

HEALTH
WEALTH *AND*
HAPPINESS

in
the

TEXAS PANHANDLE

By
C. L. LOVELAND

H. G. HILL & COMPANY

218 La Salle Street :: CHICAGO, ILL.

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TEXAS PANHANDLE

A brief, frank, true statement of facts relating the advantages and opportunities offered the farmer and homeseeker in the best part of the Great Southwest

BY
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Having to do with a choice selected tract of land in the West Central part of Hartley County, bi-sected by the MAIN LINE of the ROCK ISLAND RAILROAD and offered for sale by the owners.

H. G. HILL & COMPANY
218 LA SALLE STREET CHICAGO, ILLINOIS



A steam plow at work near Dalhast turns an acre in 17 to 20 minutes

THE TEXAS PANHANDLE

Life, liberty and the pursuit of happiness are the birthrights of every American citizen. If we add to these wealth and independence and attain them all, we have the ideal of existence. No land under the shining sun affords better conditions for the realization of this ideal than the State of Texas. The Lone Star State is an empire in itself and holds within its borders the sustenance of a nation, with much to spare. In healthfulness and salubrity of climate it is unsurpassed, and in variety and extent of production its present only partially developed resources indicate stupendous results for the future.

But it is to the northwestern portion of this State, known as the Panhandle, that the eye of the nation has been turned of late, partially because the areas of free land in other western states are becoming scarce, but more especially because its fame as the garden spot of the country has spread to remoter quarters.

There is no free land in Texas; the state came into the Union by treaty. As there are no government lands to be thrown open and rushed upon, by hordes of people of all classes, Texas presents to-day practically the last opportunity in cheap lands. It is one of the strange anomalies in the conquest of nature that this highly superior, sunny land, rich in soil, diversified in resources and delightful in climate, should be the last to spread its broad expanse before the husbandman and invite him to partake of its bounty.

Until recent years, and indeed now, in many minds, Texas is associated with buffalo, long horn cattle and cowboys, and up to say 1878, these roamed the virgin plains at will. Since then has come the iron rail, the discovery of oil and other resources. The Indian, the buffalo and the

long horn, and other rough features of early statehood have vanished, to give place to the tiller of the soil and the industry of the manufacturer.

"The Panhandle" proper consists of twenty large counties in the extreme northwest corner of the state, and contains approximately 25,000 square miles. This is only a small portion of Texas, yet it would swallow up New Hampshire, Connecticut, Massachusetts, and Rhode Island. An idea of the immensity of Texas is well conveyed by the fact that from its eastern to its western border is as far as from Chicago to New York and from north to south is as far as from Chicago to New Orleans.

Coming back now to figures more easily comprehended and to the well defined locality which it is the aim of this book to truthfully describe—there is a particular tract of 40,000 acres, situated in Hartley County in the northwestern corner of the Panhandle that offers golden opportunities to discerning farmers and stockraisers.

Of all the fertile soils of which Texas boasts, Hartley County holds the best. The County is crossed diagonally from northeast to southwest by the main line of the Rock Island R. R. and from northwest to southeast by the Ft. Worth and Denver City R. R., thus affording exceptionally good transportation facilities, a matter of prime importance to the intending settler. Our lands surpass in this respect the great majority of localities where cheap lands are to be had. To say nothing of the more rapid rise in value of land near a railroad, the ease of shipping crops at time of ripening, or the best advantage of the market, is a large factor in successful farming.

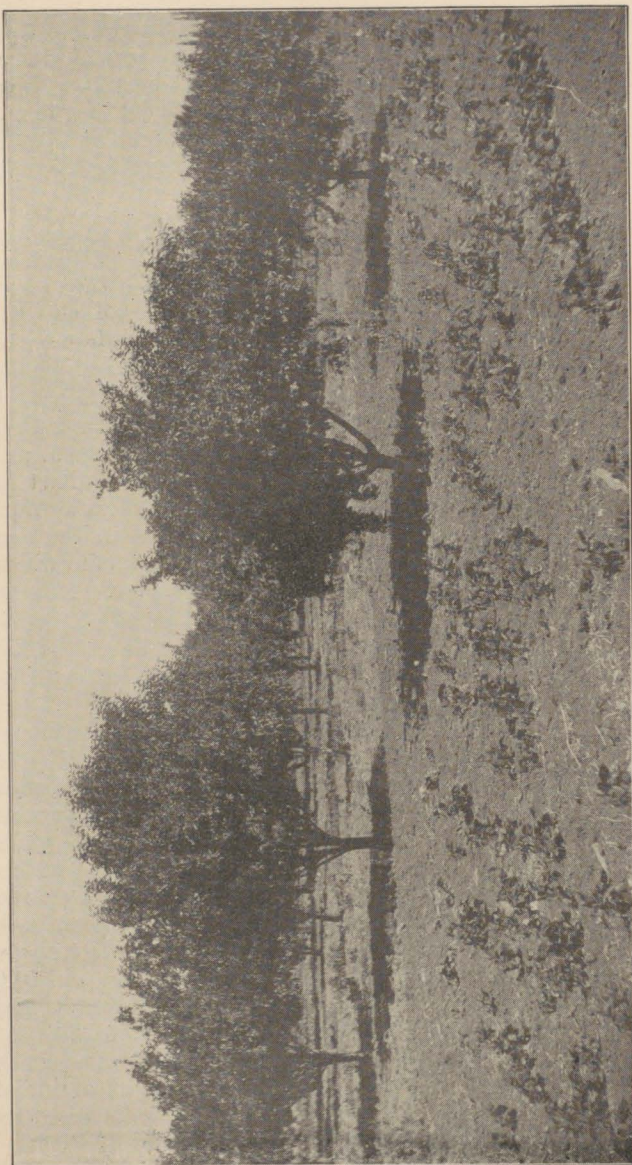
The question of market is one of the most vital importance, and usually among the first asked by prospective purchasers of new land. The utmost fertility of soil and the greatest variety of crops are of but little avail without ready access to market. Long, wearisome haul to the railroad is seldom offset by corresponding cheapness of land. The onward rush of the world's activities affect agriculture as all else, and the value of time in the harvest season is a matter of the greatest concern. The location of our lands on a trunk line, the near proximity of large

cities and distributing points, place them in the most favored class in this respect. Refrigerator cars and fast freights are among the advantages of our location. Most of the wheat is shipped to Galveston for export and brings an average of 12c to 15c per bushel more than it does in the northwestern states, the 1906 crop bringing 85c per bushel on track in Hartley County.

