SUBDIVIDED.

(See Map on Back Cover.)

For descriptive convenience, Texas has, by general custom, been divided geographically into five sections—Northern, Central, Southern, Eastern and Western Texas.

North Texas—The Red River Counties.

Grayson, Fannin, Cooke, Montague, Clay and Wichita counties are located on the northern border along Red River. The general surface is rolling, with wide level valleys along the numerous streams. The bottom lands along the Wichita and Red Rivers and their tributaries are well wooded, with walnut, bois d'arc, elm and pecan, while in the eastern counties of this group, notably in Fannin and Grayson counties, are large tracts of hickory and oak.

The soil is admirably adapted to agriculture, and all standard grains and vegetables are grown profitably. In the bottom lands along the streams the soil is a deep black loam. In other localities it is of black sandy, chocolate and sandy loam. In the central and southern parts of Fannin, Grayson and Cooke counties, the soil is principally what is known as the black waxy soil, a soil that is rich and productive and capable of the most trying cultivation.

Fannin, Grayson and Cooke counties are noted for their enormous crops of small grains, cotton, corn, oats, hay and fine stock, while Clay and Wichita counties are noted for their large wheat and oat crops, and the big cattle interests.

Central and Southwestern Texas—The Black Land Counties.

Traversed by the Missouri, Kansas & Texas Railway, embrace Hunt, Collin, Denton, Tarrant, Rockwall, Dallas, Johnson, Ellis, Hill, McLennan, Bell, Williamson, Falls, Travis, Caldwell,

Hays, Comal and Bexar counties, the rich prairie section of Texas.

It is the largest rich body of prairie land in the world. The soil is especially adapted for raising corn, cotton, wheat and oats. Commercial fertilizers, so commonly used in the Northern and Eastern States, are not used at all. These black, waxy lands, which have been in continuous cultivation for more than thirty-five years, are today producing as large crops as when first put under cultivation. Good water is easily obtained, and in the towns and cities artesian wells furnish the water supply. The Brazos and Trinity rivers, and several other streams, flow through a number of the counties. The river lands are very rich and productive. Considerable timber along the streams furnishes an abundance of lumber for local use.

South Texas—The Gulf Coast Counties.

What are known as the Gulf Coast counties of Texas border on the Gulf of Mexico, and extending from fifty to seventy-five miles inland, run from the Sabine River, on the east (the State lines of Louisiana and Texas), westward to Corpus Christi. The counties embraced in this section, immediately tributary to the Missouri, Kansas & Texas Railway, are: Harris, Galveston, Bastrop, Fayette, Colorado, Austin, Waller, Fort Bend, Wharton, Matagorda, Brazoria, Liberty and Jefferson.

The entire section is prairie land, about one-fifth of the area being rich alluvial river bottom lands.

The prairie soil, as a rule, is very fertile, producing great quantities of early fruits and vegetables for Northern and home markets; also semi-tropical fruits. The rice industry in this section has developed rapidly and has proved to be a most valuable crop. On the river bottoms of the Brazos, Colorado, Trinity, Caney and other rivers, large crops of sugar cane, cotton and corn are raised. These river lands are the richest sugar and cotton lands in the United States, producing from twenty to twenty-five tons of cane per acre, and from one to one and a half bales of cotton.

The surface is sufficiently rolling to afford good drainage. The lands are easily cultivated. Pure drinking water is to be had at a depth of from twenty to sixty feet. Artesian wells, at a depth of from 400 to 800 feet, furnish an inexhaustible supply of water.

The climate is one of the chief attractions of this section. The temperature is rarely above 95 degrees or below 20 degrees Fahrenheit. A continuous Gulf breeze makes this a delightful climate the year round.

It is an excellent stock country, known far and wide as the greatest breeding section of the United States.



Eastern Texas Counties—The Fruit and Timber Belt.

Eastern Texas, traversed by the Missouri, Kansas & Texas Railway, comprises Hopkins, Rains, Wood, Camp, Morris, Cass, Marion, Harrison, Trinity, Polk and Tyler counties. This section of the State is heavily timbered with fine commercial woods, making the lumber industry a very important one. Large deposits of brown hematite iron ores, as well as large bodies of lignite and potter's clay, are found in Camp, Cass, Marion and Harrison counties. The natural resources afford many opportunities for industrial development. Building material is very cheap, and fuel can be had for the cutting.

The sandy loams and red soils of this section are especially adapted to the growth of fine fruits and vegetables and of high-grade tobacco. As the "Fruit Belt" this section of the State is known far and wide. Fair crops of cotton, corn and cereals are also grown. East Texas has a great abundance of pure water in wells at a depth of from 15 to 25 feet, and from the numerous springs.

FOUR GREAT CROPS OF NORTH TEXAS.

Cotton, Corn, Wheat and Oats Give Big Yields and Yearly Help to Swell the State's Wealth by Many Millions.

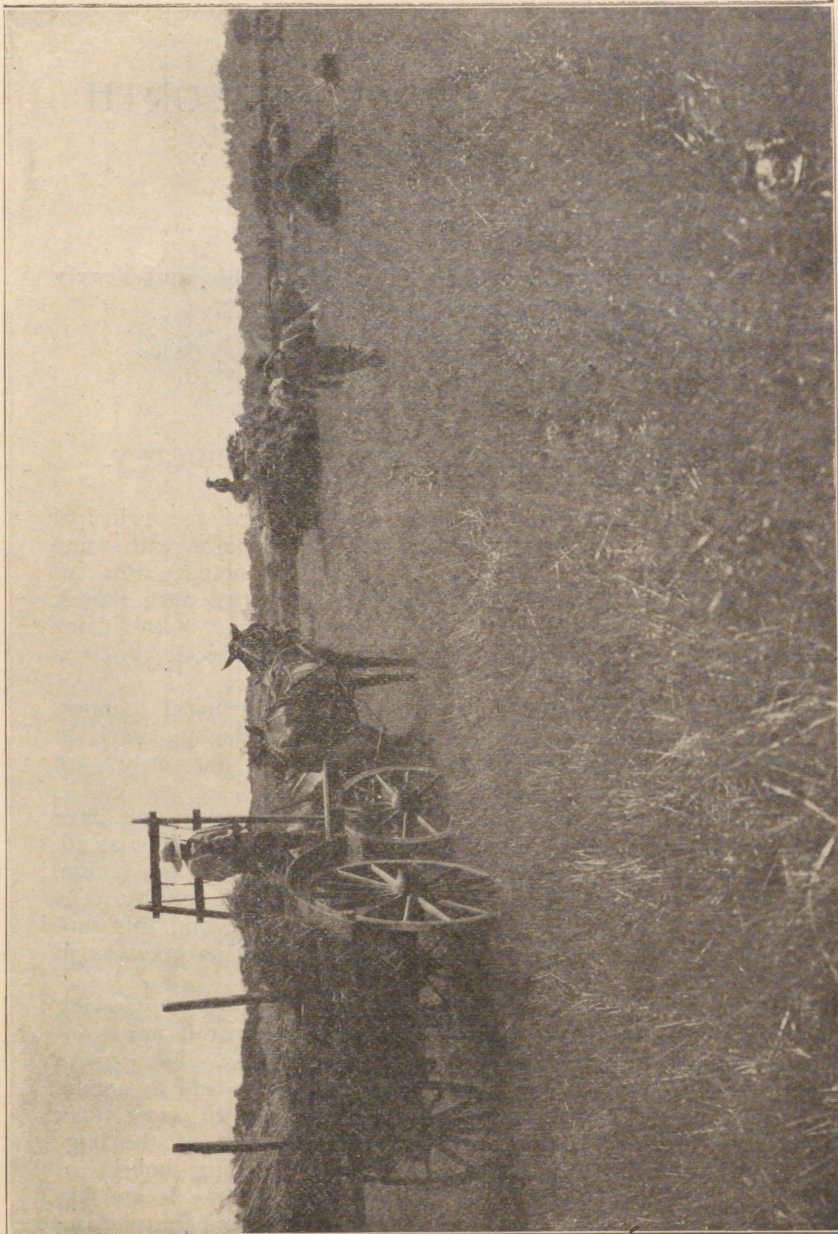
DEVELOPMENT OF THE PACKING INDUSTRY.

USUALLY when one speaks of any of the principal states of the Union it is to link its name with some product for which it is especially noted. For instance, Illinois and Iowa are both great corn States, the Dakotas excel in wheat, Wisconsin is the dairy State, while various other States have their especial products in which they excel.

You can't speak of Texas in any such general manner, because Texas raises such a variety of products, and each in such enormous quantities, that the figures of her crops are simply astounding.

Take the cotton crop, as an illustration. Many people have the idea that cotton is the great staple of the State. Not at all. Texas is indeed the greatest producer of the staple in the Union, but that is only one feature of its great agricultural activity. The cotton crop will run over 3,000,000 bales a year, and this represents an increase in production over six times as great as in the balance of the country.

