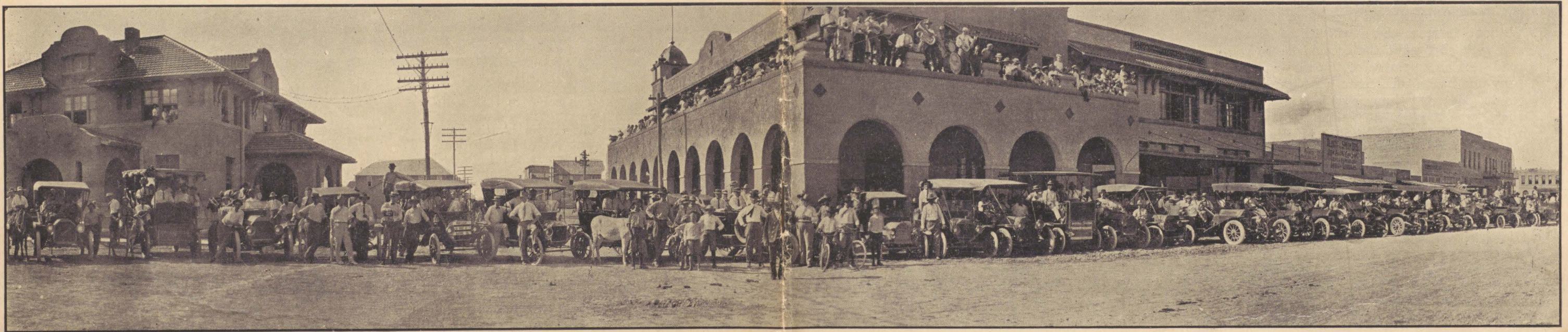


*A January Scene Along the Big San Benito Canal Where Irrigation Has Transformed a Barren Country of a Few Years Ago Into the Garden Spot of Texas*

# 75,000 Acre Irrigation Project of San Benito, Texas

## OVER 1000 CARS OF FARM PRODUCTS SHIPPED IN 1913



*A Few of San Benito's Numerous Automobiles in Front of the San Benito Bank & Trust Company Building. Office Building of the Irrigation Company in Left Corner of the Picture*





Main Canal at San Benito—37 miles long.

### To My Friends the Farmers



THESE words are addressed, primarily, to my friends among the farmers of Texas, but their message should be carried to every man in the country who wants a good farm that he can call "Home."

It is my duty as General Immigration and Industrial Agent of the San Benito and Rio Grande Valley Railway to assist the company in settling up the land along its lines. Without farmers there will be no freight and without freight there could be no railroad. As an employee of the railroad company and as its representative I have nothing to gain from the sale of land unless the people who buy it LIVE ON IT AND PRODUCE TONNAGE, hence it is clear that my appeal will be to the workers and that my effort will be to secure men who will make good.

Beyond that I have a higher duty; I am a farmer myself. I own land in the Lower Rio Grande Valley. I believe enough in the country to make it my home. For over twenty years I have been a worker in the ranks of farmers' organizations, first with the old Alliance and later, including the present time, with that greatest of all organizations, The Farmers' Union. Many to

whom this booklet will come know me personally. The higher duty that lies before me is to aid my fellow farmers to become HOME OWNERS. It is in the attempt to fill both these duties that I am addressing you.

When I first came to the Rio Grande Valley, I was impressed with its great possibilities for the man who had a little money and great ambition. The longer I stay and the more I see of its wonderful soil and crops, the more thoroughly I am convinced that HERE IS THE CHANCE TO MAKE RENTERS INTO OWNERS. But it was not all smooth sailing at first. While I had no particular complaint to make at the current prices of land, believing it to be worth all that was asked for it, still there appeared to be too much money spent in the expense of selling. Too great a part of the purchase price went into maintaining useless organizations of high priced agents. To meet this expense prices were high and terms too short. I declined to take up the proposition until I found people who would eliminate all this useless expense which in the end had to be paid for by the farmers' toil and sweat. I declined to take up the proposition until I found men who would make such terms on their land that would give a farmer a chance to make a good living and meet his notes. With the aid of the railroad officials I finally induced the

San Benito Irrigation Co., through their general sales agents, Frazier, Martin & Hollingsworth, of San Benito, to put land on the market with this extra selling cost cut out and on terms that will allow any farmer to work his home out UNDER AVERAGE CONDITIONS. Of course if some of the big profits, that have been made in the past, come his way the farmer can retire his notes sooner, but my idea was to fix his payments so an average crop of COTTON, CORN AND HOGS would meet the notes. I have done that. I have gone over this land and it is good. I recommend it to my closest friends. I recommend the firm of Frazier, Martin & Hollingsworth to my closest friends, for their record, which I have carefully looked into, is a guarantee of a square deal. They have been identified with San Benito from the first and have farming and other interests there.

Now then, if you, my friend, seek a new home for any reason; if you are a renter and tired of paying toll to the land-lord; if you are a young farmer just ready to embark for yourself; if you are a farmer doing well in your present home but wanting a better climate; if for any of these reasons you are interested in THE BEST LAND IN THE WORLD, I earnestly urge you to read carefully and thoughtfully, the statements

that follow. Particularly do I want you to read the SWORN STATEMENTS of those farmers, every one of whom is an honest, hard-working farmer with no ax to grind.

