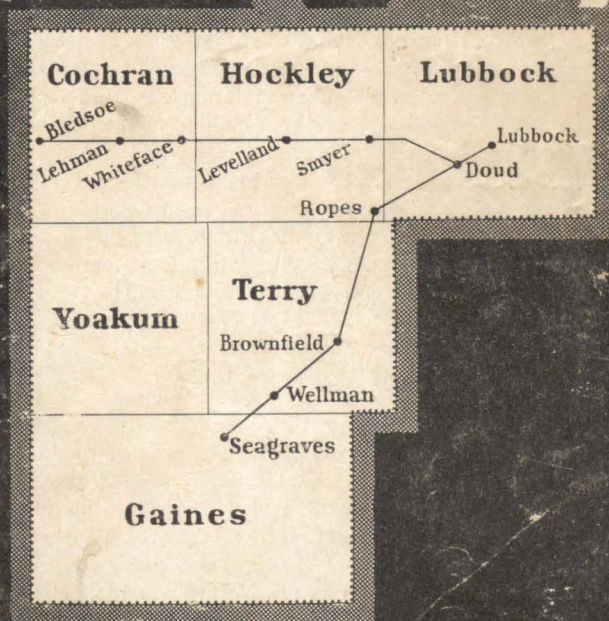


# South Plains of Texas

Santa Fe



Opening up farms  
and new townsites  
on the Santa Fe  
Railroad



The Santa Fe has built two new branch railway lines through the South Plains region of Northwest Texas.

The new farming region with new towns is being opened up. This territory already is partly occupied by a good class of settlers and has crop possibilities proven by actual experience.

Here you can profitably raise cotton, the sorghums, corn, many varieties of fruit and all the staple vegetables. It is an ideal live stock and dairy country. Diversified farming brings best results.

Low prices for untilled lands and very easy terms. Eight years to pay out. **Move in early and take first pick!**

**NEW TOWNS**—Smyer, Whiteface, Lehman, and Bledsoe on the new Santa Fe Railroad from Lubbock, Texas to the New Mexico line, through Hockley and Cochran Counties, are now offered for sale, opening up over a million acres of land for settlement. These towns offer opportunities for every line of business, trade, calling, or profession. Lots are priced very reasonable and on easy terms to encourage building, and towns have been advantageously located far enough from each other and from other trading points to insure an undivided trade area of rich, productive farm lands around each town.

## Opening Up Texas South Plains Country

**S**OUTH of the Pan Handle of Texas, and occupying the plateau between the valleys of the Pecos and the Red rivers, is a region known as the South Plains. The Mexicans called it the llano estacado (staked plains), from the stakes by which they marked the trails. It is a broad, nearly level prairie, celebrated by stockmen of a generation or two ago as the "short grass country," the best grass land between the two oceans. It is traversed by the Panhandle & Santa Fe Railway, a division of the Santa Fe running from Amarillo to Coleman. Extensions have been built from Slaton, in Lubbock County, to Lamesa, in Dawson County, and into the heart of the South Plains from Lubbock to Brownfield in Terry County, to Seagraves, in Gaines County, and from Lubbock to the New Mexico line. This gives this rich stock and farming region, and coming fruit and dairy country, good outlets north to Kansas City, east to Fort Worth, and south to Galveston.

### Likened to Southern California

Speaking of the whole plateau, the Weather Bureau of the United States Department of Agriculture says it is "probably more favored as regards uniformity of weather conditions than any portion of the United States, except possibly the immediate coast of southern California and the Florida peninsula." The same authority adds: "Great extremes of temperature are uncommon, the air is dry and aseptic under nearly all conditions, and the altitude is such as to give the best tonic effect to the human system. There is an abundance of sunshine, but the heat of summer and the cold of winter are both modified by the uniform dryness of the atmosphere."

### A Healthful Climate—Dry, Invigorating

The experimental station established a few years ago at Lubbock by the United States Department of Agriculture, furnishes the following information, which may be relied upon as strictly accurate:

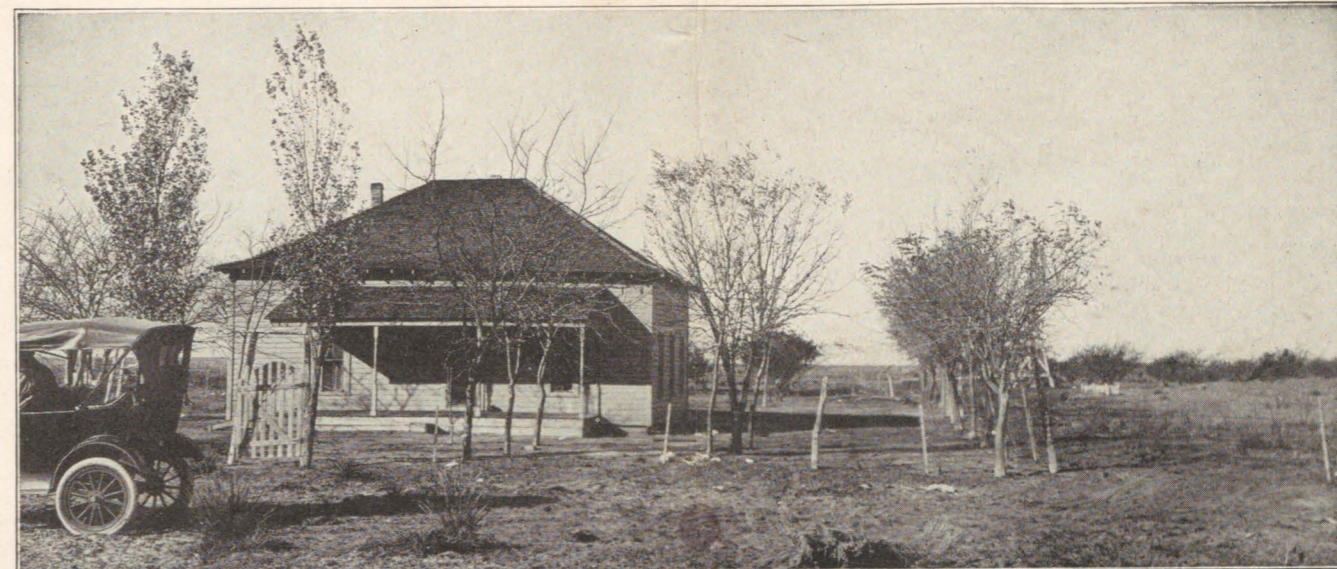
"The Plains country is fortunate in having a delightful and healthful climate. The air is dry and invigorating. The winters are usually open, permitting of farm operations throughout the winter months. The altitude of the plains is about 3,200 feet. In summer the nights are cool and pleasant. The temperatures are not extreme in either winter or summer, not often registering zero in winter or above 100 degrees in summer. The average date of the last killing frost in spring is April 8th, and the average date of the first killing frost in the fall is November 1st. This gives a long growing season and permits of a comparatively wide range for the planting period."

### Rainfall and Underground Water Sheet

The average rainfall for the past five years at the Lubbock Station was 22.48 inches. A 33-year average at Amarillo shows a record of 21.9 inches; a 28-year record at Mt. Blanco, Crosby County, shows 21 inches; and a 21-year record at Plainview, Hale County, 20.9 inches. From Brownfield, Terry County, a 3-year record (including two wet and one dry years) shows 23.6 inches, and similar conditions for Gaines County.

Mr. R. E. Karper, director of the Lubbock Station, says: "From a study of the rainfall for a period of years, it is noticed that 75 per cent of the yearly total falls within the six months of the crop-growing season, April to November, inclusive. This seasonal distribution of rainfall has a very vital connection with the plant growth and is a distinct advantage. In the entire Great Plains area moisture is the limiting factor in crop production, but by following good farming practices in the preparation of the seed bed, and cultivation of crops adapted to this section, there is no reason why complete crop failures should occur. The sandy loam character of the soil makes it more receptive of rainfall than some tighter or heavier soils, and it is also more retentive of moisture."

Subterranean water is abundant and unfailling at about 100 feet. Wells in the South Plains country never go dry and the water contains very little mineral. An analysis of the Seagraves water shows it to be very pure.