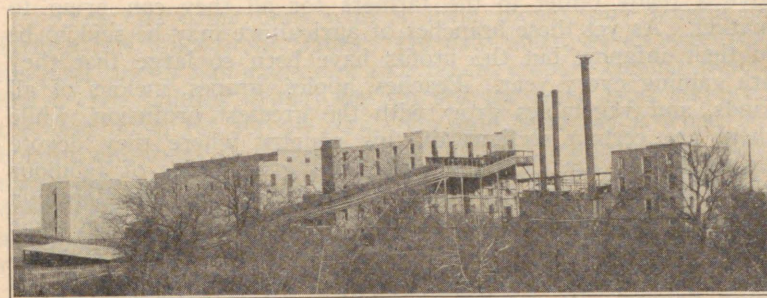
Texas is also a great corn producer. It is now growing over 100,000,000 bushels a year, which means that it has quintupled its production during the past three decades. The growth of corn has also made it a great hog-raising State, and its annual contribution of hogs to the country amounts to more than 3,000,000 head a year. It was this development of the hog-growing industry that induced the great packing houses of Armour & Co. and Swift & Co., of Chicago, to locate big packing plants at Fort Worth, and this has become the packing



Harvesting Wheat in May, North Texas.

center of the State, and a business amounting to millions is now done there annually.

When it comes to wheat growing Texas does not take such a conspicuous position, and yet its figures are imposing. It is growing between 16,000,000 and 20,000,000 bushels a year, and its production is steadily gaining. In 1870 it grew only 415,112 bushels, and the increase of the crop of 1900 over that of 1870 was reckoned at 3,754 per cent, which is a pretty fair rate of growth for thirty years.



Packing House at Ft. Worth.

Oat Crop 20,000,000 Bushels.

Oats is another crop which it is not usual to associate with Texas, and yet it is raising over 20,000,000 bushels a year.

The value of the four crops mentioned above in 1900, placing a moderate market value upon the four commodities, amounted to \$202,150,000.

This great production of wealth is mainly the output of that extremely rich section of the State in which Dallas and Fort Worth are the natural trade centers. This part of the State—the northern—is not only the most thickly settled, but it has been a great field for railway development, due to the extraordinary richness of the land and the great crops grown.

One other factor in agricultural work in Texas is that the farmer can work every day in the year out of doors. It is not like it is North, where the ground is frozen for months at a time, and in which the growing season is limited. Here the cattle can roam without shelter all the time and generally can find all the forage that they require

This has made the State the great cattle raising State it is, only that, instead of the old long-horn steer, the cattle raisers have gone in for blooded stock. It is a rare thing to run across

the long-horn now. The land, for instance, except out on the western ranges, has become too valuable to raise cattle, except such as will bring the highest market prices. Hence the average farmer now carries a few blooded steers along each year, and these bring him in ready cash whenever he cares to sell. Of the 7,000,000 head of cattle in the State, the majority will grade well up.

The value of the land in this rich black belt of the State has stimulated truck farming, fruit raising etc., and the many thriving towns and cities, with the excellent railway facilities, give a ready outlet to the farmers for all they can bring to market. As yet these branches of agriculture may be said to be in their infancy, but the profits have been so large that they are gaining every year. Peaches, apples, grapes, melons of all kinds, and vegetables grow with the greatest profusion, while there are certain sections of this country where they devote themselves to the Bermuda onion and grow crops of fabulous size. Not only that, but such a reputation has the Bermuda onion, grown here, attained in the markets of the East that some of the merchants there stand ready to take all that can be shipped.

The fruits of Texas grow to a good size and possess the finest flavors. Its peaches already have acquired a reputation, and the State now boasts of more than 7,000,000 peach trees.

Millions in School Lands.

Texas has millions of acres in school lands, which are owned by the State itself. The National Government has never owned any of the lands of the State, owing to a proviso agreed upon at the time the State was admitted to the Union. While millions of acres of these lands have been sold there still remain many millions more, and these lands are gradually being sold by the State at a low appraised valuation. Millions of these acres still remain in the most fertile and desirable portions of the State.

It is the demand for these lands that is bringing so many thousands of new settlers to the State. Every train that enters it now brings an eager throng of seekers for these promised lands. Lands in the North and East are selling for \$50 and \$100 an acre, and men are putting their money in these at a few dollars an acre. They know they can not lose anything, while the chances are favorable for their making the price of the land from their first season's crop.

I was talking with one of these new settlers from Ohio, a man of about 45, who told me that he had been a farmer in the Buckeye State all his life.

"Didn't you feel rather reluctant to break up and come away down here?" I asked him.

"Not particularly," he replied. "I'm not an entire stranger; I've a brother who came down here about twenty years ago, and while I've been plodding along and just making a good living for my family he's been coining money. He has advised me many times to come down here, and at last I've taken his advice."

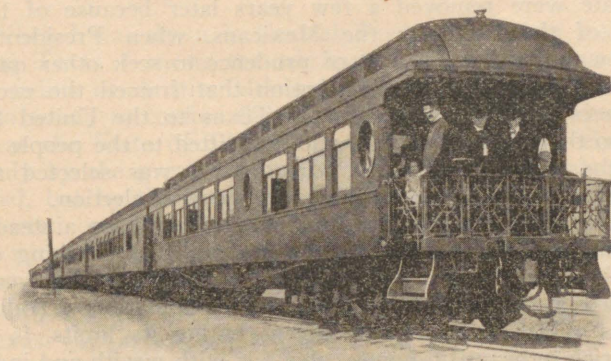
"Your brother is a farmer?" I queried.

One Ohio Man's Fortune.

"Yes; he came here with a little money and bought a farm a few miles from Dallas. He paid about \$1 an acre for his land, and it has made him rich by its crops. He has never had a crop failure. Today he can sell the same land and get the cash down for \$60 an acre. He paid \$800 for it when he bought, and today is offered \$48,000 for the same property. But that's only an illustration of the way land values are advancing down here. I am going to buy some cheap lands, but as soon as I have got them under cultivation their values will begin to rise every year.

"I have come to the conclusion that the man who stays up North and farms on high-priced land is wasting his time. If I had come down here when my brother did I would be worth \$100,000 more than I am today."

That is the spirit that is general among the homeseekers. They are an industrious, hard-working class, and they are here for the purpose of bettering their condition. The opportunity is here; it only needs a man to grasp it.



WEALTH OF CENTRAL TEXAS.

Section of Country That is Tributary to the Capital of the Lone Star State One of Great and Unsurpassed Fertility.

ENORMOUS GROWTH OF AGRICULTURAL INTEREST.

How the Great Packing Firms of Chicago Have Turned the Planters Largely from Cotton to the Raising of Hogs and Cattle.

DOMINATING the city of Austin, Texas, and visible for miles before one gets to this beautiful town, is the massive State capitol, a building which is appropriate to the State of which it is the headquarters. Its beautiful dome towers high in the air and is visible from every section of the city. Austin is proud of this colossal structure, which, by the way, was constructed by Chicago men, and the citizens of the town will tell you that it is the second largest capitol building in the United States and the seventh largest in the world.

Austin is really a beautiful city, and is also one rich in historic associations. Here was established the first seat of government of the Republic of Texas, but the headquarters of the State were removed a few years later because of the invasion of the State by the Mexicans, when President Sam Houston thought it the part of prudence to seek other quarters. In Austin assembled the convention that framed the necessary ordinances for the annexation of Texas to the United States, and also the one that drafted and submitted to the people of the State the State constitution. In 1872 it was selected as the permanent capital of the State at a general election.

Since that time the growth of Austin has been a steady and gratifying one to its citizens. It has not had anything of the "boom" order about its growth, but each succeeding year has witnessed a substantial increase in its population. Today the city has a little over 28,000 citizens within its limits, is a city that is rich in beautiful homes, abounds with wealth and industry, and possesses every metropolitan advantage that the larger cities of the country enjoy; in fact, it has some that the majority of

them lack. It possesses one of the most delightful climates in the world, being without the extremes of heat or cold that we in the North look for as a necessary evil. The coldest day in Austin would be hailed of springlike temperature in the North, while in the summer the hottest days are not so warm as to be oppressive.

Naturally, where work and wealth are so abundant labor flourishes. It is this that has made the city of Austin the city of beautiful homes. By this I do not mean a city of palaces, although Austin has its share of these, but of the homes of the great majority. Its homes are of a tasteful style of architecture, its streets are broad and well kept, and the city is laid out with a view not the useful alone, but with a broad view to the beautiful.

The water supply of the city is obtained from the beautiful Colorado river, and the water-works are owned by the municipality, which conducts an ample filtering plant. The city has also a magnificent public school system, and also contains the University of Texas, which is claimed to have the largest attendance of any school or university in the South. The university has a group of beautiful and commodious buildings in the northern part of the city, where it occupies a site of forty acres. This university in time is destined to make Austin recognized not only as the capital of the greatest State in the Union, but also as the Athens of the South, an honor which it can well support.

Besides the State University the city is well supplied with other educational institutions of a private and sectarian character, and these all have a large list of scholars, and many have a more than local reputation.

Fertility of Surrounding Country.

When I was down in Central Texas (and when I speak of Central Texas I mean the territory within about 150 or 200 miles radius of Austin, although this is a most circumscribed area to which to confine the domains of a territory which is as large as the State of Illinois) I was most impressively struck not only by the great fertility of the country through which I traveled, but by the great diversity of crops which it grew. I commented on this fact to a former Northerner who happened to be with me, but whose home had happened to be in Texas for the past ten years.