Sincerely and Fraternaly yours

FOR MORE HOMES,

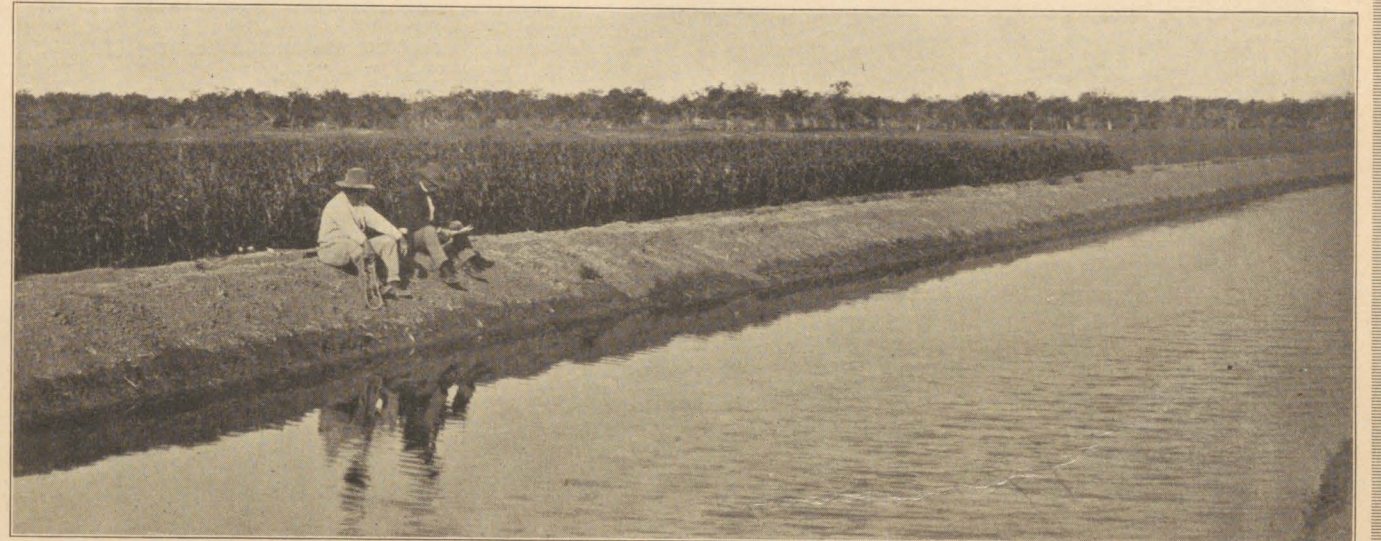
F. V. EVANS,

Gen'l. Immigration and Industrial Agent, S. B. & R. G. V. Railway.

### San Benito

This magic little city lies in the heart of the Delta of the Rio Grande, at the junction of the St. Louis, Brownsville & Mexico and the San Benito & Rio Grande Valley Railways. It is 19 miles north of Brownsville, 352 miles south of Houston, and about 20 miles from the Gulf of Mexico. The lands surrounding it, which are comprised in the irrigation system, are about 75,000 acres. What but a trifle over five years ago was a vast tract of raw waste is now a beautiful city of over 4,000 population. This clean, modern city now has:

- Two banks.
- Three up-to-date brick schoolhouses, with 1,300 scholars enrolled.
- Eight churches.
- Six Clubs.
- Three hotels.
- Six miles of concrete walks and curbing and more building.
- Modern Waterworks System.
- Electric light service—day and night.
- Ice and cold storage plant, capacity 75 tons daily.



One of the San Benito Lateral Canals—water on tap at all times.





Street scene at San Benito.

Canning and preserving factory—capacity, two car loads daily.

Bottling works.

Steam Laundry.

Ice Cream and Creamery Plant.

Crate Factory.

Brick and Tile Works.

Creosoting Plant.

Two cotton gins, handling both short and long staple cotton.

Local and Long Distance Telephone Co.

1200-ton sugar mill, having a daily capacity of 80 car loads of sugar cane or a quarter of a million pounds of sugar.

Two Auto Garages—one 2-story, equipment and building costing \$35,000.

Five Building and Construction Concerns.

Two Livery and Transfer Companies.

Two Electric Theaters.

Commercial Club.

Nursery.

\$20,000.00 Newspaper and Printing Establishment.

Three Lumber Yards.

Two big Canal and Railroad Construction Companies.

One large Dredging Company.

One Sheet Metal Works.

\$85,000 Pre-cooling Plant for cooling vegetables

in solid train lots before icing for shipment.

Many fine residences.

Every kind of retail business from Blacksmith Shops to Department Stores, besides wholesale establishments.

45 miles of Interurban Railroad in operation, with general offices at San Benito. More under contract.

Sewer and street improvements costing \$50,000.

35 Brick Business Buildings.

City Park, with quarter mile of cement sidewalk and curbing.

Evidence of development can be more readily seen from a glance at comparative statements compiled from the railroad company's records for the years of 1911 and 1912.

In 1911 the gross railroad earnings at San Benito station were \$248,050.95. In 1912 they were \$414,075.65. This represents for the year an increase over the business of the preceding year of \$166,024.70 or 66 2-3 per cent.

For the year 1913, there has been 267 cars of corn, amounting to 251,753 bushels, shipped from San Benito, as well as 657 cars of vegetables.

Over 1,000 cars farm products have been shipped from San Benito this year, not including manufactured sugar and syrup.

Since January 1st, 1913—11 months—78 car-

loads emigrant moveables for settlers have been shipped into San Benito.

Another evidence of the substantial growth of San Benito is the increase in postoffice receipts which has been such as to raise the office from fourth to second class in two years time.

San Benito is distinctly a home city. No finer people, or more desirable residences can be found anywhere, and a cordial hand of welcome is ever extended to the newcomer who wishes to try his fortune in this beautiful, new and thriving city.

### Climate

It is the ideal climate with which this Valley is blessed that has made possible the marvelous growth of San Benito. It permits the growing of a larger variety of crops than can be grown elsewhere, and at the same time affords a most delightful place to live.

The northern farmer after he has harvested his single crop must needs sit down during the winter months and see the fruits of his labor consumed by his family and his stock. In the spring, when everything is eaten up, he begins all over again. But here on this rich soil and year round growing season he need not wait for a single day. When one crop is harvested another can be planted. This striking advantage over his northern competitor can be readily appreciated by the practical farmer.

The climate here is a marvel and a delight to the visitor from the north. He cannot understand

why there is so little variation in the temperature throughout the year. The cause is due to the prevailing southeastern trade winds, which are tempered in their passage over the waters of the Gulf, making summer cool and practically abolishing winter. Government statistisc, covering a period of thirty years, show the average temperature for December, January and February to be 60.6 degrees.