Farm Home of J. C. Patterson, Seagraves, Texas

### The Soil—Clay Loam and Sandy Loam

A soil survey of the South Plains has been made by the Department of Agriculture, and their report now on file covers every quarter-section. The two leading types of soil are the clayey loam, on the eastern side, and a larger area (mainly lying west and south of the new Santa Fe branch), of a fine sandy loam, about six to twenty inches deep, underlaid with a tight clay subsoil which helps to hold the moisture absorbed by the loose surface. This soil is superior for the production of cotton.



A South Plains Cotton Field

### The Sorghums Flourish Here

The South Plains is a proven farming country, with a good soil capable of holding moisture and an average of twenty-one inches or more of rain, 75 per cent of it in the growing season. Kafir, Indian corn, milo, feterita, cane, and Sudan grass are the reliable grain and forage crops, while cotton is the ready money cash crop.

### Cotton a Success on the Plains

Cotton is now a proven success on the plains. The boll-weevil or the boll-worm does not follow it here, as climatic conditions are unfavorable to all insect pests, and such a thing as dead cotton is entirely unknown in this section. The labor question is solved by the later ripening season, enabling pickers to come up from the lower country after their crop is harvested. The Mebane Triumph, the kind generally planted, is a glossy staple of fine quality, and as the Plains crop is comparatively free from stain and dirt, it is a prime favorite on the Houston



A Thrifty Orchard in Terry County

market. The Lubbock experiment station has tested forty-six varieties, thirty-six of which show an average yield of over 1,000 pounds of seed cotton, or between three-fourths of a bale and a bale of lint cotton to the acre. This was on old land without fertilizer.

Cotton production in the South Plains is rapidly increasing, has passed out of the experimental stage, and is now classed as proven territory, as yield and quality make it one of the leading and safe crops.





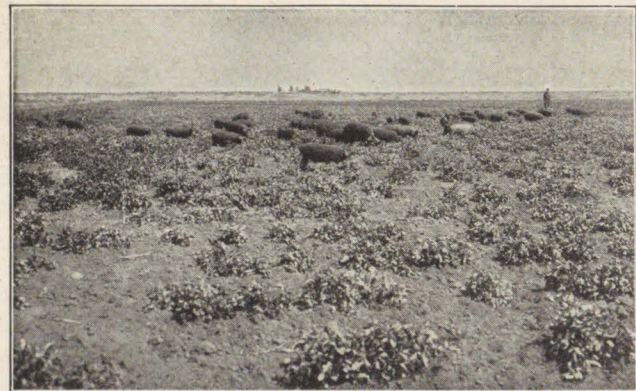
Cotton Scene on Gaines County Farm December 1919, near Seagraves. Estimated Yield, One-half Bale to Acre. Value about \$100 per Acre

**A Wonderful Story in a Few Words**

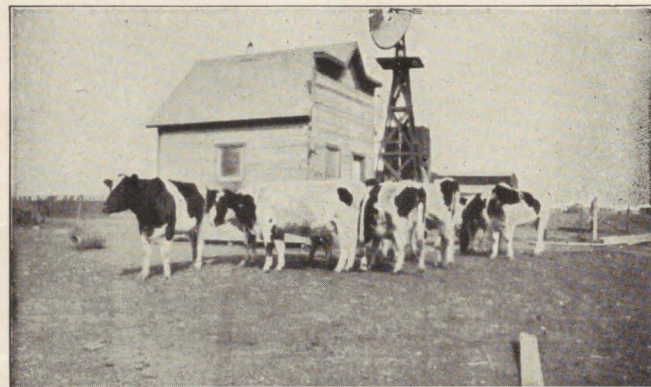
"Within a hundred mile radius of Lubbock, Texas, will some day be grown as much cotton as the State of Texas now produces," W. D. Hunter, Entomologist of the United States Department of Agriculture. This radius includes Gaines, Terry, and Yoakum Counties.

Since it is rather difficult for one not intimately acquainted

From the records of the State Experimental Sub-Station No. 8 at Lubbock (Bulletin No. 299 Experiment Station) we learn that for the ten year period 1912-1922, the average yield of lint cotton per acre of ten highest varieties was 348.97 pounds, or in round numbers 3/5 of a bale per acre. It must be borne in mind that these figures include the years 1917 and 1918, which were the driest years ever known in West Texas.



Hogs in Peanuts



High Grade Dairy Cattle

**The Dairy a Steady Money-Maker**

All through the Plains country there is talk of the dairy; meetings are being held by the farmers, and dairymen's associations are being formed. The Lubbock County Chamber of Commerce has done pioneer work in establishing dairies and its plan has been endorsed by the dairy experts of the Texas, Michigan, and Wisconsin agricultural colleges as the most practical system yet designed.

with this country to visualize its productivity, we give the following comparison as to yields of cotton taken from the 14th United States Census for the crop of 1919-20:

County	Acres	Yield	Bales per Acre
McLennan	234,730	54,655	.23
Collin	176,901	49,311	.27
Williamson	266,979	77,733	.29
LUBBOCK	35,475	17,603	.49

Dairy farming is one of the best paying of the various enterprises in connection with the diversified farming of the Panhandle and Plains Country of Texas. Silage, alfalfa, and forage in great quantities, coupled with cottonseed products, all grown here, make the appeal of the dairy cow irresistible to the man who is seeking maximum profits, from minimum outlay of cash. The state of Texas has never given sufficient attention to dairying to insure the production of butter with which to supply the demands of her own citizens, and is under



Sod Cotton near Seagraves

the constant necessity of importing an immense tonnage from other states.

Cream can be sold at Seagraves and to the Lubbock and other creameries who are already in the market, bidding on the basis of Elgin butter quotations, and the skim milk will go to the calves, hogs, and poultry. This greatly increases the farm revenues and at the same time reduces the farm and household labor.

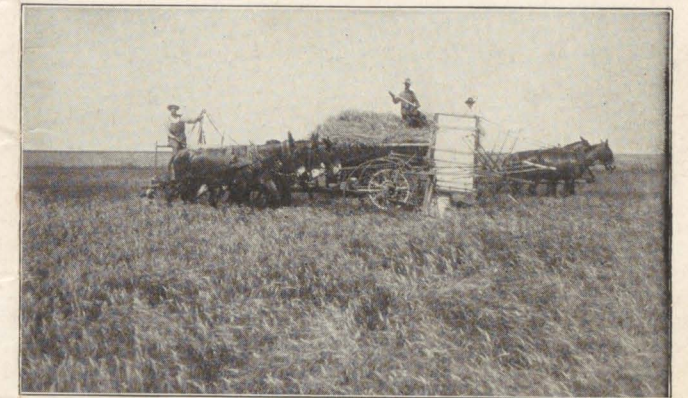
Seagraves, Texas, July 1, 1925.

TO WHOM IT MAY CONCERN:

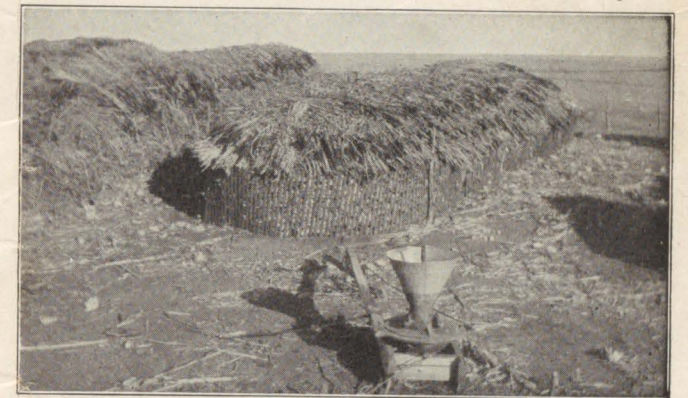
In 1923 I came to Gaines County and broke out sod land the first year. I have made plenty of feed and corn to run me both years and some to sell.

I have done well with my chickens and cows. We have good water and health and like this country fine.

(Signed) J. I. McCULLOUGH.



