

HOMES in the PANHANDLE
OF TEXAS

Pastured and Farm lands
For Sale
G.G. Gibbs, Land Commissioner
San Antonio, Texas.



ONE MILLION ACRES OF LAND
FOR SALE

IN THE

Panhandle of Texas

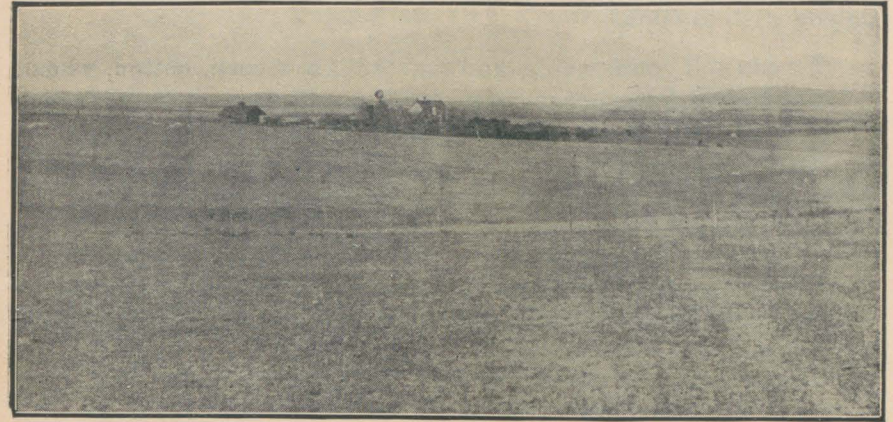
LANDS ORIGINALLY GRANTED TO THE

Houston & Texas Central Railway Co.
and Texas & New Orleans Railroad Co.

NOW FOR SALE

LOW FIGURES AND EASY TERMS

C. C. GIBBS, LAND COMMISSIONER
SAN ANTONIO, TEXAS



**Home, Health, Happiness
In the Panhandle.**

Have you a home of your own?

If not, we can sell you one.

Is your home healthy?

If not, sell it and buy in the Panhandle, and save enough in doctors' bills to pay for it.

Is your business prosperous?

The people in the Panhandle are prospering, hence they are happy.

Do you want to run cattle?

We can sell you some of the best grass in Texas, with water on it or under it.

Do you wish to farm?

We can sell you farming land that will grow corn, cotton, wheat, alfalfa, and forage crops to perfection. You can take your pick out of 1,000,000 acres of land. You can have rolling land, alternate valley and plain, or smooth land where you can run a furrow for miles without a break. No expense for clearing; the land ready for the plow.

You can plant your place with groves of timber, as some have done, and in a few years the trees have overtopped the houses.

You can run the water from your well to your garden and grow all kinds of vegetables and melons, and beautify your home with vines and flowers and shade trees.

You can run your cattle on the grass for ten and sometimes twelve months in the year. They need never starve for you can raise all the feed they may need for the short winter storms.

When you come to this Panhandle country throw away your quinine and liver pills. You will have no use for them here.

Do you want a place where you can make a beautiful home in a perfectly healthy country?

Come to the Panhandle.

Do you want a place where your labors in farming or stock raising will be crowned with success and consequent prosperity?

Then come to this great, growing, prosperous Panhandle country. If you want to buy land where one dollar invested today will, in a few years, make twenty-five, come to the Panhandle, the last great body of good land left in Texas open for settlers.

If you want 160 acres we will sell it to you.

If you want more we have 1,000,000 acres for sale.

Facts in the Panhandle.

It will pay you to read this.

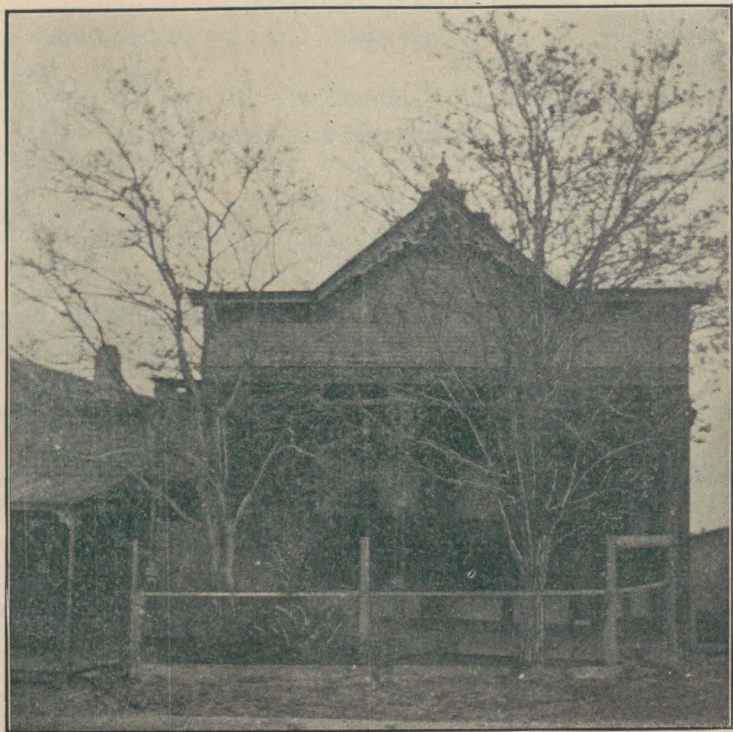
| | |
|--------------------------------|--|
| Grass . . . | The best in Texas. |
| Water . . . | Good and plenty; pure and soft; no alkali or gyp. |
| Soil . . . | Deep, rich, and productive. |
| Rainfall . . | Sufficient for all purposes — 23 inches. |
| Climate . . | Healthy — no malaria. |
| Elevation . . | 1,200 to 3,800 feet. |
| Wheat . . . | Fifteen to thirty bushels. |
| Corn . . . | Twenty to forty bushels. |
| Oats, Rye, Barley . . | Grow here. |
| Cotton . . . | Half a bale — no boll weevil. |
| Alfalfa . . . | Three cuttings and a seed crop. |
| Feed and Forage Crops . | Sure crop; large yield. |
| Stock . . . | Mature well; fatten rapidly under feed. |
| Transportation | Smooth roads; easy grades. |
| Railroads . . | Four Roads cross the Panhandle, putting the principal cattle markets within easy reach of this section of country. |
| Towns . . . | Thriving Towns along the railroads; good trading points; growing towns in each County. |
| Schools . . | High schools and colleges at the larger Towns; country schools wherever needed. |
| Postoffices . | Mail routes, telegraph and telephone lines all over the country. |
| State Land . | The State school land has been all taken up, but we will sell you land at less than the school land would cost you, with the cash bonus. □ |
| Price . . . | Our land is for sale cheap now, \$1.50 to \$3.00 an acre, less than half what the same land costs elsewhere. |

Terms One-fifth cash, balance in four equal annual payments. Six per cent interest.

You can't afford to let this offer go by, because there will probably never be the same quantity and quality of land offered at the same price and terms in Texas; because land is going up. You had better buy now.

Come now, and bring your friends and settle side by side, and build up your own community.

There are families here from all over the Union, and they all like it.



SIX-YEAR-OLD BLACK LOCUST.—CANADIAN.



CHERRY, APPLE, BLACK LOCUST AND CEDAR.

What the Photographs Will Tell You.

Look Them Over.

If you doubt these facts come and see for yourself. If you cannot come, look at the photographs in this book. These are photographs of scenes and objects in various parts of the Panhandle, taken in the early Spring, at a time when everything is at its worst.

You can see the grass on the plains extending for miles and miles, a solid unbroken turf of Mesquite.

You can see the surface water in the streams and lakes. Notice the windmills at almost every house—proof of the general subterranean supply.

You will see the trees, native and cultivated, groves and orchards.

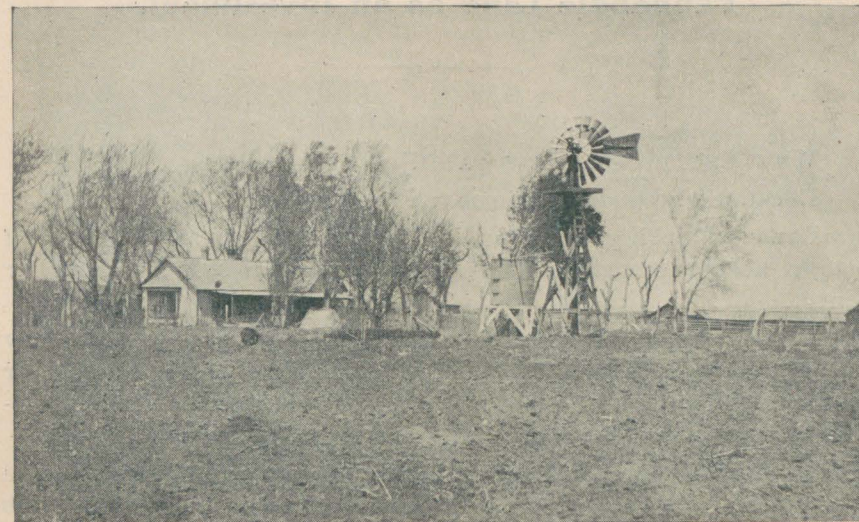
You will not find growing crops of corn and cotton for this year's crops were not yet planted. But you will see alfalfa, wheat, and rye. And you will see the farmers at work plowing and planting. The fields are so large they make the men look small.

If you look closely you will see cattle grazing on the far side of the lake. Their size will give you an idea of the lake. On another plate you will find a house, barn, sheds, windmill, orchard, and a grove on the horizon, which will give you an idea of the extent of level country.

You will see some bunches of Panhandle stock, fed on Panhandle crops. These are native calves, bred and fed in Lipscomb County.

Look at these facts, as pictured by the sun, then read what different sections of the country are doing, and you will be satisfied that the Panhandle is a land of great promise now, and will, in a few years, be a land of plenty, flowing with milk and honey.

A land of promise, stored with nature's treasures, waiting only for the energetic stock farmer to turn these treasures into available wealth.



RANCH IN HEMPHILL COUNTY

The Panhandle said good-by to the buffalo and the mustang without much regret.

She bade farewell to the good old days of free grass and the long-horn, but the grass still grows, and the waters run, though most of it runs out of a pump.

And now the shadow of coming events is warning the big pasture man that he, too, must change with the times, and the wise ones are already cutting down their herds and cutting up their pastures.

The time has come when a man must own the land he uses.

The stock farmer and the granger, the man with the reaper and the plow are the men, and the only men who can force this great Panhandle country to give up all the untold riches that lie hidden in the bosom of the plains.

Panhandle Land as an Investment.

WHY SHOULD ONE BUY LAND?

Because land does not die or run away.

Land will bring in a fair interest on the amount invested, if bought at a reasonable figure, whether you use it yourself or rent it.

Land is the only investment that is absolutely safe. Banks may fail; Governments may be overthrown; successful products or methods of manufacture, today worth millions, may be made valueless by new discoveries tomorrow, but land is always land.

Land has another quality which makes it a peculiarly valuable investment. Other material increases in value in proportion to the amount of labor actually expended upon it. Land gains an unearned increment, an increased value, due to the improvement of adjoining tracts. Your neighbor works for you.

Land is in increasing demand, and this demand must increase with the increase in population.

The supply of land is absolutely limited. Intensive methods will increase its productiveness, its availability, its value, but not its amount, that is fixed.

This Panhandle land, as a revenue producer in the near future, is a sure thing, for people must eat to live, and should be clothed. This means an increasing demand for bread, meat, and clothing.

Panhandle grass grows fine beef and can supply meat.

Panhandle soil grows wheat and can supply bread.