In the very nature of things, this climate is an important factor in the value of lands, AS IT EN-ABLES THE FARMER TO GROW WONDERFUL MONEY-MAKING CROPS DURING THE WINTER MONTHS, WHEN THE MARKETS ARE HIGH. AND THIS IN NO WAY INTERFERES WITH HIS REGULAR SUMMER CROPS OF CORN, COTTON, FORAGE, HOGS, ETC.

Our mild winter climate not only enables the San Benito farmer to grow crops the year round, but means a great saving to him in fuel, c'othing, cost of houses and barns and in feed stuff for his stock. This climate, which has become famous, has alone been the cause of many retired farmers, capitalists and business men locating here. They declare that they cannot find a more delightful and desirable place in which to live. They love the clean, clear, invigorating atmosphere, full of health-giving qualities, where frosts are a rarity and sun-stroke is unknown.

### Soil

The Delta of the Nile is world-famous for the productiveness of its soil. The remarkable rich-



Loading Cabbage in February at San Benito. Hundreds of carloads are shipped out every winter to northern markets when prices are highest.





Ponderosa Lemons produce one box of fruit two years from planting.

ness of the soil of the delta of the lower Rio Grande Valley is due to precisely the same cause. Each year, for countless ages, the Rio Grande overflowed its banks and deposited over a wide area, the rich silt brought down from the Rockies in Colorado and the 2,000 miles of rich country through which it passed. In the Rio Grande basin this process continued until the area covered by this deposit amounts to about a million acres, half on the Mexican and half on the American side of the river. As the river gradually receded and settled in its present permanent channel the land comprising the San Benito tract was formed.

This soil runs from ten to forty feet in depth. It is loose, marvelously productive and easy to cultivate. The land is covered with a thick growth of mesquite, ebony, cactus and chaparral. After being thoroughly cleared of this growth, including the grubbing of all trees and stumps, which costs from \$10 to \$15 an acre, it can be immediately planted to crops, there being no sod to interfere. The soil ranges from a light sandy to a rich chocolate loam, and its great depth assures a permanent and inexhaustible richness. No soil in the world is more wonderfully adapted to the growing of vegetables, fruits and grains.

### Irrigation

Waiting for rain to grow a crop reminds one of the old lady who sat her tubs out and prayed for rain, to do her washing. At best, it is a doubt-

ful venture. While the average rainfall in the San Benito district is about twenty-five inches, it is of comparatively little value in the growing of a crop on account of the uncertain distribution. A highly efficient system of irrigation has been provided in this district whereby an abundant supply of water is on tap at all times. No one who has farmed with ample water at his command would willingly trust nature again for his supply. Who among you has not seen the time when you would have gladly given \$5.00 or \$10.00 per acre for a single good rain, when most needed, for maturing your crops—when, in fact, your year's returns depended upon it. You admit the need of fire and life insurance, why not CROP INSURANCE BY IRRIGATION.

San Benito secures her water from the Rio Grande through immense concrete headgates into a main canal thirty-seven miles long, averaging two hundred and fifty feet wide. From this extends, in various directions, one hundred and thirty miles of main laterals, and from these five hundred and fifty miles of farm laterals. As a safeguard to insure plenty of water, whatever the stage of the river may be, there has been installed a powerfully equipped pumping station, with one 24, two 36 and two 48-inch centrifugal pumps with two additional 48-inch pumps on hand ready for installation. These pumps are required only part of the year, balance of time water is secured by gravity flow.

As good drainage is necessary to an irrigated country, the San Benito tract is admirably provided for, with natural and artificial drains running in all directions. Nature has supplied this tract with a fall of about 1½ feet to the mile, sloping toward the Gulf, thus furnishing splendid natural drainage.

Over 20,000 acres are already in cultivation at San Benito.

There is no reason to hesitate because you don't understand irrigation or because the soil and climate would be new to you. The Land & Irrigation company employs a man who has had twenty years experience here and in California, to aid every new comer. His help and advice are free and will be of great value to the new-comer, making mistakes unnecessary if you follow his directions.

### Crops

If you are interested at all you want to know what crops will grow here and what you may reasonably expect to make from them. So many statements have been made that savor of fiction that we have decided that we will not tell you a thing about crops. We won't say one word. We will call to the stand fifteen farmers who live here, we will have them SWORN and we will let them tell you what they HAVE DONE. These men have absolutely no interest in the sale of lands; they get no commission; they are just farmers as you will be when you come. Their only

interest is in seeing the country settled up with more good neighbors. When you come down to see our land you can see these men and their farms. They are not exceptional men. You can do as well as they have done if you will devote the same intelligent effort to it that they have. READ WHAT THESE MEN HAVE TO SAY. IT WILL CONVINCING YOU THAT THIS IS THE COUNTRY FOR YOU.

That the express shipments from the Valley are increasing from year to year, and this year the five leading towns on the Brownsville road south of Corpus Christi will aggregate one-quarter million dollars is shown by a comparative statement made by L. Cobolini. Mr. Cobolini, who is secretary of the Brazos Santiago Deep Waterways committee and who has compiled the statement showing the revenue on shipments received and forwarded by the Wells Fargo Express Company for the past two and one-half years. The table is to be used as an argument in favor of deep water at Brazos Santiago.