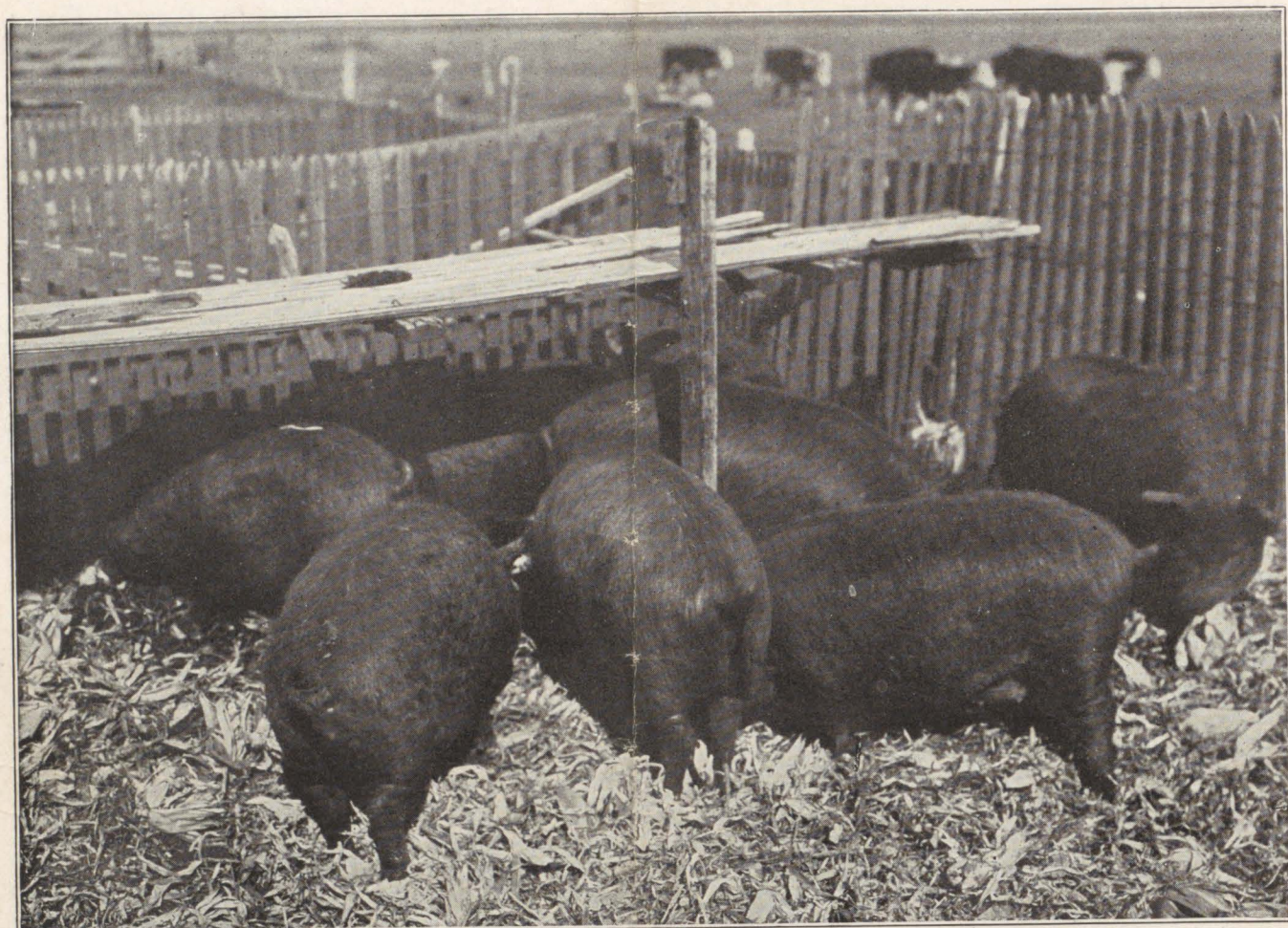
Cutting Sudan Grass



A Stack of Kafir in Gaines County

Dairying and hogs in Terry, Gaines, and Yoakum counties will develop into equal importance as in the adjoining county of Lubbock, and with low-priced land, and an abundance of cheap feed that can be grown, a long profit can be obtained by feeding your crops to the dairy cows and hogs. Milk and cream are in constant demand at good prices in near-by markets, while the South Plains hogs always command top prices on the Fort Worth market.





Fattening Hogs on the Farm of U. D. Sawyer, Four Miles from Seagraves, Texas

#### Pigs in Kafir

Swine are an ever-present feature on the Plains farm. All conditions—good air and water, purifying winds, sandy soil and abundant pasture—make for success. There is no trace of hog cholera in the county. Hog raisers keep from half a dozen to fifty or more brood sows, mainly of the Poland China and Duroc Jersey breed, while some prefer the Tamworth or other strain of bacon hog.

Seagraves, Texas, July 1, 1925.

#### TO WHOM IT MAY CONCERN:

I came to Gaines County January 1, 1924, and during that year made 95 bales of cotton, 15 tons of maize, and 10,000 bundles of cane.

I paid \$20 an acre for my land and sold it this year for \$30 per acre and retained the crop for 1925 and have fine prospects for a crop for 1925. I have rebought land in this community and believe that any hard working farmer can come here and pay for his home from the production of the soil.

(Signed) I. N. STANDEFER.

Seagraves, Texas, July 1, 1925.

#### TO WHOM IT MAY CONCERN:

In 1920 I bought a farm out of the Spearman lands in Gaines County. I have done well each year and during 1924 I made three-fourths bale of cotton per acre and two tons of maize per acre and have paid my place out.

Since coming here we have not had the doctor in our house and before we moved to this country, there was not a week passed without us having a doctor.

(Signed) J. L. CALDWELL.

Seagraves, Texas, July 1, 1925.

#### TO WHOM IT MAY CONCERN:

I came to Gaines County in 1922 and bought 640 acres of land at \$10 per acre.

The first year I broke out 100 acres and sold \$6,000 worth of cotton and made 20 tons of maize and 3,000 bundles of feed.

I am well pleased with this country and heartily recommend it to anyone.

(Signed) R. E. SLAUGHTER.



Threshing Peanuts in Terry County

Seagraves, Texas, July 1, 1925.

#### TO WHOM IT MAY CONCERN:

I came to Gaines County from Wise County in 1922 and bought 320 acres of land at \$12.00 per acre. In 1923 I broke out 120 acres, planting 100 acres in cotton. I sold \$5,000 worth of cotton the first year and made plenty of feed to run me.

In 1924 I made 35 bales of cotton and like this country fine.  
(Signed) NEWT McCLESKY.



The Dairy Cow, Hogs and Poultry make a Profitable Combination

#### The Helpful Hen and Turkey Gobbler

Wherever there are dairy cows, there are found poultry also. The same climatic conditions which make the keeping of all farm animals successful apply as well to poultry. With wide range, abundant feed and sandy soil, this is an ideal region for turkeys, now barred by the turkey plague from the older districts, where they once reigned supreme. Texas, in fact, claims

the lead as the turkey State of the Union. With good feed everywhere littering the ground, the home market for poultry and eggs is not supplied and large quantities are shipped in. Those who have given proper attention to poultry find that it is one of the most profitable branches of the farm business.