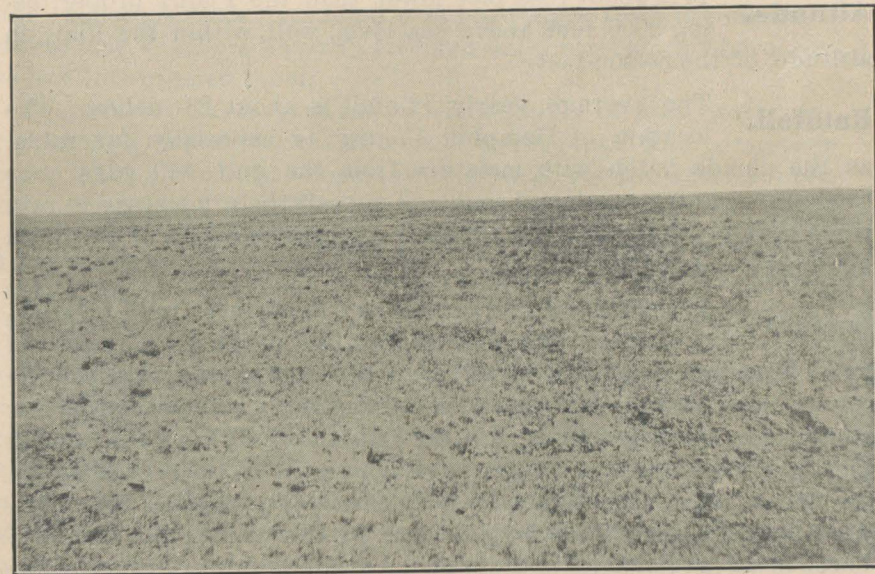
Panhandle soil grows cotton and can supply clothing.

Panhandle pasture is fine for sheep and can supply wool.

Hence, the value of Panhandle land must increase greatly, rapidly, and soon. If you buy Panhandle land at present prices, and improve it, you will soon have a good income from it, and, as time goes on, it will make you and your children rich.



THEY GROW WOOL, TOO.



ACROSS THE PLAINS.

Hemphill and Roberts Counties.

38,000 Acres of Land for Sale in Hemphill.

20,100 Acres of Land for Sale in Roberts.

RICH LAND—FERTILE SOIL—EXTRA RAINFALL—CHANGE IN METHODS OF RUNNING STOCK—MUST OWN LAND AND RAISE FEED. HEMPHILL JOINS THE FAMOUS WHEAT BELT OF OKLAHOMA. SUCCESSFUL ORCHARDS—LETTER FROM ROBERTS COUNTY.

HEMPHILL COUNTY.

Location. Hemphill is one of the counties on the eastern border of the Panhandle, on the edge of the Plains, west of Oklahoma.

Altitude. It is about 1000 feet lower than the Plains proper, being 2600 feet above sea level, well within the limit, in altitude, of the cotton belt.

Rainfall. The average yearly rainfall is about 23 inches. The location of Hemphill County is especially favorable, as the clouds laden with moisture from the gulf will pass over the lower country south and east, and deposit their moisture in rain when they break against the almost perpendicular face of the high plateau of the plains.

Surface. The surface of the country is a level prairie interspersed with broad valleys, down which streams of pure, clear water flow into the rivers. The rolling character of the country and the hills bordering the valleys give good protection for stock. The Canadian river runs through the middle of the county east and west, and the Washita, nearly parallel to it, runs through the south half. The divide between these two streams is a high mesa or plain, with broad level flats of the best soil in the country. There is a gradual slope to these plains draining into one or the other river.

Grass. The whole face of the country is covered with a close turf of the best grass that grows, the mesquite or buffalo grass. With the mesquite, on the hillside, grows a tall variety of sedge grass, which sends up its tender juicy shoots in the early spring, giving the best of milk food for the mother cows with early calves, and putting the ewes in good shape to lamb. Along the valleys of the Canadian and its tributaries there is a river grass that makes excellent hay, so that much of the bottom land can be used as a natural hay meadow, to say nothing of its possibilities with alfalfa.

Soil. The soil is a rich sandy loam in the valleys and a heavier loam on the upland, with a stretch of sand along the left bank of the Canadian and in places along the small streams running into it.

Alkali. There is no alkali in either soil or water.

Water. This county is well watered, and the water is all good for man or beast. The two rivers and their tributaries water the adjacent lands, and elsewhere there are lakes of permanent water—Nature's reservoirs filled with pure water from the clouds—a hint to man to follow Nature's lead and build reservoirs where Nature has not supplied them.

There is also an abundant and certain supply of good water under ground, which is reached at from 60 to 150 feet. The persistent breezes make a windmill a constant, reliable power for water supply in connection with the wells.

Adaptability of this Country for Stock. This country has been largely devoted to stock-raising, in the past chiefly under the old time, haphazard methods; but stockmen have found out that there is no money in poor stock, and that fine stock means heavy loss under careless or improvident management, and that they must grow or buy feed to get the best returns from their cattle. Hence \$220,000 worth of feed was imported into the Panhandle last winter. This might just as easily and far more cheaply been raised at home. Cowmen are beginning to realize that, as stated by the honorable secretary of the Panhandle Stockmen's Association, "*One acre of kaffir corn is worth forty acres of grass.*"



ONE OF THE BIG COTTONWOODS.

The old methods are changing. The times change and we must change with them. Free grass gave way to the big pasture of leased land, but today a man *must own* the land he runs his cattle on, for a lease is too uncertain. He cannot tell what day his leased land may be sold and he have to move. But where a man buys his land at the present low figure, his business is at once put on a solid foundation; he will run fewer and better stock and give them individual attention, which is impossible when running large numbers in a big pasture. He will raise one animal where he ran several; but he will have no loss, no die up, to knock out his profits, and the one good animal, well-grown and developed, not stunted by short rations and scant pasture, will bring in not only a larger but a sure profit.

There is no country better suited for the model stock farm than this. The good water, the wonderful coat of grass over hill and valley, make this the natural home,—the garden of eden for the cow, the horse, the sheep and the hog. *This is true of the whole Panhandle country, as well as of Hemphill County.* The grass is here for the stock and the soil is waiting for the plow. The man with the hoe has not yet crossed the line in large numbers, but just across the border in Oklahoma, within a few miles of Hemphill, with the same soil and climate, the farmer has been successful, and in the few places in this country where it has been tried the same success has crowned the efforts of the workingman.

Seven hundred ~~Seven~~ bales of cotton were ginned at Canadian last fall, the product of a few small fields, yielding a half bale and upwards. The soil grows cotton, the climate suits cotton, the buyer wants the lint and the cowman has to have seed, even if he has to pay the railroad to haul it to him from the far-off fields of Central Texas.

Wheat will grow here, and this spring you can see fields of wheat stooled out and shooting up as fine as you can find anywhere. One man last year raised 10,000 bushels of wheat five miles east of the county line. He sold his place for a good price and came over into Hemphill, where he found land which, he thinks, is better wheat land than the land he raised the 10,000 bushels on. He could, at present low prices, buy five acres for one that he sold. You can make money by doing the same thing. You can buy good land here for less than half what equally good land costs elsewhere.

This land will grow wheat, corn and cotton. Milo maize, kaffir corn and sorghum yield well. The luxuriant growth of wild grapes along the streams suggests that vineyards would be successful, that the soil and climate are adapted to grape culture.

Peach trees, apple trees, plums, and especially cherries, make as rapid and strong a growth here as anywhere in Texas. Tree culture, like every other branch of farming, must be wisely and energetically pursued to achieve results. You can't grow fruit unless the trees are properly planted, pruned and cultivated. For instance, at Canadian they tried to grow trees and failed. They said the soil or climate was in fault until a man settled there who showed them it was their methods or lack of method that was wrong, for he not only grew trees successfully where they had failed, but following his methods they themselves succeeded, and in Canadian today you will see as fine orchard and shade trees as anywhere in the state.

There is a good demand for timber here for fencing. The black locust is a hardy tree and suited to the soil and climate. It grows rapidly, with a straight, tall stem. At six or seven years it will measure eight or ten inches. This will cut up into fence posts, which retail at 20 cents apiece. The demand is increasing, the supply limited. You can plant some 400 trees to the acre, and as the trees age the grove will supply young shoots, which can be transplanted at your pleasure.

This county is not a lonely wilderness where you have to live without the advantages of civilization. In addition to its natural advantages a railroad runs through the county, giving means of rapid transportation and mail facilities.

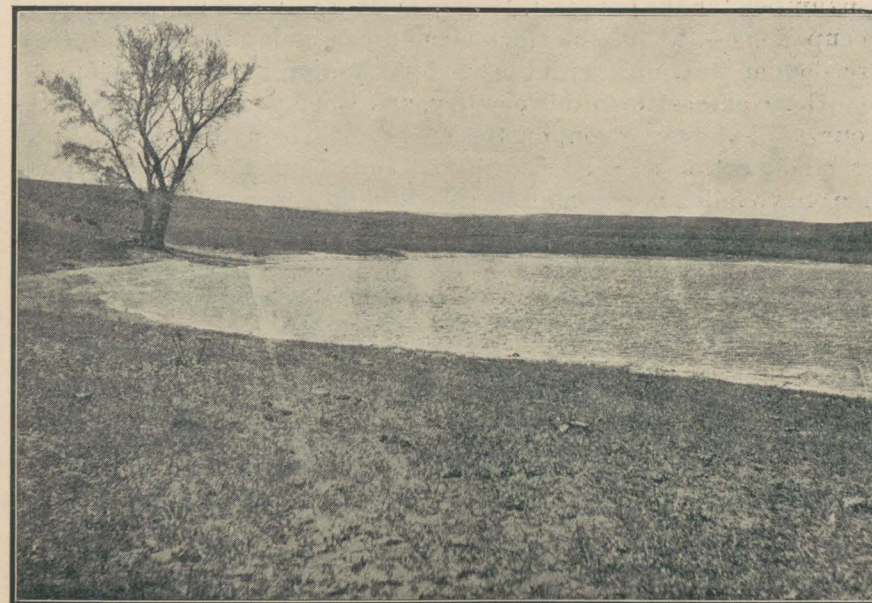
Telegraph and telephone lines stretch across the country, binding it to the centers of trade elsewhere.

There is a stage line from Canadian to Cheyenne, which runs through a block of our land and will deliver mail to the settlers along its route. The wagon roads are good, so that you can drive about with ease and comfort, even in wet weather they are not sticky. There are no steep pulls that cannot be avoided.

The county is about to close a contract with the railroad company to put in a new bridge across the Canadian in connection with



THE TREES SOON OVERTOP THE HOUSES.



THERE IS GRASS AND WATER IN THE PANHANDLE.

the new railroad bridge, thus lessening the cost and securing efficiency.

Canadian, the county seat, is a thriving town of some 700 inhabitants. There are several large mercantile establishments, post office, telegraph and telephone stations.

The court-house and other county offices are located here, and there is a college, a handsome two-story brick building, built of brick from the clay-pit two miles south of the town.

The people are intelligent, energetic, progressive and hospitable, and will welcome heartily all good people who wish to make their homes in Hemphill County.

These facts will give you some idea of the present conditions in this county. As to the future, history repeats itself. The soil and climate of Hemphill County are the same as those of Oklahoma, just on the east; what has been done there will be done here; what has happened there in the rapid advance of land values will happen here, and soon.

This country, as you can see for yourself, offers exceptional opportunities for the happiest, freest, most manly and independent of occupations,—that of the stock-farmer, combining the pleasure and freedom of the ranch with the comforts and profits of the farm.

Come and settle in this country, and when you are through with your work you can go out on the creek and sit in the shade of the grand old cotton wood and catch fish and thank Fortune that your lines have fallen in pleasant places and that your own good judgment guided you to Hemphill County, there to build up a happy, peaceful, prosperous home, where you can rest in your old age with your sons and daughters living around you in the homes they have built on the land you were wise enough to buy while it was cheap in the Panhandle country.

ROBERTS COUNTY.

