

EAST-SOUTHEAST TEXAS





Ancient and Honorable is the Fig Tree.
It is Almost a Native Here.

EAST-SOUTHEAST TEXAS

C. K. DUNLAP,
Traffic Manager.

T. J. ANDERSON,
Gen. Pass. Agt.

JOS. HELLEN,
Ass't Gen. Pass. Agt.

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PREFATORY.

THIS booklet is presented to the public as a statement of unadorned fact. Every claim it makes can be fully substantiated, care having been taken that it should contain no exaggeration, and, if it errs at all, it will be found to be on the side of conservatism. **There are golden opportunities in East-Southeast Texas.** Indeed, the natural resources of this portion of the State need no exaggeration to make it attractive to the seeker for either a home or an investment, so alluringly do they present themselves in their natural colors. The object of this booklet is to induce people to come and settle, or invest their money, in East-Southeast Texas. Counties and localities cannot be treated with any adequate fullness. The outlook is over a wide range of territory, and the idea is to give the Northern farmer a fair and just idea of East-Southeast Texas as a whole.

We have written for the farmers because the town stagnates without the development of the country. Farming is the one industry that all others depend upon.

East-Southeast Texas wants farmers—wants Northern farmers who are energetic and progressive; who know how to farm.

Come to East-Southeast Texas and find **Health, Homes and Prosperity.**

Written by
ALLEN MAULL.



A Six Month's Old Fig Orchard. Figs are almost a Native Here.

THE SETTLER'S ADVANTAGE.

THE first great advantage of the settler in East-Southeast Texas is that he finds it here as Nature made it. The only change he finds is in the minds of the men, and this shows itself in a better appreciation of the great natural resources and a disposition to develop them. We know now, as never before in the past, the great agricultural wealth of this section. And because there is still ample opportunity for those who wish to establish themselves in a favoring climate, where outdoor work may be comfortable and effective all the year, there is to-day an increasing interest in East-Southeast Texas, and a substantial movement of trade and population towards this section of the State.

East Texas' climate is Nature's smile, and goes with the land. Winter here is a season of growth. Plows are going somewhere in sections of East Texas from October to March. Stock is in the field and pastures are "lush."

There is no month when vegetation in some form is not growing. There is practically no season when all Nature is at rest, and the period when in the Northern States growth is prevented by zero temperature, or all vital processes in the plant are suspended by frozen soil, is here a season of renewed growth. **All of this is gain.** These conditions make for vigor and long life in the plant and in the planter. The climate pushes the growth of the tree; it is kind to the physical limitations of the owner of the tree. The wise farmer of to-day knows what he wants. He wants more climate and less land than his father had. The East South-east Texas of to-day furnishes most alluring prospects to the progressive, energetic farmer whose watchword is "fewer acres and better tillage."

THE SETTLER'S PROFIT.

The conditions in East Texas to-day profits the settler by the new opportunities it develops. It is directly to his advantage that East Texas has a surplus of land and a dearth of land-owners—that is, of farmers. Here is elbow room; here are prices regulated by a sparse

EAST-SOUTHEAST TEXAS

rural population; the choice of superb lands in attractive localities, made doubly valuable by the communities around them.

These lands virtually constitute a new country without pioneer conditions, and the advantages of the pioneer are here without his privations. The settler comes to a section of marvelous productivity, whose markets are organized, but whose wealth of soil has not been developed, and he finds all other things much as in the other States he leaves behind.

SOME EAST TEXAS RESOURCES.

Following is a partial list of the natural resources of East Texas. We ask you to compare them with any section of the country of similar area.

30,000,000,000 feet of merchantable pine timber.

10,000,000,000 feet of merchantable hardwood timber.

A fair proportion of the estimated 50,000,000 to 75,000,000 tons of iron ore in Texas.

A fair proportion of the 31,000,000,000 tons of coal and lignite estimated in Texas, at least, more than can be used in a century.

Splendid deposits of high grade salt.

Valuable beds of glass sand.

Inexhaustible deposits of brick and pottery clay.

Deposits of valuable marls.

Deposits of asphalt.

Valuable beds of Fuller's earth.

Oil and natural gas.

A rainfall of from 36 to 48 inches per annum, and well distributed.

Hundreds of live springs and streams.

An equable climate.

A wide variety of soils, the productiveness of which is unexcelled.

OTHER EAST TEXAS RESOURCES AND COMPARISONS.

In East Texas proper there are forty counties having a total area of 30,498 square miles and a population of 851,443. This territory is served by 3,252 miles of railroad. Its assessed valuation, including personal property, is \$381,459,198. South Carolina, with an area of 30,570 square miles, has a population of 1,515,400, a railroad mileage of 3,375 and an assessed valuation (40 per cent.) of \$4,271,106,302. The State of Ohio, with an area of 41,060 square miles, or 10,564 miles more than East Texas, has a population of 4,757,121, a railroad mileage of 8,960 and an assessed valuation (60 per cent.) of \$2,353,680,824.

In all of East Texas there is but one city of more than 20,000 inhabitants, although there are many of 5,000 and more and, and numerous live cities of 2,500 and up. In view of the wonderful richness of East Texas resources, it is within reason to believe that the number of cities of 10,000 is bound to increase and that other cities of 20,000 and more will be competing for commercial supremacy of that section before the end of another decade.

THE SETTLER'S INTEREST.

The farmer himself who is looking towards East-Southeast Texas is vitally interested in the present situation, first, because the transition from primitive conditions in a great forest and a sparse rural population makes elbow room for him, and means opportunity; second, because these lands are well capable of maintaining a popula-

EAST-SOUTHEAST TEXAS



A Fine Crop of Oats Can Always be Made.

tion twenty times more dense than it has now, and the chances for the settler's farm mounting in value with the years is especially good. The remarkable versatility of the soil is another advantage. It is a diversified farm country. The very condition which will keep cotton, corn, alfalfa and oat fields will increase the market for the man who produces the truck and special fruit crops that go to feed the country. The situation is in every way to his advantage. If he looks at it from the point of view of a comfortable living, nowhere on the continent can he grow so many things or attain so high an acre production, when intensive methods are used, or surrounding himself with so great a variety of good things which grow here to perfection. All the berries and fruits in the catalogue, and all the vegetables and salads that grace the table of the epicure nearly every month in the year, can be grown about his house and farm buildings, and he may live as luxuriously as he wishes from the product of his garden.

MR. FARMER, READ THIS AND SEE IF IT WON'T HELP YOUR DECISION.

If a business man were offered the choice of two investments, one which would require \$2,000 and the other from \$16,000 to \$20,000, and each would bring the same annual revenue, it is idle to ask which of the two would get his money. If a farmer were offered his choice of two farms of equal fertility in the same neighborhood, one at \$25 per acre and the other at \$100, it is easy to see which of the two he would buy. The fact that he already owns the high-priced land does not make any difference, from a business point of view. He must make his farm yield a revenue based upon an investment of \$100 per acre, or whatever the land may be worth, or else he will be losing money. How does this strike you, Mr. Farmer? Does it not make plain to you the lack of business judgment you are exhibiting in staying on your high-priced Northern farm when you can get richer and more productive land in East Texas for one-third the money and live in a climate that is kind to you the year round.

TEMPERATURE AND RAINFALL.

The following official table of temperature and rainfall shows that the rainfall for East Texas is not only ample but well distributed throughout the year. The figure as to temperature also backs the statement that it is cooler in summer and warmer in winter than further North and East:

Month.	Observations, Temperature.	Rainfall, Inches.
January	45.8	4.31
February	41.0	3.51
March	57.6	3.98
April	66.7	4.63
May	71.3	5.84
June	78.2	4.25
July	81.5	2.59
August	80.4	2.68
September	76.2	3.25
October	67.9	3.62
November	56.2	4.45
December	51.4	3.81
Year	66.4	46.91

The average date of the last killing frost in spring is about March 8th, while the first killing frost in the fall usually occurs in November, the average date being November 13th. This gives a long growing season, and some crop can be grown almost the year round. The winters are mild, and, with few exceptions, are free from severe frost and freezes.

GULF BREEZES MAKE SUMMERS PLEASANT.

The days are not so hot as in the Middle West, and there are delightful Gulf breezes almost constantly blowing, especially at night, which tempers the heat, rendering the climate delightful in summer.

ALTITUDE AND HEALTH.

With an altitude extending from three and four feet at the Gulf to an average of from 300 to 600 feet above sea level in the middle portion of East Texas, good natural drainage, and freestone water permeated with iron, there seems to be no natural reason why East Texas should not be healthful. Certainly there is no country where more good things to eat may be grown than in East Texas, and the doctors say that good health is largely a question of good living. The death rate is exceedingly low throughout the whole portion of East Texas.

SUPPLY OF WATER MAKES IRRIGATION PRACTICAL.

Irrigation is practiced extensively for rice culture, but it would be equally beneficial for other crops. By pumping off the water during the wet season and storing it in reservoirs, it could be held in reserve for the dry weather. Irrigation in the Gulf Coast region of East Texas is much simplified on account of the level lands. The same pumps can be used in drawing off the water that are used for pumping the water on the lands on a small scale. The good work of Holland could be imitated here with great profit to the farmer.

THE CLIMATIC FACTOR.

Movement of population southward is now a necessity. It is also a matter of choice with many. This is based on the recognition of economic possibilities before unsuspected. **The intelligent farmer is beginning to see the value of climate.** Time was when he shied only at warm climates, not cold ones. Born with winter in his blood, he moved along lines of latitude to which he was accustomed, and asked only for good land and plenty of it, and a reasonable rainfall. Winter and rough weather he accepted as he did the measles or malaria, and bucked against cold and storm without thinking how much they cost in cold hard cash. But now the new knowledge of agriculture puts great emphasis upon climatic conditions. It points out that the production of a region depends on its exemption from sudden changes and great ranges of temperature, and upon a sufficient and fairly constant amount of warmth and moisture.

The Secretary of Agriculture says: "Production and not acreage is the measure of profit, and moisture at the right time and the right temperature all the time is the measure of production."

For want of this the farmer's work has been a lottery. He lacked one, sometimes two of the essential elements in the problem of production. He had good soil, but either warmth or moisture was lacking in reasonable supply. Under such conditions acreage was a necessity.

In the new order of things the farmer wants less land and more climate.

THE "GOOSE THAT LAID THE GOLDEN EGG" WAS AN AMERICAN HEN AFTER ALL.

When estimating your income from the East Texas farm you are going to buy, don't forget the modest and unassuming American hen. It is a fact, not always understood, that the fabled goose which laid the golden egg was not a goose at all, but a hen, and an American hen at that. According to the United States Department of Agriculture, the annual contribution of the hen in eggs to the wealth of the country exceeds \$600,000,000. The egg crop equals in value the wheat crop and is worth as much as the potato crop and oat crop combined. To a man up a tree it looks as if the hen ought to do all the crowing, and that her lordly mate, who struts about the barnyard with such noisy dignity, should go way back and sit down.