#### Well Suited to the Hardier Fruits

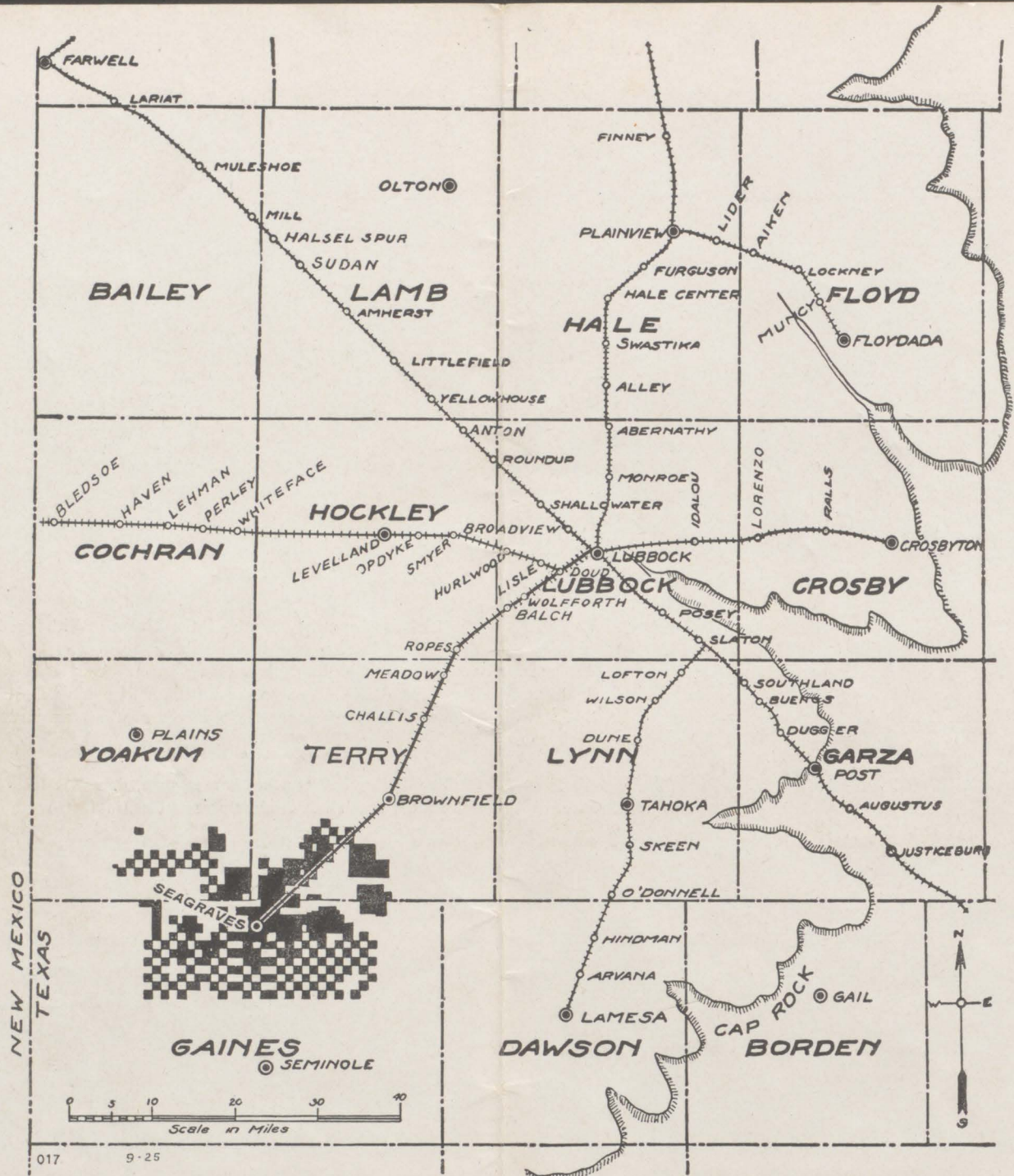
The Plains country, in its raw state, does not look like a fruit land, but it is. It closely resembles, in fact, some of the



Barnyard Scene, Farm of L. W. Lowe

best peach, cherry, apricot, and almond orchard country in California. This light sandy soil on a clay base, with a climate hostile to insect and fungus life, is well suited to all the hardier fruits, and even to tender apricots in properly sheltered locations. Here is an example: H. W. Scroggins is a practical farmer with eighty acres of land in general crops with six acres of bearing orchard and six acres of vines. His farm is well stocked with work horses, cows, hogs, fowls, turkeys, and



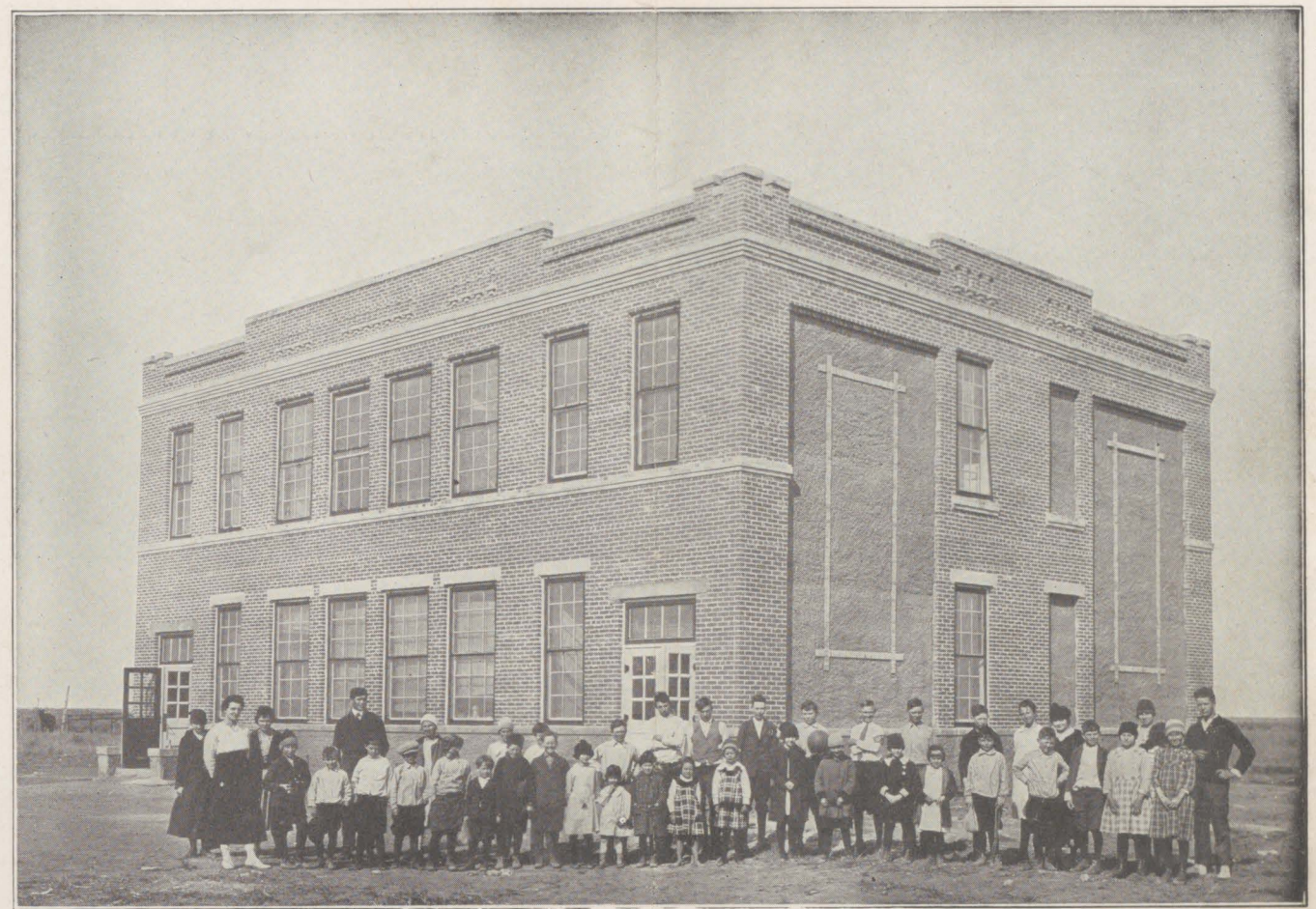


pigeons, so that it cannot be said that he is a specialist. Like all good farmers he is looking out for the money producers, and he finds this mainly in his orchard and vineyard, and in his patch of dewberries, his sales averaging over \$100 per acre. He is also preparing to put in several acres of truck, irrigated from his windmill tank.

M. E. Merrill set out an apple and peach orchard some years ago at Abernathy, on the railroad twenty-nine miles south of Plainview, which established the reputation of the South

Plains as a fruit country. He later removed to Lubbock, where he has planted the greater part of a 120-acre farm with a variety of fruit trees and grape vines. He finds apples, plums, peaches, and grapes very successful, with a good market right at his door. Like Mr. Scroggins, he keeps cows, hogs, and poultry for home use and raises feed for all his stock.