This county joins Hemphill County on the west, and what has been said of the soil and climate there applies also to this county.

In Roberts County there are 19541 acres of Houston & Texas

Central Railroad land, an extension of block 42 in Hemphill, and 2569 acres of Texas & New Orleans Railroad land.

As a further illustration of the conditions existing in these counties, I quote from a letter written by a farmer in Roberts County:

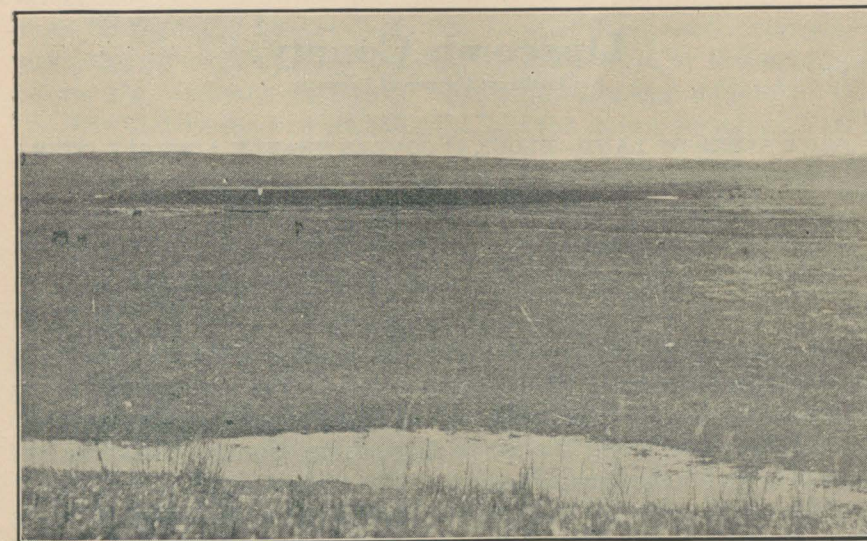
“I will write you a short synopsis of my farming experience in the Texas Panhandle during the last three years :

“In the spring of 1901, I broke up 150 acres of curly mesquite sod land on the plains and planted it in kaffir corn and sorghum. In 1902 this farm made over 300 tons of the same kind of feed crop.

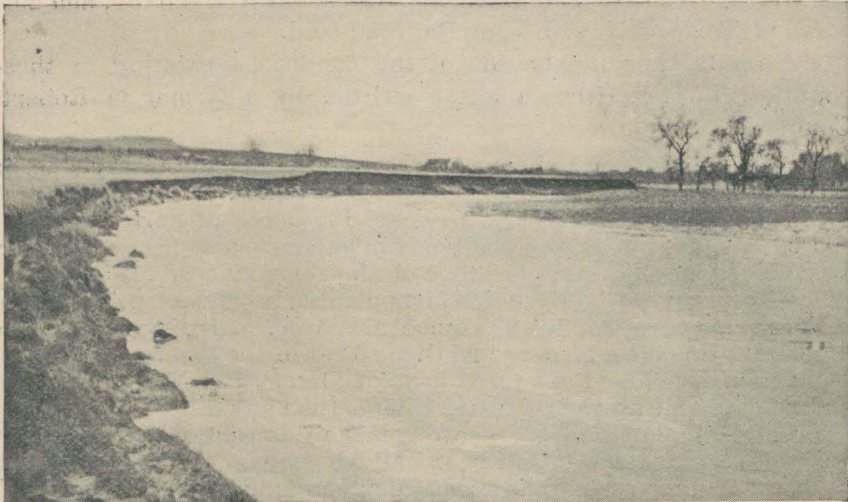
“This year, 1903, I have this farm planted in oats, corn, dwarf milo maize, kaffir corn, red top or sumac sorghum. All these crops are fine and will make a larger yield than either of the two former crops.

“This plains land is a black loamy soil, very rich and productive, and reminds me more of Central Illinois than any other.

“The regularity of the seasons make this part of Texas admirably adapted to stock-farming, and all who engage in this occupation here, and use good sense and good management, are very prosperous.”



ON THE PALO DURO.



WOLFE CREEK RUNS THROUGH THE COUNTY.

Lipscomb County.

(Northeast Corner of Texas.)

250,000 ACRES OF LAND—BLOCK 43 COVERS NEARLY A WHOLE COUNTY—STOCKFARMERS' PARADISE—700 LB. CALVES—RICH UPLAND, FERTILE VALLEYS—BEST WATERED COUNTY IN TEXAS. RUNNING STREAMS, FINE FISHING—WHEAT ELEVATOR AT HIGGINS, ON THE RAILROAD—FARMING ON WOLFE CREEK.

Lipscomb County is in the northeast corner of the Panhandle, is thirty miles square, and the original grant to the Houston & Texas Central Railroad Company covered all of this county except a strip four miles wide along the north line of the county. This block of land is now, for the first time, put on the market.

In many respects this county is similar to Hemphill County. The southeast half is below the plains proper, and hence gets the benefit of more showers during the dry season than the country further from the plains. This half is alternate mesa and valley. The

northwest half is on the plains. Wolfe creek runs through the center of the county and Kiowa creek through the northwest quarter.

There are ten creeks running into Wolfe from the south and twelve from the north. These creeks afford abundance of good water and fine bass fishing. Lipscomb is one of the best watered counties in the state.

The surface rises gradually from southeast to northwest, and the divide between Kiowa and Wolfe is an extension of the plains.

Along the divide south of Wolfe and north of the Canadian, a ridge of soft limestone crops out in places, and there is a stretch of sand along a small portion of the south line of the county.

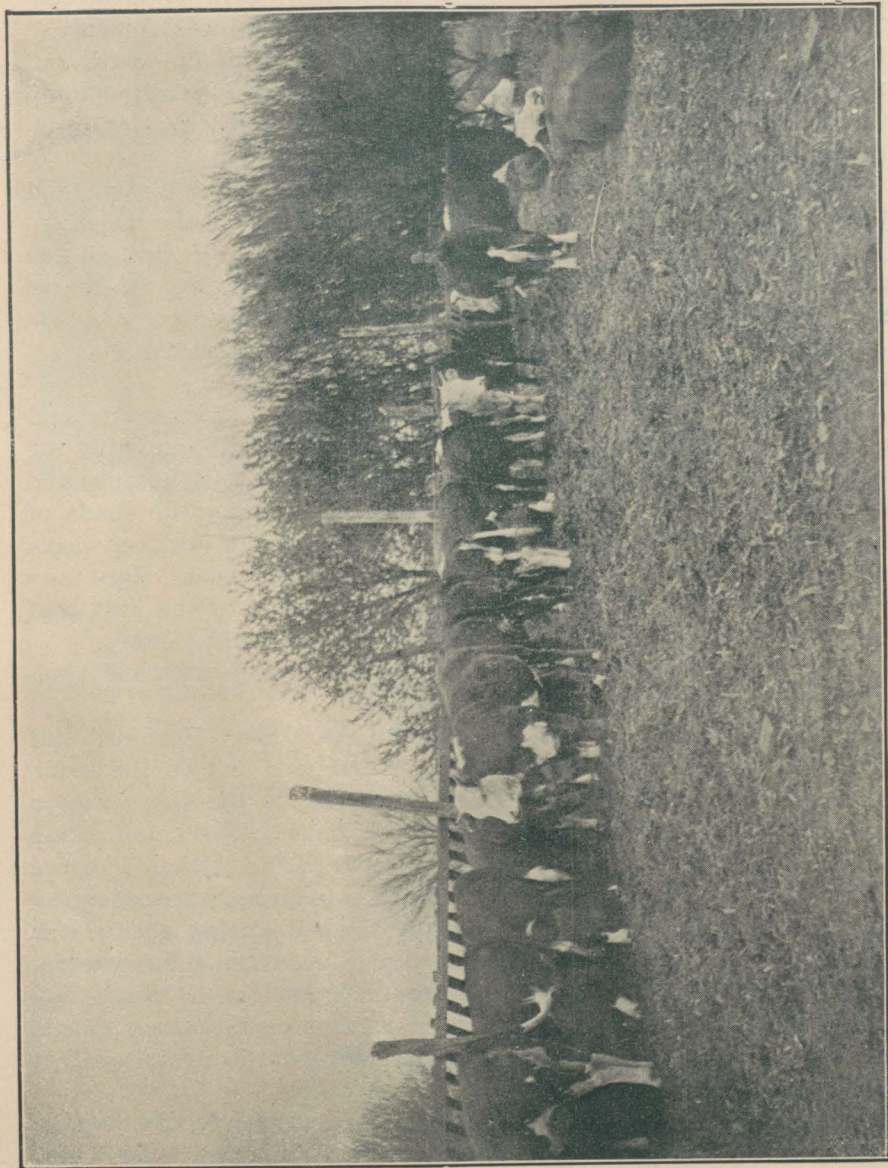
Elsewhere the soil is a deep rich loam, with a reddish clay beneath. In the valleys the soil is a sandy loam.

The whole country is covered with a solid turf of mesquite and gramma grass. This was in early days the favorite range of the buffalo. Here they would congregate to feed on the rich pasture and drink the clear running water of the streams, stand in the shade of the groves of cottonwood and hackberry, or bathe in the deep pools made by the many beaver dams that crossed the creeks. Here they were sheltered in winter from the cold north wind by the hills that border the numerous valleys of what is now Lipscomb County.

The buffalo and beaver are gone, but the grass, water and shelter remain.

For years this has been the cowman's paradise. Hereford and Durham have fattened on the grass in summer and on the kaffir corn, milo maize and alfalfa stored for their use in the short winter months. As an illustration of what can be done by this combination of grass and feed, look at the photograph of Mr. Boone's calves taken in their pen in Lipscomb County. These animals are not a year old. They were raised on the grass and fed during the winter months. When ready to ship out they averaged close to 700 pounds, and he refused an offer of \$35 a head as they stood in the pen. You can see for yourselves at a glance what a fine bunch of stock this is and the magnificent possibilities of a stock-farm in a country that will produce such stuff.

The state school land in this county, as all over the Panhandle, was all taken up years ago, and much of the individual land was



MR. BOONE'S CALVES—LIPSCOMB COUNTY.

leased and fenced up in big pastures, but the phenomenal success of the farmers in Oklahoma, whose fields run right up against the border of Lipscomb County, has opened the eyes of the land owners, and they realize that they cannot afford to lease, for grazing only, land that will raise twenty-five bushels of wheat or half a bale of cotton to the acre. This land is now for sale, upwards of 225,000 acres of land originally granted to the Houston & Texas Central Railway, in what is the best watered and promises to be one of the richest agricultural counties in the State of Texas.

This land is cut up into sections one mile square, and the railroad lands alternate with the state lands like the squares of a checker-board. The railroad lands lie some in the valleys along the water courses, some on the upland.

The availability of these lands for farming has been shown by the ranchmen who for years have been raising grain and forage crops as feed for their stock.

The few farmers in the county have had good success. For instance, Mr. Abney, north of Higgins, raised twenty-six bushels of wheat to the acre last season. Near Lipscomb, the county seat, the yield was twenty-seven bushels. Near the west line of the county, on Wolfe creek, good wheat has been grown for several years and fed to stock.