Why don't you come to East Texas and make a business of chicken farming? Take it up on common sense, practical lines. Eliminate all frills, follies and fancies, and go at it right. East Texas is an ideal place for poultry raising. **Think this over.**

THE WEALTH OF EAST TEXAS STREAMS.

Running streams are everywhere. Creeks and rivers cross and re-cross East Texas in every direction, and underneath the surface are springs that are practically inexhaustible and a vast supply of clear freestone water for all.

In addition to the supply of water mentioned above, available for irrigation, domestic and general farm purposes, there are many springs throughout East Texas that possess high medicinal qualities.

In Nacogdoches County, at Garrison, there are two or three springs that have attained a great reputation for their curative properties. There are many others scattered throughout East Texas.



\$500 from One Aere of Cabbage is Not Unusual on East Texas Soil.

THE LIFE OF AN EAST TEXAS FARMER.

The life of an East Texas farmer is one of healthfulness, profit and certainty. This is a country of large things and the right place for the small farmer to accomplish much with little. Being able to grow two, three, and sometimes four crops a season, getting started here is not the hard problem that the farmer finds elsewhere. When the right place is secured a temporary house can be put up at small cost. There are saw mills every few miles. Lumber is plentiful and cheap. It will protect you from the sunshine and rain; and, as for winter, there is very little of that, especially in the southern portion of East Texas, and in the more northern regions of this section it is of only about three months duration and then very mild, but plenty of fuel is available everywhere at small cost. Sheds for your live stock should, of course, be substantial. Buy a good horse or mule, a good cow, a few chicks just hatched, and some young hens. Start a garden. Then get something into the ground, watch it, tend it carefully, planting other crops as the season advances. The climate will favor you and the soil will respond generously to your labor. Stick first to the crops you have been used to. **Do intensive rather than extensive farming.** If you do your duty by them, the cow and chickens and garden will keep your table pretty well supplied—a most important item in farm economy—and after a bit your crops will come on for harvest. Gradually get together a herd of live stock. They are the best farm builders in the world. Besides, there will be a good profit for them on the market. Put your hens to work for you. East Texas is an ideal country for poultry. Hogs should be raised, too. There's big money in them, and the hog, like the cow, is valuable in maintaining the fertility of your farm. Don't forget the trees. Almost all of East Texas is a good fruit country. Set out peach, fig and pecan trees as early as possible. Tomatoes and strawberries are always sure profit-makers in any part of East Texas. The lands are splendidly adapted to berries and fruits and every farm should have a patch of berries and peach and fig trees.

Cost of living is low. Taxes are at a minimum.
Come and look over this glorious land.

EAST TEXAS A FINE TOBACCO GROWING COUNTRY.

It has been known for years that there are various sections of the State where tobacco of a good quality can be grown. Particularly is this true of Nacogdoches and other counties in East Texas.

Nacogdoches has been growing high-grade wrapper tobacco for several years with splendid success, the yield ranging all the way, according to care and cultivation, from 800 to 2,000 pounds per acre. J. L. Gill, from near Nacogdoches, raised an average of 1,321 pounds per acre, which sold for \$5,284 cash. This crop was grown and harvested and sold within six months from ten acres and netted \$400 per acre. D. H. Muckelroy, residing in the same neighborhood, in Nacogdoches County, netted \$169 from two acres. These are only statements from two farmers. Many more could be secured, but it is our idea to only give a general idea of the versatility of these soils, and not to recommend that any one particular crop be planted.

ALL TRUCK CROPS GROW GENEROUSLY.

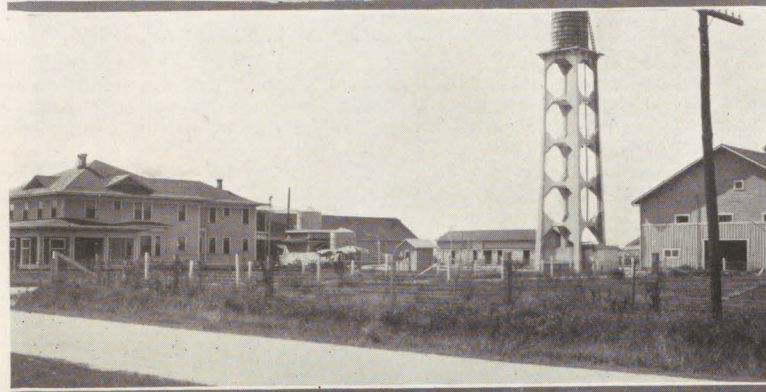
Beets, radishes, lettuce, string beans, sweet peppers, cauliflower, cabbage, celery, asparagus, sweet potatoes; in fact, all vegetable crops of the temperate zone and a few of the tropics can be grown here profitably.

PORT ARTHUR, TEXAS.

THE intending settler, if he is intelligent, will notice two things—one local, the other general. When analyzing the many advantages of Port Arthur, it will be found that the local situation is predicated upon the general condition that has made Port Arthur one of the principal ports on the Gulf Coast. Port Arthur, by reason of its splendid geographical location, economical port facilities and transportation systems serving the city, is demanding and obtaining a largely increased share of the Mexican Gulf commerce each year. It is now the twelfth customs port on the United States sea coast, having had an increase approximating 86 per cent. since 1908. For the calendar year of 1911 the freight traffic of the Port Arthur Ship Canal amounted to \$43,274,166, which, resolved into tons, approximated 1,879,343 short tons.

As the settlers come into the Southwestern States and production increases, correspondingly will the increase in commerce come to Port Arthur. It is an important gateway for the distribution for products to and from all sections of the West and Southwest. Millions and millions of acres of rich and fertile lands are lying idle throughout the Southwest that inevitably must be brought into cultivation, and Port Arthur is the natural entrepot for its products. This fact, and that this section of the United States possesses a climate that is best suited for the growing of every kind of crop indigenous to the temperate and semi-tropic zones, will be the greatest factor influencing its development.

Port Arthur is one of the best equipped with modern facilities of any town of ten thousand population in the United States. Every concomitant of modern civilization is here. Its public school system is a model of excellence and efficiency. Six ward schools, with a valuation of \$200,000, employ 45 teachers and have 1,450 scholars enrolled, have kindergarten, manual training and agricultural departments; these elemental educational facilities are supplemented by the Port Arthur Collegiate Institute, representing an investment of \$100,000 and furnish-



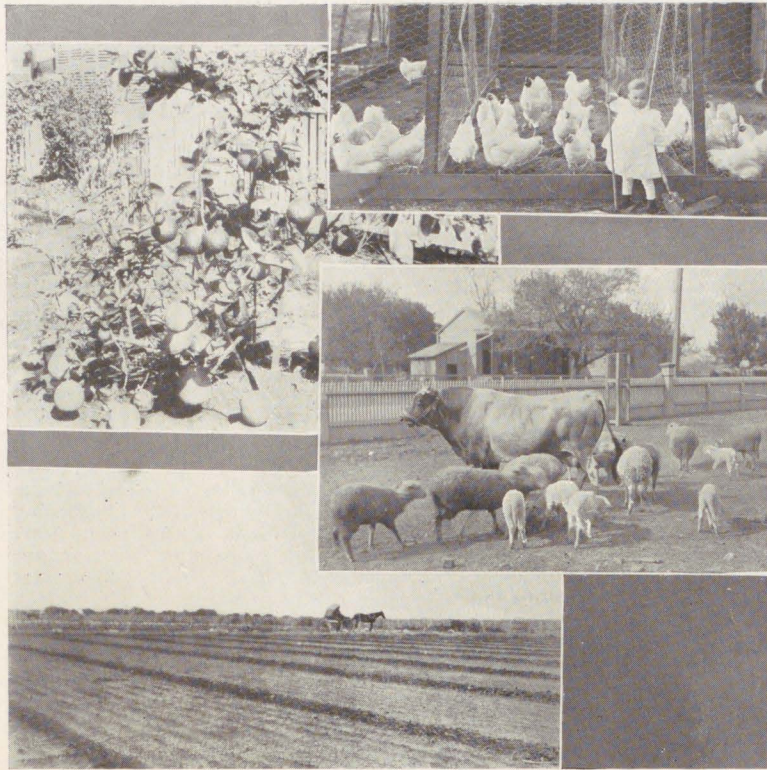
Port Arthur Views:—Mary Gates Hospital. A Model Dairy Farm. A Small Portion of the Harbor.

ing higher education to the youth of this section. There is a new \$125,000 Post Office; a theatre costing \$35,000; the Mary Gates Hospital, the finest in the South, costing \$75,000; the Port Arthur Pleasure Pier, extending into the lake 2,500 feet, valued at \$200,000. Well organized trading facilities, strong banks, numerous churches of every denomination and efficient transportation facilities are among the features adding attractiveness to Port Arthur as a place of location.

Port Arthur is the largest oil-refining and shipping point south of Bayonne, N. J.; in fact, it is one of the largest in the world, and you may see ships of all nations carrying this product to all parts of the globe. The city is now spending \$300,000 for paving and \$75,000 for drainage. Fine shell roads lead from Port Arthur to other towns in this section. It is impossible to enumerate all of the excellent and attractive features of Port Arthur in such a limited space, and when other specific information is desired it is suggested that the enquirer communicate with the Secretary of the Port Arthur Board of Trade.

JEFFERSON COUNTY.

EAST Texas is regarded as containing some of the finest and most productive farm lands in the world. Jefferson County, with its wonderful versatility of resources, offers most excellent advantages to home seekers. It is situated in Southeast Texas, bordering on the Gulf of Mexico on the south and Louisiana on the east. Port Arthur and Beaumont are important towns of the county. Port Arthur is one of the important deep water ports of Texas. Sabine Pass, Port Neches and Sabine are other towns in the county. Its transportation facilities consist of the TEXAS & NEW ORLEANS (SOUTHERN PACIFIC), Kansas City Southern, Sour Lake & Western, and Gulf, Colorado & Santa Fe railroad systems. Its surface is generally level. Jefferson County was formerly heavily timbered in the northern portion, but the timber has been cut away, with the exception of along the river bottoms. The Neches River and Sabine Lake form the eastern boundary. Artesian water is found at a depth of 3,000 feet. A good underground supply of water is found at a depth averaging 30 feet. The natural drainage of the county is fairly good, but where artificial drainage has been found necessary it has been supplied. Rice being one of the principal products, irrigation is important. About 60,000 acres are under ditch. The rainfall of 48 inches per annum makes irrigation unnecessary for other crops. The soils consist largely of black clay loam, black sandy loam, chocolate loam, and pine sandy land. The livestock industry has always been important in Jefferson County. In the vicinity of Port Arthur, and in all sections where good roads have been constructed, diversified farming is now being generally practiced. Up to within the last three years, truck farming was second to rice growing in importance. During the past three years a considerable acreage was put into cotton, the experiment proving successful. The rice production of Jefferson County will average 700,000 barrels yearly. Approximately \$4,000,000, which includes four large mills, is invested in this industry. A large number of fig, orange and plum orchards have been set out and are doing well. Experiments have proved that Jefferson County is in the citrus fruit belt of Texas. Pears, grapes and strawberries are also proven fruit. Between Port Arthur and Beaumont is situated the famous "Spindle Top" oil field. Beaumont and Port Arthur are the center of the oil industry of this section of the Southwest. Pipe lines from Oklahoma and from various Texas oil fields center at these towns. Oil refineries are also located at these points. Port Arthur is most important as one of the deep water ports of Texas, the commerce



All Agricultural Operations from the Highly Intensive and Specialized Orange Growing to General Farming Succeeds in Orange County.

of which has grown within the past few years to proportions which have made the port twelfth in rank among the ports of the United States in value of its foreign exports. Jefferson County is a leader in the construction of good roads; \$400,000 has been expended in the construction of paved highways, mud shell being the material used. These roads have cost approximately \$5,000 per mile. The county has 100 miles of paved highways and 500 miles of graded roads. Improved farm lands in Jefferson County are quoted from \$20 to \$60 per acre, and unimproved lands from \$12 to \$25 per acre. The extension of the county highway system largely increased land values in some sections. Write Port Arthur Board of Trade for information about Jefferson County.