On the northern edge of this 40,000 acres, on the county line and on the railroad, is the flourishing city of Dalhart, with a population of over 4,000. It has up-to-date stores and churches, mills and elevators, hotels and schools; two national banks, electric light and ice plant, water works, telephone, etc., and is settled with enterprising people. The Rock Island car shops employ 600 men. Dalhart is the junction of the Rock Island and the Ft. Worth & Denver R. R., a division point of the Rock Island system, and give excellent shipping facilities. South of Dalhart in the order named come the towns of Rehm, Middlewater, Romeo, and Bravo, Middlewater being almost in the center of our tract, located on the Chicago, Rock Island & Pacific Railroad. So much for mere convenience. But we hear you ask—

What About Water?

In addition to the Mustang River and its tributaries, Hartley County is well watered, in the valleys by springs and streams and on the uplands by wells. The whole Panhandle is underlaid by what is known as a "watersheet." The water is pure, sweet and soft and does not partake of the disagreeable taste due to the gypsum rock which underlies many parts of the southwest. The supply in Hartley County is inexhaustible. Wells are cheaply and easily driven, as there is no rock to go through, and water is found at depths varying from 50 ft. to 200 ft., the average on our land being 150 ft. Equipped with windmill and steel drinking tank and a small artificial lake, excavated for the purpose, one of these wells will furnish sufficient water for from 500 to 1,000 head of stock.



A 3 Year Old Hartley County Orchard

Rainfall

Government reports from 1894 to 1906 as published by the United States Observer in Potter County, Texas, only a short distance from Hartley County, show an annual average for this period of over 24 inches.

Rainfall in the Texas Panhandle for 12 Years as Reported by U. S. Government at Amarillo, Texas.

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Ann'l
1894	.02	1.15	0.05	0.85	1.30	3.59	1.82	3.41	2.41	0.39	0.00	0.82	15.81
1895	1.60	1.92	0.16	1.31	1.78	6.84	2.88	3.87	0.57	2.26	0.81	0.79	24.79
1896	0.76	0.41	0.21	1.95	2.20	2.31	7.04	0.63	2.45	3.09	0.35	2.88	24.28
1897	2.26	0.65	0.47	1.08	4.44	2.32	2.16	2.71	0.73	1.63	0.08	0.63	19.16
1898	0.86	0.82	0.35	0.98	3.52	4.81	3.88	4.03	0.48	0.41	0.34	2.06	22.54
1899	0.29	0.07	0.17	0.23	3.12	4.45	6.96	0.51	6.09	1.15	3.24	1.11	27.39
1900	0.59	0.47	0.48	5.47	4.53	1.84	3.21	0.83	5.25	1.58	0.08	0.07	24.40
1901	0.03	0.48	0.02	4.90	5.99	0.92	1.56	3.03	2.19	3.26	2.00	0.04	24.42
1902	0.04	T	0.54	1.83	9.14	2.01	1.45	2.42	0.95	1.74	2.24	0.55	23.11
1903	0.12	2.93	0.26	0.90	1.79	2.62	3.38	4.67	0.82	2.58	0.00	T	20.07
1904	0.16	0.08	T	0.63	2.88	5.53	2.48	4.69	3.55	0.44	0.20	0.69	21.33
1905	1.00	1.52	2.62	4.52	6.16	2.19	3.76	0.63	3.08	0.30	5.00	1.15	31.93
Av.	.64	.87	.44	2.05	3.90	3.28	3.38	2.62	2.37	1.57	1.20	.89	23.26

From this table it will be seen that we have sufficient rain even in the dryest year for any crop. The minimum amount for any of these years is over 19 inches and the average annual rainfall during the six growing months, April to September, inclusive, was over 18 inches. Compare this report with the following by the Chief of the United States Weather Bureau in bulletin N, published January 18, 1905. It will be seen that the Panhandle receives more rainfall during the six growing months than Kansas, Nebraska, North and South Dakota and Manitoba get in the entire year.

Representative Station.	No. of years record.	Average amount precipitation.
Kansas (Wallace)	28	16.15
Nebraska (North Platte)	35	17.74
South Dakota (Pierre)	35	16.85
North Dakota (Bismarck)	29	17.69
Manitoba (Minnedosa)	18	16.45

On this point the observer says, "The relative small average annual precipitation in the Dakotas is due to their distance from the four great sources of moisture of the



New Field of Alfalfa in Hartley County. Best Stock Food known

country, the Pacific Ocean, Gulf of Mexico, Great Lakes, and Atlantic Ocean. Nebraska obtains this precipitation from the same sources as the Dakotas, but on account of being nearer the Gulf of Mexico, which is the main source of supply, averages as a rule, are greater than in the Dakotas, Kansas as well as Oklahoma and Texas, receives most of its precipitation from the Gulf of Mexico. The winter, when the northern farmer is unable to haul crops, on account of the impassable condition of the roads, is a season of the least precipitation in the Panhandle, and there isn't a day when two horses cannot draw from one and one-half to two tons twenty miles to market and return.

Soil

This is the crucial test of land value. It is the farmer's stock in trade and the basis of his prosperity. The soil on our tract is a rich, sandy loam and heavy chocolate and clayey loam. It is from 2 feet to 8 feet in depth, and is everywhere underlaid with an impervious red clay. This retains moisture admirably, while the surface of the ground, being loose and never becoming hard, prevents speedy evaporation, so that even should a drought of many weeks occur, this character of land may be relied upon to furnish sufficient moisture to carry crops along with healthy growth until replenished by rainfall. The surface of the ground is very closely matted with a covering of rank grasses, blue stem and sedge predominating, with some mesquite and black grama mixed.

Alfalfa

Alfalfa grows luxuriantly in Hartley County soil. This is a fact of great importance. It is an axiom among men familiar with the West that any country that will grow alfalfa will prosper. Alfalfa has added thousands to the

population of Nebraska and Kansas and millions to their wealth, by bringing the western parts of those states under cultivation. Horses, cows, sheep, hogs and poultry thrive upon it. It is the best mixing ration known. Hogs will fatten on alfalfa alone. Of all the crops that this section will produce there is probably nothing more profitable. The yield is from four to six tons per acre and it brings from \$10.00 to \$15.00 per ton in the market. It is cut three to five times a year, each cut averaging a ton to a ton and a quarter an acre.