Another fine demonstration of orchard possibilities is found on the farms of T. D. Harris and E. M. Groves, in the southeastern part of Terry County. These are especially cited be-



School at Seagraves in session Nine Months and teaches up to Tenth Grade

cause they are located in the "shinnery" sand belt that is characteristic of much of the land in Terry and Gaines counties—a land very apt to deceive the black-land farmer. Their trees, of all varieties, are vigorous and healthy. The former sold \$600 worth of fruit in the past two years from eleven acres, and the latter has sold \$700 worth from about the same area of orchard. Both have supplied themselves and neighbors with a good supply of fruit during the season and for winter use. Most of the fruit is sold in the orchard, with no labor of marketing.

Seagraves, Texas, July 1, 1925.

TO WHOM IT MAY CONCERN:

I have lived near Seagraves several years and find the production of fruit to be very successful. All kinds of fruit do well here and the Plains will rival California in the near future in the growing of grapes. I grow all the California grapes to perfection.

I find also that the chicken business is very profitable in this country.

Yours very truly,  
(Signed) MRS. V. E. HARGETT.

**Diversified Farming Pays Best**

Diversified farming is the rule on the South Plains. The orchard farms, above described, are general farms, and even stock farms, and the stock farms usually have orchards as well. All keep cows, hogs, and poultry for home use, and cotton will be found alternating with sudan and kafir throughout the country. Dairying is especially a diversified farm proposition, as the ideal dairy farm is naturally a hog and poultry farm and a producer of a variety of fodder crops; and as poultry thrive best under the shade of trees and are at constant war with insects, the orchard naturally follows. The dairy association's plans provide that the dairyman shall have hogs and poultry also, and if he is not so equipped at the start he is advanced the necessary funds. The newcomer is wisely cautioned against putting the greater part of his acreage into a special crop, even though it should promise to be a money-maker. Don't put all your eggs in one basket is the advice.

**Churches and Schools**

It is easy to say "We have fine churches and excellent schools." The churches and schools throughout the Southwest, and especially in the newer country, are as broad as their





Gaines County Corn

prairies and are based upon the primitive rock of Christian charity. Gaines, Yoakum, and Terry counties' schools are in session the full nine months of the school year.

The agricultural department of the Santa Fe Railway recently sent an expert, who is familiar with the soils and crops of the Southwest, to go over the land, and he is able to report, after a careful examination, that it is indeed a land of rich promise. The soil is, for the most part, of a lighter character than that about Lubbock, but underlaid with the same clay sub-soil, while climatic conditions are practically the same.

#### The Shinnery Sandy Land

Wherever the land viewer finds the "shin oak" (*Quercus undulata*), the "mesquite" (*Prosopis glandulosa*), and the "bear grass" (*Yucca angustifolia*), he may know he has found a good soil, as these plants of the plains know their business. (The soil expert begs pardon for using the scientific terms—they are the patented names, so to speak, and prevent mistakes. The common names are often misused.) The "bear grass" is not a grass at all, but it is a good neighbor, in spite of its sharp spines, and has its uses, of which more may be said later.

Mention has been made above (under "Fruit") of E. M. Groves. He came from east Texas fourteen years ago with one team and a saddle pony, and enough money to buy a section of land at \$1.50 an acre. "Nothing kept me here but the sand," says Farmer Groves. "It is all right. I don't care so much about its being hard pulling with wheels, as long as it goes smooth on the plowshare. Light land is easy to work, and besides that, it makes the crops." For evidence, Mr. Groves now has 30 sections of land, 150 head of "white-faces," 25 horses and mules and a thoroughbred stallion, 10 good hogs, 75 fowls, a garden irrigated from a tank, which supplies him with melons, sweet potatoes, and all kinds of truck, besides the ten acres of fine orchard already described. Much the same could be said of the Sawyer, Brownfield, Harris, and other farms about Brownfield.

#### Terry, Gaines and Yoakum Counties

Seminole and Seagraves are in Gaines County, south of Terry, with much the same character of soil, and the land a little more rolling. The country is not improved as much as the more settled counties, but the railroad now provides transportation and assists development. A number of farmers in Gaines County have done well and testify to the productiveness of the soil.

Frank Laty has lived here sixteen years, makes abundant crops of cotton, Indian corn, milo, kafir, cane and feterita, and has plenty of plums, apples, grapes, watermelons, cantaloupes, etc., every year. Peaches are occasionally caught by frost.

A. J. Hoover has, besides the usual farm crops, fifty acres of bearing orchard, and more coming on. He has a family canning plant and sells all of his fruit, both fresh and canned.

C. H. Eubank has farmed in central Texas, but likes Gaines County better than any place he has ever lived. Besides the sorghums he has raised cotton (one-half and one-fourth bale to the acre), and apples and pears with great success. He likes the soil, he likes the climate, and he likes the crops.

J. J. Williams is vice-president of the First State Bank of Seminole, a cattle man of long experience and more recently a farmer. "I have never seen a man come to this country and farm in a reasonable way that has not made a success," he says, "We raise all kinds of feed stuff, cotton, corn, milo, sorghum, sweet potatoes, pumpkins, cushaws, cantaloupes, and everything that this climate ought to raise, including many crops, no doubt, that we have not tried out. Farmers near me are raising big crops of cotton, making as much as one-half to three-fourths bale per acre. This country can't be beat for fruit and is nearly always safe from frost. I believe the quality of fruit is better than that in southern California, where I spent a summer."



M. E. Merrill's Young Apple Orchard

Seagraves, Texas, July 1, 1925.

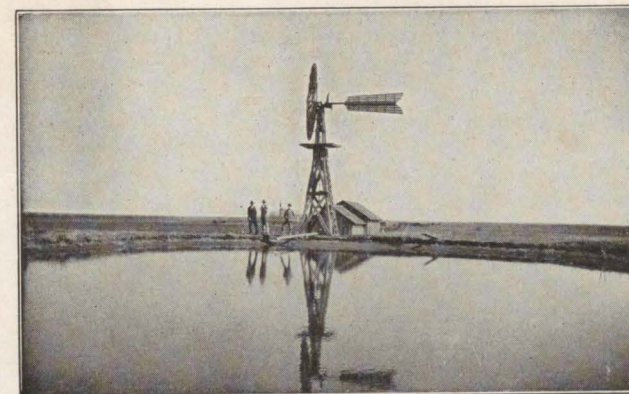
TO WHOM IT MAY CONCERN:

I came to Gaines County from Gray County in 1922 and bought 320 acres of land. In 1923 I made 35 bales of cotton and in 1924, 37 bales of cotton and plenty of feed and corn both years to run me and some to sell.

(Signed) J. W. ANDERSON.

F. W. Cooper came from Mississippi in 1886, tried the northern Panhandle, and then came to the South Plains, where he is well suited. He raises corn, the sorghum, peanuts, watermelons, turnips, beets, and all kinds of apples, peaches, plums, and small fruit. "There is no reason why any man of ordinary intelligence should not make money farming in Gaines County."

John B. King is an active man of seventy-three, who came



Ample Water Available at all Times

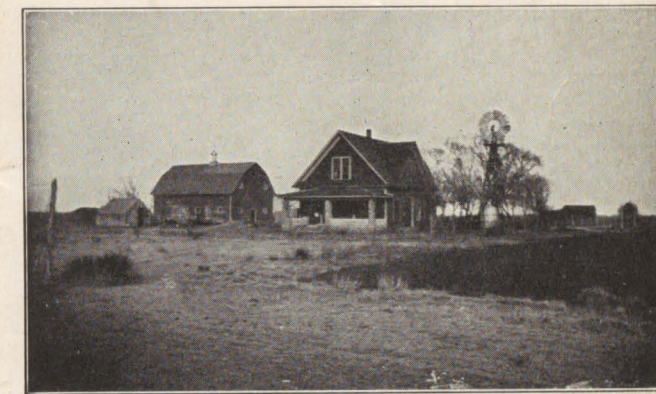
Seagraves, Texas, July 1, 1925.