"Oh, my son," was his comment, "if this is your first visit to Texas you are going to have your eyes opened to a few things, same as a great many Northern men who have come down here. Why, son, this is the garden spot of the world, and if the men of the North only knew what it had to offer them I

think the State of Texas would be a Republican State in a few years' time. Besides, Northern farmers are not making the money they could were they in this section."

Now, this may be the boast of an enthusiast and optimist, but I verily believe that it is the truth. You can take the country in the territory that I have mentioned around Austin, and it is impossible for a man to conceive of a more magnificent agricultural country in the world. The farmers in this section not only grow everything which we grow in the North, but they also grow many products that are only indigenous to the South, and they grow everything with a luxuriance of yield that is calculated to give the average Northern farmer a fit of paralysis when he compares them.

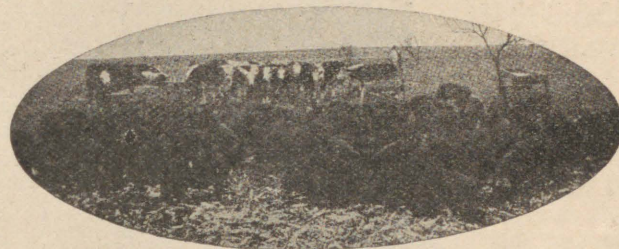
Austin's prosperity can be almost solely attributed to the immensely fertile character of the country which surrounds it and for which it is the natural market and trading center. Here, within a radius of ten counties, is the great cotton-growing section of the State. Travis county, in which Austin is situated, is a great cotton-growing county, but Williamson county, just adjoining, has the reputation of growing more cotton than any other county in the United States. In 1900 this county produced 108,000 bales of cotton, but since that time the production of the staple has fallen off somewhat, the planters going in for more diversified agriculture as well as stock raising. The other counties surrounding Austin and tributary to it, are Lee, Bastrop, Hays, Blanco, Llano, Burnet, Beall, Milam.

As a rule all this country is immensely fertile. With the climate with which it is blessed, almost everything can be grown. Travis county alone, which contains 660,000 acres, according to the Government figures of 1900, contained 3,554 farms, and of this number there were 203,725 acres under cultivation. This amount has been greatly increased since, but it is safe to say that not over half the area of the county is under cultivation. This rich garden spot of the State is attracting much of the immigration that is flowing into Texas and everybody is doing well. Why shouldn't they? Land is cheap, ridiculously cheap when measured by Northern standards of value, and the conditions for agriculture and stock raising are ideal. Stock does not need to be sheltered in the winter months, and abundant forage can always be found for their needs.

While cotton is and will be for many years to come the principal crop of this section; alfalfa and small grain are receiving increased attention from the farmers. Alfalfa especially is coming in high favor. Of this crop five or six cuttings can be made a year, and this can be kept up year after year without

replanting. These figures mean that the man who goes down to Texas and buys land in this section for from \$20 to \$25 an acre, which is about what unimproved land can be bought for in Travis county, will pay for the cost of his land in one year, or nearly so. It is such facts as these that account for the tremendous influx of immigrants to the Lone Star State—the cheap and fertile lands and the glorious climate.

There was a time when the territory adjacent to Austin, which is today one of the greatest cotton markets of the State, and that necessarily implies the South, was almost entirely devoted to cotton culture. Such other crops as the planters raised were simply for the care of their stock, and were rarely marketed. But a marvelous change has taken place there within the past few years. The planter no longer bases his hopes on cotton. He has found out that he can grow almost anything that is grown in the North on his rich land, and that his hope of profit is intensified tenfold by his willingness to do so. Hence

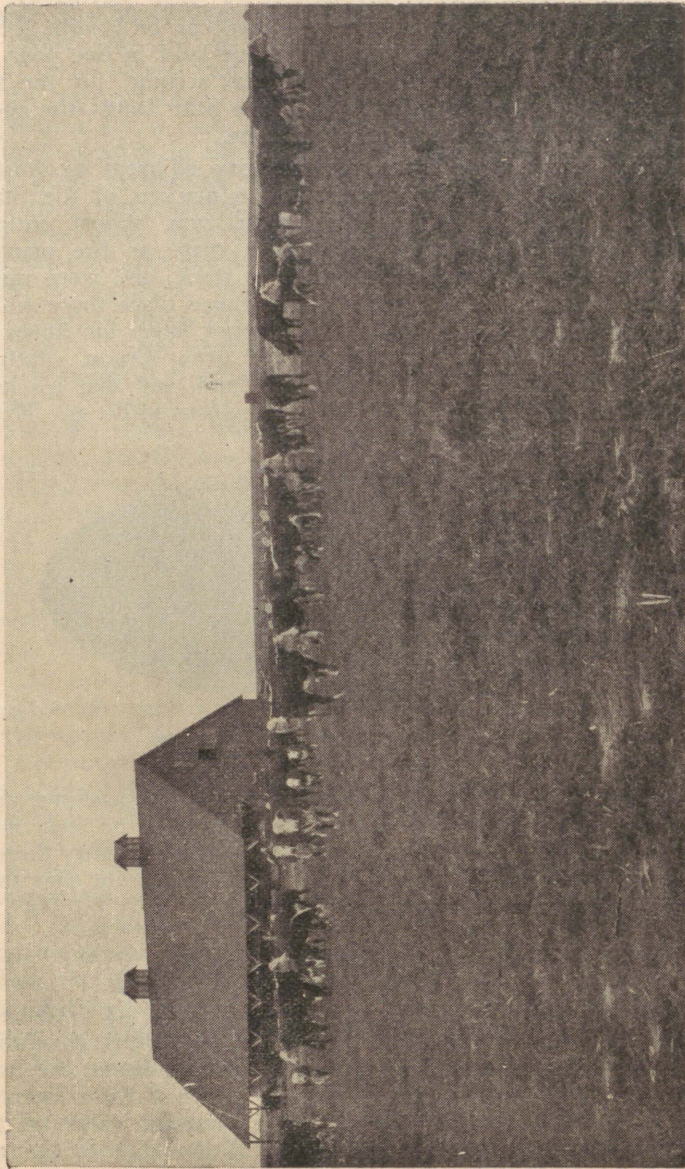


Fine Cattle and Hogs, Travis County.

you see the Southern planter putting less of his dependence upon the great staple of cotton, but getting every year into more diversified fields of farming. They are finding out that there is money in stock raising, and they are also finding out that there is a heap of money in the raising of hogs.

The Growth of Hog Raising.

And, speaking about hog raising, there is an interesting story to be told. In the country about Austin, which consists of the deep black and intensely productive prairie lands, the finest crops of alfalfa in the world can be grown. As a rule the farmers of Texas were ignoring the wonderful value of this product when the big Chicago firms of Armour & Co. and Swift & Co. decided that Texas was the place for them to establish



Fine Hereford Ranch, Wichita County.

branches of their business, because of the great production of hogs as well as cattle that the State was turning out.

It was the expectation of these firms when they put a few millions into packing plants at Fort Worth that they would have all the hogs they could take care of. Just the reverse happened to be the case. They could get all the cattle they wanted, and by packing them near the scene of their raising could save the transportation charges on them to Chicago or other points farther north. But they couldn't get hogs enough to run their plants to a profitable capacity.

A Chicago house of the enterprise of our packing houses is never stumped by a local contingency. When it meets a contingency it at once sets about to overcome the obstacle that may be in its path. That is just what the Chicago packers did in Texas.

They began circulating literature showing what the profit to the farmer was in raising hogs when he had a market so near to him as Fort Worth. Now, the point is this, as far as relates to the territory about Austin, that it is one of the greatest alfalfa-raising districts in the world, and that alfalfa is a crop on which hogs thrive amazingly and which is raised with less expense than almost any crop known.

And the farmers of Texas are no whit slower than their northern compeers to recognize where their profit lies. They have responded to the educational efforts of the Chicago packers, but even yet, when the State has a production of hogs that runs into the millions, the packers have never been able to secure the amount that they require to run their big plants at a profit. But these conditions are modifying for the better each year, and there is no reason to doubt that within a few years Texas will be one of the greatest hog packing States in the Union, as it is now one of the great hog-producing States.

No Limit of Possibilities.

I have spoken of the fertility of the soil tributary to Austin. A soil that can grow cotton year after year as this ground has done, and which has contributed of its fertility to make up the prosperous and financially strong city of Austin, has no limits of possibilities.

The information of value to the Northern man is that this soil is adapted to every kind of agriculture. He can grow greater crops of corn, for instance, on his land than he can in the North. If he goes in for wheat, the land yields abundant

crops, and because of the mildness of the climate in that section of the country a second crop of some other product can always be secured.

But speaking of this matter of climate, there is one of the vital points where the Texas farmer has the advantage of his compeer when the Texan is located in the Austin belt. As I have said before, he can grow all the crops of the North, with many of those from which the North is debarred, because of its climate. The Texas farmer in this section never has to reckon on severe winters, nor has he to house his stock as we do in the North. Neither has he to reckon on the expense of feed and shelter, as there is never a day in which cattle or hogs can not roam the range, from which they can find abundant feed to keep them in prime condition for the market. This should be borne in mind when seeking a new location.