The following is the table:

YEAR AND MONTH 1911	BROWNSVILLE	KINGSVILLE	SAN BENITO	MISSION
January.....	\$ 3831	\$ 1016	\$ 1363	\$ 673
February.....	3601	832	1680	661
March.....	5721	948	2168	880
April.....	5397	1064	5204	3225
May.....	4056	1270	2675	1042
June.....	3901	1481	2779	1063
July.....	4500	1843	1421	965
August.....	4335	1267	1722	1037
September.....	5011	1300	1786	978
October.....	6230	1290	1652	728
November.....	4418	1247	1911	807
December.....	4843	1693	1739	930
<b>TOTAL 1911</b> .....	<b>\$55,844</b>	<b>\$15,251</b>	<b>\$26,100</b>	<b>\$12,989</b>

YEAR AND MONTH 1912	BROWNSVILLE	KINGSVILLE	SAN BENITO	MISSION
January.....	\$ 4281	\$ 1131	\$ 1515	\$ 658
February.....	5150	1189	5197	1117
March.....	6957	1614	5480	1371
April.....	6688	1819	6406	6650
May.....	6811	1811	5945	2002
June.....	5260	1483	2316	909
July.....	4470	1502	1629	963
August.....	4831	1933	1632	1170
September.....	5639	2216	1505	1146
October.....	4544	2086	1612	1088
November.....	4364	2046	1706	1213
December.....	4439	1848	2101	1108
<b>TOTAL 1912</b> .....	<b>\$63,434</b>	<b>\$20,678</b>	<b>\$37,044</b>	<b>\$19,395</b>

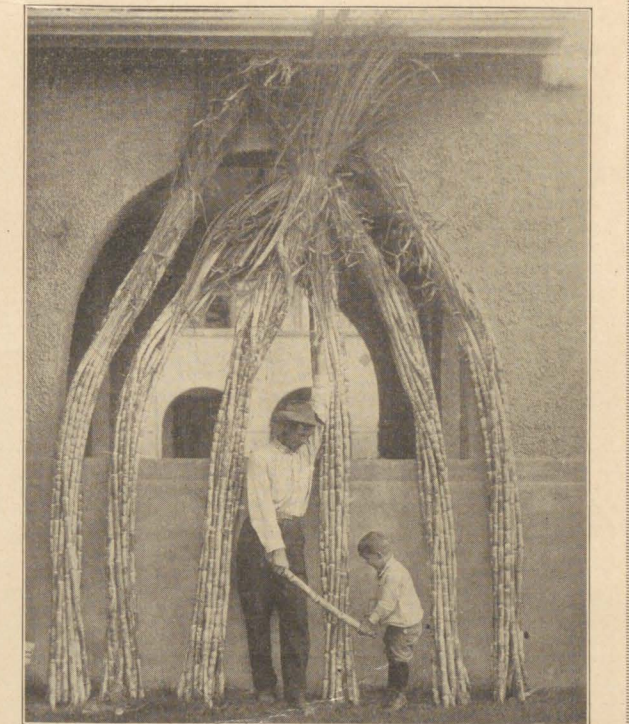
Yr. and Mo. 1913	Brownsville	Kingsville	SAN BENITO	Mission	Mercedes
Jan. ....	\$ 4584	\$ 1806	\$ 5338	\$ 3121	\$ 4222
Feb. ....	5597	2142	12650	3722	4643
Mar. ....	6602	2357	6867	2574	4106
April.....	9708	2497	2780	1721	2310
May.....	5949	2173	6989	2507	3781
June.....	6236	2218	4917	2186	2890
<b>TOTAL FOR 6 MOS.</b>	<b>\$38,676</b>	<b>\$13,193</b>	<b>\$39,441</b>	<b>\$15,831</b>	<b>\$21,952</b>

We will reach this year a quarter million dollars to Express Company; only 5 cities.

L. COBOLINI,  
Secretary Waterways.

Statement of car loads of vegetables from January 1st, to May 14th, 1913, including cabbage, onions, lettuce, potatoes, melons, Etc. from all points on the St. Louis, Brownsville and Mexico Railroad, between Houston and Brownsville, and on the Branch line running from Harlingen to Sam Fordyce—Over 400 miles of line. *Note that San Benito's shipments are over 30 per cent of those of the entire line. San Benito is the principal shipping point on the St. L., B. & M. Ry. and does the Icing and precooling of all vegetable shipments for the entire line.*

Bishop.....	2	McAllen.....	56
Bixby.....	3	Mercedes.....	135
Brazoria.....	1	Mission.....	436
Brownsville.....	238	Olmito.....	11
Calallen.....	108	Pharr.....	63
Corpus Christi.....	46	Raymondville.....	1
Donna.....	41	Riviera.....	3
Edinburg.....	2	Robstown.....	24
Harlingen.....	106	<b>San Benito.....</b>	<b>657</b>
Kingsville.....	5	San Jaun.....	43
La Feria.....	20	Tiocano.....	2
Lawrence Spur.....	30	Miscellaneous.....	96
Lyford.....	2	<b>Total.....</b>	<b>2131</b>



Sugar Cane. We have the largest sugar mill in the Rio Grande Valley at San Benito—both granulated sugar and ribbon cane syrup are produced.



### It's a Great Climate

State of Texas }  
County of Cameron }

Know all men by these presents:

That I, T. J. Templer arrived in San Benito, Cameron County, Texas, on September 3rd, 1912, and began to clear and prepare my farm for cultivation on that date.

On December 2nd, 90 days from my arrival, I made my first shipment of 15 crates of string beans.

The past spring and summer I grew 3 acres of sweet corn from which I shipped 265 crates, of 8 dozen each.

Two acres of string beans from which I shipped 513 baskets which sold for \$209.28.

I have planted now for winter crop, cabbage, beans, lettuce, peas and onions.

Outlook for prices is much better than last season.

So far I have found this the finest all year round climate I have ever experienced. I like it much better than California. I can truthfully recommend this as a fine country for any one seeking a new location for health, climate, soil and water. Also a fine class of people for neighbors.

T. J. TEMPLER.

Sworn to and subscribed before me this the 3rd day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

### Has Made Good Money

The State of Texas }  
County of Cameron }

Know all men by these presents:

That I, P. R. Foley, arrived in San Benito, Cameron County, Texas, during the month of November, 1910.

I farm 29 acres of land under the San Benito canal, which has always furnished me first class water service, water being on tap at all times. During the fall of 1911 I planted 9 acres of this land to Sure Head cabbage. The said 9 acres produced a total of 98 tons, which I sold for the sum of \$2,900.00 net to me after paying freight, icing, and selling commission, or an average of \$322.22 per acre.