TO WHOM IT MAY CONCERN:

I came to Gaines County March 1, 1923, and bought a 160 acre farm out of the Spearman lands. During the year of 1924, I planted 60 acres in cotton and made one-half bale per acre. I raised over 10,000 bundles of feed and plenty of grain to do me during 1924.

We have fine water and good health.

(Signed) L. L. CURTIS.

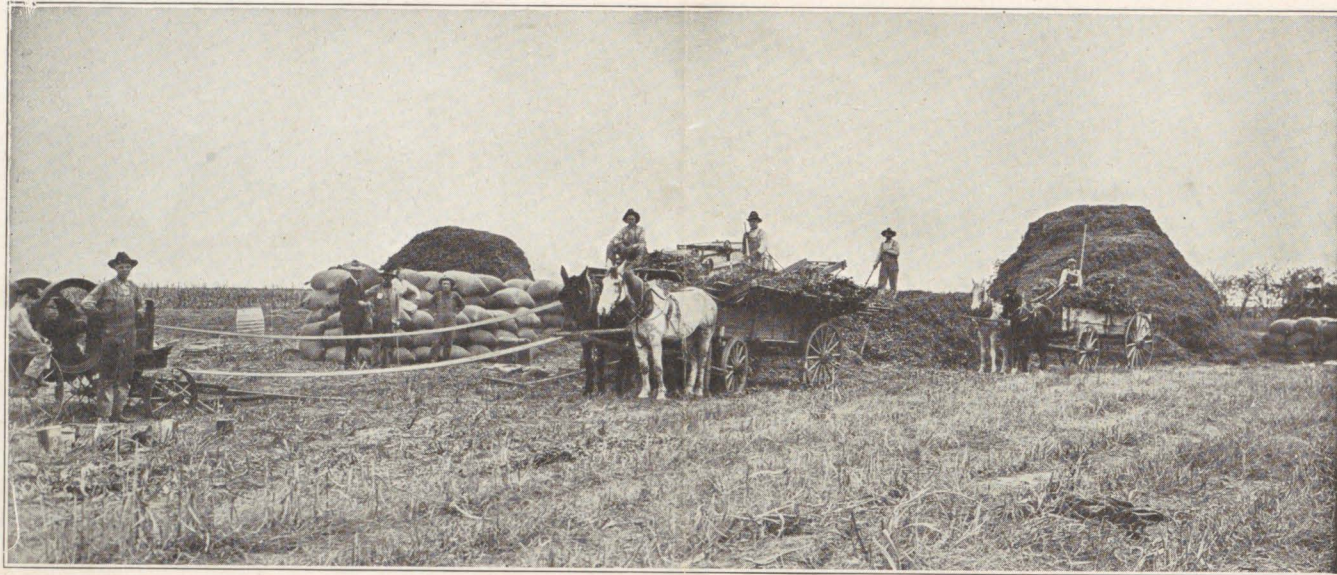


A Home in the South Plains of Texas

from the "black waxy" lands of Texas seven years ago. He plants the usual crops and he says they average better than in any of the eastern counties he has been in. "The climate here is perfect; the fruit is perfect; the health perfect. I have made money every year I have been here."

W. T. Arnett, of Lamesa, in the adjoining county of Dawson, who has lived there fifteen years, says it is the best cattle country he ever was on because of its abundance of rich natural grass. His Indian corn averaged twenty-five bushels per acre,





Peanuts make a Good Crop in Terry County

and kafir and maize three-fourths ton to a ton. "As a stock country, for all kinds, this is hard to beat."

P. B. Coe has lived at Loop, in the northern part of Gaines County, eleven years, and is fully satisfied. He makes money raising horses and mules. Like all the farmers here he raises all his grain and fodder, and has tried his hand at cotton, making three-fourths of a bale to the acre, which is twice the state average.

John C. Dunagan, also of Loop, has not seen a crop failure in eleven years, and only two short crops. Indian corn does



Farm Home of H. B. Nicolaisen, near Seagraves

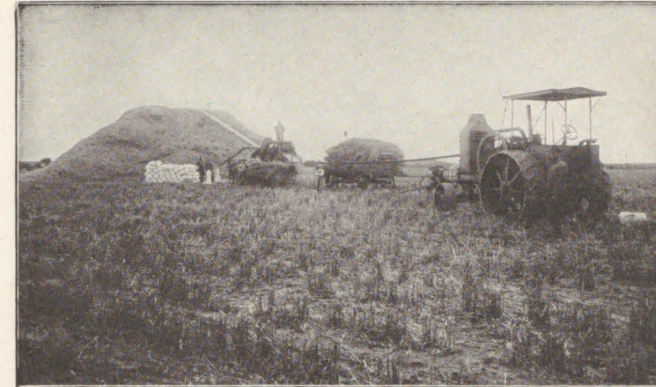
well with him; June corn and the sorghums. He raised 2,000 bushels of corn on 100 acres, and only plowed it once. "Peaches, apples, plums, grapes, and berries do as well here as I ever saw anywhere," he says, "and also sweet potatoes, peanuts, and all kinds of melons, pumpkins, and the like. And it is an ideal country for stock farming."



Coming through the Kafir

sandy loam with a clay foundation; the best land for corn and cotton. I have lived in several states, and this has them all beat."

William Howard has farmed in Terry County for seventeen years, after living in central Texas, and his testimony bears out the foregoing. He has taken several first premiums at the State Fair for his fruit and farm products. He raises cattle,



Threshing Sudan Grass

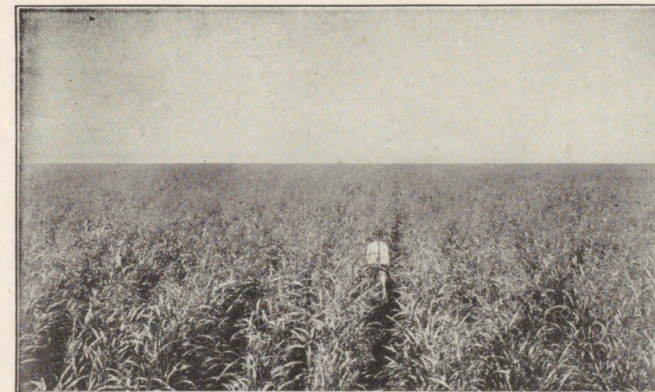
hogs, and poultry, and all kinds of farm crops and vegetables.

S. E. Hamilton has farmed for thirteen years 320 acres in about the sandiest land in Terry County, with 120 acres under plow. He sold \$2,500 worth of products one year, and another year \$1,300 worth. He rotates cotton with the usual feed stuffs, always raising enough of the latter to carry him through. "The country is all right," he says.

And so the story goes. There are others of like tenor, and there will be many more to sound the praises of the South Plains now that the railroad is completed to Seagraves, in Gaines County.

#### A Few Facts about Population

The country is rapidly growing. Looking at the counties of Lubbock, Hockley, Terry, Gaines, Lynn, and Dawson, which form a block on the South Plains west of the Panhandle & Santa



A Field of Sudan Grass

Fe Railway, and taking Lubbock as an example, we find the population in 1900 was only 800; in 1910, 3,000; in 1919, 12,000, and in 1925, 28,000. The bank deposits in 1900 were \$44,901.05; in 1910 they were \$253,130.43; in 1919 they reached \$2,279,682.63 and in 1925 \$5,054,000. The increase in population, development, and prosperity is responsible for this remarkable increase in bank deposits.

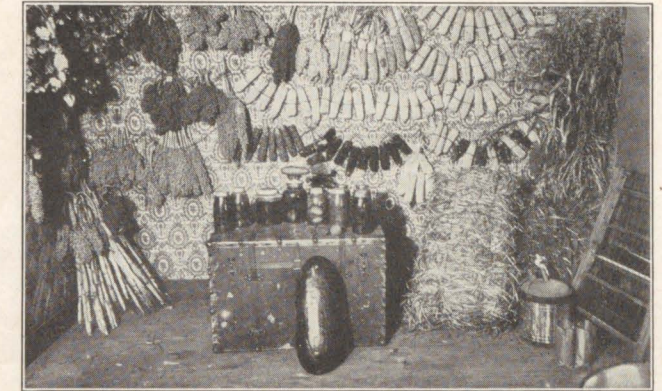


Exhibit of Terry County Products

The progress made in Lubbock County is likewise reflected in other counties of the South Plains which show the same relative increase in wealth and population, and is now being duplicated in the new country opened up by the completion of the line from Lubbock to Seagraves, in Gaines County, where land is available at very moderate prices and favorable terms, and where equal opportunity awaits the man who seeks to possess a farm he can call his own.