ORANGE COUNTY.

THE average farmer in the North and East, if he considers the matter at all, gives only passing thought to the resources of Orange County, if he has ever heard of them, and does not stop to realize the enormous potentialities—what has been accomplished, and what is yet to be done. In no county that we can name has the



Southeast Texas is One of the Most Economical Orange Growing Sections in America. The Gulf Coast Fruit is Unsurpassed in Size and Flavor.

agriculturist a better foundation or a better outlook than in Orange County. All of her splendid resources of land and water and forest are situated where the great activities of the immediate future are to be, and where Nature has provided the most beneficent climate known for the enjoyment of man and for the highest success of the tiller of the soil. And she wants farmers; all the conditions are right, but more farmers are necessary. Orange County has 392 square miles and is situated in the extreme Southeastern portion of the State, bordering the State of Louisiana. The surface is level and heavily timbered with pine, gum and cypress. It has the Sabine and Neches Rivers flowing through it and furnishing perfect drainage, and, in addition to that water supply, artesian water is found everywhere at a depth of about 850 to 1,000 feet. Great progress has been made in development of the lowlands and large plans have been made for further work in that direction. Sandy loam, black and gray subsoil is found throughout the county. Agricultural operation along rational and intensive lines has received considerable impetus during the past two years and wonderful yields have been made in the neighborhood of Orange, approximating \$500 to \$800 per acre in truck crops. While corn, cane, potatoes and specialized truck crops have shown magnificent results, the chief crop is rice. Good farming lands in this county, especially improved lands, can be bought for from \$20 to \$30 per acre, and unimproved lands for about \$15 per acre.

Orange County citizens are becoming interested in good roads and have over 100 miles of well graded roads and over 75 miles of surfaced roads, and bond issues have been made to increase this mileage very materially. A bond issue of \$500,000 has been voted by the people for the purpose of supplementing an equal sum of money appropriated by the Government for a 25-foot channel from the mouth of the Sabine River, through Sabine Lake, to connect with the Beaumont-Port Arthur ship channel. Previous to beginning the work on this channel Orange has always enjoyed light draft navigation, such as tramp steamers of light draft and coasting vessels of every description have traded in and out of here for years, many of them receiving cargoes for foreign ports.

With the splendid soils, the advantage of a climate which permits the growing of crops twelve months in the year, excellent rail and water transportation, the substantially and well-founded town of



One of the Business Streets of Orange, Texas.

Orange as a trading center, Orange County presents unsurpassed opportunities for farmers seeking a location where conditions are "just right."

Write the Orange Commercial Club for further information, Orange, Texas.

ORANGE, TEXAS.

CITIES don't happen. They are not things of chance or circumstance. In the origin and development of every permanent community there is plainly discernable the operation of certain economic laws. A town may exist because, by reason of its central location, it becomes the most convenient marketing and distributing point for a large, populous and productive territory; or because, through proximity to large supplies of raw material and sources of power, its manufacturing interests are developed; or because it possesses water and rail transportation facilities of a superior character that becomes an incentive to commerce; or because it has a climate that makes it a desirable place of abode.

In the development of most towns, two, three and occasionally all of these principles are operative. An application of these considerations to Orange, Texas, reveals the following:

Orange is the natural and inevitable marketing and distributing point of a territory considerable in extent, already productive, but with a potential wealth that has been only roughly estimated—Texas and Louisiana.

Orange claims the distinction of having more capital represented in its manufacturing enterprises than any city of its population in the United States. An approximate capitalization is \$20,000,000 and a pay roll containing about 2,000 names. The location of Orange on the Sabine River gives the city a splendid advantage for manufacturing, and with the still further advantage of cheap and convenient fuel from the monster lumber mills here and the 25-foot channel to the Gulf, Orange will have an increase in population and wealth within the next five years that the average citizen little dreams of.

In addition to the material advantages possessed by Orange from its commercial and industrial standpoint and surroundings of rich agricultural lands, it is yet a "home town" in its fullest sense. Good public schools and churches are to be found here. The Lutzer Memorial Presbyterian Church, recently finished, cost over \$300,000, and is undoubtedly one of the handsomest edifices of its character in the United States.

Good water and plenty of it is one of the features of this place. It is obtained from artesian wells and the quantity is sufficient to supply a city several times the size of Orange.

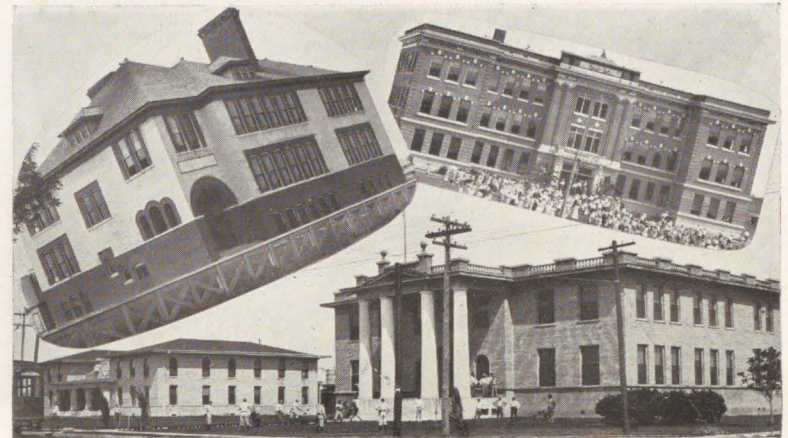
The greatest asset to Orange and Orange County is climate, and the fact that this city and section has such a desirable climate makes it a most attractive place to the health and pleasure seeker.

Orange is very fortunate with reference to transportation. In addition to its water system, there is the SOUTHERN PACIFIC; the Orange & Northwestern, and the G. C. & S. F. Railway, which operates into Orange over the Orange & Northwestern tracks. There are several other roads operating through the county. The United States Government, recognizing the value of the Sabine River for an inland deep waterway and harbor, recently appropriated enough money to make a waterway 25 feet in depth from Orange to the Gulf. This means that Orange, with her splendid natural harbor and shipping facilities, is going to be a deep water port for the largest steamships.

For other information it would be well to communicate direct with the Secretary of the Orange Commercial Club. It is a live, progressive organization that gives prospective homeseekers and investors all reasonable assistance.



Scenes at Orange, Texas.



Port Arthur Schools.

LIBERTY COUNTY.

THERE are great opportunities for men who can bring to Liberty County a few thousand dollars, and she wants farmers in the very heart of her best lands. Liberty County is well located. It is situated in Southeast Texas and has a population of about 12,000, and Dayton is one of its most important towns. From a transportation standpoint, it is well served by the TEXAS & NEW ORLEANS; HOUSTON, EAST & WEST TEXAS; Gulf, Colorado & Santa Fe; Beaumont, Sour Lake & Western, and Trinity Valley & Northern Railroads. The general surface of this county is level prairie land. It has an abundance of pine, cottonwood, oak, ash and magnolia, and the lumber industry is most important. The Trinity River flows through the center of the county from the North. Artesian water is found at a depth of 700 feet and shallow well water at a depth of from 20 to 40 feet. The level lands of Liberty County in some sections, and especially around Dayton, require drainage to get best results from agriculture. One drainage district covering 30,000 acres, costing \$85,000, has been established. Dayton is the chief commercial center of the County. Plans have been made for reclaiming 10,000 acres of land by building levees along the Trinity River. About 12,000 acres in the vicinity of Dayton are under irrigation, rice being the crop grown. The rainfall is about 45 inches each year. The soils of Liberty County vary from light sandy and sandy loam in the timbered sections to deep black loam and black waxy in the river valley and on the prairies.

Livestock raising continues to be a most important industry. Diversified farming and fruit and truck growing are generally practiced throughout the county and are increasing in volume and importance each year. Many car loads of truck, including sweet and Irish potatoes, are shipped to the markets annually. An oil field has been developed four miles north of Dayton. Traces of oil are found all over the county and much prospecting has been done. The lumber industry employs a large number of men. During the summer of 1911 the southern half of Liberty County voted \$250,000 for the purpose of building shelled roads and that work has progressed very satisfactorily so far. Roads of the best construction have been planned and it is believed that this issue will complete one hundred miles.



Threshing Rice Near Dayton, Texas

Liberty County is inviting settlers and the citizens are offering farm lands in large and small tracts at from \$10 to \$25 per acre. Lands that have been improved are quoted at from \$20 to \$30 per acre. For specific information we suggest that you write the Dayton Commercial Club, Dayton, Texas.

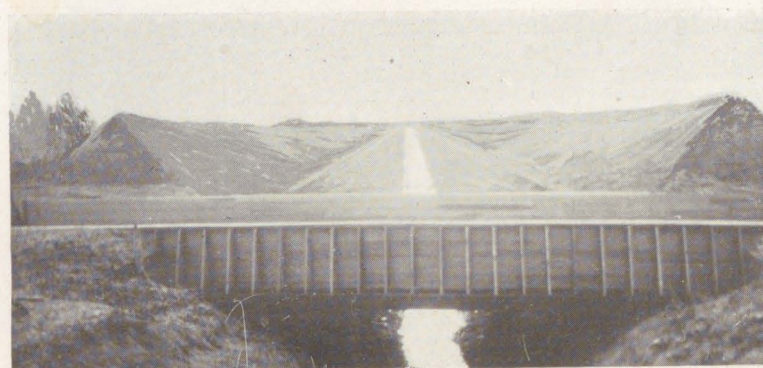
DAYTON, TEXAS.

NOW that both Southern and Northern farmers have learned of the wonderful productivity of the Gulf Coast lands when drained, and thoroughly appreciating the relation of climate to crop production, they are pouring into this section as never before. Towns in this section of Texas, that only a few years ago were mere hamlets, are to-day embryonic cities, possessing all of the desirable attributes demanded by modern civilization as places of residence and are increasing in population rapidly, by reason exclusively of this wonderful combination of soil and climate.