Of course, there are other conditions that will appeal to every farmer. Of the first is the price of lands, but these are so ridiculously low as to seem infinitesimal to the Northern farmer, who is accustomed to anywhere from \$100 to \$200 an acre for land. Without having made any extended inquiries into this subject, I am certain that a man can get all the land he wants in the Austin district at anywhere, say, from \$10 an acre up, and you want to remember that this land and climate have not their compeer on the surface of the earth.

A Great Central Market.

Austin is the entering point of this great and rich agricultural country, and the particular point which all its products seek for a market. It is of no use to the farmer for instance, to raise 100 head of hogs, or 10,000 bushels of wheat, unless he can find an instantaneous and cash market for them.

This the city of Austin provides. It has one of the finest aggregation of commercial firms in the South. They are enterprising, alert and always solicitous for the welfare of their customers, because they realize that by only such methods can their trade be maintained. The banks of the city have ample funds and are on the soundest basis, their management being governed by the most conservative methods. In the territory tributary to Austin 50,000,000 people can live in plenty, and even luxury, and it is not an exaggeration to say that the day will soon come when they will.

THE PANHANDLE IS A FRUITFUL FIELD.

Section of the Lone Star State That Offers Many Inducements to the Man Seeking a New Location.

Climate is Delightful.

THE Panhandle country of Texas, comprising the northwest portion of the State, furnishes a fruitful field for settlement. From Fort Worth long lines of shining steel rails emerge in every direction, branching fanlike across the country of the Panhandle.

In the beginnings of things Fort Worth was recognized as the center and headquarters of the cattle industry. The shippers in the Panhandle country found their best market there and continue to do so to the present day.

With eleven trunk lines converging at Fort Worth, radiating in sixteen different directions, the station had no rival worthy of the name. It got the business from the start, and, what was still better, having secured the traffic, managed to keep it.

Now, much of the prosperity of the "Fort" was not due altogether to its excellent location. Facilities for handling business are capital things in their way, but, and this is a large and convincing but, the business must be there in order to be handled.

Advent of the Packers.

About three years ago the packing industry made its appearance in strong force, and an impetus was given to trade which has lasted ever since.

A small concern, known as the Fort Worth Packing Company, had been in existence for several years, but proved altogether inadequate to handle the business. Enter then the giants of the packing trade, Messrs. Armour and Swift. From then on

there came a decided change in the industrial conditions in Texas.

And right here it may be mentioned that the homely but useful hog is an absolutely necessary adjunct to the modern packing house. The cattle trade in itself is not sufficient to pay the expenses of a large packing plant equipped with expensive machinery. Therefore, the establishment of the Armour and Swift plants was largely in the nature of a gamble. Hogs in the Panhandle country were scheduled as a drug on the market. The farmers looked upon them as neither beautiful nor practical.

It remained for the packers to educate the farmers as to the utility of the ungraceful hog. And they went at their task with commendable energy, with the happy result that the hog supply is today the most important asset of the humble farmer of the Panhandle country.

There can be no doubt as to the boon which the packing houses have conferred upon the Texas farmer and live stock grower. They have created not only a demand in their own business, but have made a market which brings in the buyers from the outside.

Take a glance at the figures, which speak for the packing houses. They show that Armour and Swift have slaughtered more than 1,500 head per day for every working day in the year, and in addition to this number of cattle and calves, handled about the same number of hogs. These packing plants added during the past year departments which create other profitable sources of wealth to the farmer. Each of them can take care of 10,000 chickens. They also have egg departments in connection with the poultry, and have not yet reached anywhere near their capacity for handling this product.

The Promise of the Land.

So much for the opportunities offered the settler in the country of the Panhandle by the packers. Let us see what the land itself promises to the settler.

The large proportion of crisp, bracing sunny days makes it a delightful climate to live in. The black, waxy earth, which has made Dallas county famous, is strongly in evidence in the country about Fort Worth. And the fact that the land in the Panhandle is but scantily settled offers tempting inducements to those who wish to found homes in this fascinating portion of the State of Texas.

The wealth of the territory in question lies chiefly in the luxuriant sward of valuable grasses. The buffalo grass, the

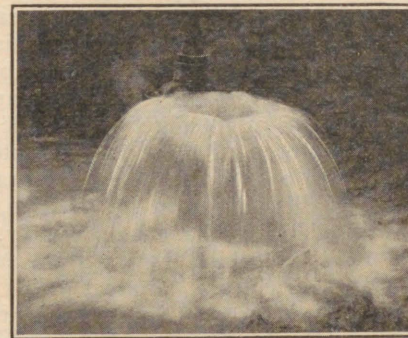
curly mesquite, the different varieties of grazing grass, all afford excellent grazing and render the country an ideal spot for the stock farmer.

Yet, without a good water supply the most promising land is little better than a desert. And in this matter nature has been especially provident as regards the Panhandle country. The entire State of Texas is underlaid with strata of water-bearing rock. From Eagle Pass on the Rio Grande to Fort Worth extends an artesian belt of tremendous width and limitless supply. It can be easily tapped by artesian wells at a low altitude. From the highest plains to the coast level water can be secured and brought to the surface by natural pressure.

Apart from the artesian supply the river systems of Texas furnish a plentiful quantity of moisture for the use of the tiller of the soil. Also, the natural rainfall can be depended upon to keep the crops in good condition.

According to official statistics the average rainfall in Texas is marked by distinct zones and decreases from east to west at the rate of five inches for every sixty miles. It is fifty inches along the eastern border from the mouth of the Red river to the Sabine, twenty-five inches through the west central region along the one hundredth meridian, fifteen inches in the valley of the Pecos and the Staked Plains, and ten inches in the trans-Pecos and along the border of New Mexico.

Under the foregoing favorable conditions it is not to be wondered at that the Panhandle country is attracting a steady stream of immigration within its borders. Fruit culture and the production of garden vegetables have developed from an experiment to the dignity of an established industry; the wheat and oat crops are all that could be expected, and the fact that alfalfa can be successfully grown in the Panhandle country appeals strongly to stock raisers.



A Texas Artesian Well. 700 Gallons per Minute.

MOST VALUABLE OF AMERICAN CROPS.

One Great Staple of Which the United States Has a Veritable Monopoly in the Markets of the World.

ADVANCES OF RECENT YEARS IN CULTIVATION.

Vast Sums of Money Now Gained Each Season from the Seed and Hulls at One Time Considered Worthless.

BECAUSE of the wide diversification in the products of the different States, probably no country in the world has such a range of agricultural and industrial problems as has the United States. Perhaps we have been slow to realize this, but at last the public's attention has been thoroughly aroused, and the Federal Government finds a hearty support for the efforts of the Department of Agriculture in its experimental work, carried on at the various farm stations established in different sections of the country, and in its dissemination of knowledge thus gained, among the producers, by means of printed pamphlets of instructions and the distribution of seeds. Almost all of the States have taken up the good work at their own expense also, and support agricultural colleges and experimental stations, whose influence in advancing the industrial interests of the State can hardly be overestimated.

Strange as it may seem, one of the greatest products of the country has been, until the last four or five years, one of the most neglected in the way of intelligent, scientific investigation. Cotton, the great money-crop of the South in ante-bellum days, stands today at the head of our list of agricultural exports, the most valuable of them all, unique in its position, for not only is it the one crop of which we have a monopoly, but it is the only great staple crop of which any nation has a practical monopoly. No other agricultural product holds such a commanding position as cotton in relation to the world's commerce and in importance as a basis of enormous manufacturing enterprises, which employ more than a million operatives and many

hundreds of millions of capital. The United States can proudly claim the production of 75 per cent of all the world's supply of cotton, the export value this year alone being in excess of \$400,000,000. Another almost equally astonishing fact is that a single State can claim one-third of the cotton produced in the United States, receiving for it the princely sum of \$135,000,000