Diversity of Crops

The range of the agricultural resources of Texas is one of its many marvels. Beginning with cotton, sugar cane and rice in the semi-tropical coast country, it runs the whole gamut of the vegetable kingdom, ending in the northern portion with winter wheat, sugar beets, apples and all the products of the northern states. In Hartley County diversified farming finds its greatest reward. This land is in strong contrast to sections in many states, where faith must be pinned to a few crops, which, if for any reason they fail, or there is over-production, leave the farmer in deplorable condition. Wheat, oats, and corn are paying crops in the Panhandle. Wheat averages 22 to 30 bushels per acre, with many yields of over 40 bushels to the acre and one or two of over 50 bushels being reported. Oats average 40 to 60 bushels, with some yields running up to 90 and 100 bushels per acre. Corn runs 30 to 50 bushels to the acre. Minneapolis millers have for the past five years made large purchases of Panhandle wheat which is mixed with the best northern wheat is making their patent flours, because it makes a drier flour and goes further in the baking.

Forage Crops

Milo-Maize, Kaffir Corn, Millet, Sorghum cane and all field root crops produce enormously and insure great suc-

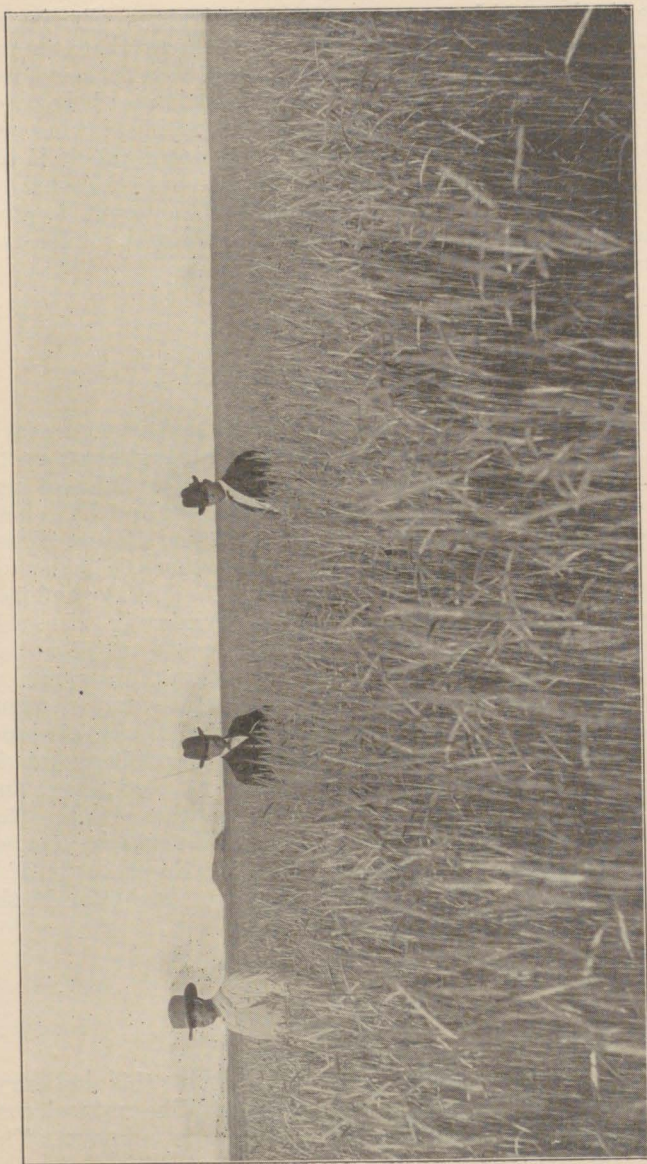
cess in hog raising as a profitable industry. The importance of these cannot be overestimated, as they are not indigenous to northern soil and the northern farmer knowing little about them, is apt to underestimate their value. Nothing approaching these forage crops in growing and fattening value is known in northern states and it is difficult to impress the farmer, without actual, personal observation, of the enormous possibilities they open to stock raising. These crops are absolutely sure and render failure in stock raising almost impossible.

Stock

The Panhandle of Texas has been farmed from the earliest times, as the greatest stock raising country on earth. It is still a stock raising country, but under different conditions. It is a far cry from the buffalo and long horn Texas steer to the sleek Aberdeen-Angus, Hereford and Short-horn of the present day. And there is money in stock. The same grasses that lured the buffalo and fattened the long horn steer still grow abundantly. In addition to this, and supplementing it to enormous advantage unknown to early stockmen are the forage crops above referred to. These contain more stock fattening elements than anything known in northern latitudes. In conjunction with the rich, natural grasses, they enable the stock-raiser to market cattle of high grade at good price, and at half the cost experienced in the northern states. This advanced method of comparatively small range in summer and succulent forage crop in winter produces cattle of a distinctive type and reputation that are sought for in the market and sell at top prices.

Hogs

A whole book might be written about this industry. The Panhandle is a great hog country. The natural conditions are most favorable. Hog cholera is unknown. The



View of a Panhandle Wheat Field

animal will consume all the left over rubbish and give good returns for being permitted to live eight months or a year, but fattened on milo-maize and alfalfa, he tops the market at a cost of less than two cents per pound. The old idea that corn was a necessity for fattening hogs was long ago exploded. In California oranges are found to be an efficient substitute and in the Panhandle alfalfa, milo-maize, Kaffir corn, sorghum, and the many excellent root crops are the very best of material for fattening purposes. Numberless instances could be given of success with hogs, but one must suffice. J. A. Batis, of Dalhart, writes: "I usually feed mostly milo-maize, and my hogs at twelve months weigh on foot from 300 to 400 pounds. I killed one this year eighteen months old that dressed 600 pounds."

Fruits and Melons

The profits of fruit farming are no doubt greater than in any other department of soil culture. Hartley County offers unusual advantages in railroad facilities, upon which depend the success of this particular industry. The market is the great thing and next to this facility in reaching it. Fast freights and refrigerator cars are imperative, as the product must be rushed to market at just the right time. Our lands are most admirably located in this respect. The fruit and melon seasons come in between those of southern Texas and the Colorado and Arkansas truck regions, thus affording ready market for produce in the great distribution centers. Our truck and fruit farmers have great advantage over those of California as regards distance from market, and it has been predicted that the product of the Panhandle will at no far distant time supersede that of the Pacific Coast.