Dayton, the chief town in Liberty County, Texas, with its population of one thousand people, is situated on the main line of the SOUTHERN PACIFIC RAILROAD, between Houston and Beaumont and in the center of some of the richest alluvial lands in the world. It has a high elevation for this section; in fact, it is one of the highest towns above sea-level in this section of the State, being 84 feet, which makes it perfectly healthy and desirable as a place of residence. The spirit of progress is abroad in Dayton. New buildings, substantial and ornate, are being erected; streets are being graded and sidewalks of stone and concrete are being laid; good roads are being built, a \$275,000 bond issue having been made for this purpose, of which \$100,000 is now being used for that purpose; 35,000 acres of rich prairie land has been reclaimed and is now ready for cultivation, and everything about Dayton denotes steady and permanent development.

The lands in this section are the rich alluvial Gulf Coast lands, but are not those subjected to overflow, but needing drainage. The soil is a rich black, black sandy and sandy, with a clay foundation of from two to twelve feet.

Dayton offers many splendid opportunities for progressive busi-



Irrigation and Drainage Canal Near Dayton, Texas.

ness men and the lands present great advantages to farmers looking for a rich and productive section. Write the Secretary of the Dayton Commercial Club for additional detailed information.

TYLER COUNTY.

THE biggest, safest, most profitable investment to-day is land—land which produces food. Tyler County is your opportunity. Come and see it and be convinced. By no means could we enumerate all the crops that offer good prospects of success in Tyler County in this small space, but just enough to show the great diversity of farming that can be carried on the soils of this favored section. The broad acres of this county are awaiting the man who has energy and a knowledge of good farming and to him there will be vouchsafed prosperity and hope fulfilled. Tyler is one of the counties in the Southeast tier and has an area of about 925 square miles. It needs farmers—good farmers—and welcomes with open arms those who come for that purpose. Woodville, the county seat, is as yet unincorporated, but the spirit of progress is stalking abroad in that town and many developments are projected for the immediate future. Its location on the main line of the TEXAS & NEW ORLEANS RAILROAD, only a few miles northwest from Beaumont, gives farmers an excellent outlet and a market for their products. The surface of the land is high and rolling in the northern portion of the county and level plains in the southern portion. It is heavily timbered with yellow pine, white oak and magnolia. It is bordered on the east by the Neches River. A number of creeks traverse the county and furnish good drainage. The underground supply of water is reached at a depth of about fifty feet. The rainfall will average 35 inches annually. The soils consist of light sandy on the uplands, with a considerable area of rich black land along the rivers and creeks. There are scattered areas of rich black lands in different sections of the county. Sandy soil, and especially that which is known as "piney woods" land, has a clay foundation. This land is particularly adapted to fruit and vegetables, which grow luxuriously without fertilization. The black lands produce large crops of cotton, corn and other staples. The sandy lands, under proper cultivation and fertilization, are also very productive of East Texas staples. Although lumbering continues to be one of the leading industries, diversified farming, fruit and

EAST-SOUTHEAST TEXAS

truck growing and the breeding of livestock on the farms are rapidly assuming importance in all sections. Cut-over pine lands are proving valuable and are being brought into cultivation. Practically three-fourths of the total area is available for new settlers. Lands are cheap and easily obtained. Improved farm lands are quoted from \$20 to \$25 per acre; unimproved lands from \$5 to \$10 per acre. Deposits of fine sandstone and brick clay are found, but are undeveloped, except for local use. For further information write the Woodville Commercial Club, Woodville, Texas.

WOODVILLE, TEXAS.

NO MAN should be as much interested in the weather as the farmer. It is one of his assets, not quite as valuable as the soil he cultivates, but of great consequence to his growing crops. Now, if there is a country where this mysterious and uncontrollable force, which most farmers fear, is known to be friendly, helpful and not hurtful, an ally to the producer and not an enemy, it is in Tyler County, Texas. It is only a question of growing "wise" to the situation—of knowing the facts about it and giving the right kind of climate its true place among the helpful agencies which make for successful agriculture.

To the Northern farmer who wants more climate and less land than his father had, Tyler County, in the vicinity of Woodville, offers exceptional opportunities. The land is rich in all the necessary soil elements to grow crops successfully, lumber is cheap and plentiful, the rainfall is ample and well distributed, and it has a climate that permits the growing of some character of crop for twelve months in the year. Every physical attribute exists here in the very highest degree, contributing toward successful and profitable agricultural operations. Woodville has well organized marketing facilities, such as well-stocked stores, a bank, churches, good schools and every factor affecting the farmer or his business. It is situated on the TEXAS & NEW ORLEANS RAILROAD (SOUTHERN PACIFIC), between Beaumont and Dallas, and from a transportation standpoint enjoys exceptional facilities. The Business League of Woodville will promptly and courteously answer any and all communications relating to conditions in and around their town.

COLMESNEIL, TEXAS.

IT MUST occur to the business man of sagacity that a country that is good for the farmer is good for almost everybody else, and it is only necessary to suggest that Colmesneil, Tyler County, Texas, must offer business chances of a superior character. It is a town of about seven hundred population situated on the TEXAS & NEW ORLEANS RAILROAD (SOUTHERN PACIFIC), between Beaumont and Dallas, in the center of the best lands of East Texas.

Tyler County in the vicinity of Colmesneil is high and well drained, numerous creeks and the Neches River flows through this section, and a good supply of fresh pure water is always available at a depth of about fifty feet. The soils consist of the light sandy of the "cut-over" lands and the rich black soils of the creek and river bottoms, both being very productive. Great crops of corn, cotton, cane and early vegetables are grown without the use of fertilizer, which merely shows what can be done under modern methods of cultivation and the use of commercial fertilizers. The land in this section is particularly adapted to the growing of fruits and vegetables, which grow here luxuriously. Although lumbering continues to be one of the leading industries, diversified farming, fruit and truck growing

EAST-SOUTHEAST TEXAS



Tyler County Scenes Near Woodville, Texas. The "Cut Over" Pine Lands of East Texas Produce Banner Crops.

and the breeding of livestock on the farms are rapidly assuming importance in all sections of the county. Cut-over lands are proving valuable and are being rapidly brought into cultivation. Lands are cheap and easily obtained. Improved farms are quoted from \$20 to \$30 per acre; unimproved lands from \$5 to \$10 per acre. Communication by letter with the Mayor of Colmesneil or with the Agent of the Texas & New Orleans Railroad, Colmesneil, Texas, will bring a quick response.

POLK COUNTY.

THE first great advantage of the settler is that he finds the old Polk County here as Nature made it. The only change he finds is in the minds of men, and this shows itself in a better appreciation of the great natural resources and a disposition to develop them. We know now, as never in the past, the great agricultural wealth of Polk County, and because of this fact this county extends to you an invitation to come and share its wonderful possibilities and help develop them by your work. Polk County is in Southeast Texas; it has 1,110 square miles of territory and a limited but fast increasing population, which makes the opportunities now here. Livingston is



A Beautiful Home and Greenhouse at Port Arthur, Texas.

its chief city and county seat and its principal transportation system is the HOUSTON, EAST & WEST TEXAS RAILROAD. The general surface of Polk County is gently undulating and rises gradually towards the center. It was originally covered with dense pine forests, but most of it has been cut away, leaving some of the richest lands in the State ready for the farmer. The soils are divided between a deep black, lime land, dark sandy soil on the edges of the bottoms, and light, thin sandy soil on the uplands. Fine springs are everywhere and well water is easily obtainable. The rainfall approximates 47 inches, which is well distributed. A large acreage of cut-over lands are rapidly being brought into cultivation with splendid success. Corn, cotton, potatoes, sugar cane, and peanuts are the staple crops, and magnificent yields of peaches, figs, plums and other horticultural crops are produced in abundance and are of superior quality.

Lands in the vicinity of Livingston can be bought for from \$5 to \$25 per acre, depending upon location and improvements.

For further information we suggest that the Board of Trade of Livingston be communicated with directly.

LIVINGSTON, TEXAS.

WE ARE to ask the settler who may have his eye on East-Southeast Texas, to look at the agricultural side of Polk County; to note the resources upon which the crops depend, the promise which the farm will find in the nature of things, the conditions under which farm life goes on, and the opportunities that are offered. If our statement seems elementary, it is so deliberately and from choice. We would have no man fail to understand it. Livingston is an agricultural community, depending upon the agricultural productions of the farmers of Polk County. That it will increase in prosperity and population is inevitable. The three elements of production—soil, warmth and moisture—exist in the vicinity of this place to the highest degree. A great deal of the county is composed of rich alluvial land, capable of the very highest cultivation under intelligent efforts. Livingston, the county seat of Polk County, is situated on the HOUSTON, EAST & WEST TEXAS RAILROAD

(SOUTHERN PACIFIC), and has a population of about 1,200. It is a live, progressive community, with well organized trading facilities, well-stocked retail stores, churches, a fine public school system and all the necessary elements of civilization demanded by modern requirements.

The cut-over lands adjacent to Livingston are being settled rapidly by a thrifty and energetic class of farmers who have improved their methods and grow excellent crops of corn, cane, cotton and all kinds of truck and fruits. Vegetables grow practically all the year round. Further information will be furnished by the Business League of Livingston.

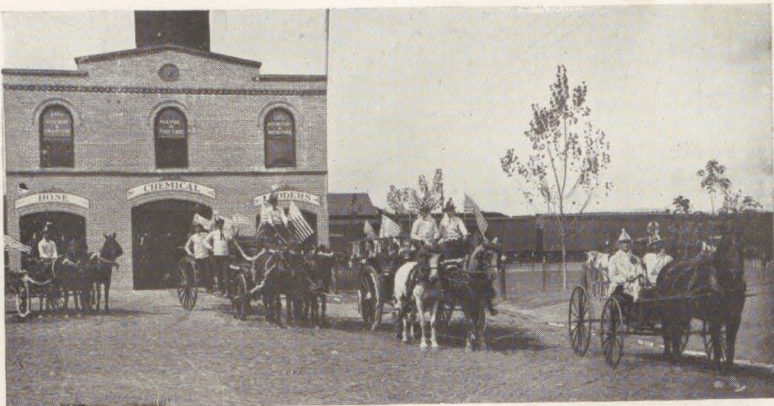
LUFKIN, TEXAS.

LUFKIN, the county seat of Angelina County, is one of the busiest and liveliest little cities in East Texas. It has seven railroads, with eighteen passenger trains in and out every twenty-four hours. It is one of the best business points, and the most thriving cities in East Texas. The business part of the town is substantial and imposing, being built of solid brick.

This city has a \$60,000 brick court house, of which her citizens may well be proud, a \$20,000 brick school house, and a \$15,000 brick church, also four frame churches.