#### Own Your Own Farm

To illustrate the possibilities and opportunities for the man of small means to become a farm owner and retain the increase in farm values as the country develops, we again refer to what has been accomplished in Lubbock, the adjoining county, since the railroad was built through there from Canyon to Coleman, Texas. In 1900 raw lands in Lubbock County were valued at

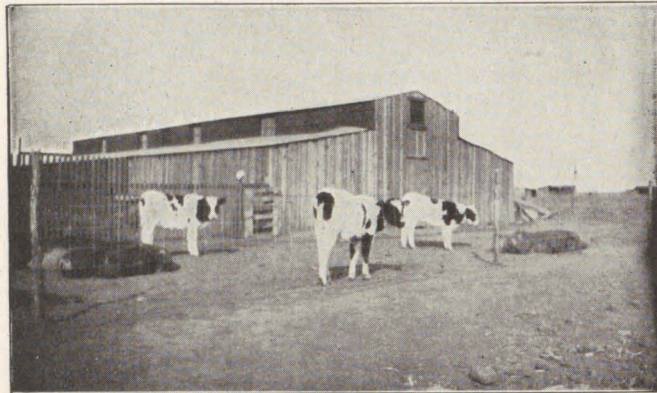


Indian Corn Grown on Sandy Land

from \$6 to \$10 per acre. Raw lands now range in value from \$35 to \$75 per acre, the increase from year to year representing a handsome profit to the early settlers. The same or relatively greater increase may be expected on the lands opened up as the result of the new line from Lubbock to Seagraves.

Since the completion of this branch line from Lubbock to Seagraves, thousands of acres have been sold to actual settlers





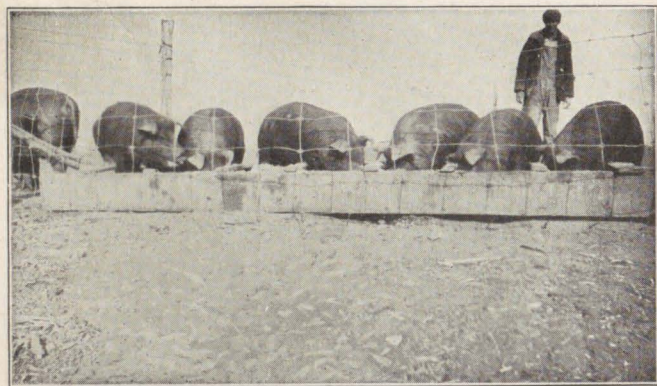
Holstein Calves and Duroc Jersey Hogs



A Field of Feterita



A Gaines County Peach Orchard



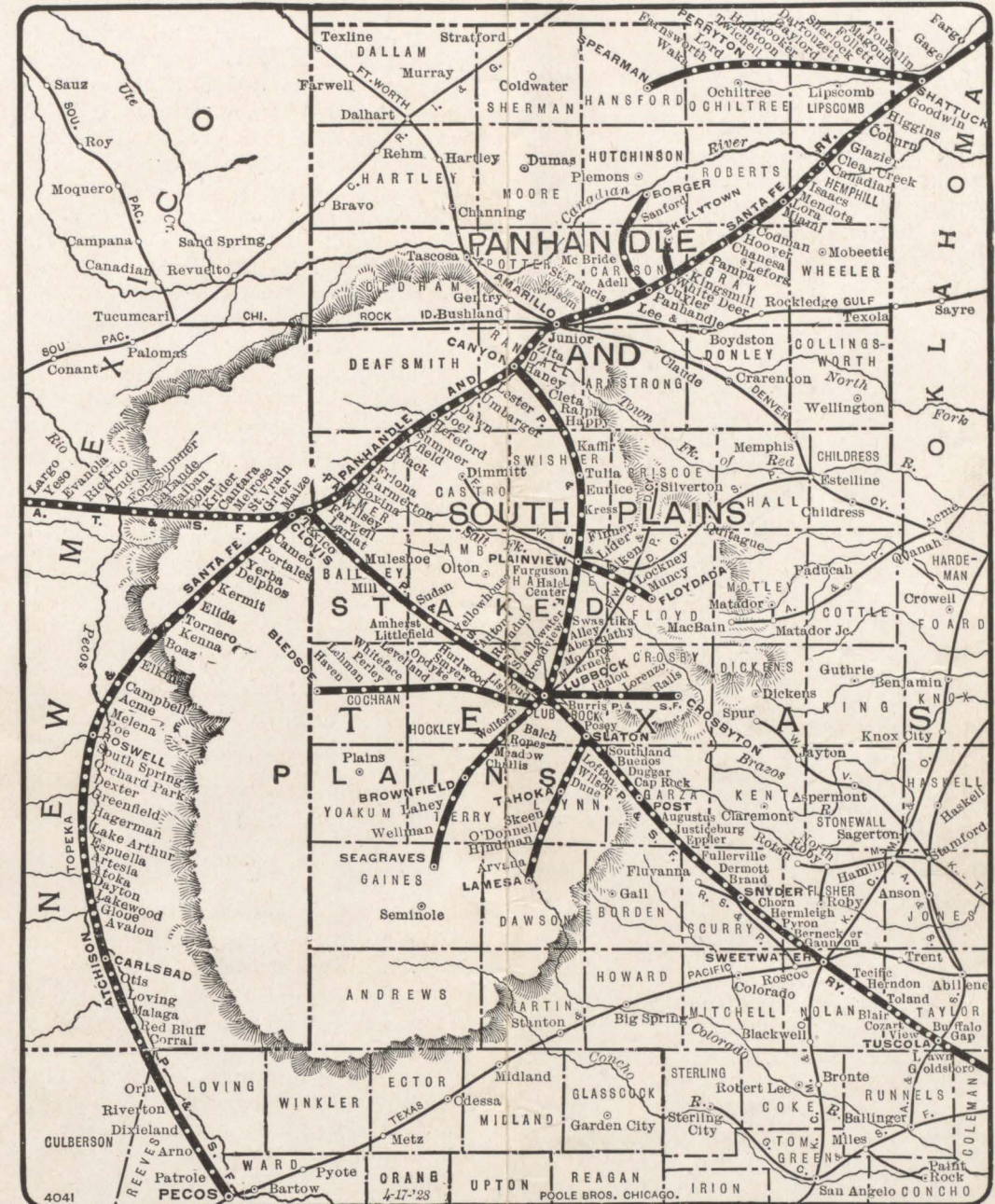
Fancy Porkers



A Good Country for Hogs

who are now making this land their homes, raising with commercial profit corn, cotton, sorghum, and all varieties of vegetables. Seventy-five per cent of the land this year, 1925, is being planted in cotton, and under the present seasonable conditions, it is predicted this land will produce from one-third to one-half bales per acre. Therefore with the low prices and long easy terms offered on this land, and considering its pro-

ductivity, it is easy for a man to pay for his farm here. The day of good cheap lands, within reach of railroad transportation and growing communities, is rapidly passing. The lands offered in Terry and Gaines counties at \$11 to \$20 an acre, with small initial payment and long time on balance, are an opportunity not to be overlooked. Will you take advantage of it?



**A Word to the Renter**

The farmer who continues as a renter is making values year after year for the land owner, and after a period of years, he is still only a renter and creating values, not for himself, but the land owner. If you desire to own a farm you can call your own, why not take advantage of the opportunity that will put

you out of the renting class and enable you to buy and pay for a farm in from seven to eight years. Therefore, why be a renter?

The first settlers who went into the Plains country ten or more years ago have all profited by the increase of values that follows the development of every new country, and the building



of the railroad into the heart of Terry and Gaines counties brings into the market an area that has possibilities equal to the older sections.