Texas is one of the greatest peach growing states in the Union and nowhere does this fruit attain greater perfection than in the Panhandle. Jacob Buttrum, of Hereford, who has had a great deal of experience with fruit, says: "This is the healthiest country for fruit trees that I have

ever seen. There are no peach or apple borers, no insect pests, to prey on fruit or foliage, no mildew, rot or blight; there is no rust on grapes, no curculio on plums. I have not lost a tree, vine or shrub nor seen any sign of decay in them since I commenced planting." Cantaloupes of the Rocky Ford variety do amazingly well and are superior to the Colorado article of national reputation. They average from \$40.00 to \$60.00 net per acre to the farmers, who ordinarily put in from 30 to 40 acres. The buyers take the melons on the ground and pack them. Grapes run 20,000 to 30,000 pounds to the acre the third year, the clusters running as high as four pounds apiece. They will pay dividends the first year if allowed to grow unstripped, but the growers strip the vines before the fruit is set to promote larger growth the second and third year. Potatoes pay from \$50.00 to \$200.00 per acre. The average for Irish potatoes (early crop) is \$60.00 per acre. And so the list might be extended almost indefinitely to all the vegetables and small fruit; the yield is sure and of the finest quality. No irrigation is necessary, as the rainfall is amply sufficient if the land is cultivated and kept in good condition.

Climate

The climate of the Panhandle is almost ideal. Hartley County is 3,800 feet above sea level. Malaria is unknown. No chills and fever medicines are sold in Panhandle drug stores and the altitude is far above that to which the yellow fever mosquito has ever risen; in fact mosquitoes and flies are almost unknown, screens being unnecessary. Meat is cured in the open air without chemicals or salt at all seasons of the year. No buzzards or other carion birds have ever been seen in this country. There are few ex-

tremes of either heat or cold as the following record shows:

Government Record of Temperature at Amarillo, Panhandle of Texas, for Eleven Years.

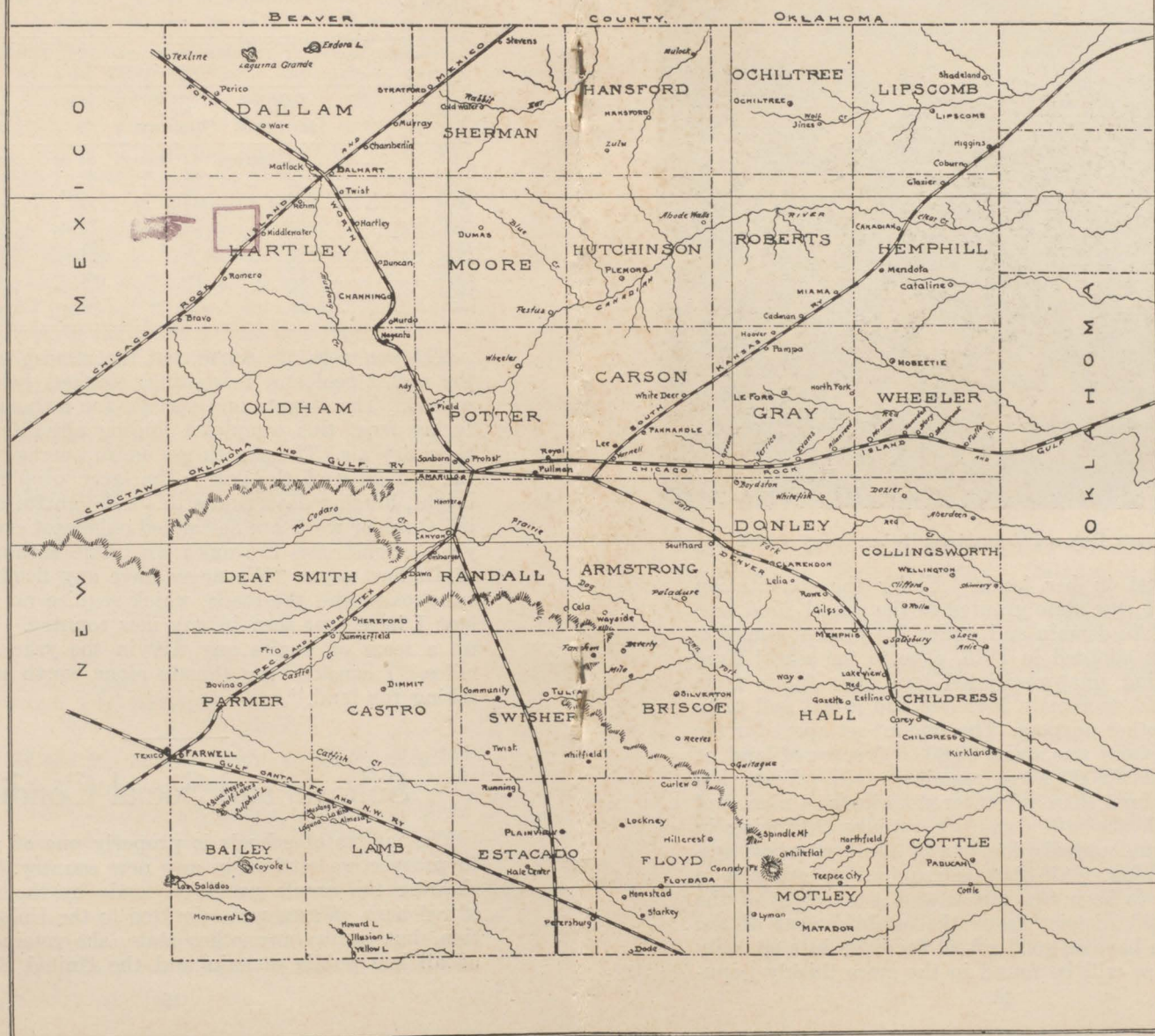
Year.	Average Mean Maximum.	Average Mean Minimum.	Hottest Day.	Coldest Day.
1895	.65 degrees	42 degrees	95 dgs. Sept.	-7 dgs. Feb.
1896	.70 "	45 "	99 " June	8 " Jan.
1897	.67 "	43 "	102 " "	-1 " Jan.
1898	.67 "	42 "	95 " July	-1 " Dec.
1899	.67 "	43 "	97 " Aug.	-16 " Feb.
1900	.68 "	44 "	98 " June	1 " Dec.
1901	.68 "	45 "	97 " June	-1 " Dec.
1902	.69 "	44 "	105 " June	-4 " Jan.
1903	.67 "	44 "	98 " July	-3 " Feb.
1904	.70 "	44 "	94 " July	8 " Feb.
1905	.66 "	43 "	98 " Aug.	-15 " Feb.