Along industrial lines it has a 40 ton brick ice plant, \$20,000 electric light plant, \$10,000 bottling works, \$10,000 canning factory, and two saw mills—the Lufkin Land & Lumber Company, with a capacity of about 150,000 feet per day, employing about 250 men, and the Cotton Belt Lumber Company, with a capacity of 25,000 feet per day and employing about 50 men.

Lufkin has three good banks, with a combined capital of \$160,000 and combined deposits of over \$450,000. She has a fine system of water works; a paid fire department, with every modern equipment, electric firm alarms, etc., and one of the largest and most complete foundry and machine shops in the South. An up-to-date



The Lufkin Fire Station.

telephone system, both local and long distance, good ice cream factory, a cigar factory, a wagon factory, where the famous "Martin" eight-wheel wagon is made, three wholesale houses, nine hotels, two printing offices, one daily and two weekly newspapers, two transfer companies, one sheet metal plant, one saddle and harness factory, one modern bakery and an up-to-date steam laundry.

Lufkin is surrounded by a very fine farming country, where excellent truck and fruit are raised, and considerable development along agricultural lines has already taken place. There has been some prospecting for oil done here, and good oil was found, but the field has not been thoroughly developed on account of a lack of capital.

Lufkin offers fine opportunities for the following enterprises: One hardwood mill, furniture factory, buggy factory, handle and spoke factory, box factory, cotton mill, woolen mill, oil mill, peanut mill, creamery, cotton compress, wholesale dry goods store, paper mill, one brick yard, overall factory, shingle mill, and broom factory.

We have here in this locality the raw material, cheap and in abundance, to found profitable plants along the lines named above. We have the shipping facilities over a number of main line railroads, which is so necessary to the manufacturer's success.

We have building sites for the earnestly intentioned capitalist, and an enthusiastic citizenship who believe in their town and county (because they know whereof they speak), who are willing to aid in the advancement and improvement of their city and want to see a development of the many resources with which this county is so generously endowed.

HUNTINGTON, TEXAS.

WE KNOW that you are looking toward the South for a home and farm for yourself and family. We know that you are desiring to locate in the vicinity of a town where there are good schools, good churches, good markets, and strong banks; a community made up of a class of people who have a high standard of citizenship; in a favoring climate where you can grow two, three and sometimes four crops on the same land each year. If you want these features, and every farmer does, turn over to the article on Angelina



An Exhibit of Angelina County's Productions. An Unusual Variety.

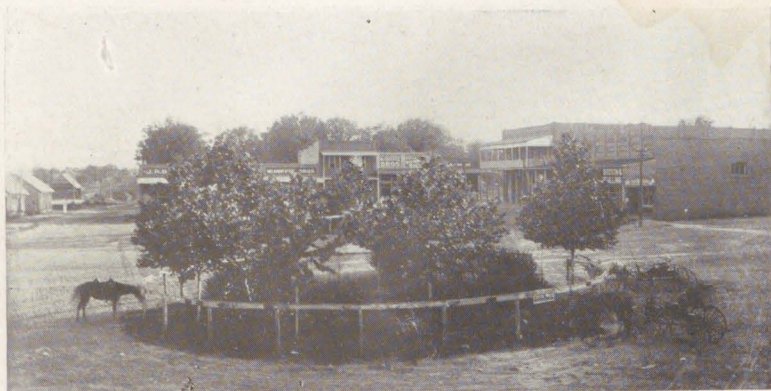
County and read about the physical advantages and resources after you have finished this one, then come down and look it over; take no man's word for it—see for yourself, it is believing. On your trip through East Texas don't pass up Huntington. It is an attractive little town situated on the TEXAS & NEW ORLEANS (SOUTHERN PACIFIC) and the Shreveport, Houston & Gulf Railroads, 98 miles north of Beaumont and 196 miles southeast of Dallas. The section of Angelina County around Huntington will grow almost everything of the temperate zone. It has an ideal all-year climate, affording ample time for two and three crops. Think of the economic situation of a land that has rich soil and a climate that permits you to grow just three times as much in one year as you have back North. Crop failures are practically unknown where reasonable cultivation is used, there is a lack of hard times and the merchants are prosperous by reason of no losses. Cotton, cane, potatoes and all general farm crops grow generously here; fruits ripen early and are full and of splendid flavor.

Huntington has good shipping facilities, rural telephones and schools that are models of excellence. Lands are worth from \$5 to \$25 per acre. Write the Mayor of Huntington, Texas, for additional information.

ANGELINA COUNTY.

IF YOU are looking for a live, progressive, modern community, populated by people with modern characteristics and ideas, in which to locate, communicate with the Secretary of the Commercial Organization at Lufkin, in Angelina County, Texas. Angelina County was organized in 1846, has an area of 880 square miles, and has a population of approximately 20,000. Lufkin, the county seat and chief city, has a population of about 3,000. Huntington, Burke,

EAST-SOUTHEAST TEXAS



A Portion of Garrison, Nacogdoches County.

Zavalla, Diboll and Pollak are other towns in the county. The county is served by the HOUSTON, EAST & WEST TEXAS; St. Louis Southwestern; Groveton, Lufkin & Northern; Eastern Texas and TEXAS & NEW ORLEANS; Texas Southeastern; Houston & Gulf Railroads and the Angelina and Neches Rivers. The surface of the country is generally rolling with much level land. It is heavily timbered with pine and various hardwoods. It is drained by the Angelina and Neches Rivers and their various tributaries. Artesian water is found at a depth of from 500 to 1,000 feet; surface water at a much shallower depth. The rainfall averages 40 inches per annum. The soils vary from red lands to black and gray sandy loam. While lumbering is the chief industry, cut-over lands are being rapidly developed into fine fruit and truck farms, and diversified farming is practiced in all portions of the county. Cotton is the chief staple crop. Peaches, plums and apples are successfully raised. Improved farm lands are quoted at from \$10 to \$30 per acre; unimproved lands at from \$4 to \$10 per acre.

The poultry industry has reached large proportions and poultry products are shipped to various markets of the country. Oil is found near Lufkin, but the fields have not been fully developed. Valuable deposits of clay also remain undeveloped. The lumbering industry takes precedence in the county and employs a large number of men. Some of the largest mills in the State are located in Angelina County. The agricultural interests are rapidly following the lumber mills, taking over the cut-over lands and developing them into profitable and prosperous farms. A large acreage is available for new settlers. Great opportunities await the homeseeker in this county. Communicate with either the commercial organization at Lufkin or Huntington, Texas.

GARRISON, TEXAS.

WHEN estimating your income from the East Texas farm you are going to buy, don't forget that the income will be affected by the marketing facilities of the town adjacent to the land. You could hardly make a mistake if you considered well the economic features in that respect presented by the town of Garrison, Nacogdoches County. A description of the lands in the immediate vicinity of Garrison will be found in a separate article on Nacogdoches County, and it is one of the richest and most fertile in the State.

EAST-SOUTHEAST TEXAS



Nacogdoches High School.

Garrison is situated upon the main line of the HOUSTON, EAST & WEST TEXAS RAILROAD (SOUTHERN PACIFIC), running from Houston to Shreveport, Louisiana, and has a population of approximately one thousand people.

The people are socially inclined and progressive, realizing fully the intrinsic value of the rich farming country surrounding them, and are improving and developing their town to conform to the best modern requirements. Excellent public schools, churches, well-stocked stores, banks, stone sidewalks and graded roads are here and are maintained at a high standard.

One of the exceptional resources, as yet practically undeveloped, is the medicinal wells at Garrison. They have attained a high local reputation for medicinal and healing qualities, and so effective are they, that when presented to the country at large it is a safe assumption their renown will become national in scope. The analyses of these waters have shown them to carry a high content of properties and chemicals found in the medicinal springs of world repute.

A new and thoroughly modern hotel has been erected at Garrison, and the town, by reason of many other improvements, has taken a decided impetus. For information write the Mayor of Garrison, Nacogdoches County, Texas.

Write the Passenger Department of the (Southern Pacific) Sunset Central Lines, Houston, Texas, for Information About Texas.

NACOGDOCHES, TEXAS.

NACOGDOCHES is showing the touch of progress in everything that goes to make modern municipalities. Mr. Farmer, make a note of this; it means much to you. A well organized community is a mighty good thing to have adjacent to a good farm—and there are some good ones around Nacogdoches. This article, nor is this book intended to advise any man to go to any particular place in East-Southeast Texas, but to summarize the situation and point out the various sections which offer strong openings to the man of

EAST-SOUTHEAST TEXAS



The Kind of Tobacco We Raise in Nacogdoches County.

thrift and energy. The opportunities may be classified briefly, and serve the man at a distance who must see through another's eyes.

We have written of Nacogdoches County in another article under that heading, but in telling about the development and physical improvements of the town of Nacogdoches it will be almost impossible to state them clearly, without stating what they are predicated upon—a favoring soil and climate for the farmer. Nacogdoches is fortunately situated with special reference to transportation, as it is at the junction of the HOUSTON, EAST & WEST TEXAS, running from Houston to Shreveport, and the TEXAS & NEW ORLEANS RAILROAD, operated from Beaumont to Dallas, which gives this town an outlet in every direction. Its transportation facilities, in combination with a climate that permits almost continuous cropping, and a soil of inexhaustible fertility, makes a combination of advantages most favorable for the carrying on of farm operations. Nacogdoches has a population of about 6,000 and is beautifully situated upon a point of high land between two ever-flowing creeks. Its business facilities are unsurpassed in this section, with excellent roads running in all directions, and one of the finest school buildings in Texas. There are a number of fine church edifices, fine business blocks, a new court house and city hall in course of erection, a \$50,000 water-works system, owned by the city, volunteer fire department, and a number of very prosperous manufacturing and wholesale institutions, which contribute very materially towards the prosperity of the community. The noted Aqua Vitae Wells are located at Nacogdoches, five in all, whose waters are pronounced by physicians and chemists to be unsurpassed by any in the South for their curative properties.

Nacogdoches County produces about every commercial crop that can be grown anywhere in the United States. Cotton, corn and tobacco are the leading ones. Tobacco yields, when cultivated according to modern intensive methods, from 1,500 to 2,000 pounds per acre. Vegetables can be grown the year round, and fruits yield abundantly.

Write the Secretary of the Commercial Club of Nacogdoches for other information.

EAST-SOUTHEAST TEXAS



Elberta Peach Orchard.
Two Months Old Corn. Made 100 Bu. to Acre.

Scenes in Cherokee County, Near Rusk.
A Cherokee County Cotton Field.

A Pepper Field—\$600 Per Acre.
A Bermuda Hay Meadow.

CROPS.

Happiness is dependent upon success, and success in agriculture depends upon three things—climate, soil and water. These three are Nature's gift to East Texas, and at the same time you have a freedom in regard to your choice of crops which you can experience nowhere else in the country. To go into details would mean the reproduction of the catalogue of the nurseryman, but just a hint may instruct and interest.

While the staple products, corn and cotton, can and are grown here, as well as elsewhere throughout the South, it is a noteworthy fact that they are not grown exclusively by our farmers, and that, instead, they are diversifying, growing truck, planting orchards, raising livestock of the best breeds and are wideawake in many ways.