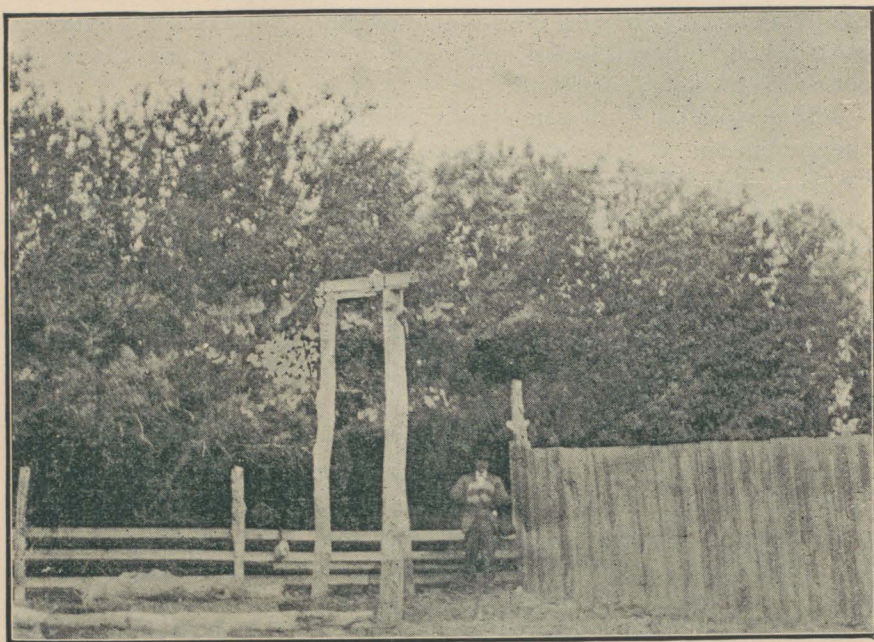
There is a grain elevator on the railroad at Higgins, in the southeast quarter of the county, and although most of the grain received there came from Oklahoma, the same soil and climatic conditions exist in Lipscomb. The Mediterranean does fairly well, but a durum or Macaroni wheat seems better suited to the country and gives better results. All the wheat in Lipscomb has been pastured so heavily and so late that the returns from the thrasher do not fairly represent what the grain would do if properly cared for. As mentioned above wheat has been planted more for pasturage and feed than for a market crop.

Alfalfa has done well where the sub-irrigated lands on the hillside and in the bottoms have been planted.

Orchards are successful where they have been properly planted and cared for. An orchard near Higgins shows well-grown and well-developed peach, apple, cherry, apricot, plum, pear and other

fruit trees, which have yielded abundantly year after year. There were gathered from this orchard seventy-five bushels of apples last year.

Here again the first experiments failed because the conditions were not fully understood. It was found that the constant south-west winds prevented the normal development of the trees. There was no trouble in growing the trees, but the crop of fruit was small. A hedge of mulberry, box-elder, catalpa or plum planted to protect the fruit trees solved the problem and removed the difficulty.



GROVE OF BOX ELDER—LIPSCOMB COUNTY.

The fruit is grown without any irrigation, and on examining the orchards you will find very few vacant places, a very small per cent of the original planting having failed to grow.

Box Elder, Russian Mulberry, Black Locust, Catalpa, Cedar, Cottonwood, Poplar, and other shade trees are easily rooted anywhere in the county, and make rapid growth.

In a few instances the springs and running water have been used to irrigate a small field or garden. With a little work, the waters of any of these streams could be stored or diverted for use on the valley lands. One progressive ranchman has utilized the flow to force the water, to his home, through a hydraulic ram

The rainfall here is ordinarily sufficient to grow crops without irrigation, as it falls principally in the crop season, from March to November. There is usually enough moisture, snow or rain, in the winter to save winter grain, and put the fallow land in good condition for spring planting.

The fine growth of native timber along the water courses, the luxuriance of the wild grape vines and plum thickets, and the solid turf of grass, prove how richly nature has endowed this favored locality with both soil and climate.

Wheat, rye, oats, barley, corn, alfalfa, kaffir corn, milo maize, sorghum, and millet have all been tested and have yielded well. Where cotton has been tried it grows well, making half a bale to the acre.

This country is now open for settlement. The barb wire can no longer hold back the man with the hoe. The owners of these lands are going to sell them—first come first served.

The land is good; the price is low; the title guaranteed. You can buy what you want, from 160 acres up.

Terms are one-fifth cash, the balance in four equal annual payments, at six per cent interest.

You can secure this land for less than the same kind of land would cost you across the line in Oklahoma, and for less than the State land would cost you with the bonus asked by the present owners

We have a big lot of this land, and the intention in putting it on the market at so low a figure is to make quick sales and small profits. An agent to receive applications for the sale of these lands will be found at Higgins.

Ochiltree County.

Another Big Block of Land.
185,050 Acres on the Plains.

MYSTERIES OF THE GREAT LAKES—RUNNING STREAMS AND BIG
COTTONWOODS — WONDERFUL GEASS—CROPS RAISED IN OCHIL-
TREE COUNTY—THESE LANDS COST LESS THAN STATE LANDS.

Ochiltree County is on the plains, drained by Wolfe creek, Kiowa and their tributaries. These creeks have the same characteristics here as they have further down in Lipscomb County, running water, big bass, beaver dams and cottonwood groves.

These creeks break the surface, but still the plains, the great expanse of level prairie, extending as far as the eye can reach, is the feature of this county.

Here and there on this great plateau are fresh water lakes; one of the mysteries of the plains, the Llanos Estacados.

If you will go to the court-house of Ochiltree County you will find there specimens of crops grown on these plains—wheat that, though heavily pastured, made 22 bushels to the acre and weighed 62 pounds.

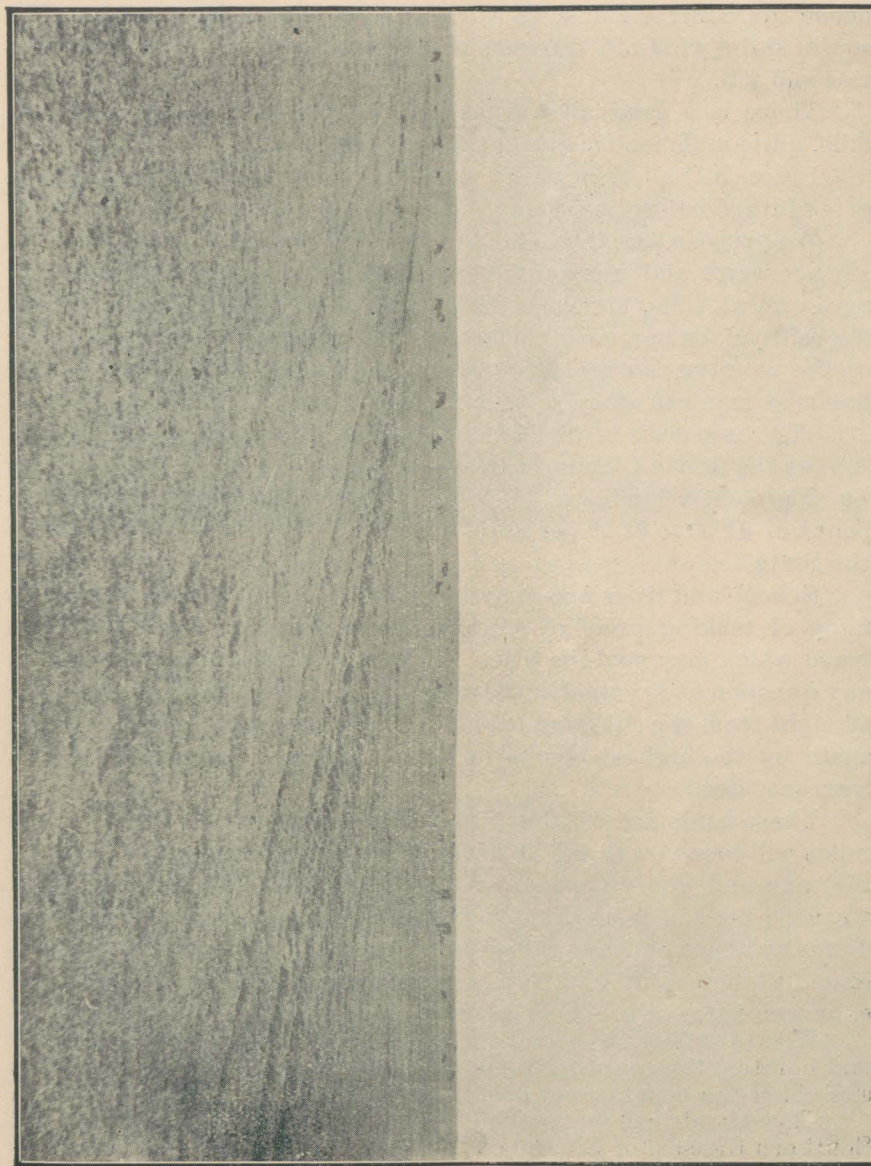
Mr Freyer planted wheat for five years, made four good crops that made 15 to 25 bushels.

You will find rye, oats, barley, broom corn, Indian corn, and goobers, all products of Ochiltree County. You will see maize heads that will show up with stuff raised anywhere in the State.

You will see cotton stalks with well filled bolls, some thirty to fifty to the stalk; a good hardy weed, smooth stalk, between knee and waist high, comparatively small thin leaf, and well filled bolls. This is a good beginning. Many of the people in Ochiltree never saw cotton grow.

The soil is a dark prairie loom, rich in humus or plant food, with a clay subsoil. There is no expense for clearing, as the land lies ready for the plow.

The plains seem to be level, but you can stand at the court-



THE PLAINS.

house in Ochiltree and see a windmill, house, and pens seven miles south, and a windmill thirteen miles southwest, showing a distinct rise and fall.

There is a gradual slope, some times as much as fifty feet in a mile, quite sufficient to give good drainage.

Practically all this plains country is fine farming land with a great future before it. Some is good, some better.

We propose to sell this land, with its unequalled grass, its good surface water and inexhaustible underground supply, and its rich agricultural soils, for less than it would cost if it were nearer the railroad, or in a more thickly settled country. We want to settle up the country, so we make you a proposition that no thoughtful business man can afford to turn down.

The same class of lands are selling in the east at \$50.00 an acre. Across the line in Oklahoma they sell at from \$10.00 up.

The school land was all taken up long ago, and now sells at a bonus of \$1.00 to \$2.00 per acre, in addition to what is to be paid to the State.

School land titles are sometimes faulty through lack of care in filing or making proof of settlement. Sometimes there has been fraud which may void the title. We give you a straight title without any question as to actual settlement. The title to these lands comes straight from the State by patent, and has been passed on time and again by the highest courts in the State. Besides this we give a warranty deed.

These lands are off the railroad, but not far. Thirty to forty miles will take you to one or the other of the three roads. Look on the map and you will see this. If these lands were on the railroad we could not sell them at the low figures we now ask. There is no difficulty about building railroads in this country, and they will be extended before long. Buy now and you will get the benefit of the enhanced value of property when the roads are built.

We are selling these lands cheap, and we want to sell lots of land and build up the country. Come and help us and bring your friends and share the benefits and profits as the country develops.

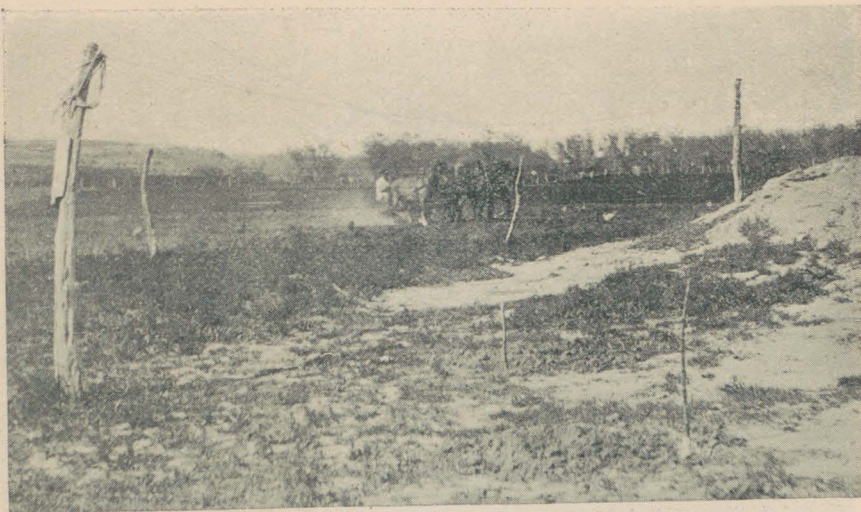
These lands can be reached from Higgins and Canadian on the Southern Kansas, or Liberal on the Rock Island, and Englewood on the Santa Fe.