The summers are warm, but the atmosphere is dry and the nights cool and refreshing, blankets being always required. The climate is a specific for asthma, persons suffering from this complaint finding absolute relief in the clear dry air. The sun shines on an average of 300 out of the 365 days of the year. The large proportion of crisp, bright, bracing days makes this a delightful climate to live in. Outdoor work can be carried on almost every day in the year. Sunstrokes are unknown. One enthusiastic farmer of Dalhart says: "We never have any floods, cyclones or sunstrokes, and the roads, which require no work, are the best I have ever seen in any new country. We can hitch up a team of ponies any day in the year and drive 75 miles. I consider the climate alone worth what they are asking for land."

Schools and Social Conditions

The matter of schools is properly one of great interest to prospective settlers in any new country. A few facts showing the ample provision made by the state may be stated here. Texas was admitted to the Union by annexation, but unlike any other state, she retained possession of all her public domain and the United States had no

Map of PORTION OF PANHANDLE OF TEXAS.





A display of Cereals, Fruit and Vegetables at Dalhart in Fall of 1906

claim or interest in her lands. Under the constitution adopted in 1869, the state granted to the school fund one-half of her public domain and under the present constitution, which was adopted in 1876, gave to the school fund all the remaining unappropriated land, the funds from which, when sold, to remain inviolate and intact and to be diverted to no other purpose. The amount set apart for the common school fund was about 38,000,000 acres of land, of which about 22,000,000 acres remain unsold. Texas has a larger school fund than any other state in the Union, and the lands which she still owns are rapidly enhancing in value. Texas undoubtedly has one of the best school systems in the Union. All that is required to organize a new district is to have two pupils and a majority of the voters in the old district favor the establishment of the new. You then have as good school facilities in a sparsely settled district as will be found in the more thickly popu-



A Hartley County 2 year old

lated districts of the older states. There are good schools throughout Hartley County. Dalhart, situated partly in this county, has an independent school district with two good public schools. The State University as well as the Institutions for the Blind, and Deaf and Dumb are located at Austin. The Agricultural and Mechanical College is near Bryan; the North Texas Normal School is situated at Denton.

As to social conditions, Hartley County is rapidly filling up with a most desirable class of intelligent and thrifty farmers. All religious denominations are represented and every encouragement is being given to religious enterprises. Negroes and Mexicans are conspicuous by their absence. There are no Indians, no low criminal whites, nor tramps, but a law abiding population from all parts of the country, which welcomes energetic, ambitious farmers of similar intent, so that the future of the county in this regard is assured.

NOW

If you have read these pages thoughtfully you cannot help contrasting your present situation with what it would have been had you put into Panhandle land the same money and the same hard toil that you have spent on "the old farm." The wonder of it is that this "God's country" lay so long unnoticed and unknown except to the buffalo, and now that we do know about it, so many of us go plodding along struggling against big odds to make both ends meet—because—why?—let us be honest with ourselves—we are afraid to jump. We are loth to climb out of the rut which imprisons us, in spite of the consciousness that there is an easier, happier life and greater reward for our toil, waiting only on our indecision. And it is indecision that robs us.

If you are a man with a purpose to acquire independence and have saved something to this end, we say, pack your grip and come to see our land for yourself—at least you owe it to yourself to look further into the opportunity upon which we have only lifted a corner of the curtain.

Carnegie and Rockefeller started life poor, but each with a purpose to save. They did save, but instead of banking their earnings at two or three per cent, they watched for safe and profitable investments and put their savings there. Do not forget this. Your savings are not the end for which you should labor, they are only the means to an end.

Health, Wealth and Happiness in the Panhandle

The climate is glorious. It is inspiring to labor. You do not need to work one-half the year to keep warm the other half. You can work outdoors the entire year and raise two or three crops a year. You do not have to build expensive shelter for stock. You can own a big farm in the Panhandle for what a small one costs in the north—

that is if you take it *now*. The land is steadily rising in value and yours is an opportunity that will not come to your children, but your children's children will bless the day that you decided to cast your lot with us.

There are many instances of men who have come to the Panhandle without a cent and who are now independently wealthy, and happy. Some such experiences are told in this book—read them, it will do you good. Do not for a moment think that they did not work, but consider how much greater the reward for labor in a kindlier climate, under sunnier skies and with the impetus of a fresh start, and a new lease of life.

There is no risk in an investment in Panhandle land and especially in Hartley county. It is but six miles to the farthest point of our lands from the railroads. There are now two railroad trunk lines and another is projected east and west through the county. These will give this county unrivaled shipping facilities and make Middlewater a junction point of great importance. Our land must, of necessity, following all precedent, enhance rapidly in value. It is the surest money maker on the market today.

Will you join the march of discerning men who are rapidly going in to possess this land? The opportunity is not for long.

DO IT NOW

Terms of Sale

A map of the northwestern portion of the Panhandle and of the lands in Hartley County particularly described herein, will be found on pages 16 and 17. Detail maps showing subdivisions may be had upon application. Our land is sold for one-third cash, the balance in five equal annual payments, with interest at 6 per cent. Special inducements are offered purchasers who pay all cash. Title is guaranteed perfect and deed is given upon completion of contract.

Town Lots

A town site will be opened for public sale about April 1, 1907. About twenty-five acres will be reserved for a park and free lots will be given for churches when societies are ready for building. A liberal policy will be pursued to make the town attractive, both for business and as a place of residence.

There are many inviting business opportunities in this rapidly developing section, but this new town site will present features superior in many respects to any before opened in this part of the country.

Now is the time to look into this matter and to secure property or start a business that will develop with the district.