Part of the lands in the southern part of East Texas, in Orange, Jefferson and Liberty Counties, are mostly devoted to rice, but a large section of the soil in these counties is devoted to other things for which there is not only a large home demand but a greater one from the North.

The homeseeker from the Northern timbered States will find in Hardin, Tyler, Polk, Angelina, Nacogdoches and Shelby Counties much to remind him of his home State. Wild fruits and berries abound, the streams are full of fish, and in the forests and thickets deer and other game are abundant. The woods provide an unlimited supply of nuts and "mast," such as pecans, hickory nuts, walnuts, beechnuts, chinquapins, chestnuts and many varieties of acorns. The soil is light and fine and when cleared and cultivated responds most liberally to efficient modern cultural methods.

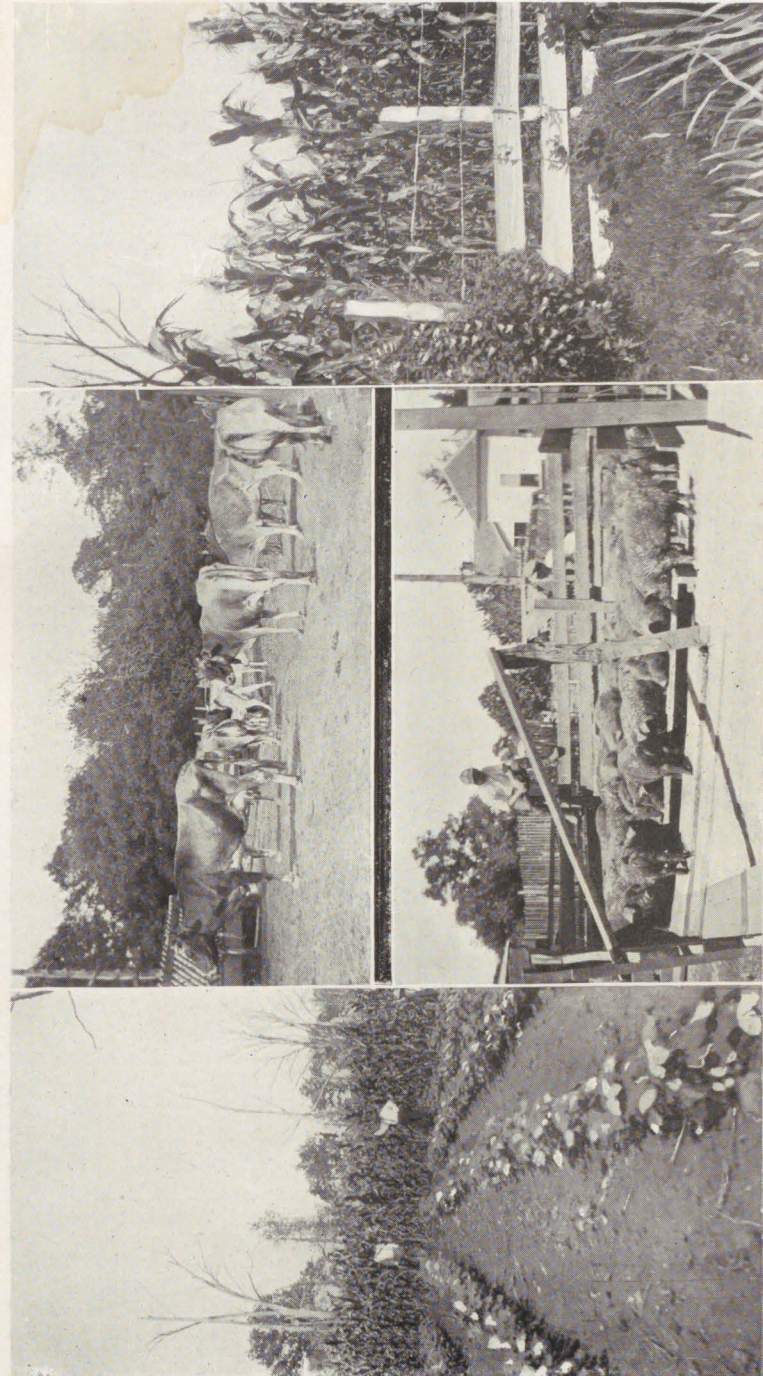
Throughout Cherokee and Kaufman Counties the topography of the country ranges from the rough and hilly red lands in Cherokee to the level black prairies of Kaufman County. Throughout Nacogdoches, Shelby, Angelina and Cherokee Counties occur some of the richest fruit and truck lands in the State. Kaufman and the other counties in that portion of East Texas are given over almost exclusively to the growing of cotton, corn and diversified general farm crops with splendid success.

TOMATOES BRING \$500 PER ACRE.

Tomatoes are a good cash crop and are being cultivated very extensively in Angelina, Nacogdoches, Shelby and Cherokee Counties. They come off in time to be followed by other paying crops. They have a record of over \$500 per acre, after deducting freight and commissions, although \$100 to \$300 an acre is the rule.

PROFIT IN THE HOG.

The hog, for no reason other than the farmer has slept on a money-making opportunity, has been grossly neglected in Southeast Texas. Razor-backs were seen everywhere, and practically no attention has been given to their care, but recently there has been somewhat of an awakening. Farmers all over East-Southeast Texas have discovered that the humble porker is full of money-making possibilities, and have turned their attention to swine raising. They have discovered that there is a large and certain profit in the enterprise and with no danger that the market will be affected by any excess supply. Moreover, it has been found that one acre of alfalfa or other legumes will support and fatten from eight to twenty hogs.



Nacogdoches County Has Attained Distinction for the Wonderful Variety of Its Products.

SOME TESTIMONY THAT WILL MAKE YOU THINK.

The Illinois farmer produces from an acre of land valued at \$250 an acre:

125 bushels of corn at 73 cents per bushel..... \$88.95
(Quotation, Thursday, November 2nd, 1911, Chicago market.)

The East Texas farmer, on a very conservative estimate, from an acre of land valued at \$25 per acre, raises:

40 bushels of oats at 56 cents per bushel..... \$22.40
75 bushels of corn at 83 cents per bushel 62.25
15 bushels of cow peas at \$2.25 per bushel 33.75

\$118.40

(Quotations, Thursday, November 2nd, 1911, Dallas market.)

Together with a half ton of pea hay at the value of \$9.00, upon which the hogs may be turned and which pays for the picking of the peas, and leaves the land in better condition than before the corn was planted. The East Texas farmer has the same opportunity of feeding the grain raised to stock as does his Northern brother.

How long do you think land producing such results will sell at present prices? We can convince you if you will but come and see.

Here are some more comparisons that should clinch the matter in your mind:

J. M. Burns, of Shelby County, made 93 heavy-weight bales of cotton on 110 acres, and on 7 acres he made 14 bales. He averages 98 bushels of corn per acre on his place and 500 gallons of syrup.

G. S. Espy, of near Timpson in Shelby County, says he averages from 40 to 50 bushels of corn per acre on his uplands, 170 bushels of Irish potatoes, 200 bushels of sweet potatoes, and 400 gallons of ribbon cane syrup.

Here is J. W. Corry, of near Timpson in Shelby County, who says he raised 20 bushels of shelled Southern lima beans on 1¼ acres, which were worth 8½ cents per pound in the Dallas market. A bushel of these beans weighs 60 pounds, making his crop \$96.

In this section we can only make note of a few statements, but in the section containing a mention of a few of the East Texas counties, there will be specific statements of high acre productions and names of the farmers and their addresses will be given.

IN THE BERRY FIELD.

Berries of all kinds seem indigenous to East Texas, blackberries and strawberries especially having proved highly profitable. Strawberries now go to market from almost every point in East Texas.

TWO CROPS OF IRISH POTATOES.

Early Irish potatoes are a great money-making crop in East Texas, the yield ranging from fifty to two hundred bushels per acre, the price from 50 cents to \$1.25 per bushel. This is a record of 453 bushels of Irish potatoes per acre in East Texas, and the tendency, by reason of better cultivation, is steadily in the direction of a better yield. Because of the good money they make and because of the numerous second crops that may follow them, Irish potato growing is becoming very popular with our farmers.



Oil is One of Our Prolific Sources of Wealth

PLAN OF A TEN-ACRE FARM.

The writer firmly believes that an energetic, intelligent man can make a living from ten acres of land in East or Southeast Texas, and suggests that it be divided according to the following:

In a general way, one acre should be utilized for buildings, lawn and home garden; four acres should be devoted to the growing of hay for livestock. One acre of fruit trees, comprising peaches and figs. One acre of small fruits and vegetables, one acre of potatoes, two acres for growing summer foliage and winter succulent feed for cows. One acre of this should be planted to corn. The remaining acre should be planted to winter rye and vetch for early spring cutting. This series of crops should furnish, under good cultural methods, sufficient green food for four cows and one horse for one year.

The gross returns from this system of farming should be approximately as follows:

Butter fat, 1,100 pounds, at 32 cents per pound, \$352; 24,000 pounds of skim milk, at 30 cents per hundredweight, \$72.00. This is estimating the food value for poultry, hogs or calves. Eggs from 200 hens, 2,000 dozen, at 28 cents per dozen, \$500; potatoes, \$100; fruit, \$250; vegetables, \$75; total gross income, \$1,409.00. Expenditures: Feed for poultry, \$200; five and one-half tons of grain and mill feed for horses and cows, at \$28 per ton, \$154; four tons of straw, at \$5 per ton, \$20. Total cost of feed and bedding, \$374, thus leaving a balance on the right side of the ledger of \$1,035.

It must be understood that this can only be done by a man who understands intensive cultivation and who is willing to keep books.

To the man who is willing to work, and work intelligently, this country can be made to respond even more liberally than as stated above.



Corn Growing and Hog Raising Are Bringing Splendid Cash Results to Lufkin in Angeline County.

DAIRYING AND DIVERSIFICATION.

It is not the purpose of this booklet to discourage the growing of cotton and corn, for the East Texas farmer should continue to grow these staple money crops upon his farm, but he should not become a slave to them. Diversified agriculture, which should include corn, oats, cotton, cow peas, rye, wheat, vegetables, fruit and all kinds of forage crops to feed the work and dairy stock, will, in the end, prove the successful system of farming for East Texas. The dairy cow does not exclude any of the foregoing crops, but she adapts herself to any system of farming, furnishes wholesome and nutritious products for the farmer's table, a steady income for his pocketbook, fertility for his land and food for his growing calves, pigs and poultry; in fact, the dairy cow is the most useful animal on the farm.

FRUIT GROWING PROFITABLE.

East Texas seems to be the natural home of the fruit tree, and bids fair to become as famous for apple growing as it has for peach growing. When the latter industry began to make people rich a few years ago, it became the fad to plant peach trees, and almost everybody went into it heavily. The tendency to-day is to combine the fruit and truck industry, peaches, figs and tomatoes predominating. Some twelve thousand cars of fruit are shipped out of Texas annually and two-thirds of these come from East Texas.