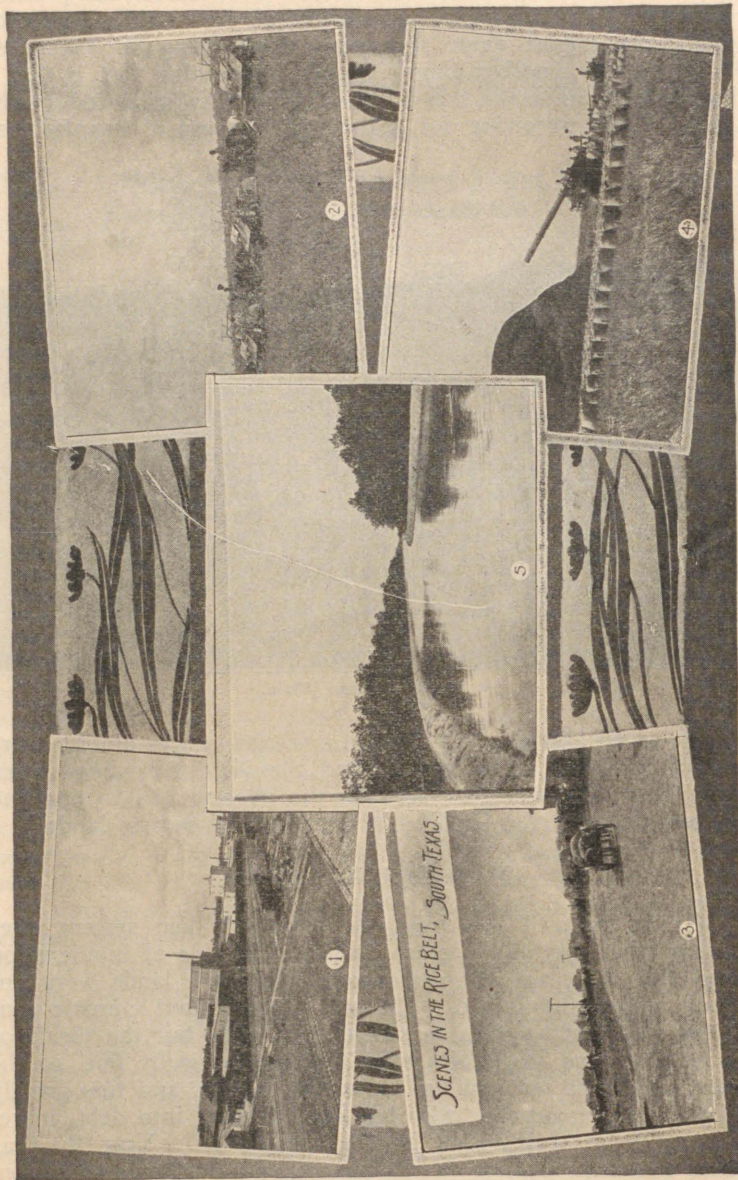


A Texas Cotton Field.

a year, on an average. This State is Texas, where almost every acre of land will grow cotton, and the yield will range from one-quarter of a bale per acre on the poorer soils to one and one-half bales on the fertile, highly cultivated bottom lands.

Made Rich by Cotton.

Texas suffered less from the disastrous lien system after the war than the Southeastern States. The tide of immigration faced that way, and the newcomers found the lands were unusually cheap and fertile. The soil, seasons, and climatic conditions were perfect for the raising of cotton, but the yields of wheat, corn and vegetables were also exceptionally fine, so the new capital was not confined to cotton raising, and this greatly aided the older families, who had been thrown into debt, in recovering from their losses of the war period. Year by year Texas has been gaining in importance as a producer of cotton, and what her future position and wealth from this great staple



1—Rice Mills.

2—Harvesting.

3—Hauling Rice to Market.

4—Threshing.

5—Irrigation Canal.

alone may be it is impossible to estimate. A recent government report says: "There is every reason to believe that the 21,000,000 acres of central black prairie of Texas could, if need be, produce the entire crop now grown in the South."

Southern Texas is especially adapted to cotton raising, and if it were not for the presence of the destructive boll weevil in some of the counties, the yield would be enormous. The worst ravages of this pest are being avoided by early planting, more cultivation, and the use of seed which matures rapidly, so that the cotton ripens in the summer before the weevils have become very numerous. In this way Southern Texas has a great advantage over the northern sections of the State, where the spring does not come so early.

Another advantage which the cotton planters of the southern counties have over those of the northern region is that they can secure Mexican labor, which is much cheaper than either negro or white labor. This fact, together with the great fertility of the soil, which will yield well, year after year, without enrichment,



Cotton Yard.

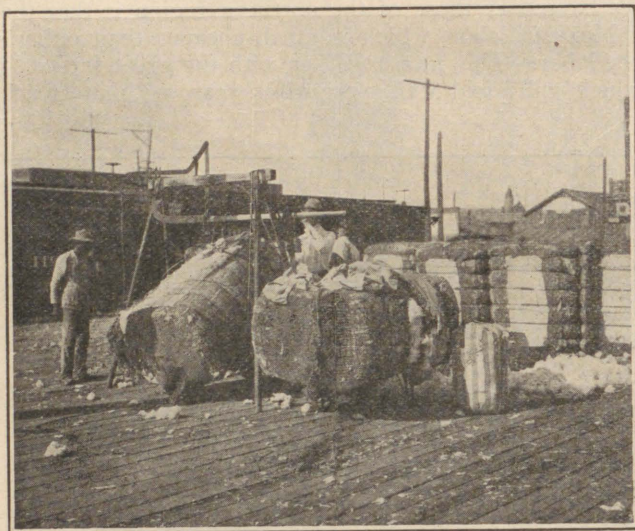
makes it possible to grow cotton cheaper than in other sections.

In Texas today there are idle lands enough to produce the 13,000,000 or 14,000,000 bales which have been the world's average annual outturn in recent years, and, of course, with the

improvement in methods which will ultimately be necessitated, this yield could be greatly increased. It is a safe prediction that many persons are now alive who will see Texas producing 20,000,000 bales of cotton a year.

Value in Cotton Seed.

Another source of wealth to the South Texas cotton grower is the demand for cotton seed at the various manufactories of the by-products of cotton, which have been established in many of the cities and towns. There is a great future for all of these industries, as scientific experiments are constantly showing new uses for the seeds, the air-dry cotton plants, the stems, and the



Weighing Cotton, Waco, Tex.

roots. In the early years of the cotton industry the seeds were not supposed to have any other use than for planting, and thousands of tons were annually burned or thrown into the rivers. Finally it was discovered that they had fine fertilizing properties and that they could also be used for feeding cattle, mixed with other fodder.

At last people awoke to the fact that the oil which was contained in the cotton seed could be extracted and had a com-

mercial value. In 1826 an oil mill was established in South Carolina, and from that time the value of cotton seed oil has been steadily increasing. In Southern Texas today there is a large amount of capital invested in the oil mills and thousands of tons of the seed are annually sold to these manufactories by the planters. From forty to forty-five gallons of oil can be obtained from each ton of seed.

After the oil is extracted there remains another by-product of great value, namely, the cotton seed meal, which is an excellent fertilizer and is used extensively as a food for live stock. This has been found of great advantage to the farmers of Southern Texas who engage in truck farming, where it is necessary to renew the soil to get quick crops, and to those who are fattening cattle for market.

The hulls which remain after the oil is extracted and the meal removed make an excellent fuel and the ashes are found to contain such a large percentage of potash and phosphoric acid that they are very valuable for fertilizing the soil.

Endless Uses for Oil.

For the oil itself there seems to be an almost endless variety of uses and there are fortunes awaiting those who engage in this industry.

Southern Texas offers a most exceptional opportunity for the capitalist who wishes to invest in manufacturing enterprises, for cotton alone can open the gates to more than a score of industries—the spinning and weaving of cloth, the distilling of oil and manufacture of its by-products, the converting of cotton hulls into paper, and the stems into cotton sacking. Texas, especially the southern section, is the home of cotton and it will not be many years before the raw material will be made into merchandise there within her borders.

Immigration may help to solve one of the great problems of the cotton grower by furnishing cheaper labor, and the new machinery for the planting—the gang plow, which cultivates on both sides of a row of cotton at the same time, saving the labor of several men, and the machine for “chopping out” the extra plants in the rows when the young cotton plants appear above the ground, which operation, done by hand, is one of the most costly in cotton culture—will take care of the others.

PRODIGIOUS CROPS OF SOUTHERN TEXAS

Amazing Returns on Small Tracts of Land.

Products of the Temperate Zone, as Well as of the Tropics,
Thrive With Equal Success — Cheap Land
Attracts Immigrants.

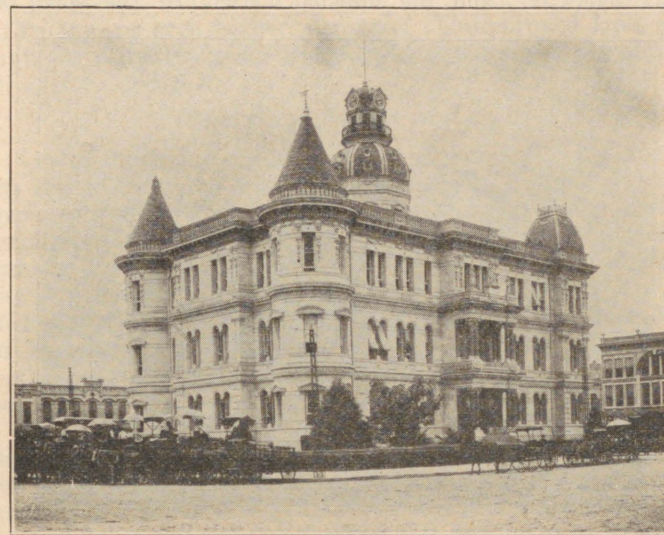
WHEN an enthusiastic friend traveling leisurely through southern Texas, in the months of December and January, writes you that in that country the fall melts gradually into spring, with no intervening winter, that the farmers plant and harvest all the year round, you are very apt to take such an account with the traditional "grain of salt," and say that if it doesn't freeze and snow they have several months of "disagreeable" weather, to use a mild term. It is very hard for the Northerner to get any adequate conception of what the climate of southern Texas really is until he goes there and learns by experience. The pure, clear air, the warm, bright sunshine, make the winter months, delightful, and the cool breezes which blow unceasingly from the Gulf of Mexico during eight months of the year make the long summer, or spring, summer, and early fall, as we name them in the North, an exceedingly pleasant season.