THE STREAMS ARE LINED WITH GROVES OF COTTONWOOD.



RANCH IN OCHILTREE COUNTY.



PLANTING ALFALFA ON THE PALO DURO.

Hansford County.

98,000 Acres of Land For Sale in Palo Duro Canyon.

VALLEY AS FERTILE AS THE NILE—ALFALFA AND IRRIGATION—ALFALFA HAY AND FAT CATTLE—CHEAP GRAZING LAND—OTHER CROPS ON THE UPLAND—PRETTY HOMES ON THE PALO DURO.

The Houston & Texas Central Railroad lands, in Hansford County, lie along the Palo Duro Canyon, which heads 100 miles west and runs into Beaver, across the Texas line.

This creek winds its way through the plains, and waters a fertile valley which is dotted with groves of cottonwood and hackberry.

These bottom lands have been built up by the creek in ages past, which formed a rich alluvial soil, with slope enough to drain off the surplus water.

The silt, the overflow carries with it, even now, is rich in plant food, and this has been stored for ages, waiting to nourish the seed

man should plant in it. The beaver had many dams across the stream, which have washed out since the busy little fellows fell victims to the gun and trap.

This soil and these conditions are especially suited to the cultivation of alfalfa. There is one field of alfalfa on the creek, covering 320 acres, and it shows a good stand, proving the evenness of the



ALFALFA—HANSFORD COUNTY.

soil. There are other smaller fields which vary in quality according to their age and the care taken of them.

Alfalfa is a successful crop, sure for both hay and feed, as shown by the fact that a new thrasher and huller was needed, and has been bought for the use of the farmers on this creek.

It is suggestive that one of the best growths of alfalfa on the creek is in a valley above a beaver dam.

This is partly because the dam holds back the water, which has considerable underflow throughout the valley, and the check offered by the dam raises the level and subirrigates the soil.

Dams could be placed at other points on the creek to advantage. The course of the creek is very crooked, making frequent big bends, and showing evidence of frequent change of channel in olden times, and also that the soil is made of land carried to its present position by the creek, and that mixed with the earth is decayed vegetable matter and other material rich in plant food.

In many places it is hard to get a good stand of alfalfa, but here, the second year seems to produce a good stand and a strong plant.

Alfalfa, in some localities, will grow but will not mature seed, but here, the plant matures a good seed, with which, the later fields have been successfully seeded.

There are a few spots along the lower part of the Palo Duro where the recent wash from the hills has overlaid the original valley soil. In these few spots alfalfa did not do so well, but deep plowing would help this, and a diversion dam above, that would throw the silt-bearing overflow out over the field, would soon supply the richness of the original valley soil. A dam below would raise the subterranean flow where the plant root would soon reach it.

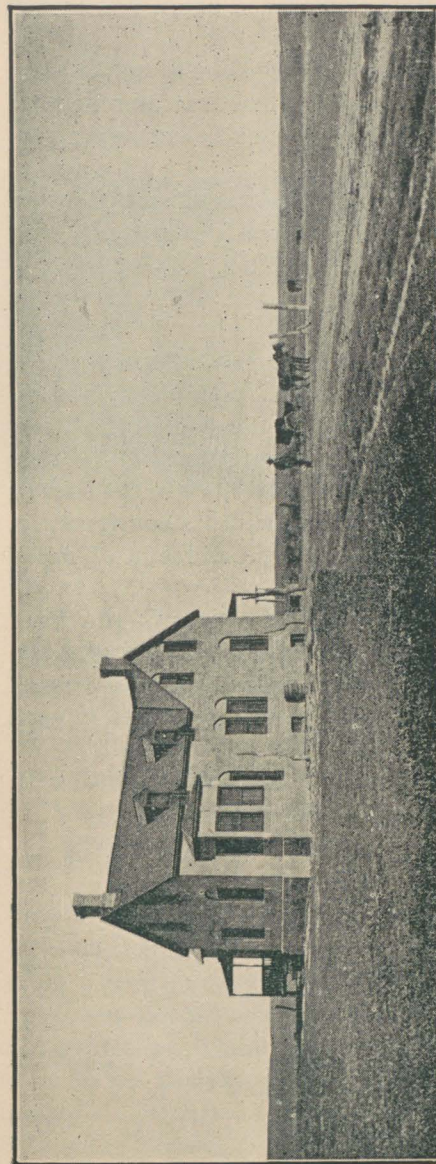
By a little work, properly directed, every acre of this beautiful and fertile valley should produce its share of this most valuable crop.

The sight of the alfalfa in this valley in April, knee high and fixing to bloom, spread over acre after acre, was restful and inspiring. It suggested what the future might bring forth when the whole canyon, from end to end, were green with the verdure of the budding alfalfa.

It was the harbinger of Spring, the earnest of an abundant harvest, and a certain reliance for the coming winter.

No stock in Hansford County need die or even suffer for a day while in reach of the amount of hay that could be cut and cured, if all the land available along the Palo Duro were seeded to alfalfa.

When this is done Hansford County can take the lead in fat



HOUSE ON THE PALO DURO, BUILT OF ROCK FROM THE CANYON.

cattle, fed at the least cost, for it costs less to cure and feed a crop of alfalfa than any other equally nourishing crop that grows.

Along the Palo Duro canyon the land rises, sometimes abruptly, sometimes gradually to the level of the plains. Many deep short canyons run back from the creek, making a strip of broken country on either side that affords protection to stock, and is for sale at such figures that it can be profitably grazed. This with the alfalfa farms on the creek make an ideal combination for stock farming.

Back on the plains the soil is rich, and water is within easy reach by digging or boring.

The suitability of the soil for varied crops was tested at Hansford, the county seat, where the valley widens out. A field there, which has been in cultivation for some years, has given good returns when planted in corn, oats, maize and other forage crops.

At Hansford there is a large brick court-house, a good school, several stores, and postoffice with daily mail.

The voting population is small, but represents some 500 to 600 in the county.

The advantages of this country for stock are shown by the fact that during the winter of 1904-1905, one of the hardest and longest for many years, the loss in cattle was very small, averaging less than two per cent.

The windmills scattered over the prairie show a supply of water available at all points. At one place on the canyon a quarry of good building stone has been opened up. This is a lime, soft when first quarried, but hardening on exposure to the air. The two-story house shown in one of the photos is built of this rock.

The pretty homes and neat ranches along the Palo Duro speak of the health, happiness and prosperity of those who have opened up this section of the country to the home-seeker. These men lived and prospered in the face of obstacles that have disappeared before their energy and determination. Some of them settled here in the time of the Indian and the Buffalo,—when civilization, with its comforts, its schools, its railroads, and its churches, were left hundreds of miles behind.

Now four roads traverse the Panhandle country—the Fort Worth & Denver, the Rock Island and Southern Kansas and the Choctaw. And with them have come stores, postoffices, mail routes, telegraph and telephone, court-houses, schools and churches, in each and every county of the Panhandle.

To reach this country you get off at Channing, on the Fort Worth & Denver Railroad, or Gayman on the Rock Island Railroad.



WHEAT FIELD NEAR CHANNING.

Hartley County.

78,000 Acres.

GRAZING ON THE HIGH PLAINS, 3,800 FEET—GRASS FINE—WATER
PLENTY—CORN GROWN AT DALHART—WHEAT AND FORAGE
CROPS—LIST OF FARM PRODUCTS AT CHANNING—ALFALFA
WITHOUT IRRIGATION—NO WASTE ON THE STOCK FARM.

Hartley County is one of the most western of the Panhandle counties. It is also one of the largest, being about thirty by fifty miles. Those east of it are thirty miles square.

There are for sale in this county 62,424 acres of Houston & Texas Central Railroad land. One-half of this is the extension of Block 44 from Moore County, already described. The other half, in Block 48, begins about Dalhart and runs south along the west line of the east half of the county.

There are 16,000 acres of Texas & New Orleans Railroad land in

Block 1, which joins Block 48 and runs south. There are some twenty-five sections for sale in this block.

The altitude of Hartley County is about 3800 feet above sea level.

The rainfall is about the same as that at Amarillo, where the Weather Bureau has a station. This gives 22 inches as the average for twelve years, with 27 inches as the highest in 1899, and 15.60 as the lowest in 1892. The record shows a steady increase since 1899 in the annual amount of rainfall.

Hartley is a plains country. The principal drainage is to the southeast into the Canadian. There is rather more abrupt difference in elevation of the surface than in the adjoining counties.

The Rito Blanco runs from above Dalhart south through Block 48. Its tributaries run through the Texas & New Orleans land.

The grass is the same as elsewhere on the plains; a little more sedge and gramma than in some other localities.

The soil is, in general, a rich, dark loam, alternating with a lighter reddish, sandier soil. East of Dalhart is a stretch of sandy land.

Water is—as usual in the Panhandle—abundant.

The Fort Worth & Denver Railroad runs from Dalhart south through the county, stopping at Hartley and Channing.

The Rock Island crosses at Dalhart.

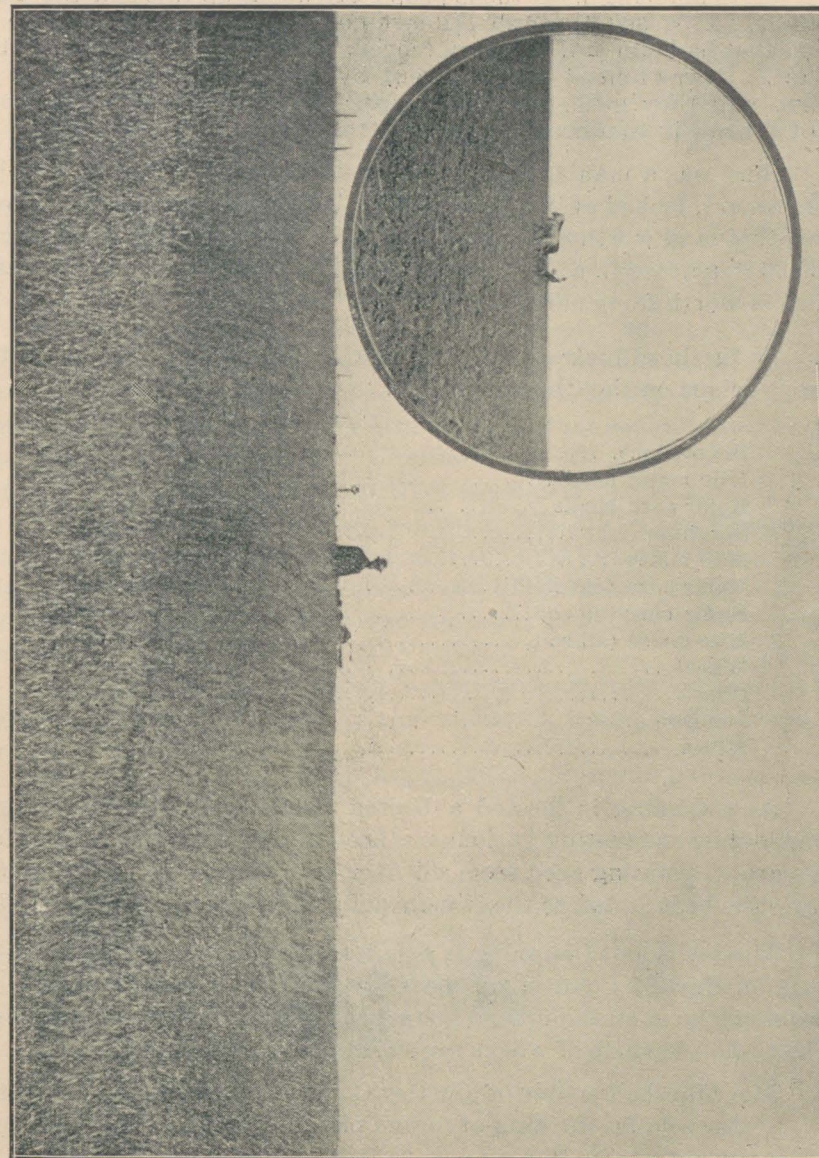
Dalhart is on the county line, partly in Hartley and partly in Dallam County. It is a growing town, which has already reached the proportions of a young city, and offers all the advantages of a live modern town, in the way of business or education and church privileges.