One of the greatest inducements to engage in, in this business, is the facility with which vegetable and berry crops may be grown between the young tree rows. Cash crops, such as corn and cotton and feed crops of various kinds, may also be grown after such early crops as potatoes, tomatoes, etc.

When the trees were young and the industry new, peaches made more easy money in East Texas than perhaps any other crop. Two hundred to three hundred dollars an acre for peaches was not regarded as unusual, while as high as four hundred dollars has been realized.

WHY A FRUIT COUNTRY IS PREFERABLE TO ANY OTHER.

Among the useful industries it is hard to determine which is the most useful. However, there are certain necessities of life such as corn, wheat, potatoes and vegetables that we seem unable to displace or substitute. The class of persons engaged in the production of these useful commodities is invaluable to our civilization. The fruit grower is hardly less valuable when we consider that fruit is no longer a luxury, but a necessity. Why then, among the useful products, should a man consider himself more fortunate to engage in the production of one than the other? It is because the conditions under which they are produced are more desirable in one case than the other.

The difference between a fruit producing region and a corn producing region is, that it takes 160 acres of land in the Northern Middle States to produce as good a living as ten acres will produce in fruit if the orchard is set to the best commercial varieties.

This means that thirty-two families can live in a good fruit producing region, such as we have in East Texas, as comfortably as one family can live in Illinois or any other Northern State on 160 acres of land. In our estimate of comfort, up to this point, we have considered only the comfort that money brings; we have not taken into account the social and educational advantages of placing thirty-two families on the same ground as would be occupied by one. East Texas is unexcelled as a fruit producing section.

TIMBER AND BUILDING MATERIAL PLentiful.

A word, too, should be added regarding the economic advantage of a cheap and convenient supply of lumber of all kinds to be found in East Texas for all buildings, fencing and for shipping packages. There are saw mills scattered at various points throughout East and Southeast Texas along the lines of the T. & N. O. R. R. and the H. E. & W. T. R. R., turning out high and low grade lumber. East Texas is heavily timbered, with the exception of the black prairie region.

A DIVERSIFIED FARM COUNTRY.

While East-Southeast Texas is a natural fruit country, it is also the best country for diversified farm operations. This is the great balance wheel to the farmer's business. It is the practical application of the adage: "Don't put all your eggs in one basket." If one product fails to find a good market, another will be successful and thus the great round of the year will show a credit. Perhaps there is no better place in the United States than East-Southeast Texas, where this plan can be worked out. The soil and climate have stood the test for over half a century; and where intelligent methods are used crop failures are almost unknown. Seasons have their vagaries here as elsewhere, but upon the whole the favorable conditions are steady and can be depended upon. All cereals can be grown. Forage grasses thrive, and it is a natural livestock country. Fruits are at home here. They reach their fullest perfection, and East-Southeast Texas fruit has attained a reputation extending to all portions of the United States.



All the Fruits of the Temperate and Semi-Tropic Zones Grow Bountifully in East Texas.

NACOGDOCHES COUNTY.

THREE things most of us want: A home of our own, a living income and liberty to direct our own activities. We turn naturally to the country. We say: "Some day, somewhere, I am going to have a little home in the country." Several things combine to make this a possibility in Nacogdoches County. The climate, the long growing season, the rapidity with which fruit and all growing things come into bearing, the rapid maturing of stock, the great possibilities of an acre, where growth goes on nearly every month in the year, and the large returns from a few acres when farmed with brains. Mr. Farmer, Nacogdoches County is your opportunity. It is situated right in the heart of East Texas' best lands, has a goodly population of live, intelligent people who will give you a right royal welcome, and has lands that will make you rich, if you use them right. Its railroad situation is unexcelled by any other town of equal population in Texas. The TEXAS & NEW ORLEANS RAILROAD, on its way from Port Arthur on the south to Fort Worth on the north, here crosses the HOUSTON, EAST & WEST TEXAS RAILROAD, which runs from Houston on the southwest to Shreveport, Louisiana, on the northeast. This gives the towns in this county direct transportation facilities to all points north, east, south and west to all market centers of the country. Nacogdoches and Garrison are two of its most important towns.

The surface of the county is broken, the valleys and plateaus have level, fertile soil. Springs and creeks are numerous, especially those possessing great medicinal qualities, both at Garrison and Nacogdoches, which have attained a high reputation for their healing properties. The soils in the valleys are a rich dark sandy alluvial with some red loam; on the hills and uplands, gray sandy, red sandy,



Tobacco is a Profitable Crop in Nacogdoches County.

and red stiff land in varieties of shades and qualities. Orangeburg clays and Orangeburg sands are found in large and small areas. There is also considerable Lufkin clay and Norfolk sandy loam. The Orangeburg soil has been pronounced by experts as particularly adapted to the growth of cigar tobacco, and the industry, while not large, is gradually making a place for itself. Traces of iron in the various soils make Nacogdoches County especially adapted to the growth of fruit and vegetables. A large acreage of truck is planted each year. Diversified farming is generally practiced. Cotton has become the chief money crop. Considerable attention is given to the growth of peanuts and other forage crops. Peaches and plums are the chief horticultural products. The livestock industry is conducted in connection with diversified farming. The county is well watered. The rainfall is about 48 inches. In connection with the diversified farming interests, the majority of farmers have engaged in the raising of high-grade poultry for the market. Valuable deposits of lignite are found and a mine has been worked near Garrison. There is also an abundance of valuable clays. Nacogdoches County has a large acreage available for new settlers, and lands can be purchased at various prices, ranging from \$10 to \$50 per acre for improved lands and from \$3 to \$10 per acre for unimproved lands. Write the Young Men's Business League, Nacogdoches, Texas, and the Mayor of Garrison, Texas, for other information.

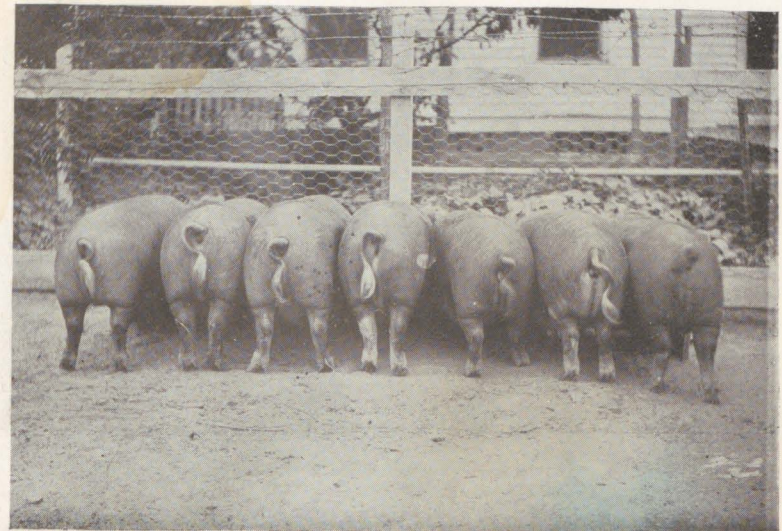
SHELBY COUNTY.

DO YOU want independence? If you do, you can get it. If you are a farmer and will come to Shelby County and farm according to modern cultural methods on some of the finest and most fertile lands in the State, you will get rich. Others are doing it, why not you? Raise cotton for your money crop, and hogs, sheep, cattle or dairying, fruit and truck on part of your acreage, and work—working intelligently, of course—and prosperity and contentment will be your portion. Shelby County people will give you the right kind of a welcome and the fertile soil will respond most generously to your efforts. Shelby County is up in the middle portion of East Texas, near the Louisiana line and within only two hours of Shreveport, and about six hours from Houston on the southwest. It has an area of



A Typical Shelby County Landscape.

814 square miles and is fairly well populated, but there is ample room and a natural demand for more farmers. Its transportation facilities are excellent, giving Timpson, its largest and most important city, a splendid outlet for all farm products. It is served by the HOUSTON, EAST & WEST TEXAS; Gulf, Colorado & Santa Fe; Texas & Northwestern, and the Texas & Gulf Railroads. It has a gently rolling and partly hilly surface, with great stretches of fine level land that is rich and fertile and splendidly adapted to general farm purposes. It is bountifully supplied with pine and hardwood timber, which keeps a large number of saw mills in operation throughout the year. The Sabine River is its eastern boundary. Several creeks rise in the western portion of the county and empty into the Sabine River, furnishing an abundance of pure water and flood drainage. Artesian water is plentiful and is usually found at a depth of 800 feet. Wells average about 25 feet. The rains approximate 45 inches annually. The western and southern portion of the county are marked by high sand hills and deep valleys. The soils are particularly adapted to fruit and vegetables. While lumbering is the leading industry, diversified farming is practiced extensively. Cotton is one of the leading crops. Sugar cane for syrup, Irish and sweet potatoes, peanuts and various other staples produce bountifully. Peaches are grown and shipped in large quantities to the market. Plums, figs and pears also do well. A large acreage is devoted to truck farming and those engaged in it do well and many carloads are annually shipped to Northern markets. Shelby has great deposits of coal, iron and limestone, but these deposits remain undeveloped. There are also traces of oil and natural gas. A special tax, which will net the sum of \$100,000, has been carried, and this money will be devoted to the construction of good roads. The old choppings are being rapidly occupied by farmers who are developing the agricultural resources of the country. There yet remains a large acreage of most desirable land open to new settlers. Prices of lands range from \$5 to \$50 per acre. For further information, write the Board of Trade at Timpson, Texas.

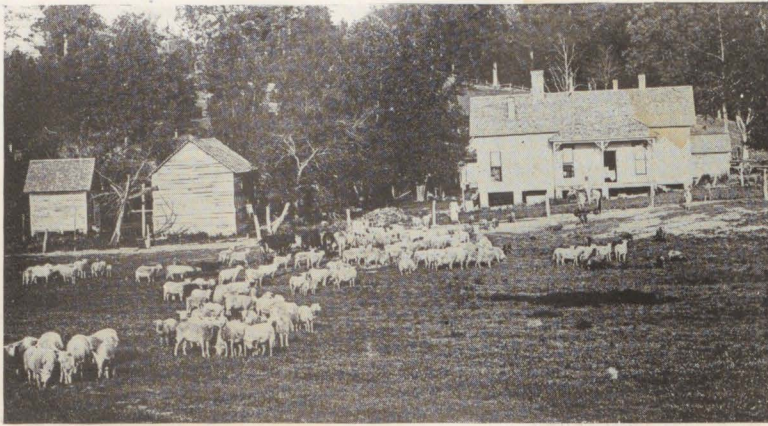


Talk About "Hog and Hominy" in Shelby County. How is This for the Hog?

TIMPSON, TEXAS.