My total expense for cultivation, irrigation, harvesting, and loading on cars amounted to \$20.00 per acre, or a total of \$180.00, leaving me \$2,720.00 net profit, or \$302.22 per acre.

After harvesting the cabbage I planted this land to cotton and harvested 8 3/4 bales, which I sold for \$479.00, making gross returns from this 9 acres of \$3,379.00 for the year.

The over-production all over the United States, of cabbage for 1912, greatly reduced our profits for that year, but even with this condition I made more on 11 acres of cabbage than I have ever made on a similar acreage in farming in Indiana.

This year there is an indication for cabbage prices as good as were received for winter crop of 1911, and I am planting 12 acres.

I am now harvesting 5 acres of corn that is yielding 65 bushels per acre, which has grown on land that cabbage had just been taken off from.

P. R. FOLEY.

Sworn to and subscribed before me this the 17th day of September, A. D. 1913.

L. B. MAYER,  
Notary Public, Cameron County, Texas.

### Nine Cuttings Alfalfa

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That I, J. L. Pierce, came to San Benito, Cameron County, Texas, in the month of July, 1911. I own 50 acres of land. About February 15th of this year I planted about 10 acres in Laguna corn from which we harvested about 750 bushels, or 75 buhesls per acre, which we sold for 60 cents per bushel but corn is worth now 70 cents per bushel.

We are now planting this 10 acres to winter cabbage.

I will plant about 30 acres of corn next January and February.

I planted 8 1/2 acres to alfalfa March 15th, 1913. I have cut this four times, within six month from planting. First cutting I got 150 bales, second cutting 250 bales, third cutting 386 bales and fourth cutting 410 bales, a total of 1,196 bales, that easily averaged 50 pounds per bale or nearly 30 tons.

From now on I expect to get from 10 to 11 tons per cutting from the 8 1/2 acres, and 9 cuttings per annum. I have sold none of this for less than \$18.00 per ton. I consider corn, hogs, and alfalfa sure crops and any farmer can make a good living and pay for a farm here, if bought on reasonable terms, with these crops.

I have received as much as \$765.27 from 2 acres of cabbage. In my opinion this is the best winter truck country in the United States. We have a great irrigation system that enables you to plant at any time regardless of rainfall.

J. L. PIERCE.

Sworn to and subscribed before me this the 17th day of September, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

### The Best Hog Country

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That I, R. O. Barron, arrived in San Benito, Cameron County, Texas, during the month of November, 1910.

I own 25 acres of land, but have 50 acres additional rented. Of this total I had 25 acres planted to spring corn of the Laguna and Oklahoma White Wonder varieties. This was planted about the first to the middle of March, which was about two months later than I usually plant corn here. The said 25 acres averaged 60 bushels per acre or 1,500 bushels for the 25 acres.

I have sold very little of this, as I expect to feed the most of it to a bunch of hogs this winter.

Some of this corn made as high as 75 bushels per acre. My total expense for cultivation, irrigation and harvesting amounted to \$8.00 per acre.

20 acres of this land is now prepared for a winter vegetable crop, which is partly planted and the balance will be planted within the next few days.

I expect to plant 75 acres of corn during January and February next, and if I can get some more land will plant 25 to 40 acres more. Our winter truck ground is nearly always followed by some sort of summer crop, as we plant some sort of crop every month of the year. Our last winter's truck crop brought us very little money, as a whole, owing to the enormous crop of vegetables

grown in the north last year, but this is the first time in the experience of the Rio Grande Valley that this occurred.

My truck crop of 1911-12 was good, and from 7 acres of cabbage I received in cash a little over \$2,300. 4 acres of this was rented land and I paid the owner \$400 rent for the cabbage and the cotton that followed the cabbage.

From all indications we consider the coming winter and spring will equal the above yield and prices received for truck. We have the advantage in this Valley of being able to plant our winter crops after the northern states have matured their crops, so that we can always tell whether to plant heavily, and what crops will be in the greatest demand.

I consider this the finest hog raising country that I have ever seen, and from now on I want to turn out as many as 100 hogs a year. As an instance of how hogs can be raised cheaply here, I planted half an acre of table beets last January, and as the market was loaded and shipping was not profitable, I fed them to my hogs and cows, and a half acre furnished feed for two months to 12 hogs and 4 cows and calves and a pony. Sugar beets might have done better.

I am going to plant some alfalfa this fall for my hogs and cows.

I am from Walker County, Texas, and have farmed in Texas all my life, and I can truthfully say that if a farmer will come here and work his land as well as any successful farmer has to do anywhere to make a success that he will have no trouble in paying for his farm from his crops, even on a staple crop basis, and what he may make on winter crops he can figure as extra profits.

R. O. BARRON.

Sworn to and subscribed before me this the 24th day of September, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

### BARRON BACKS JUDGMENT AS TO HOGS

In his affidavit concerning his farm experiences since coming to the lower Rio Grande Valley, pre-

pared for the use of a local real estate firm and published in The Light two weeks ago, R. O. Barron, a well known farmer of the San Benito section, stated that in his opinion the Valley is a great hog raising country, incidentally stating, further, that he fed and kept up for two months seventeen head of his stock on one-half acre of table beets. Mr. Barron observed, according to his affidavit, that he proposed to produce in the future at least one hundred hogs each year.

This San Benito farmer evidently meant what he said, and, in fact, seems to have somewhat increased his faith in the lower Rio Grande Valley as a hog-raising region. This indication is explained by the fact that not long ago Mr. Barron purchased a herd of fifty-four thoroughbred Duroc Jersey brood sows, all of which are bred to farrow in January and February of next year.

The shipment of Duroc Jersey sows made a good carload and arrived here recently with Ed. Edmondson, a director of the Louisiana Swine Breeder's Association, in charge.

Mr. Barron has in view additional lands on which to conduct an up to date hog ranch. The purchase of the large number of brood sows was effected through his brother, T. W. Barron, of National Stock Yards, Ill., who is connected with the large packing industry at that point.