Five years ago Dalhart had only 50 people. Today it is a thriving city of over 4,000 inhabitants. Amarillo in the same space of time has increased by 5,000 population. Hooker, Oklahoma, has grown in three years from nothing to 2,500. The same possibilities exist in Middlewater, with even better outlook by reason of superior prospective railroad facilities and the acknowledged advantage in the friability of the soil.

Write for detailed information about any line of business in which you are interested.

Address—

H. G. HILL & COMPANY,
218 La Salle St., Chicago.



A view of a field of Panhandle Corn

These People Know From Experience

Dalhart, Texas, April 17th, 1906.

H. G. Hill & Co.,
Chicago, Ill.

I came here from Van Zandt County, Texas, nearly five years ago and have farmed regularly since I have been here, raising corn, oats, sorghum, Milo-maize, Kaffir Corn, etc. Corn has made from 25 bushels up to 35 bushels per acre; oats have always done well, making from 50 to 60 bushels per acre; sorghum does extra well, making from four to six tons per acre and selling for \$6.00 per ton; maize and Kaffir corn make from 40 bushels up to 50 bushels per acre; I threshed between 1,200 and 1,300 bushels this year and am grinding and feeding it as I consider it the best feed of all. My hogs, horses and all do well on it, fully as well as on corn.

While I have raised no wheat there has been but one year since I have been here when it would not have done well. In 1902 we had a dry fall and winter wheat would have done but little unless the ground had been prepared the summer before. Vegetables, melons, pumpkins and trees and all things that I have tried have been a perfect success. I have found the soil easy to work and pays well for all the work put on it. I came here with practically nothing and now have a nice bunch of horses and cattle and plenty of everything.

The ease of raising feed stuffs, hogs, chickens and garden stuff makes this country the one for the poor man to make his living easy in, and I have at all times been able to have sufficient stuff to sell for our necessities and some luxuries.

T. W. Turner.

Dalhart, Texas, April 17, 1906.

H. G. Hill & Co.,
Chicago, Ill.

Gentlemen:

I left Denton County, Texas, in 1901 and came up in the Panhandle on the farm I now live on, having constantly lived on the same place on which I first settled. I have had good seasons and no failures in crops of any kind.

I have raised corn on an average of 30 bushels to an acre, 20 bushels the first year on the sod which was broke after the first of May; oats I have sowed three years and have made good oats on the land following corn—65 bushels per acre; millet has never made me less than one and one-half tons per acre, usually more; sorghum always makes; Kaffir corn makes any year two tons to the acre and 40 bushels of seed when threshed; Milo maize makes 40 bushels or better to the acre.

I have sowed wheat only this and last year; I threshed 22¼

bushels to the acre last year, and my wheat looks much better than last year this time, this is winter wheat; spring wheat has been sowed more than winter wheat and has threshed about 22 to 25 bushels generally in the neighborhood.

I have plowed in the field every month in the year and January is the only month when weather conditions keep us out of the field for more than a few days at a time. Poultry is a perfect success and free from diseases. Cattle goes without saying, this is a perfect stock country. Our health has been perfect and while I have lived in Virginia, Illinois, Missouri and East Texas the climate and health has been the best here.

Hogs are easily raised here and mature rapidly. I usually feed mostly Milo-maize and my hogs at twelve months weigh on foot from 300 to 400 pounds. I killed one this year eighteen months old which weighed, dressed, over 600 pounds. I came here in debt and am reasonably well-to-do now in land, cattle and stock and owe nothing. All we need is more people, be they poor, or rich, they can do well here. Work is plentiful and farm hands are getting from \$22.00 to \$25.00 and board per month and are scarce at that.

Any information I can give you or others I will be pleased to do so.

Your very truly,

J. A. Batis.

Delton, Wis., April 8, 1906.

H. G. Hill & Co.,
218 LaSalle St.,
Chicago, Ill.

Gentlemen:

I have, as you know, been familiar with the country covered by your lands for the past twenty years. I have raised crops and good crops, too, in Hartley County, for the past eight years. I am familiar with most of the Oklahoma country and I know that the Panhandle will average better than Oklahoma, both in climate and soil. You have rainfall in abundance, 22 inches per year for the past 25 years. What more does the farmer want. Intelligent cultivation, such as will conserve the moisture, has insured good crops every year. I believe sincerely that there are more "snaps" in the way of land investments in the Panhandle of Texas to-day than can be found in any other country.

Yours very truly,

W. S. Marshall.

In speaking of conditions in general in Western Texas, Mr. B. O. Boyce, a well known farmer and ranchman of Hartley County, says:

"I have ridden from Brownsville to Trinidad and from Austin to El Paso and of all the country in this section I

have never seen anything that I liked as well as our present ranch. The southern part of the state does not get sufficient rainfall and is hotter and more humid and not nearly so healthful while the El Paso country is out of the question as a mixed farming and stock country on account of their small rainfall but in the Panhandle we find almost an ideal condition—sufficient rainfall during the season of the year when it is needed to make any crop which one wishes to plant, very steady weather, with no severe wind storms or lightning, never excessively hot in summer and very seldom becoming uncomfortably cold in winter, a preponderance of sunny days, which in this altitude gives us a splendid climate in which we have no asthmatic or lung trouble and we have never heard of a case of malaria or chills.

“Stock is always healthy and it is a caution to see how hogs grow and put on fat if one will only give them half a chance. It has been our experience that Milo-maize and Kaffir corn are the best grain and fodder foods for stock, the plant and stalk being tender enough that it is all eaten eagerly and the grain contains considerable oil and other fattening properties and it is not nearly so hard as Indian corn, so that all kinds of stock prefer it to corn. We have never tried to raise alfalfa but have seen lots of it raised on the same kind of land that we have and we have no doubt but what we could raise it if we tried.

“We raise lots of poultry of all kinds and it does very well, much better than it does farther south. Fruits of all kinds do wonderfully well. We have apples, peaches, pears, plums, grapes and quince. They all seem to be perfectly free from pests of any kind and have made a most remarkable growth. We have had grapes that have weighed between 3 and 4 pounds to the bunch and as fine flavor as one could find anywhere in the country. I have seen several different kinds grown here and I believe there is a great future in this industry for one who likes that kind of work.

“Corn yields on an average about 30 bushels to the acre although I have sent many yields which have been much larger but as a rule, we stockmen do not take kindly to working between shafts and after the ground is plowed and the seed is planted it is not taken much care of as it always makes us a profitable crop without much tending and our time is mostly occupied with our herds.