IN VIEWING a new country the first thing to be inquired into by the prospective settler is the soil and its products. The next is a market for his produce. The farmer's best market is the local market, for in that market he can see for himself that he gets the prevailing prices for whatever he has to sell. The local market in Shelby County centers in Timpson. The products and physical features of Shelby County has been fully treated in another article, and this terse reference to Timpson is only to give the farmer locating in the neighborhood of Timpson an idea of what he may expect of the town in the way of physical facilities, such as markets, schools, churches, transportation facilities, retail and wholesale stores, etc.

Timpson is situated on the HOUSTON, EAST & WEST TEXAS RAILROAD, 64 miles from Shreveport and 166 miles from Houston, and has the highest altitude of any place on the 230 miles of this line. There are two other lines operating through and from this town. It has a population of 3,000, composed, for the most part, of intelligent and progressive citizens. There are sixty brick and stone business houses and every line of business is represented. Timpson has become a substantial jobbing center, having one wholesale grocery, two packing houses and three oil companies. Timpson has three railroads, two banks, four churches, one 15-room brick school building, handle factory, ice cream and bottling works, a daily and weekly newspaper, electric light plant, a fine mineral and medicinal spring, and a cotton gin. It is at Timpson that the East Texas Fair, an incorporated institution, owning 60 acres of land, holds its annual fair. It has done a great deal to interest the farmers of this section to use better methods of cultivation and a more intelligent selection of farm



Shelby County is a Great Sheep Country. It is Climate, and as a Result of Climate, Cheap Food Production, that Explains It.

animals. Timpson has many opportunities for the location of various kinds of industries, such as a cotton oil mill, garment factory and many other kinds. Lands in this vicinity can be bought at from \$5 to \$20 per acre. If you are looking for a home where there are live, progressive men, who have a just appreciation of the wonderful resources of soil and climate of their section, communicate with the Secretary of the Business League of Timpson, Texas.

CHEROKEE COUNTY.

SOME fine day you'll come to East Texas, and when you do don't forget to stop off at Rusk, in Cherokee County, and look over some of the most fertile and productive farm lands to be found anywhere in the country. Cherokee County is located in about the central portion of East Texas, with an area of 990 square miles, and has a population of 30,000. Rusk, the county seat, has a population of about 1,800 and is a live, progressive community. The county is served by four railroads—TEXAS & NEW ORLEANS; St. Louis Southwestern; International & Great Northern, and Texas State Railroads. The general surface of Cherokee County is broken, and in some sections the hills approach the dignity of small mountains, one chain extending almost the entire length of the county. Mud creek flows through the northeast corner, emptying into the Angelina River. East of this creek the country is quite hilly. The Neches River forms the western boundary. The Angelina River forms the eastern boundary for a distance of thirty miles. Chocolate soils predominate in the uplands and stiff black and sandy lands in the valleys. The county is well timbered with forests of pine and various hardwoods. Considerable timber has been cut away, but enough remains to furnish material for a number of saw mills and other purposes. The whole of this county is especially suited to truck farming and fruit growing. Many train loads of peaches and tomatoes are shipped from this county to Northern markets annually. The orchard interests of Cherokee County are very valuable. Many thousands of acres are devoted to the growing of peaches, plums and apricots. Truck farming has also attained gigantic proportions. A large acre-



It is Not Brag to Say that East-Southeast Texas is Better Fitted to Produce Cattle Economically Than Any Section of the United States.

age is devoted to tomatoes. A market has been established at Rusk and other towns in the county, and growers receive cash returns upon delivery of their products. During the shipping season hundreds of buyers are scattered throughout the county and the packing houses give employment to a large number of people. Although the fruit and truck industry outranks all others, farmers have not neglected staple crops and splendid yields of cotton, corn and grains are obtained. The breeding of fine livestock is carried on in connection with diversified farming, special attention being given to dairy animals. Large shipments of dairy products are regularly made. A branch of the State Penitentiary is located at Rusk. The county contains large and valuable deposits of iron. At various times these deposits have been worked and iron smelted and manufactured into pipes, and other iron products at the furnaces belonging to the State. Deposits of excellent brown sandstone have also been developed to some extent. Valuable clays are also found in the county. The rainfall approximates from 45 to 48 inches annually. Although the county is thickly settled a large acreage adapted to fruit and truck growing and to diversified farming is available to new settlers. Improved farm lands are quoted from \$10 to \$50 per acre; unimproved lands from \$5 to \$10 per acre.

Write the Business League at Rusk, Texas, for information relating to Cherokee County.

RUSK, TEXAS.

THIS little mention of Rusk is not intended as an advertisement of the town, but merely to give the farmer who is looking for a location in Cherokee County some adequate idea of the material development of the city with relation to his business; what facilities it possesses that he may use which will contribute towards the successful operation of his work. There are great opportunities here for men who can bring with them a few thousand dollars, and Cherokee County wants farmers in the very heart of her best lands. No country in the world offers such inducements to the man who can



It's a Long Jump from Hog and Goat Raising to Iron Ore Mining and Manufacturing, but that Only Illustrates Cherokee County's Versatility of Resources.

buy a few acres. The climate, the long growing season, the rapidity with which fruit trees come into bearing, the rapid maturing of stock, the great possibilities of an acre, where growth goes on nearly all of the year, and the large returns from a few acres when they are farmed with brains. Rusk is the largest town and county seat of Cherokee County, has 2,000 population, and is beautifully situated at the base of the rich brown hematite iron hills of Cherokee County. Three railroads supply the transportation facilities, giving an outlet to all the great market centers of the country. A splendid high school of ten grades, with 400 pupils, and the Rusk Academy, furnish educational facilities for the town. Among the many excellent features are four churches, two banks, two newspapers, three hotels, telephone systems, electric light plant, thirty-five business houses, five rural delivery routes and many other modern facilities that affect the farmer's operations and the value of his land.

Rusk is noted for its healthy location and good water. Its trade territory embraces 150,000 acres of as fertile land as there is in the country. The average rainfall is 48 inches and is well distributed throughout the growing season. The Rusk territory has a slightly broken and undulating surface, ranging from 530 feet to 675 feet above sea-level, which makes it an exceptionally healthy location for both the human being and stock.



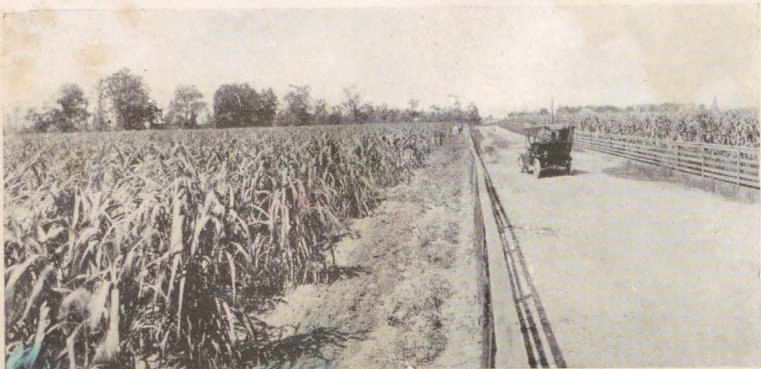
A Type of Cherokee County Landscape Near Rusk—A Valley of Small Farms.

Rusk is situated in the center of the greatest fruit and truck belt in the South. It has some of the finest soil for all classes of truck and is the natural home of the peach and tomato industry of Texas. The first carload of these products shipped out of the State were from Cherokee County. It is estimated that the 1911 crop sold for \$850,000, and averaged 1,000 cars. There is something over 15,000 acres in peaches in this county, which will average 5 trees to the acre; 60 per cent. of the orchards being Elbertas, which yield to none in flavor, size and quality. The St. John, Rose and Mixon Cling are also raised with remarkable success. Wild and unimproved lands here sell for from \$7.50 to \$20.00 per acre, while improved lands bring from \$10 to \$40 per acre. Homeseekers will find no trouble in finding good farm lands. The Young Men's Business League of Rusk, Texas, will give you all the specific information necessary.

KAUFMAN COUNTY.

THE intending settler is not only concerned about what is, but about what is proposed. He is interested in the immediate future of the county he is looking to for a home. Kaufman County is being prepared as never before for those who will develop its wealth of soil. Cotton will, and always should be grown, but in the very nature of things the greater portion of this fertile county will be given over to the general farm crops that grow so luxuriously here. Kaufman County is situated in Northeast Texas, with an area of 932 square miles and a population of 40,000. There are three railroads that furnish the transportation facilities of this county—the TEXAS & NEW ORLEANS; Texas & Pacific, and Texas Midland Railroads. The topography of this county is slightly rolling prairie, interspersed to the extent to about one-third of the area with forests composed of post oak, black oak, red oak, hickory, bois d' arc, pecan, elm and haw. The surface feature of this county is one of the most beautiful to contemplate and proves always very attractive to the homeseeker. The leading varieties of soils are a black, tenacious lime land, a dark loam, red sandy and gray sandy lands. The east fork of the Trinity River and Cedar, King and Big Brushy Creeks are smaller streams that distribute an unfailing water supply. The rainfall approximates 35 inches per annum. Well water is found at a moderate depth. Diversified farming is the leading occupation of

EAST-SOUTHEAST TEXAS



East Texas Farmers Have Stopped Paying the "Mud Tax" and are Building Good Roads

the people. All staple crops, cotton and corn leading, are produced in abundance. Climate and soil are adapted to fruit and truck growing and a considerable acreage is devoted to these industries. The poultry industry is assuming importance and large shipments are made to local and distant markets. The price of lands vary considerably. Unimproved land, fairly well located, can be purchased as low as \$10 to \$15 per acre. Some lands are quoted at \$100 per acre. Homeseekers will always find sufficient land upon the market to supply their needs. For further information we suggest communication be made direct with the Commercial Club at Mabank, Texas.

MABANK, TEXAS.

KAUFMAN County has attained distinction throughout Texas by reason of its exceptional farm development. Good farms and good farmers are always found where there is good land. Kaufman County in the vicinity of Mabank is fairly well developed along agricultural lines, but there is yet plenty of land whose exceptional qualities can hardly be equaled anywhere in Texas, and they need farmers—good farmers, men who are willing to come and work; work intelligently and persist in it. For those Kaufman County land will respond most generously. Mabank is a wide-awake town of some eight or nine hundred people, situated within a few miles of Dallas on the TEXAS & NEW ORLEANS RAILROAD (SOUTHERN PACIFIC), and it is asking the farmers who are contemplating a trip South this winter to investigate its claims; to come and see and be convinced that the lands are productive, well watered and well drained, lie well and are capable of sustaining a wide variety of agricultural operations.

The Mabank business men are energetic and progressive, have faith that their country will more than justify their claims, and are willing to give all possible assistance to bona-fide settlers.

The town is thoroughly modern in appearance, with a good public school, banks, churches and well organized marketing facilities.

Electric light and water works, stone sidewalks and good roads throughout this section of the county are some of the attractive features of this community.

If you will communicate with the Mabank Booster Club they will take pleasure in sending you additional literature regarding Kaufman County and their progressive town.

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EAST-SOUTHEAST TEXAS