When one considers that, combined with all the advantages of climate, southern Texas has a variety of exceptionally fertile soils, which are watered by rivers and streams or supplied artificially by artesian wells or irrigation with the needful moisture, it is not to be wondered that diversified farming is each year growing with a rapidity which is truly astonishing. In the last few years improved railroad facilities and the recognition in Northern markets of the great desirability of Texas vegetables and fruits have done away with the two greatest difficulties of the pioneers in truck farming. The railroad companies offer every possible inducement to farmers for increasing the amount of produce shipped out of the State, and modern refrigerating devices make it possible for them to transport the vegetables and berries with little loss of their pristine freshness. It is not necessary to be endowed with occult powers to see the great wealth

which is sure to come to the people of southern Texas within the next decade or to prophesy that this section of the Lone Star State will soon be recognized as one of the greatest sources of the supply of green stuff and fruits for the markets of the East and North during the long winter months.

San Antonio's Great Fairs.

If anyone is at all skeptical of the resources of this wonderful region he should visit one of the international fairs held at San Antonio and make a careful study of the display of fruits and vegetables, cotton, rice, and grains which he will see there. It is certainly a revelation to the stranger in Texas, and he can



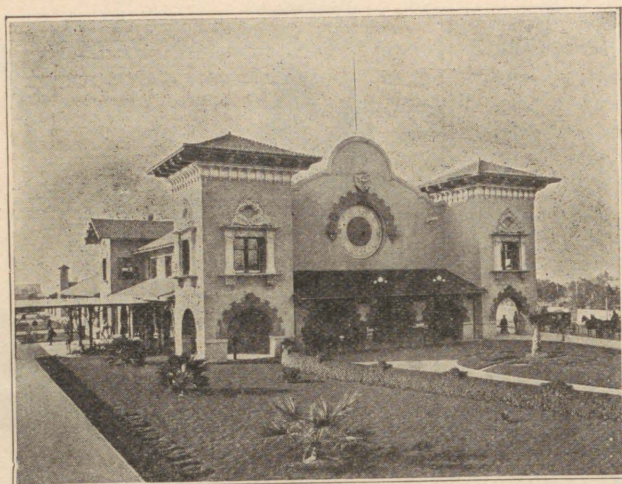
Bexar County Court House, San Antonio, Tex.

not help but feel amply rewarded for the time which such a visit may have consumed. The specimens of cotton and rice are not to be excelled by the best which States long acknowledged leaders in these staples can produce. The wheat rivals that grown in any of the Northern States, while the corn, cured in the warm sunshine, can command the highest prices in the market. Other grains, hay, and forage crops, give a bountiful yield to the acre, and are of a high standard of excellence.

The visitor at one of these fairs at San Antonio is almost dazed at the abundance and variety of the vegetables and fruits which are there displayed. All the staple articles of vegetable

food — potatoes, onions, cabbage, beets, beans and peas — are shown in seemingly endless profusion, while radishes, lettuce, cauliflower, and tomatoes add their touch to the attractiveness of the exhibits. Melons, figs, grapes and peaches make one's mouth water, so tempting is their appearance, while pears, plums and Japanese persimmons are close seconds in their claim for one's favor. Dewberries, strawberries and blackberries also take a prominent place in all this wonderful showing of nature's bounteous harvest in this favored country.

What is the secret of such remarkable productiveness? you ask of anyone well acquainted with southern Texas, and the answer will be, the fine climate, the supply of water, sufficient, but not excessive, and the unusual variety of the soil. The



Station of M., K. & T. Ry., San Antonio, Tex.

rivers have brought down rich soils from the northern portions of Texas, and spread them over the southern counties, mixing them with the soil already there, with marvelous results. Near the coast and in the higher sections the fine, sandy loam is combined with rich deposits of such various kinds that it affords the cultivator almost unlimited choice in products. Following the courses of the rivers, the soil is a black alluvial of remarkable fertility.

Wide Variation in Soils.

This great variation in the types of the soils to be found throughout the southern section makes it possible to grow successfully almost every known kind of vegetable and many fruits,

while the apparently inexhaustible fertility of the land and the fine climate enables the farmers to plant and harvest several crops a year. It is not at all uncommon for one plot to yield four or five different crops in the twelve months, thus making a very large net profit to the farmer. In a recent trip through this territory surrounding San Antonio and southward to the coast I met several men who told me that they had been able to pay for their land from the net gains of one year, and have a tidy sum to spare besides; this, too, when they had paid the higher price per acre which the development of the last few years has brought about in many of the counties.

Land which was bought years ago for \$2 or \$5 an acre, with its present improvements finds ready sale at \$50, and from that to \$75, or even higher, per acre. Unimproved land can be bought at prices ranging from \$7 to \$30 or \$40, according to character or location.

Marvelous Yields of Land.

I was much interested in hearing men tell what they had been able to do with their land, for it all seems so wonderful to a person from the North, where the winter months arrest all vegetation. In one instance a man who had been ordered to southern Texas for his health related that he had secured the most surprising results from the ten acres of improved farm land which he purchased. He planted peas on two acres in October and November and they yielded him 140 bushels to the acre. Another acre he devoted to lettuce for the winter, and from this tract he counted an income of nearly \$200.

From two acres of radishes he obtained three crops which netted him an enormous profit. The rest of his farm was devoted to tomatoes, potatoes and onions, all of which yielded abundantly. As these vegetables passed their maturity the land was replanted to cotton and when this was grown, picked and marketed the net profits of the year showed enough to pay for the land and all the improvements which he had put upon it, and also sufficient to provide for all the living expenses of the family and yet leave a little as a nest egg for another year.

When we compare this account with the stories we often hear of our Northern farmers, who struggle half a lifetime to pay off the mortgage on their farm, and after denying themselves all that goes to make life comfortable, find themselves at last in their old age possessed of a small farm which will only yield a fair living if worked to its utmost and will constantly decrease in value unless located near some large city or summer resort, we can not help marveling that more of these people do not seek homes in the favored section of southern Texas.



1—Creamery. 2—Class-room. 3—One of the Main Buildings.
4—Cattle Barn 5—Cutting Sorghum.

PICTURESQUE TYPE OF COWBOY PASSING

The Long-Horned Steer is Disappearing.

Blooded Cattle and Scientific Breeding Have Gradually
Transformed the Stock of the State
Into Prize Winners.

NORTHWEST TEXAS' AGRICULTURAL POSSIBILITIES.

AMONG the many industries which have lent their combined aid to make Texas famous in the world of commerce, that of cattle raising has always held first place. And apparently it will always continue to do so.

The mention of the Lone Star State inevitably suggests the long-horned, fierce-eyed steer and his devil-may-care guardian, the spurred and belted cowboy, with revolver on hip and lasso ready to swing, made familiar to the street-bred inhabitants of big cities by more or less accurate representations in drama and story.

Such at least is the picture presented to the mind of the unsophisticated tenderfoot, whose sole knowledge of the cattle plains of Texas has been derived from the romantic effusions of novelist and playwright. Should he, however, visit the scenes where he has often strayed in imagination, he would find the existing conditions strikingly different from what he anticipated.

For Texas has cast her wild and wooly days behind her. The modern cowboy is a far more prosaic creature than his predecessor of a decade ago, and even the irrepressible steer has undergone an astonishing change, due to the benign influence of time and the chastening hand of the wily stock breeder.

In a word, the gaunt, long-horned Texas steer which formerly reigned as lord of the plains is almost an extinct type. The process of evolution through which he gradually became a valuable market product began in the early '90s. The cattle kings realized that they had to meet the demand for improved stock and they rose nobly to the occasion.

The result of their breeding labors can be best seen in the Panhandle of Texas today. I mention the Panhandle particularly, because it is acknowledged to be the most important cattle-

raising section of the State, owing to the fact that it is the least thickly settled portion of the country and consequently the chosen home of vast and valuable herds.

Great Improvement of Stock.

The cattle raisers spared neither pains nor expense in their efforts to improve the stock. Capitalists owning great bodies of grazing land spent money with lavish hands on the importation of well-bred bulls and cows. And as the years rolled on the effect of the new strains of blood mingling with that of the original hardy Texas type produced gratifying results.

In the Panhandle today the visitor will find thousands of the finest cattle in the world. Favored by the genial climatic conditions, these improved bloods have won high honors in all parts of the country where live stock expositions have been held.



Loading Watermelons.

Where the skinny, though agile, Texas steer of ye olden time must have hung his long-horned head in shame, or else tried to butt the judges into eternity, his meek, corpulent descendant carries off the premier awards of the fat stock show committees and brings much joy to the heart of the critical butcher. It must not be forgotten that much of the extraordinary

improvement in the Texas steer is due to the demands of the local markets.

In the old days vast herds had to be driven over the cattle trails through Oklahoma and Indian Territory in order to reach the Northern markets. With establishment of the home markets the necessity for this long and laborious "hike" to foreign fields was relegated to the background. Texas began to take care of her own products and the days of well-bred stock became established.

An inevitable result of the movement for better grades of cattle was the gradual abolition of the great ranges. It becomes a positive necessity that the huge ranches, becoming too valuable for mere grazing purposes, should be separated into smaller



Peach Pickers, East Texas.

ranches and stock farms. It follows that even in the big Panhandle district the face of the country has been much changed.