“Our Milo maize and Kaffir corn usually yields between forty and fifty bushels of seed and two to four tons of fodder; it is the easiest of crops to raise and just never fails. Millet does well though we have not grown it much. Sorghum is a heavy cropper and is fine for young stock and is always in great demand. It makes from five to eight tons per acre and sells readily for \$6.00 per ton.

“Of garden truck we raise all kinds and a good deal more than we ever use. Everything that we have ever tried has grown well, especially vine and root crops and the flavor is excellent.”

Mr. Boyce is part owner of a very fine ranch of over 18,000 acres in the northwestern part of Hartley county and is well qualified to speak of the conditions and resources of the plains country of Texas since his whole life has been spent upon them.

Mr. Del W. Harrington, writing to a friend under date of Nov. 1, 1906, who has purchased a tract of land near Middlewater, Texas, says:

“This is a very desirable tract of land indeed and is susceptible to a very high state of cultivation, and when so cultivated will respond in a manner entirely satisfactory to the farmer. During my residence of nearly seventeen years in the Panhandle, I have had occasion to watch the results from just such land as this tract, and it is my judgment that this character of land will produce as great yield of any of the cereals and forage crops as the very best land in any part of Western Texas. It is also a fact that alfalfa can be successfully grown on this character of soil owing to the fact that the sub-soil is of such a character as to retain the moisture and keep it from going on down, while the surface, being loose and never becoming compact and hard, prevents speedy evaporation, and even though we should have a drouth of many weeks this character of land may be relied upon to furnish sufficient moisture to carry the plant along with healthy growth until replenished by the rainfall. You are certainly to be congratulated for having secured this tract of land.

This same character of land is found in Donley County and a few years ago was purchased from the state at \$1.00 per acre, but is now selling from \$20.00 to \$50.00 per acre, owing to location and distance from railroad.”

Mr. Harrington is one of the best known and most successful farmers and business men of the Panhandle. Born and raised on a farm in Central Illinois where land is today worth \$200.00 per acre, a graduate of one of the best Universities in the country and having travelled all over the United States, his opinion is naturally sought after by men from the north who wish to get at facts concerning the Panhandle country.

Mr. Wm. W. Whitney of Channing, Hartley County, Texas, in writing to a friend who had asked him regarding the land at Middlewater, Texas, says under date of Oct. 20, '06:

“The land is admirably located. The soil is a rich and sandy loam, mixed with good substantial chocolate soil. This soil is from five to eight feet in depth and is everywhere underlaid with an

impervious red clay sub-soil. The surface is covered with a rank growth of grasses, Blue stem and Sedge predominating with some Mesquite and Black Grama mixed.

"The character of the land here is such as is eminently adapted for the raising of all grain crops as well as Alfalfa, Sugar Beets, all vegetables and large and small fruits. It has been demonstrated that very fine marketable fruits, apples, peaches, pears, cherries, plums, grapes (better than California grows), apricots and others can be grown as well here, under our conditions of soil and climate as in almost any known locality.

"You, no doubt are familiar with the great strides made of late in the growing of Alfalfa profitably on the plains, under natural conditions of culture and rain-fall and on just this character of soil we have demonstrated what can be done with this crop.

"On our experimental farm here in Channing, owned by The Capitol Syndicate and operated by them in co-operation with the Department of Agriculture, we are cutting three crops a year of Alfalfa, averaging from one to one and a half tons per acre at each cutting.

"It is my unqualified opinion (and I am from the State of Iowa), that the character of land encountered in the Western half of Hartley County is the best land for the profitable growing of crops to be found in the North Panhandle and is the land which will appeal to you and your northern friends.

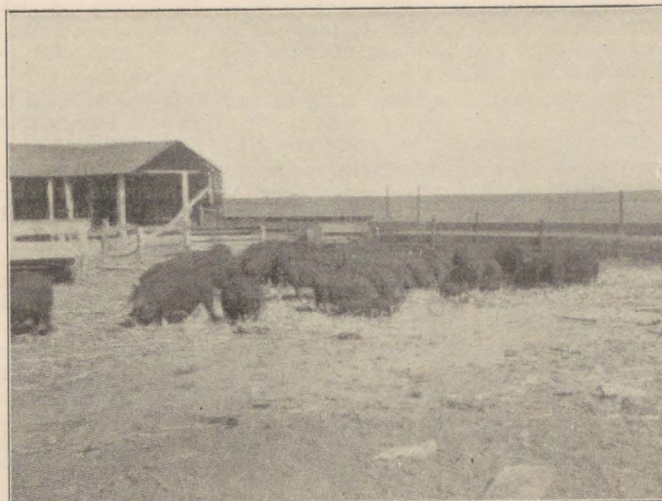
"This I believe is the time to buy land on the North Plains as the boom has not yet struck here. You are doubtless aware of how prices have advanced in the counties south of here where several large and strong northern land companies went in a year ago and have since advertised the land. We are on the verge of higher prices here now.

"Trusting that I may see you here again soon, I remain,

"Yours respectfully,

WM. W. WHITNEY."

Probably no man in the Panhandle is better fitted to make a correct forecast of the future conditions in this locality than Mr. Whitney. A man of high education and long experience, raised in Iowa and with the rapid development of his mother state in mind where prices of land have advanced from \$5.00 and \$8.00 per acre up to \$75.00 and \$100.00 per acre in the short space of fifteen years, the same thing repeating itself in southern Minnesota and eastern South Dakota and with conditions more favorable in all points, climate, rainfall, railroad facilities, schools and churches, markets, etc., in the Panhandle, is he wrong when



A bunch of money makers feeding on milo-maize

he predicts an early and rapid rise to land values in Hartley county? Come and see and judge for yourself.

For a fair, honest and expert expression of the actual conditions to be confronted in the Texas Panhandle the following, written by Mr. George Findlay, is frankly typical of the whole region:

"The soil of the land lying north of the valley of the Canadian river, varies from chocolate loam to chocolate and clayey loam. These soils are of most excellent quality, and the materials of which they are composed are the sediments of a great lake, which is believed to have existed here in late tertiary times. The sub-soils are practically of the same porous materials as the soil itself, and under these lies an impervious bed of clay.

"The drainage is toward the east, and every five to fifteen miles a grassy ravine or "Draw" traverses this land, sometimes wide and deep, sometimes narrow and shallow.