Near the south line of the county, and six miles from the corner of Block 44, is the charming little town of Channing, with good business houses and school, churches and hotel.

The lands we are offering for sale in Hartley County are not only equal to other Panhandle lands for stock or farm purposes, but have the additional advantage of lying nearer the railroad than some and nearer the conveniences it brings with it.

To show what has been done in a few years in one part of Hartley County, I will repeat what was said by a cowbuyer who has been familiar with the Panhandle for years. He said:

APRIL RYE—HARTLEY COUNTY.



"It is amazing what those people are doing up there in the Panhandle. I passed through Dalhart not long ago and saw a piece of land that had lain out, not even fenced, as long as I had known the place. It was fenced when I went by and they had planted it in corn, and they gathered a good crop from it. I had no idea corn would grow in that country."

Here was a man familiar with that country for years, but he, like others, looked at it from a cowman's standpoint, and never realized that land worth \$3.00 to \$5.00 an acre for grass might be worth \$30.00 if planted in corn. Or to again quote that "one acre of kaffir corn is worth forty acres of grass."

To further illustrate this I give a list, published before, of the crops raised on the Channing farm:

| | |
|------------------------------|----------------|
| Pie mellons. | 214,705 pounds |
| Milo maize heads..... | 77,863 pounds |
| Kaffir corn heads..... | 53,105 pounds |
| Sorghum | 133,705 pounds |
| Milo maize | 220,175 pounds |
| Kaffir corn (old field)..... | 171,812 pounds |
| Kaffir corn (all sod)..... | 133,050 pounds |
| Milo maize (all sod)..... | 81,290 pounds |
| Wheat..... | 10,000 pounds |
| Oats..... | 20,000 pounds |
| Johnson grass | 36,000 pounds |
| Millet. | 14,000 pounds |

At Channing is located a United States Experiment Station, where they are testing various methods of cultivating grain and forage crops, planting seed from all over the world and selecting the varieties best suited to the climate and conditions of the Panhandle.

The soil about Channing is a lighter soil than that in the greater part of Hartley County, yet there is a fine field of alfalfa on this experiment farm on the upland and a field of wheat that promises well. Thirty-five bushels of wheat were made near here last year.

Mr. Marshall writes of Hartley County: "I have demonstrated that alfalfa, the king of forage plants, will grow here without irrigation, in the canyon valleys and on the high plains. I

have some plots six years old since seeding, growing better each year. As for trees, I have some hundreds growing on the ranch, black locust, elm, white ash, mulberry, soft maple, etc., and am convinced that these plains can be as surely converted into a grove country as have the prairies of Kansas and Nebraska."

There is no question but that diversification is the key to success in farming everywhere. With such a soil and climate as these facts show, you can diversify at will. You can raise wheat for the elevator, corn for the market and mill and cotton for the gin. Alongside of these crops you can raise alfalfa, kaffir and milo, and feed and fatten stock for the market. Land is so high in the older, more thickly settled farming country, that one cannot afford to pay the price to run cattle on the land, so that a large part of what could be raised on the farm is of little or no use. But here you can afford to buy land at the price we ask now, and put what you like in farm and run cattle on the balance; and the stock will eat and fatten on the forage off the farm and bring in a rich return for the feed you give them. You can thus use everything you can raise on the farm and realize a good profit on the money invested and the labor expended on both farm and ranch.

And while you are drawing a good revenue from the land, it is increasing in market value as the country fills up and the demand for land increases.

You can't *always* buy land at *present prices*. You had better *buy now*.



Hutchinson County.

31,360 Acres of H. & T. C. R. R. Land For Sale.

13,440 Acres of T. & N. O. R. R. Land For Sale.

LAND FRONTING ON THE CANADIAN RIVER—SPRINGS AND TIMBER
IN THE BREAKS—COMBINATION OF GRASS AND WATER—FOR-
AGE AND PROTECTION—IDEAL FOR STOCK FARM—NATURAL
HAY MEADOWS ON THE RIVER.

This county is traversed by the Canadian River, which runs diagonally through the south half of the county.

Houston & Texas Central Railroad blocks 46 and 47 lie along the river, fronting on the stream and extending some two miles back.

There is considerable timber in this county, along the river, and in the breaks one finds a good growth of cottonwood, elm, hackberry, china, and cedar. The broken nature of the country in the breaks gives good protection to stock, and the springs in the draws and canyons afford abundant water.

The river valley widens out in places, where there are fine meadows growing a tall variety of grass that makes an excellent native hay.

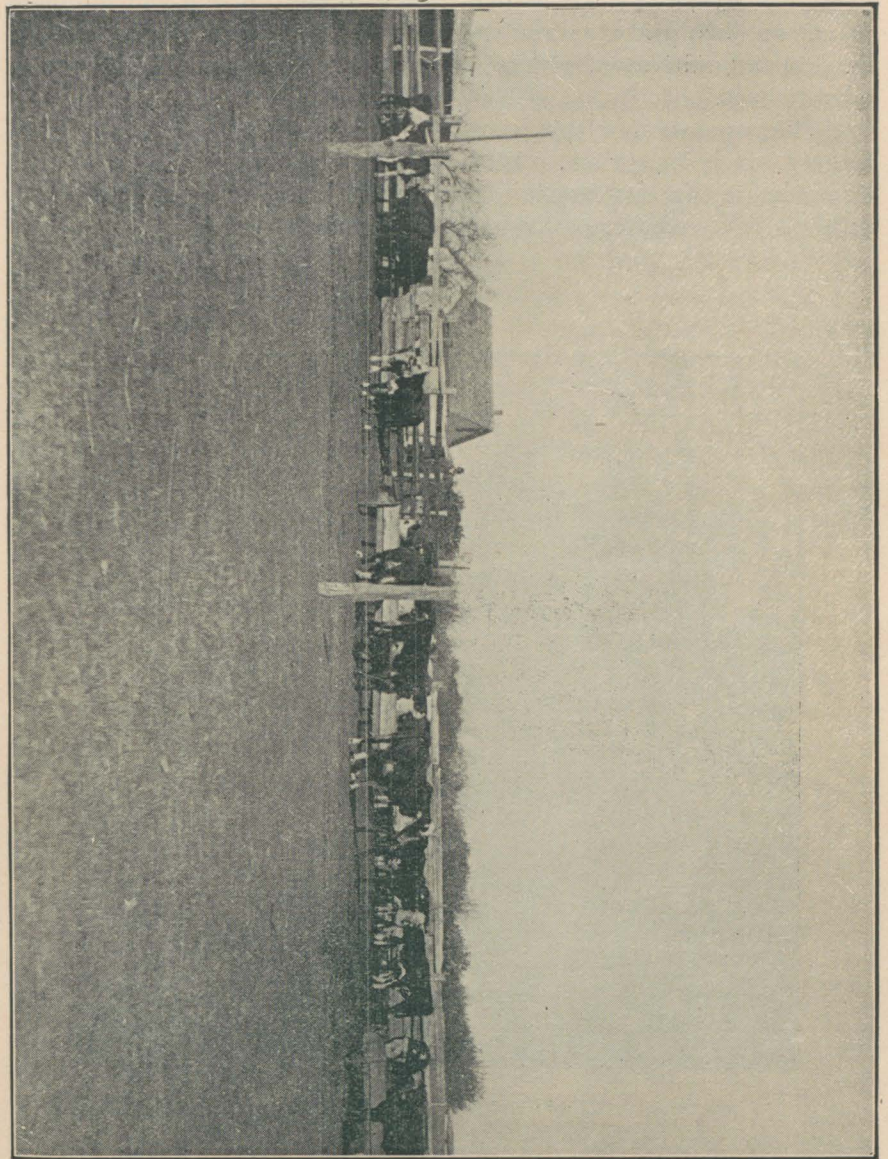
The soil along the river is an alternate sand and clay. There is more difference in the soil along the river than there is back on the plains. Kaffir corn, milo maize, and alfalfa have been grown here with success.

The grass on the hill along the river is excellent, and with the abundant water facilities, makes one of the best locations for stock farming to be found anywhere.

The river surveys are 640 acre tracts, fronting half a mile on the river and running back two miles, giving part of the valley and part upland to each tract.

Many of the draws and canyons in the breaks have fine springs breaking out of the hillside and running off into the river, giving special advantages in distribution of water over the range.

The water in the river and springs, the sweet grasses in the



CATTLE ON THE CANADIAN.

pretty valleys, and the change of range to the hillside and the plain makes an ideal pasture; and the fertile soil produces abundant hay, natural and cultivated, which can be stored for feed—a combination hard to beat.

The population of this county in 1904 was 303. It has increased largely since that time. Plemons, the county seat, is near the Canadian, in the southwest quarter of the county. There are ten public schools scattered through the county.



ORCHARD IN CANADIAN.



PANHANDLE CATTLE.

Moore County.

130,000 Acres of Land For Sale.

LARGEST BODY OF RICH UPLAND PRAIRIE IN THE WORLD WAITING FOR THE PLOW—SUCCESSFUL RANCH AND FARM NEAR DUMAS—WHEAT, CORN AND OTHER CROPS—SHEET OF WATER UNDER GROUND—LLANO ESTACADO A MYTH—FERTILITY OF PLAINS.

In this county we have 85,000 acres of Houston & Texas Central Railroad land and 45,000 acres of Texas & New Orleans Railroad land for sale. Block 44, Houston & Texas Central Railroad, lies in the western half of this county, and extends five miles into Hartley County. This block is twenty-one miles square, and its southeast corner is six miles east of the town of Channing, on the Fort Worth & Denver Railroad.

On survey No. 237, near the center of the county, is Dumas, the county seat. Here there is a court-house, several stores, blacksmith shop, hotel, school building, and church, besides numerous residences, and a well and windmill and watering trough on the court house square.

Dumas is on the divide between the Palo Duro and Blue Creek, the one running northeast into Beaver, the other south into the Canadian, which crosses the county on the southeast quarter. The lands on the Canadian are described in the account of our lands in Hutchinson County.

This stretch of plains from Hansford, through Moore County, on the waters of Palo Duro and Canadian, extending through Block 3T and 6T, Texas & New Orleans Railroad and Houston & Texas Central, 44, is one of the richest and most fertile of the plains country.

The even coat of grass and the color and constituents of the soil, where it has been turned up by the plow, prove this to be one of the largest, evenest, richest bodies of agricultural land in existence anywhere in the United States.

It is apparently so level that, on looking round the horizon, you seem to be in a saucer, the rim rising all around you, but it is really a succession of basins with considerable rise and fall to the land dividing them.

As an illustration of what this land will do, there is a farm and ranch, one among many, three miles north of Dumas.

There is a beautiful locust grove north of the house; to the west, an orchard and garden; near by, a well cultivated farm.

They raise all kinds of vegetables in the garden and a lot of fine melons. Milo maize, kaffir corn, millet, and sorghum have made splendid crops. In 1903 corn made thirty-five bushels to the acre. In 1904 a late frost caught the first planting, and the replanted corn was so late that the dry weather caught it, but in spite of that, they gathered over twenty bushels per acre. They have not tried cotton, the owner having never seen cotton grow.