The values that have been created in the older counties will in all probability be repeated in Terry, Yoakum, and Gaines counties by planting the adaptable crops and following good cultural methods. These lands are suitable for the man who has an ambition to own a farm of 160 acres to 320 acres, which to-day is not possible in many of the older sections where land values are beyond the reach of the average man, and particularly if he is a renter.

Under average conditions the quarter- or half-section farmer should confine his operations to the most adaptable crops, which, however, are numerous, and include cotton, corn, kafir, milo, feterita, sudan grass, and peanuts, which, together with a few dairy cows, hogs and poultry, will insure ample income from year to year to complete the payment of the land.

Dairying in any farming community can always be recommended as an anchor to windward; it keeps up the fertility of the soil, and usually pays the grocery bills, while the pigs, chickens, and farm crops will contribute to the payment of the land.

#### Lands For Sale

Fifty thousand acres of land in Gaines, Terry and Yoakum counties are offered for sale to actual settlers and home builders in small tracts at low prices and very easy terms. Present prices of these lands are from \$11 to \$20 per acre, the higher priced lands adjoining the townsites.

#### Easy Terms

Terms of sale are 10% per acre cash, FIVE equal annual payments of ONE DOLLAR per acre, and the balance in equal annual payments of TWO DOLLARS per acre with interest at six per cent.

To illustrate:

Suppose you purchase 160 acres at \$15.00 per acre, or \$2,400.00, the payments will be as follows:

	Principal	Interest	Total
Cash payment at time of purchase.....	\$240.00	.....	\$240.00
1st Deferred payment.....	160.00	\$129.60	289.60
2nd Deferred payment.....	160.00	120.00	280.00
3rd Deferred payment.....	160.00	110.40	270.40
4th Deferred payment.....	160.00	100.80	260.80
5th Deferred payment.....	160.00	91.20	251.20
6th Deferred payment.....	320.00	81.60	401.60
7th Deferred payment.....	320.00	62.40	382.40
8th Deferred payment.....	320.00	43.20	363.20
9th Deferred payment.....	320.00	24.00	344.00
10th Deferred payment.....	80.00	4.80	84.80
	<hr/>	<hr/>	<hr/>
	\$2,400.00	\$768.00	\$3,168.00

These lands are owned by Nelson W. Willard, R. J. Murray, General Sales Agent, Lubbock, Texas. He will be glad to answer inquiries and give any further information desired.

#### Freight Department

Emigrants' Movables are given special attention. The term "Emigrants' Movables" will apply to property of an intending settler only and will include Tools and Implements of Calling, including Hand and Foot Power Machines, but not including Machinery driven by Steam, Electricity, Gas, Gasoline, Compressed Air or Water, other than Agricultural Implements; Second-Hand Store Fixtures of merchants; Second-Hand Vehicles, not including Self-Propelling Vehicles, Hearses and Similar Vehicles; Ordinary Live Stock (that is, Cattle, Swine, Sheep, Goats, Horses or Mules, except such as are chiefly valuable for breeding, racing, show purposes or other special uses); Live Poultry; Trees and Shrubbery; Lumber and Shingles; Fence Posts; one Portable House, K. D.; Seeds for planting purposes; Feed for Live Stock while in transit; and Household Goods, not to exceed one Piano; but does not include General Merchandise, Acids, Drugs, Explosives, Matches, Paintings or Inflammable Oils, nor any articles, whether herein enumerated or not, which are intended for sale or speculation.

One man will be passed free one way with one or more cars of Emigrants' Movables, provided the car contains horses, mules, cattle, calves, sheep, or hogs, and is covered by Live Stock Contract. No return pass given. The minimum carload is 20,000 pounds, in which may be included not to exceed ten (10) head of live stock.

Prospective settlers and others can get full information as to rates, service, etc., by addressing

C. C. DANA, Freight Traffic Manager,  
A. T. & S. F. Ry., Railway Exchange, Chicago, or  
R. G. MERRICK, Ass't Freight Traffic Manager,  
A. T. & S. F. Ry., Topeka, Kan., or  
T. B. GALLAHER, Gen'l Freight Agent, Panhandle & Santa  
Fe Ry.

AMARILLO, TEXAS

#### Passenger Department

The new South Plains branch leaves the main line of the Santa Fe Railway at Lubbock, in northwest Texas.

There are three passenger trains on the main line daily, connecting with through trains between Chicago and California at Amarillo and Clovis, enabling passengers to easily and quickly reach this section from Chicago, St. Louis, Kansas City, Wichita, Amarillo, Albuquerque, Los Angeles, San Francisco and other cities. Also connecting service from Ft. Worth, Houston, New Orleans, and the Southeast.

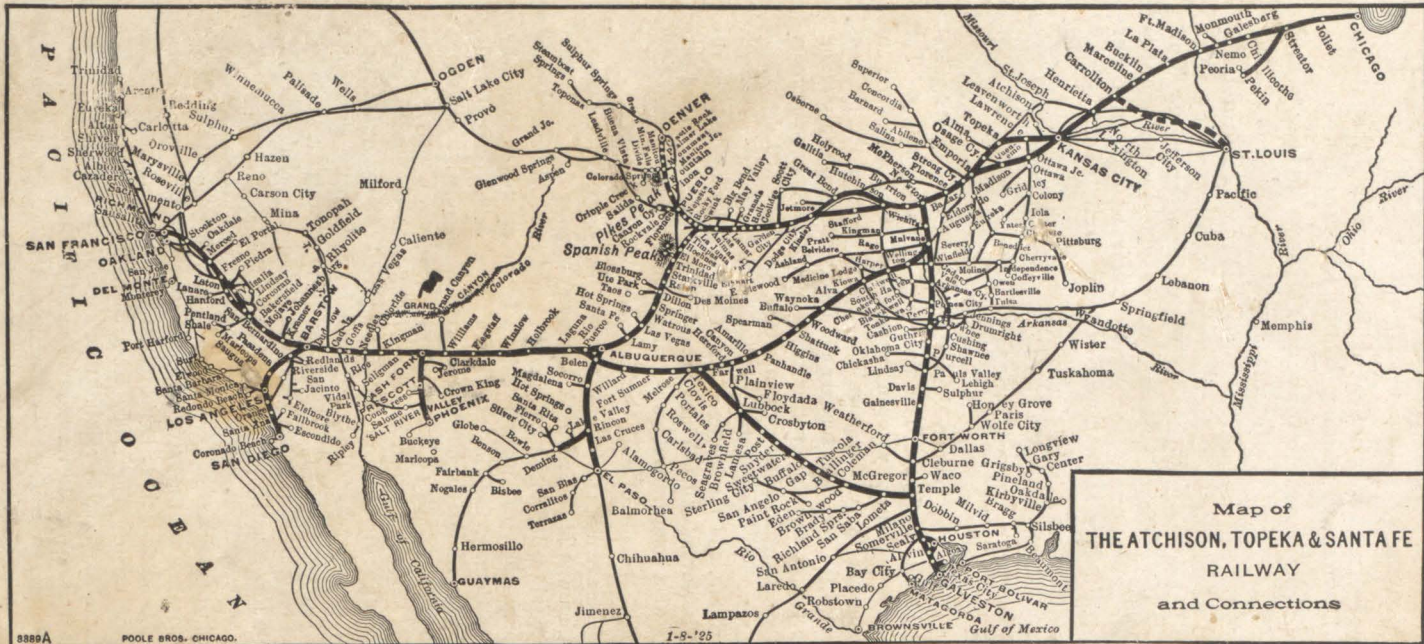
Fred Harvey meals served at dining station; lunch counters also provided.

For train service and fares to this section, apply to your home Ticket Agent, or write

J. M. CONNELL, General Passenger Agent, A. T. & S. F. Ry.  
TOPEKA, KANSAS

T. B. GALLAGHER, General Passenger Agent, P. & S. F. Ry.  
AMARILLO, TEXAS





Map of  
**THE ATCHISON, TOPEKA & SANTA FE**  
 RAILWAY  
 and Connections

8889A POOLE BROS. CHICAGO.

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