The new scheme of things presented fine opportunities for the man who had only a limited amount of currency to invest. There were not wanting men who were willing to grasp the chance thus offered by fortune and the small stock farms and ranches found ready purchasers.

The Agricultural Possibilities.

While Texas has always been essentially a live stock State, her agricultural possibilities are such as to demand thoughtful consideration. Cass county and adjacent counties lying in the northeast section of the State are cases in point.

Cass county is the center of the fruit and vegetable belt of Texas. Possessing an ideal climate, with no extremes of temperature, the rainfall is sufficient to eliminate all danger of drought and crop failure. Therefore, irrigation is not needed. The country flourishes with the aid of its own natural advantages.

It is a splendid potato country. The soil is a free productive gray loam, with a small proportion of red sandy land, with red clay sub-soil, very fertile and easily cultivated. The same may be said of those counties in the immediate vicinity of Cass county.

Peaches, apples, pears, plums, cherries, blackberries, raspberries, and strawberries all flourish well in Cass county. As to farm and garden products, two and even three crops can be grown successfully each year on the land. Corn, cotton, oats, alfalfa, sorghum, Irish potatoes, sweet potatoes, peas, onions, tobacco, peanuts, beans, mustard, cabbage, radishes, lettuce, tomatoes, cucumbers, beets, cauliflower, asparagus, melons, all grow abundantly. No farmer need suffer from a scarcity of fruit and vegetables throughout the year.



Tomatoes, near Jefferson.

One of the Garden Spots.

With excellent transportation facilities on all sides and a splendid market demand, the Cass country can well be described as one of the garden spots of Texas. And, best of all, the land is not only remunerative in its returns, but it is to be had at cheap rates.



Peanuts, Cass County.

At the present time there are 33,000 acres of rich agricultural lands which have recently been put on the market. This is the first time these lands have ever been offered for sale to homeseekers and investors. Formerly they were only to be purchased in large sections, but recently the entire acreage has been surveyed and subdivided

into tracts of various sizes. They can now be purchased at \$10 an acre. Unimproved land can be had at from \$2.50 to \$10.

As an example of how well the land is adapted to a variety of crops, the following statement, made by W. T. Clark, of Avinger, Cass county, is worth quoting:

"During the past two years I have cultivated fourteen acres in corn, the average yield being about twenty bushels per acre during that time. I have also cultivated about eleven acres in cotton for the past two years, the average yield being about



A Typical Fruit Scene.

three-quarters of a bale, or \$38 per acre. I have also raised cabbage, Irish potatoes, all kinds of garden truck, and find the land very well adapted for the raising of all kinds of fruit and vegetables."

Hog cholera is practically unknown and consequently the porkers prove a profitable source of income. An abundant variety of grasses furnishes splendid sustenance for the hogs, which grow large and fatten with very little attention on the part of the owner.

RAPID CHANGES IN LONE STAR STATE.

Texas is Forging to the Front with Strides that are Simply
Marvelous to Those Ignorant of Her Possibilities.

PROSPERITY SOLELY DUE TO HER FERTILE SOIL.

Lands that Once Brought Only Fifty Cents an Acre Now
Readily Bring as Many Dollars — Passing
of the Big Ranches.

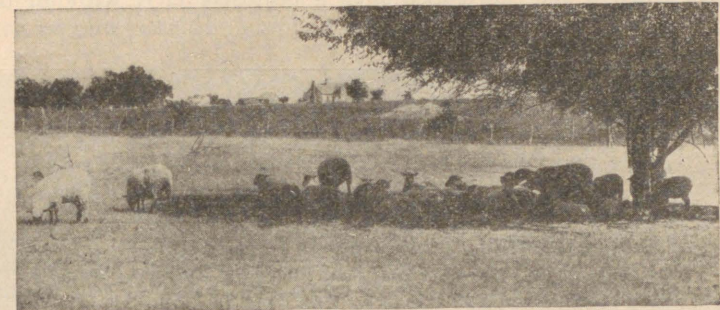
PROBABLY few people in the Northern States who have not been especially interested in Texas have the faintest conception of the changes that have been brought about in that Empire State, with a rapidity which is truly amazing. Twenty or twenty-five years ago the resources of the State were wholly undeveloped. The majority of the people realized as little of the true value of land as did the early Indians of our Northern territory or the Atlantic seaboard. The State domain land was in many instances given away, absolutely free, to induce settlers to come, or railways to extend their lines in order to open up new country. Sometimes large parcels were awarded to persons who had claims against the State for services of many kinds. Educational institutions received large gifts from the generous government. It was as if the lavish hand had an inexhaustible supply to draw from, and therefore there was no need of restricting the gifts.

Oftentimes the boundaries of parcels of land thus given away by the State, or purchased by incoming settlers, were very vaguely defined, but this caused no uneasiness at the time, for there seemed to be plenty of land for all. It was not until the stream of immigration set strongly in the direction of Texas that people began to realize the value of their acres, and the necessity of having their boundaries clearly defined. Everyone knows the revolution which the introduction of wire fencing made through Texas, and of the strife and almost endless disputes over boundary lines which resulted. However, that period passed and the people, as a whole, came out of it with a

better conception of the value of their land than they had ever had before, and yet they did not realize, even then, the almost limitless wealth which lay within their grasp. If by some magic they could have caught a glimpse of the vast changes the future held, if they could have foreseen the opening up of the outlying districts by the railroads, the introduction of new products, the working of the mineral wealth lying wholly unsuspected beneath the surface of the soil, they would have treasured their land possessions with the greed of misers.

Vast Stretches of Land.

Travelers from Texas brought back tales of the boundless stretches of land lying round about the towns or small villages, uncultivated, many times unused, or, perhaps, the feeding ground of immense herds of cattle. It almost overwhelmed the Eastern or Northern farmer to hear of ranches consisting of thousands



Near Greenville.

and thousands of acres, where the herds were counted in the hundreds. Today the traveler returns with quite a different story.

A short time ago I was talking with a chance acquaintance, whom I met on the train. He had just been through northern Texas, the Panhandle region, visited Fort Worth and Dallas, and he was most enthusiastic over the changes which the last decade or more had brought.

"It was perfectly amazing to me to see the way that country has developed. The enormous ranches are fast disappearing, and in their place are the smaller holdings devoted to agriculture or stock raising on a smaller scale. It makes me disgusted with myself to think that I was such a fool as to leave that country fifteen years ago without investing money in land. Why, man alive," he said, and brought his fist vigorously down on the car

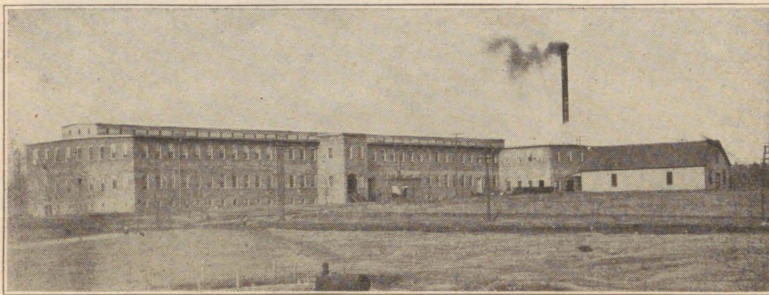
window sill, "what do you think? I could have bought any number of acres for 50 cents an acre that today I could get \$50 for, and it won't be long before it will be worth \$100."

I laughingly replied that it would be a good thing to invest in real estate if one could be sure of such a growth in value. His answer came promptly:

"A man won't make a mistake if he buys land in Texas. The whole State is marching forward with giant strides, and before the world is half awake to its power Texas will be in the first rank as to wealth, productiveness, variety of crops, industries, and educational facilities, as it now is in the extent of its territory."

We continued our conversation for more than an hour, and he told me of the sights he had seen as he went from place to place. Great was his admiration for the fast growing city of Dallas.

"There is a city with a great future," he said. "From a small town it has developed into a beautiful city, with all the



Cotton Mill, Dallas.

attractions of the older cities of the North and East. It is the center of a most wonderfully fertile region, and it feels all the strong life of the country about it. I tell you the people from the older States don't half realize what Dallas and many other Texas cities are doing. If they did, more of the people would be investing in property, even if they have no intention of going South to live.

Opportunities for Investment.

"Just compare the amount of interest one could get from money well invested in city house lots in one of these progressive towns or in holdings in the rich 'black land belt' with the paltry

sum derived from Eastern investments at 4 per cent, or even 7. This land has increased in value from two to a hundred fold or more in the last two decades, and we don't know half of its possibilities yet, nor the wealth of the thriving, energetic cities."

I could not but agree with him in all that he said, for a country of such remarkable productiveness as most of the land in North Texas must certainly win an enviable place for itself in the world. Especially is the region known as the black land belt desirable, because its soil can be used for so many different crops. Cotton, alfalfa, corn, wheat, oats, rye, and barley are grown in abundance. Near Dallas and Fort Worth the soil is excellent for the farming of small fruits, and in other places nearer still to Dallas are found clay beds of great value in the making of pottery. These lands have their future as well as those devoted to the raising of cereals or pasturing of cattle, and their worth is just beginning to impress itself on the outside world.