Bringing of this large herd of thoroughbred hogs to the Valley will no doubt have a tendency to stimulate interest in fine hog raising in this section. A number of farmers in the San Benito country are beginning to raise hogs on a small scale, while there are a few who are already conducting hog-raising operations on a rather large and important basis.

It is said that Mr. Barron, even with his increased number of hogs, expects to go ahead with his trucking on a bigger scale, as he will no longer have waste with which to contend. The hogs will be a factory, as it were, to consume the cull stuff from the truck crops, at the same time improving the soil.—San Benito Light, Nov. 28, 1913.



Hogs and Alfalfa—there's money in 'em.



## Corn and Hogs

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That I, L. B. Pierson, arrived in San Benito, Cameron County, Texas, during the month of March, 1911. I farm 50 acres under the San Benito canal, 2½ acres of which I planted to Boone County White corn about the last week of March, 1913. The said 2½ acres produced a total of 203 bushels. My total expense for cultivation, irrigation, and harvesting amounted to \$10.70 per acre.

10 acres of this land is now being prepared for a winter vegetable crop, which I shall plant within the next thirty days. I expect to plant 40 acres of corn next spring. I have about 20 head of hogs, and I expect to have about 75 head for sale next season.

L. B. PIERSON.

Sworn to and subscribed before me this the 7th day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## Tomatoes Pay Well

State of Texas }  
County of Cameron }

Know all men by these presents:

That I, T. Y. McGovran, arrived in San Benito, Cameron County, Texas, during the month of August, 1909.

I own 40 acres of land under the San Benito



Commercial Dates thrive in the San Benito Section.

canal, 3 acres of which I planted to tomatoes about the 6th day of January, 1913. The said 3 acres produced a total of 2,303 4-basket Texas crates, besides culls, which I sold for the sum of \$1,814.00 or an average of \$604.66 per acre.

My total expense for cultivation, irrigation, and harvesting, including crates, amounted to \$145 per acre, or a total of \$435, leaving me \$1,379.00 net profit, or \$459.67 per acre.

12 acres of my land is now being planted in a winter vegetable crop.

T. Y. MCGOVAN.

Sworn to and subscribed before me this the 2nd day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## There's Money in Hogs

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That in March, 1913, I bought 20 head of stock hogs including sows and shoats, at a cost of \$180.

I have sold \$255 worth of hogs in 7½ months from the time of starting in the business, and I have 60 head of various sizes and ages on hand, that are worth \$400 to \$450. I have raised my own feed, including 2¾ acres of alfalfa that I have pastured.

I had 40 acres of corn that made about 1,600 bushels.

According to my experience and knowledge of this country a man can make good money in the hog business, as he can count on 5 litters of pigs each two years, and our warm winters are favorable for winter pigs.

Any man growing winter vegetables should have enough hogs to consume all the culls and second grade stuff that he has left from shipping.

This is a good corn country. I sold part of my crop of corn for 68c per bushel and am feeding the balance.

H. B. CONLEY.

Sworn to and subscribed before me this the 29th day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## Good Profit in Corn

The State of Texas }  
County of Cameron }

Know all men by these presents:

That I, B. Thornton, arrived in San Benito, Cameron County, Texas, during the month of November, 1912.

I own 10 acres of land under the San Benito canal, 5¼ acres of which I planted to strawberry corn about the 10th of March, 1913. The said 5¼ acres produced a total of 266 bushels, which I sold for the sum of \$332.50 or an average of \$63.33 per acre. Most of this corn was sold for seed corn for planting.

My total expense for cultivation, irrigation and harvesting amounted to \$10 per acre, or a total of \$52.50 leaving me \$280 net profit, or \$53.33 per acre.

I had a very poor stand of this corn and I feel sure that if my stand had been good that I would have gotten 80 bushels per acre. I came here from San Saba County, Texas, where I farmed for 8 years, and I consider this far ahead of that part of Texas. We have a better climate here, better



Winter Cabbage.—We grow several thousand acres at San Benito and follow with a summer crop on same land.

soil, and with plenty of water for irrigating, and good health, this Valley is hard to beat.

7 acres of this same land is now being prepared for winter crop, which I shall plant within the next 60 days. I expect to plant 18 acres of corn next spring, including rented land.

B. THORNTON.

Sworn to and subscribed before me this the 1st day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## Big Profit in Cabbage

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That I, M. W. Street, arrived in San Benito, Cameron County, Texas, during the month of September, 1911. I own 40 acres of land under the San Benito canal, 8 acres of which I planted to early cabbage in November and December, 1911. The said 8 acres produced a total of about 100 tons, which I sold for the sum of \$3,400, or an average of \$34.00 per ton. My total expense for cultivation, irrigation and harvesting amounted to \$30 per acre or a total of \$240, leaving me \$3,161 net profit or \$395 per acre.

I have 10 acres of land now being prepared for a winter vegetable crop, which I shall plant within the next month. I expect to plant 35 acres of corn next spring.

The truck crop of last winter (1912 planting) made us no money on account of the immense crop grown in the north. This year (1913) the situation is reversed and indications are fair for good prices.

M. W. STREET.

Sworn to and subscribed before me this the 4th day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## A Bale to the Acre

The State of Texas }  
County of Cameron }

Know all men by these presents:

That I, G. W. Mason, arrived in San Benito, Cameron County, Texas, during the month of September, 1911.

I own 20 acres of land under the San Benito canal, 4 acres of which I planted to Laguna corn about the first day of February, 1913. The said 4 acres produced a total of 358 bushels. On one acre of this I got 98 bushels which I sold for the sum of \$62.70 or an average of \$58.17 per acre for the 4 acres. My total expense for cultivation, irrigation and harvesting amounted to \$7.90 per acre or a total of \$31.60, leaving me \$201.04 net profit, or \$50.27 per acre.