If you could stand and look at this pretty home, the beautiful grove, the thriving orchard, the well tilled and productive fields, the white faced cattle grazing on the magnificent native turf or watering in the lake, you would realize that the plains were not a desert, but

one of the most beautiful and richest countries in the world, and that in the near future such happy prosperous homes as the one you were looking at would be scattered over every section of this great country.

The Texas State Geological Report. Vol. 3, page 194, speaking of the plains, says "Another reason why average crops can be raised with a less amount of rainfall than at many other places is the fact that at the base of the tertiary formation, and often in intervening strata, there is a bed of water which, by capillary attraction, is drawn toward the surface, and brought within reach of the roots of the growing plants."

In thinking of the plains, there is one thing that is absolutely necessary that those who have not been on the plains should constantly bear in mind: "The plains are not a desert." The staked plains of the old geography books is a myth, a fable, a legend, and takes its place with El Dorado and the other exaggerated legends handed down from the early Spanish explorers.

As has been wisely written by one familiar with this country: "One's mind must be controlled not by the old traditional notions that were born in times before the railroad was thought of, but by the newer ideas that have come of later experience and actual occupancy."

To quote the same writer: "But none of the Panhandle is a desert, any more than central Kansas and Nebraska are. It is a region that is described by the old frontiersman's term of "high plains." It is in a state of nature, a wide, grassy, rolling wilderness. It is sprinkled all over now with the towns and settlements of the white men."

This testimony bears out what we have already said, and if you want a home of your own in a perfectly healthy climate, where you are certain not only to succeed with either stock or farm, but where an investment in land is sure to enhance in value in a reasonable time, then come and buy land in the Panhandle.

Read over what has been said of the conditions in this country and ask yourself whether, all things considered, it will not pay you, and pay you well, to settle in this country.

Sherman and Dallam Counties.

93,519 Acres of Land for Sale in Sherman County.

82,584 Acres of Land for Sale in Dallam County.

ORIGIN OF THE PLAINS ACCOUNTS FOR FERTILITY—EXPLAINS
ABUNDANCE OF WATER—LUSCIOUS GRASS IN SUMMER—NUTRI-
TIOUS HAY IN WINTER—STOCK FARMERS SUCCESSFUL ON THE
PLAINS—NEW METHODS MAKE FARMING PROFITABLE—AD-
VANTAGES OVER OTHER SECTIONS—A HOME OF YOUR OWN.

In Sherman County, Block 2T and 3T extend from Hansford west along the south line of this county, and contain for sale some forty-six sections of land, Texas & New Orleans Railroad land, lying on the waters of the upper Palo Duro.

Block 1T, Texas & New Orleans Railroad land, and Block 7T joining it, covers the southwest quarter of Sherman and extend on out into Dallam County. They contain for sale 143 sections.

Northwest of this land lie seventy sections of Houston & Texas Central Railroad land, in the northeast quarter of Dallam County, on the waters of the Agua Frio.

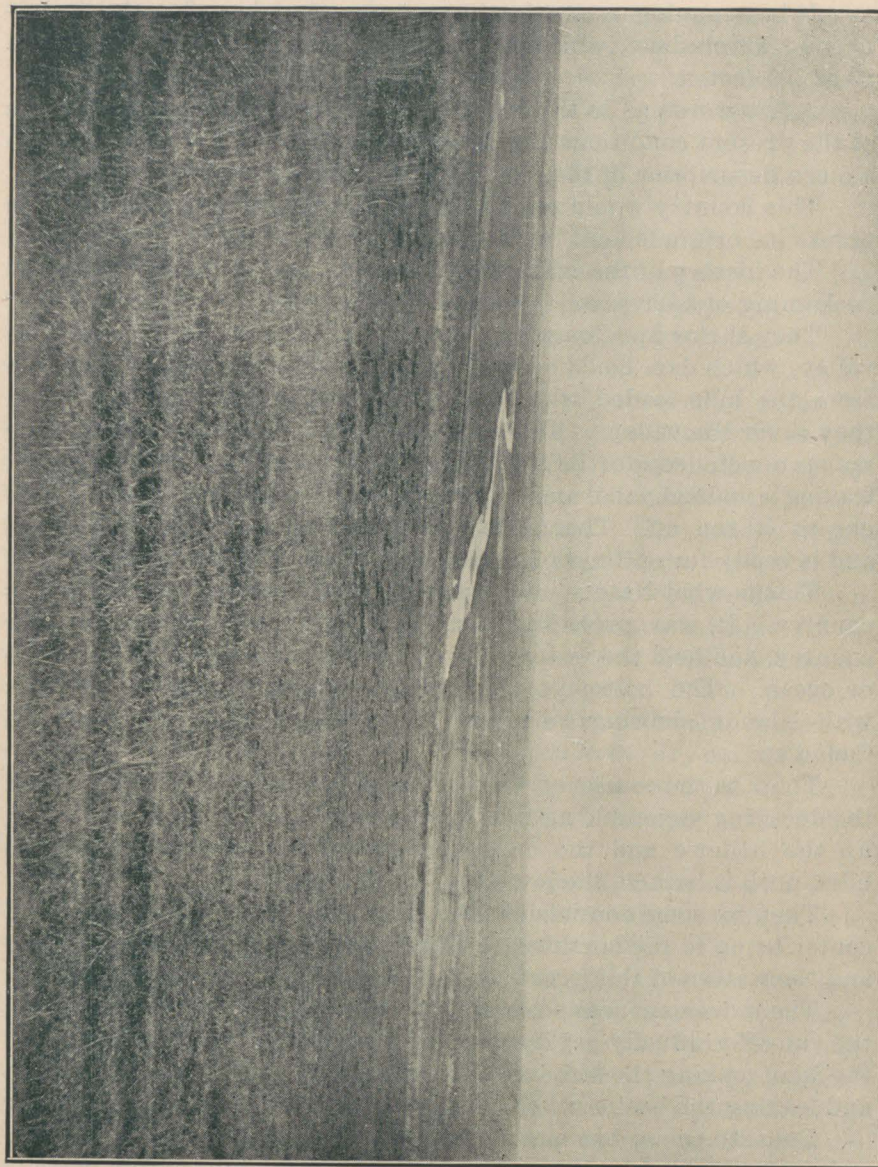
The Rock Island Railroad runs diagonally through the southeast corner of Dallam County, and through the Texas & New Orleans lands in Sherman.

Dalhart is the county seat of Dallam County, and has been mentioned in connection with Hartley County. Its population is about 2000.

Stratford, on the Agua Frio, where the Rock Island crosses it, is the county seat of Sherman County. Its population is about 500. There are seven schools in this county.

Most of our lands in these counties are within easy reach of the railroads, and of good trading points.

The land in Sherman and Dallam Counties is like that in Moore County; a level expanse of grass covered prairie, overlying a rich loamy soil.



THE GRASS STILL GROWS AND THE WATERS RUN.

It has running water in the streams, and has also the underground water-sheet, which is found all over the Panhandle at from 20 to 300 feet.

A few words as to the origin of the plains may give a better idea of the present conditions and future possibilities of this country than a mere description of the surface would convey.

This country would seem a mass of mystery and contradiction unless its origin is kept in mind.

The history of the making of the plains is almost exactly like the reclaiming of barren soil in parts of India today.

They throw up a long low dam across the mouth of some suitable valley, which dam holds back or impounds the flood-waters that run from the hills loaded with mud or silt, and rich in plant food, until they cover the valley. This mud settles to the bottom, and in time makes a rich deep fertile soil; then the dam is cut, the water runs off, leaving a main channel and small branches which the rush of water cut as it ran off. The mud left on the flooded land soon dries out and is ready for cultivation, and makes the finest of farming land.

This is what Nature did ages ago, with what is now the plains country. It was probably then much lower than the surrounding country, and held the waters of an immense inland freshwater lake or ocean. The bottom of this sea was originally uneven, perhaps with islands showing here and there, notably near Field on the Canadian.

Then in the course of time the silt and mud washed into it, and the decaying vegetable matter already on the submerged land filled up the hollows and the movement of the waters washed away the hills, until it became the level floor we see today.

Then by some convulsion of nature came a slow upheaval, its center being to the northwest. The whole country was slowly raised and the waters of this great sea ran gradually off into the gulf.

The movement was so slow there was no great rush of water, but the run-off gradually cut down into the soft deposit at the bottom of the lake, making the streams and canyons that we find on the plains, and leaving the basins where the great lakes of the plains still stand.

Beneath the soil so made there was originally a basin of clay, and this was filled by the watercourses from the hills. This basin is

still there underground, and the streams that once ran on the surface are now subterranean channels which carry the rainfall to this basin, forming a sheet of water which underlies the whole plains country, providing an inexhaustible supply of water within easy reach.

This explains the great expanse of level land, its rare fertility and its water supply.

The land thus made was built up under the most favorable conditions to produce a deep, rich, fertile soil, such as we find over the whole Panhandle country. There are slight local differences, especially along the streams, but in general the soil is much the same in one place as in another.

The formation of this land also explains the absence of trees on the uplands. At the start there was no vegetable growth on this great mud-flat. The grass came first, probably in patches, gradually thickening until it covered the whole surface with a solid turf, and it has been growing denser and closer ever since. The seeds of trees were first brought to the watercourses by the birds, where these seeds took root and grew and in their turn produced seeds which were washed down to the lower levels and over the bottoms, forming the groves we find along the watercourses today. But the seeds that were blown or carried out on the upland fell and perhaps sprouted, but the fires that swept the prairie when the luxuriant growth of grasses had matured and withered in the dry season killed the young trees, except where they were protected from the wave of fire by the wall of earth and abrupt edges of the canyons and valleys down which the waters ran.

Man can supply this lack of forest growth, and can and does control the prairie fire. He can, if he will, make this treeless prairie a forest of waving branches and stalwart stems.

The most striking characteristic of these plains is the wonderful coat of grass, as thick on the ground as velvet, and an almost magic power of coming back when apparently worn out. Old roads and trails, worn six inches into the earth, bare of grass and apparently even the roots tromped out, when disused, are recovered with a solid matt of grass in a year or two. Another marvelous quality it has, is the way it cures on the ground. In winter the once green

prairie is a light brown. To a stranger the grass looks dead and worthless; in reality it is hay, cured and spread by nature for the stock to feed on,—just as man, in less favored localities, cuts, cures, stacks and scatters hay to feed his herds, but with much labor, which nature saves him in the Panhandle.

It has been well said that this sight "is sure to excite the curiosity of every winter visitor. The vast undulating plain is then as brown as hay, without a single green spot to relieve the eye. Yet everywhere there are groups of cattle cropping the hopeless looking herbage as quietly and as industriously as though it were June. It is claimed for the Panhandle that it is the greatest stock country in the world."

The same writer, speaking of farming in the Panhandle, says: "The system is not the same that it is in Indiana, Illinois, or Wisconsin. The climate and average rainfall are not the same, and the Panhandle farmer farms for forage for cattle feed during the brief storms of the winter season. When he sells, he sells on the hoof. The stock business in the Panhandle pays as well or better than the old-fashioned farming does elsewhere."

This is all true, and up to a few years ago was the controlling feature of the country, and stock-farming will always be a well paying business in the Panhandle. But there is another feature which has come more prominently into view since further experience has shown the adaptability of this country to grain and cotton, especially since the boll weevil has driven the latter out of Southern and Central Texas.

It is true that the rainfall is less than in Indiana and Illinois or Dakota, but so is the climate different, so is the soil different, so is the great sheet of under-ground water different.

The man who tried to farm here as they farm in the states west and north would rarely raise a crop; but new methods have been developed by thoughtful study based on experience.