"The large proportion of crisp, bright, bracing, sunshiny days makes it a salubrious and delightful climate to live in. Outdoor work can be carried on here almost every day in the year. Sun-strokes are unknown, the nights are always cool, and this sec-

tion is destined to become the abiding place of a vigorous, healthy, hardy race of people; a climate that conduces to that condition in the human race will also conduce to a good healthy condition of all the domestic animals.

"The wealth of this tract in its natural state lies in the abundant supply of its excellent grasses. There is probably nowhere else such a fine sward of valuable grasses as is found here.

"First of these in importance, quantity and universality stands the true buffalo grass, unsurpassed for grazing purposes, which as a winter forage is without an equal, and is greatly relished by all grazing animals. It is a low growth, rarely more than five or six inches high, and it cures during the dry season on its roots into perfect hay, which recent tests at the experiment station at Manhattan, Kan., show to be considerably superior to Kentucky blue grass and very much better than Timothy.

"Next probably comes the curly mesquite, which is also very abundant on these plains, and in the habit of growth closely resembles the true buffalo grass; it matures on its roots and affords excellent pasturage for all kinds of stock in the fall and winter. No grass stands drought better than this; at such times it dries up and appears dead, but in a few hours after a warm rain it becomes green to the ends of the smallest branches.

"The different varieties of grama grass are also very abundant here and make excellent pasturage. The blue and white grama are unsurpassed for grazing purposes, and no other grasses better withstand the trampling of the stock, and they also cure in the turf into splendid hay. Other valuable species of grass abound here, among which may be mentioned the blue stem and bunch and sedge grasses, and many others which afford excellent grazing and are more or less mixed with those already mentioned.

"It is our firm conviction that no country under the sun is better adapted than this is to the stock farmer. This conviction is grounded on fifteen years' experience in raising cattle on it.

"The breeds in use are the Aberdeen-Angus, Hereford and Shorthorn, and they have all done well here. Probably a good idea of the improvement wrought in this herd may be derived from the statement of the fact that in 1897 the aged steers (three and four years old) netted between \$16 and \$17 in Chicago, and steers two years of age have been netting in recent years \$30 on the ranch. It is generally conceded that in cattle raising in the Southwest a larger percentage of calves may be expected than in the Northwest, and that on the ranges of the Northwest cattle at maturity may have greater weight than they would have farther south, but here there is, because of its southerly latitude, the condition favorable to large calf crops, and because of its high altitude the condition favorable to greater weight, so that both of these favoring conditions are combined here in probably a greater degree than at any intermediate point.

"While this section is now given up chiefly to breeding stock it is very likely soon to become a good feeding country as well.



A Panhandle Threshing Scene

There have been produced for several years past excellent crops, such as sorghum, millet, alfalfa, Kaffir corn, Milo maize, Jerusalem corn, etc. Kaffir corn may be depended upon to produce thirty to forty bushels per acre, and some Indian corn has produced from twenty-five to thirty-five bushels per acre.

"A field of sorghum on the high table land near Channing, in Hartley County, produced, in 1900, 7,030 pounds to the acre, 'as pretty feed as anyone ever saw,' and other crops were about equally good. All this without irrigation.

"It must be remembered, too, that nearly all these farming experiments are conducted on cattle ranches in a rather desultory sort of way, the farm getting attention, as a general thing, only when the ranch work proper did not demand it. With a better knowledge of farming operations and more familiarity with the most suitable methods and times of plowing, planting, cultivating, harvesting and care for the crops which time will give, it is reasonable to expect even much better results.

"Splendid garden truck is raised here. Vegetables, such as cabbage, beets, onions, turnips, potatoes and melons of all kinds, grow in great abundance. The melons are quite as good as the Vernon or Rocky Ford melons.

"In view of all these facts we firmly believe that for those who have energy and means enough to engage in stock farming and who are seeking a new and desirable location where they can follow this vocation profitably, no portion of the United States offers greater inducements than this. It is equally well adapted to horses, sheep and all other domestic animals, as it is to cattle. It

is undoubtedly a fact that the stock farmer in this section who has properly attended to his business of stock raising, with farming as an auxiliary, has made more money for the capital invested and the labor expended than the farmer in any other part of the United States."

A Woman's Letter from the Texas Pan-Handle—started twelve years ago with nothing and now has 1,260 acres, well stocked, and raises everything:

It will be twelve years on October 13, 1903, since we came to this country, our former home being in Denison, Crawford County, Iowa. We arrived here with the small sum of \$10.60, that being all of our worldly possessions. We were at once delighted with this climate, and later were surprised at the abundant crop raised that year, so we decided to cast our lot here.

The first year husband dug wells and worked at whatever else he could find to do, filed on a half-section of school land, and began farming and stock-raising on a very small scale.

The first three years were slow for us, but we have finally met with success in everything we have tried to raise. All kinds of small grains do well, such as wheat, oats, barley and rye. Wheat has sometimes made forty bushels to the acre, and oats 100 bushels to the acre, since we have lived here. Cotton also does well, and that grown here compares well with the finest staple grown in the world.

This is a paradise for all kinds of stock. The climate is mild, the grasses are the finest for winter grazing, and it is a fact that thousands of cattle, horses and sheep go through the winter without feed of any kind. Hogs were never known to die with cholera here, and poultry is very successfully raised. Vegetables do well with but little work, and sweet potatoes, peanuts and the like do extra fine. Our peaches grow to a large size, and all kinds of fruits do well. Johnson grass and alfalfa are standard crops, and yield from two to three heavy cuttings a year. Kaffir corn, Milo maize, sorghum and millet are never-failing crops. Corn does best on the sandy land. It is not regarded as a great corn country, but more or less is raised.

We now have two sections of land, 1,280 acres, 171 head of stock cattle, fifty-seven head of horses and mules, a good young apple and peach orchard, with plenty of hogs, poultry and the like to do us.

Only a few years ago this country was nearly all an open range, for stock; now it is fenced into smaller holdings and farmers are taking the place of stockmen.

After an absence of ten years a visit to our old home in Iowa in August, 1901, thoroughly convinced us that we had located in the best farming and stock-raising section of the United States.

Aberdeen, Texas Pan-Handle.

MRS. WARREN E. JOHNSON.

DO IT NOW