10 acres of this land is now being prepared for a winter vegetable crop, which I shall plant within the next 30 to 90 days. I expect to plant 40 acres of corn next spring, including rented land.

I had this year 10 acres of Mebane cotton, the best 3 acres of which made 4 bales, the other 7 acres made 6 bales, or 10 bales from 10 acres, planted on land that had produced a winter crop of cabbage.

GEO. W. MASON.

Sworn to and subscribed before me this the 1st day of October, 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

Speaking of cotton, San Benito has the distinction of producing the earliest bale of cotton ever ginned in the United States—June 10th, 1911. Also of making 53 bales on 21 acres of land.



## Fine Cotton and Corn Land

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That I, George W. Houghtling, arrived in San Benito, Cameron County, Texas, during the month of December, 1910.

I farm 40 acres of land under the San Benito canal, 5½ acres of which I planted to Laguna corn about the 1st day of April, 1913. The said 5½ acres produced a total of 423 bushels, which I sold for the sum of \$245.34 or an average of \$44.42 per acre. Some of this corn produced 100 bushels per acre. The same land last year made 81 bushels per acre. I have 25 acres of cotton that I have picked 18 bales from. I had 3 acres of lettuce last spring that netted me \$500. Our cabbage did not make us any money account of the big crop in the north, but this winter we expect to make good money on winter truck.

GEORGE W. HOUGHTLING.

Sworn to and subscribed before me this the 6th day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## Money in Winter Cabbage Followed By Corn and Cotton.

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That I, J. J. Francis, arrived in San Benito, in January, 1910. I own and farm 20 acres land watered by the San Benito canal.

In 1912 I raised 11 acres cabbage, which made about 8 tons per acre (a low yield) and sold for an average of \$38 per ton. Followed same with cotton and got 8 and a fraction bales which sold for \$65 per bale.

In the winter of 1912-13 sold 2 acres cabbage and 1 acre lettuce, but on account of heavy crops in the north this only brought me \$85 net. Followed with corn and millet. Planted 9 acres corn at different times yielding from 40 to 115 bushels



Both Long and Short Staple Cotton does well in the San Benito Country.

per acre. The early planting in 3-foot rows making the high yield. Sold from 70 to 80 cents per bushel. 3 acres millet made me 5 tons hay. Hogs and cattle do well and pay well.

Have 5 acres cabbage and one acre lettuce now growing. We feel sure of getting big prices for vegetables this winter.

J. J. FRANCIS.

Sworn to and subscribed before me this the 3rd day of November, 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## 80 to 110 Bushels Corn Per Acre

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That I, Joe Scott, arrived at San Benito, Cameron County, Texas, during the month of September, 1911.

I superintend 30 acres of land belonging to R. Burket of Findlay Ohio, under the San Benito canal; according to the survey of the Land & Water Company's Engineer I planted 23.9 acres in corn; from said 23.9 acres of land I sold \$1,161.51 worth of corn after saving more than 100 bushels for myself, the price ranged from 57 to 65 cents per bushel. I suppose 62 cents would be an average price for what I received per bushel.

This would make the sum total of what I sold 1,873 bushels, add to this what I saved for myself, gives the grand total of 2,000 bushels, giving an average of 83 bushels per acre.

9 acres of this land, the stand was very poor, should have been plowed up and planted over, which cut down the average yield considerable. About 15 acres of the best corn made about 110 bushels per acre. My total expenses for cultivation, irrigation and harvesting amounted to \$265.85 or \$11.20 per acre, leaving me a net profit of \$829.66, or \$37.19 per acre.

JOE SCOTT.

Sworn to and subscribed before me this the 1st day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## Better than California

The State of Texas, }  
County of Cameron. }

Know all men by these presents:

That I, William Kamitani, arrived in San Benito, Cameron County, Texas, September 5th, 1910.

I rented 12 acres first year. October, 1911, I rented 45 acres. I planted that year 15 acres to cabbage, which I sold for about \$4,000 gross. In April, 1912, I bought 80 acres of land. On February 5th, 1913, I planted four acres to Laguna corn; I sold 482 bushels at an average of 63 cents per bushel, besides feeding four mules for six weeks from this corn. Total yield was over 500 bushels. On March 22, 1913 I planted 12 acres of Laguna corn but got a poor stand. I sold 960 bushels from this field, at an average price of 66 cents. On April 10th I planted 6 acres of Laguna corn and only made 45 bushels per acre as it was too late for this variety to do well. I sold this for 68 cents per bushel.

I made a little over ten tons per acre on fifteen acres of cabbage last year, but the northern crop was heavy and prices were poor. This year I am



This is where we shine. They bring the price in the winter and early spring months.

planting 45 acres of cabbage as the northern crop this year was short and prices will be good; I will follow the cabbage with corn on the same land. I farmed 2 years in California, 3 years in Colorado, and I can truthfully say land is actually worth more and will produce more here than either of those states and can be bought for much less money.

This is the finest country I have ever lived in.

WILLIAM KAMITANI.

Sworn to and subscribed before me this the 23rd day of October, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## 83 Bushels to Acre

The State of Texas }  
County of Cameron }

Know all men by these presents:

That I, Jess N. Elrod, arrived in San Benito, Cameron County, Texas, during the month of December, 1911.

I have farmed 20 acres of land under the San Benito canal, 5 acres of which I planted to Laguna corn about the 15th day of February, 1913. The

said 5 acres produced a total of 417 bushels, which I sold for the sum of \$277.05 or an average of \$55.41 per acre. My total expense for cultivation, irrigation, and harvesting amounted to \$9.40 per acre, or a total of \$47.00, leaving me \$230.05 net profit, or \$46.01 per acre.

All of this same land is now being prepared for a winter vegetable crop, which I shall plant within the next 30 days. I expect to plant 40 acres of corn next spring.

JESS N. ELROD.

Sworn to and subscribed before me this the 24th day of September, A. D. 1913.