It is not at all uncommon to find men in these districts who have become wealthy simply through their land, irrespective of



Cultivating Cotton near Waxahachie.

the income which they may have derived from the crops these lands have produced or the cattle which have been fattened upon them. It is small wonder that so many of the farmers of the North, in sections where the soil is not fertile and life is sustained only by the keenest struggle with nature, are attracted to this Southern land of promise. With the small sums of money that they are able to realize from their old farms they can buy land that will pay for itself in the crops it produces within a marvelously short period and will increase steadily in value as the years pass by and their foster State assumes her place among the mighty, prosperous powers in this world of progress, as Texas surely will.

SOUTHWEST



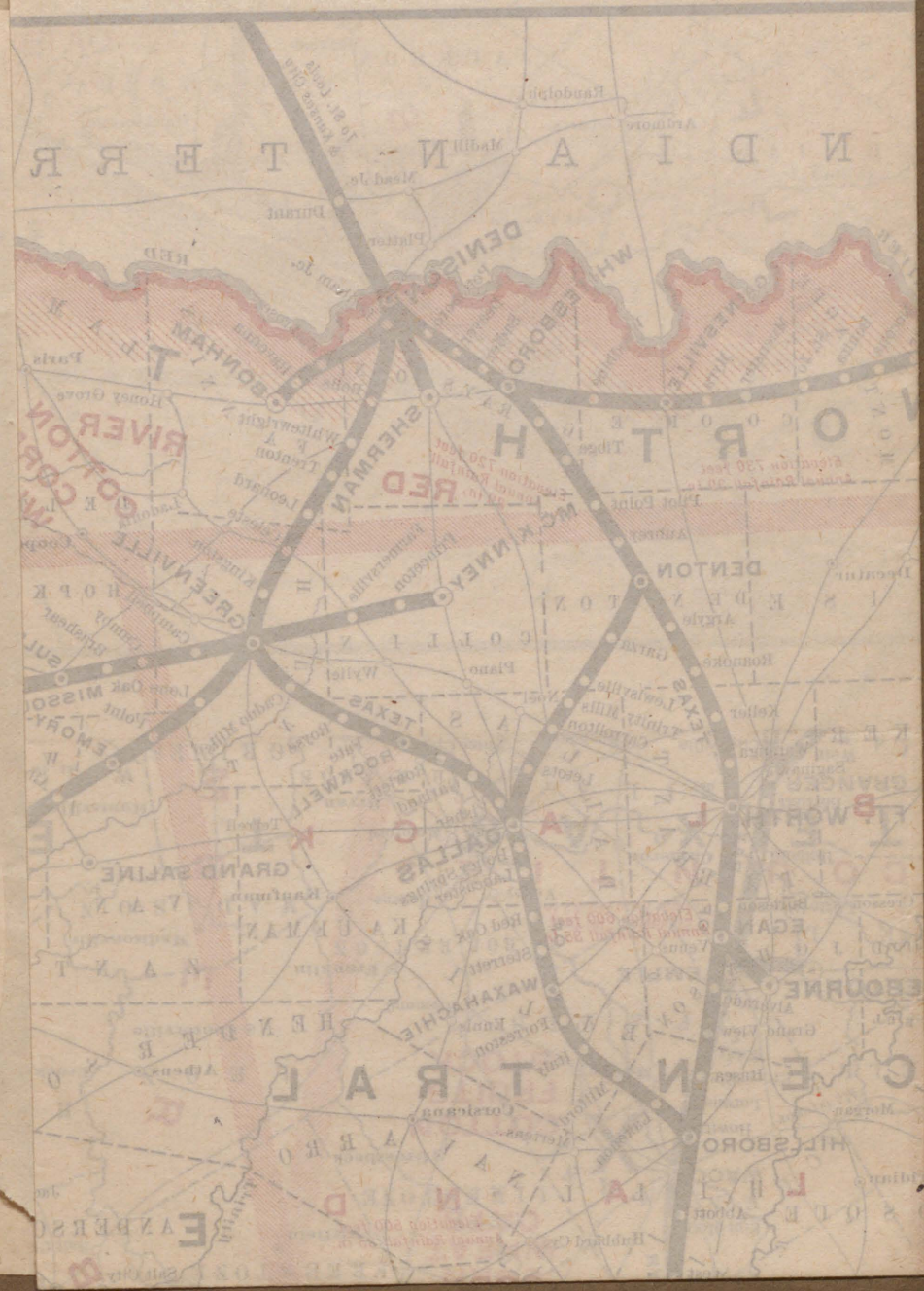
The price of good, rich land in the Southwest is so low that you can own a big farm there without investing much money, or mortgaging the place.

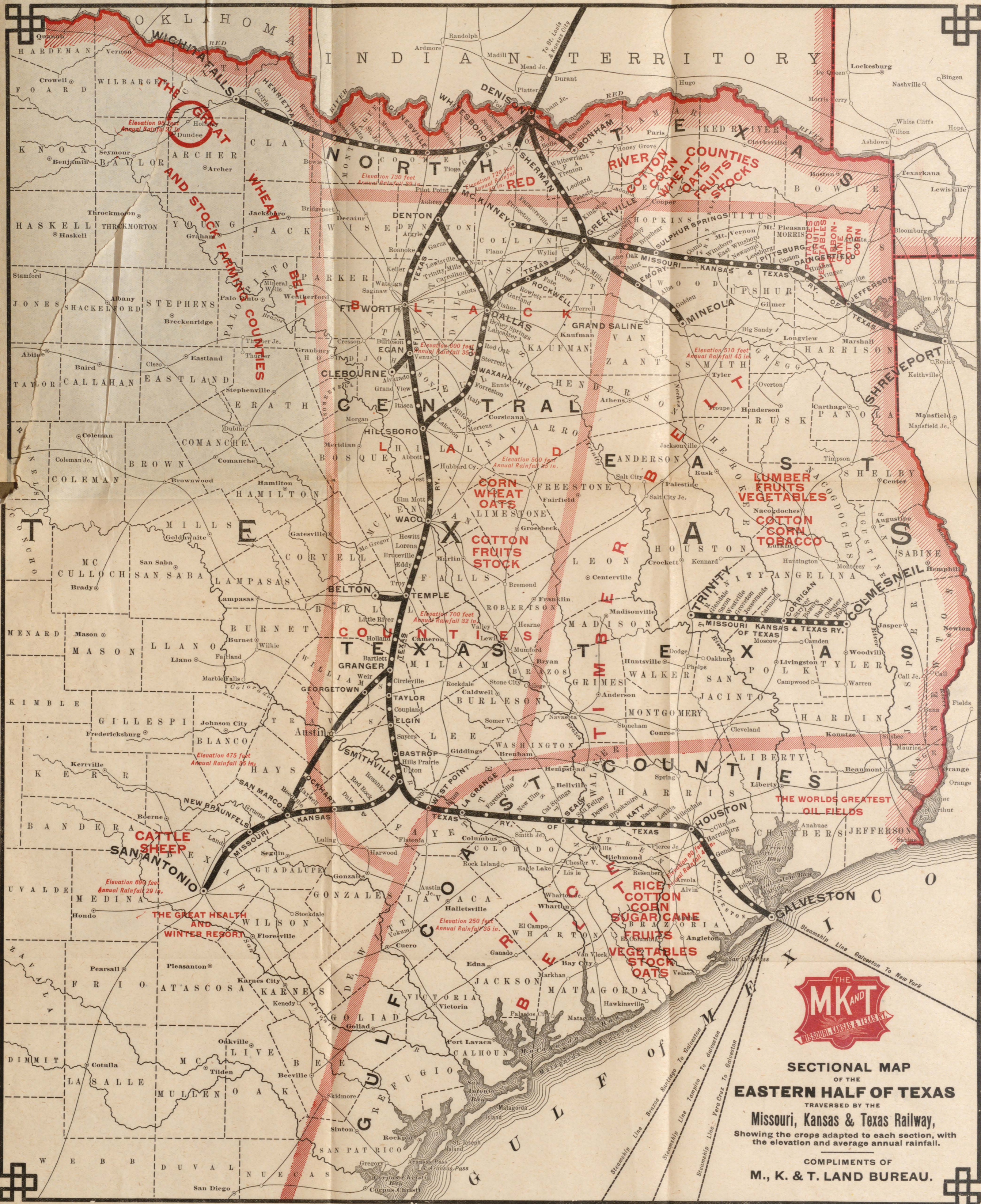
Land that is the equal of land in the older

States now sells for a small fraction of the cost of land in your locality.

Very Low Rates

are in effect from the North, on the first and third Tuesdays of each month, to Texas, Oklahoma and Indian Territory, via M., K. & T. Ry. Why not investigate the possibilities of this wonderful land? Go and see the country for yourself.





SECTIONAL MAP
 OF THE
EASTERN HALF OF TEXAS
 TRAVERSED BY THE
Missouri, Kansas & Texas Railway,
 Showing the crops adapted to each section, with
 the elevation and average annual rainfall.

COMPLIMENTS OF
M., K. & T. LAND BUREAU.



"To Texas"