Mr. Campbell, among others, has been working on these lines, and finds that deep plowing, in time to catch the rainfall, and if necessary to this end, letting the land lie fallow for a season, then planting in a well prepared seed bed with a subsoil compressor or

roller, then frequent shallow cultivation, will preserve the water stored in the soil and ensure a crop.

By use of proper methods, as good crops can be grown here as in any part of the so called farming belt, where the rainfall is greater and where the climate suits the crop, but kills the farmer, or brings the doctor to harvest all the profits of the farm. Here the climate is not only perfectly healthy and invigorating, but also recuperative. The sick man soon gets well.

Experience has shown and is emphasizing the fact every day that this Panhandle country is not only the paradise of the stock farmer, but also promises to be one of the most fertile and productive belts of farming land in the world.

If you have been renting back east remember that what you pay in rent each year, there, will buy as good or better land here.

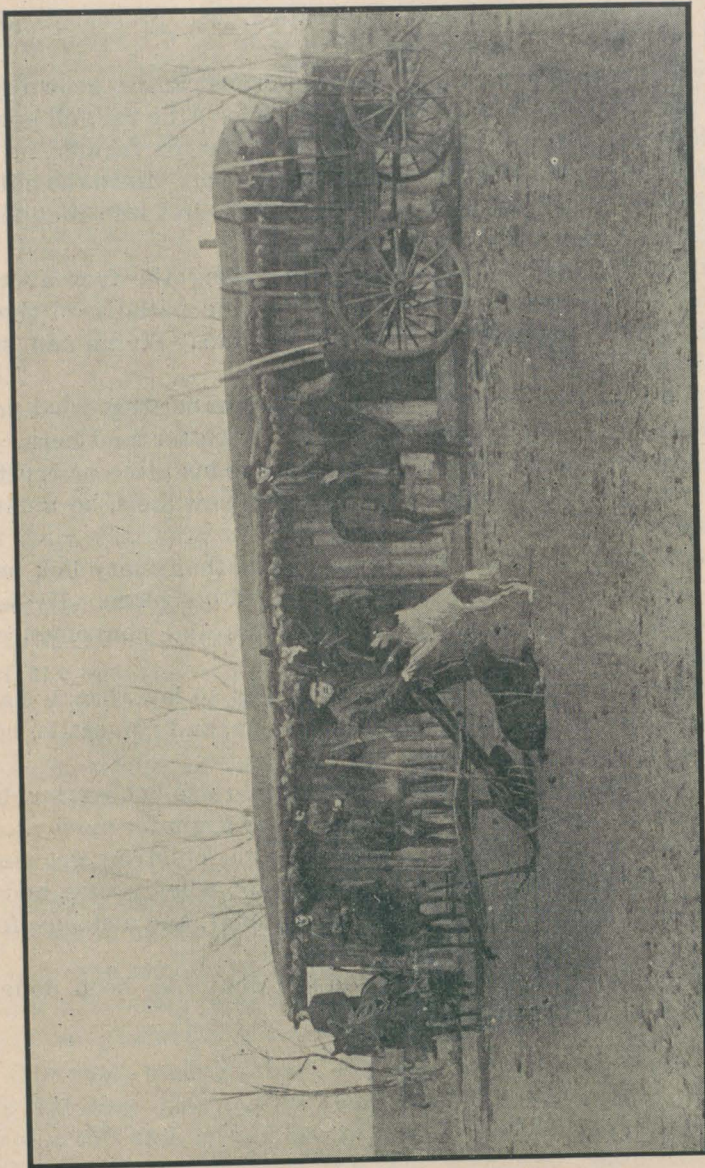
The renter has no inducement to improve his place or try to better his condition. He cannot branch out on new lines, he must stick to the old routine.

The man with a home of his own knows that every lick he puts in is of benefit to him, and raises the value of his place. By a little work he can surround himself with comforts and conveniences, all his own, and make life worth living.

The price of these Pandandle lands is so low that a man can afford to buy more than he needs for a farm, and run cattle, horses, sheep, and hogs on the balance.

On any of these lands, we offer one can raise wheat for bread, calves, mutton, and hogs for meat, cotton or grain for money. What more can a man ask? His wife healthy, his children growing up robust and hearty within reach of day school, when young, and with high schools and colleges as they grow older, and a chance for the children to settle close at home.

Come and look at the country and see what has been done, and the promise of what will be soon.



THE HAYS' RANCH, 1879.

Twenty-six Years in the Panhandle.

Mrs. Hays, said to be the first white woman to settle in the Panhandle, writes of her experience and gives her estimate of the country:

"Our cabin on Morgan creek was one room without windows, but a couple of port holes to stand off the Indians.

"Mr. Hays had to go to get our winter supplies and here I camped in this cabin twenty one days and nights all alone.

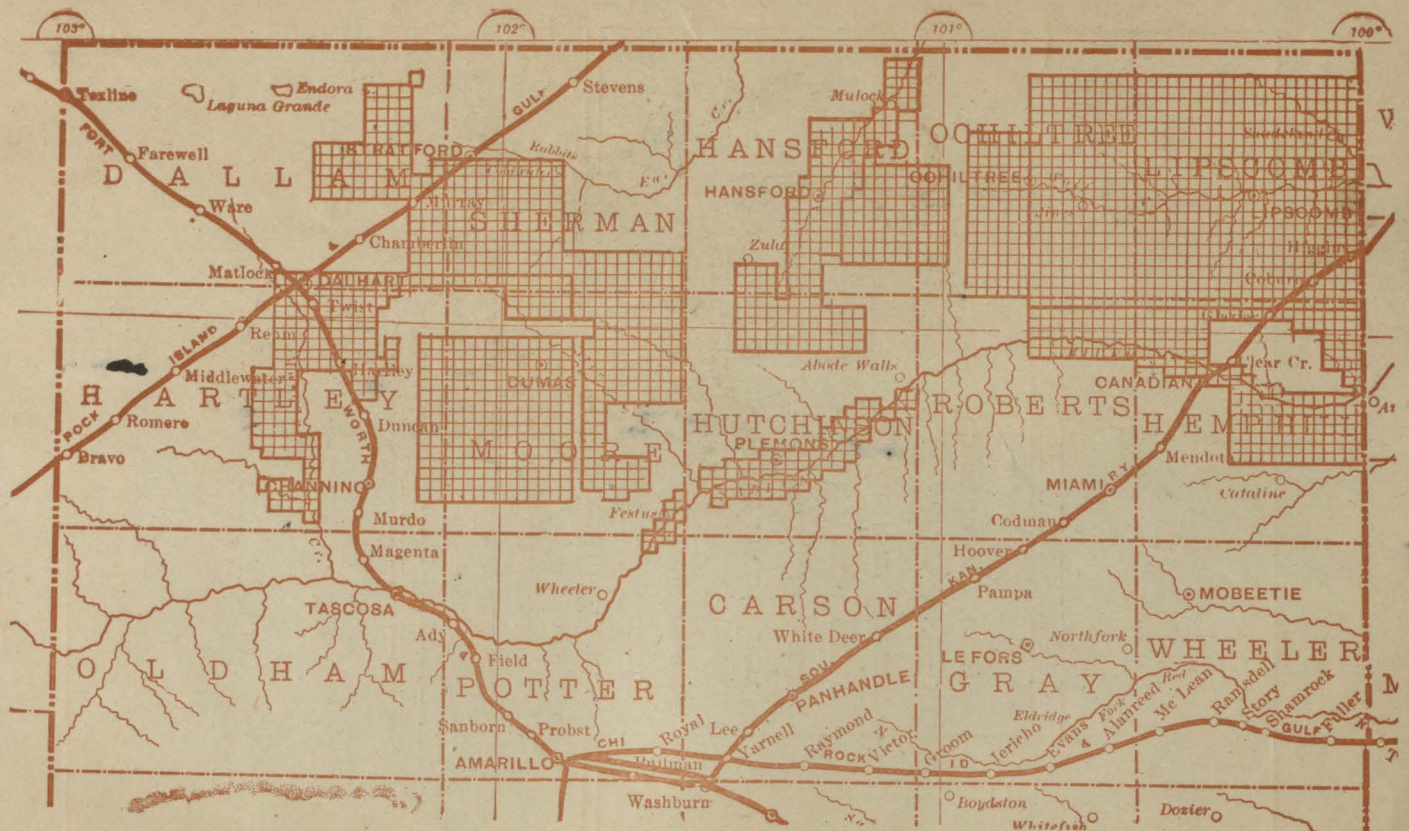
"Here we lived happily with our little girl. We made money. I can truthfully say there is no better country on the face of the green earth for making money than the Panhandle country. The winters are dry and the sunny days are fine for a feeder.

"It is simply fine for fruit. It used to be wild grapes and wild turkey or no supper with us, but each year now my pantry is filled with all kinds of preserves and jellies and pickles.

"Each year I find myself growing near to the country as it is home.

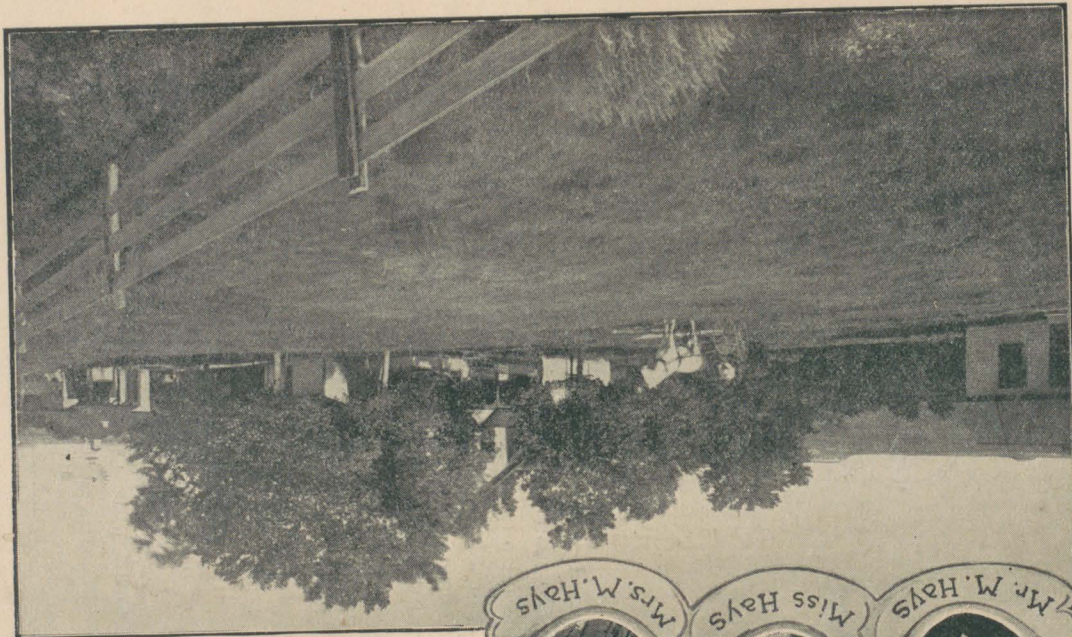
Lipscomb County, 1905."





CHECKS SHOW LOCATION OF LANDS, IN COUNTIES NAMED, FOR SALE BY C. C. GIBBS, LAND COMMISSIONER.

THE HAYS' RANCH, 1905.



FOR FURTHER INFORMATION APPLY TO

C. C. GIBBS

Land Commissioner, SAN ANTONIO, TEXAS

**Local Agents for Sale of These
Lands will be Found at**

CANADIAN, - Hemphill County
HIGGINS, - - Lipscomb County
OCHILTREE, - Ochiltree County
{ HANSFORD, Hansford County, }
{ GUYMON, Oklahoma Ter. }
CHANNING, - - Hartley County
DALHART, - - Dallam County
STRATFORD, - Sherman County
DUMAS, - - - Moore County
PLEMONS, - Hutchinson County