B. H. FRAZIER,  
Notary Public, Cameron County, Texas.

## Our Land Proposition

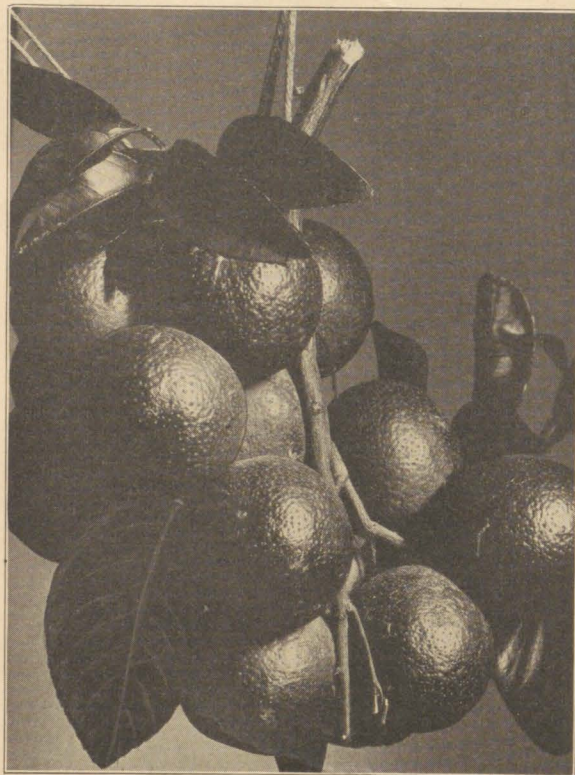
The land hereinbefore referred to is situated in the vicinity of San Benito, one of the best little cities in the state and which is supported by one of the most productive irrigated farming sections in the U. S.

The particular tract which we will offer at prices that are made low by the elimina-



tion of the heavy cost of selling and upon terms more favorable than ever before offered on Rio Grande Valley lands, is really one of the best propositions ever put on market. It is served by the St. Louis, Brownsville & Mexico branch of the Frisco and the San Benito & Rio Grande Valley Railways, the latter giving an interurban service stopping on signal at all points. This road at present in operation and as projected will bring the furthest forty acres of this tract within one and three quarters of a mile of its lines. Much of the land will, of course, be closer than that. This is an immense advantage. It enables you to send your children to the splendid schools in town; it enables you to ship your vegetables and other products to market without stopping your teams from work.

The prices and terms which we will quote are intended for Developers ONLY. We do not want speculators and if we can help it we won't have them. Since San Benito will be your trading point and social center if you settle with us you want to know all about it. Most of what we tell you is a bare



Home Grown Oranges are as finely flavored as those of either California or Florida.

tabulation of facts, but that is what you want.

### *Prices, Terms and Titles*

It would be folly for us to try to sell land unless we could furnish a good title. The title to this land has been passed on by the best attorneys and is guaranteed.

The price is \$120.00 per acre, including free water rent one year from date of purchase, made so by the elimination of every superfluous item of selling expense. The Irrigation Co. can sell this land at this price only by GOING DIRECT TO THE FARMERS THEMSELVES and because the owners who also own the canal system want this land sold to ACTUAL FARMERS in order that their canal property may pay better. Do not let the agents, for companies with higher priced land, fool you. This land is POSITIVELY AS GOOD AS ANY IN THE VALLEY and MUCH BETTER THAN SOME OF IT. ALL THE LAND IN THIS VALLEY IS GOOD; we want you to understand that distinctly. BUT this land has advantages that many tracts do not enjoy. IT IS CHEAPER IN PRICE THAN ANY OTHER BECAUSE WE SPEND LESS TO SELL IT.

Even at this low price the Company makes a further concession to get together congenial neighborhoods and to further decrease the cost of selling. Where the farmers of a community will make up a little group of people, enough to take five hundred acres at one time, the Irrigation Co. will make a reduction of \$10 per acre in the price. That amounts to \$400 on 40 acres, enough to build as good a house as you will need in this climate. Of course each man gets a separate deed.

The terms will be \$43.33 per acre cash and 2, 3, 4, 5, 6, 7, 8, 9 and 10 years on the balance at six per cent. NOTE THAT THERE IS NO FURTHER LAND PAYMENTS EXCEPTING INTEREST, AFTER THE CASH PAYMENT, FOR TWO YEARS. We do that because we want you to feel free to go ahead and improve your place as soon as you buy it knowing that for two years you have no land payments except the interest. That is a new feature in land selling introduced for the benefit of actual settlers only. These terms give you an opportunity to make your farm pay for itself.

### *A Last Word*

Before you lay this little booklet aside let us urge you to think this matter over carefully. We don't want to sell one single acre to a man led astray by enthusiasm. We



California Grapes.—They ripen here 4 to 6 weeks earlier in season than in California—begin commercial bearing 2 years from planting.

don't want to sell one single acre to anyone who thinks that he can come to this country and get rich swinging in a hammock, or riding in automobiles or in hunting and fishing. We don't want to sell land to loafers or dreamers. We don't want to sell land to people who are just naturally no account, but if you want to buy land where EARNEST, HONEST EFFORT will be rewarded in proportion to its energy and where, when old age overtakes you, you will have amassed enough to live in comfort; if you are looking for GOOD LAND and are willing to work it and pay for it to the last dollar, we do want to sell to YOU. This is a real man's country. No where else in all our experience have we ever found a country where we could so earnestly urge the working farmer to stake his money and his toil on re-

sults. If you will buy this land and work it, you simply CAN NOT LOSE.

Don't decide hastily, we tell you again that at these prices and these terms this is THE BEST LAND OFFER IN TEXAS. Come down and see for yourself. Look at the land. Study conditions for yourself. We will gladly tell you anything you want to know and it will be a pleasure to show you the land and the canals and pumping plants and the live little city of San Benito. Come any time. Let us know when you are coming and we will have the rigs ready to take you around. In the meantime write for anything else you want to know.

Cordially,  
**FRAZIER, MARTIN & HOLLINGSWORTH**  
 General Sales Agents San Benito Irrigation Co., San Benito, Texas.