

TEXAS



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“GET ACQUAINTED WITH TEXAS”

City

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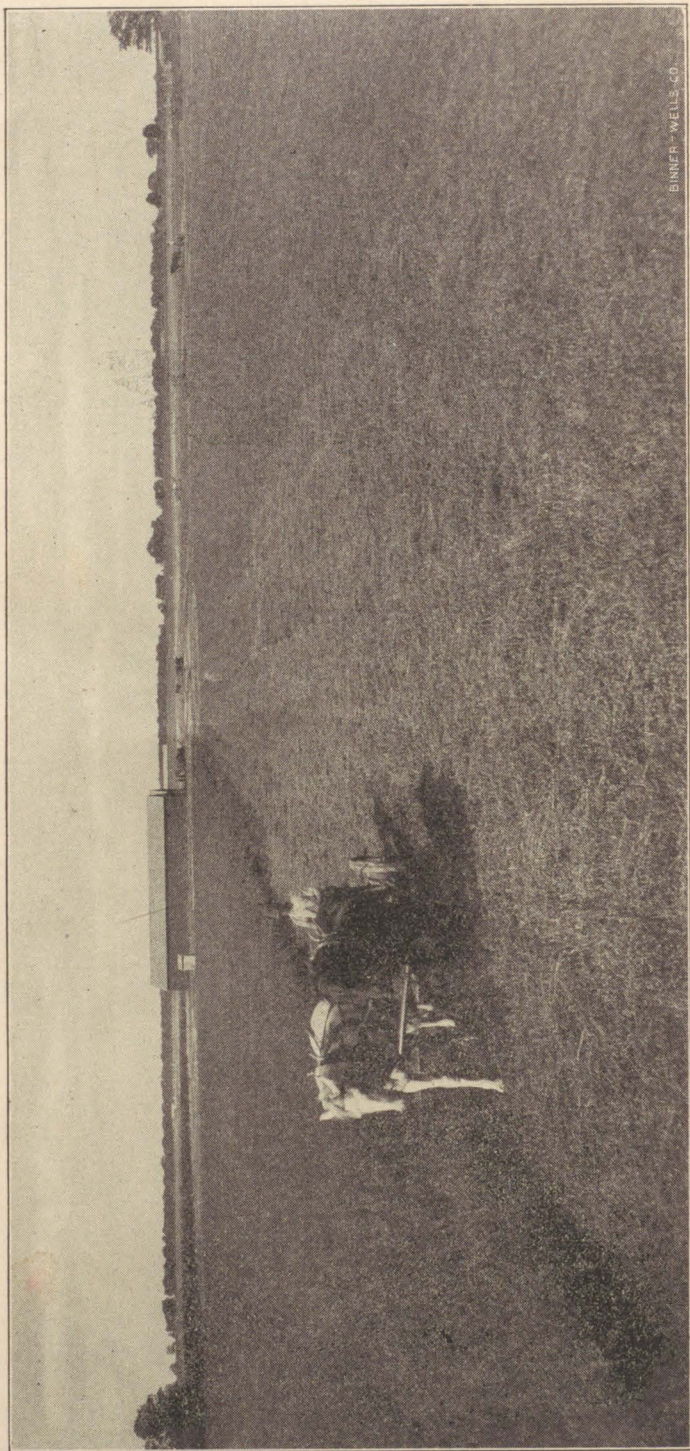
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BINNER-WELLS CO.

Cutting Alfalfa in Texas along the Cotton Belt Route.

TEXAS FARM FRUIT AND GARDEN

LANDS

Opportunities for Homebuilding
in the Chosen Field of
Diversified Agriculture

ALONG THE
Cotton Belt Route

St. Louis Southwestern Railway
St. Louis Southwestern Railway Co. of Texas

E. W. LA BEAUME

Gen'l Pass. and Ticket Agent
St. L. S.-W. Ry. Co.
ST. LOUIS, MO.

JOHN F. LEHANE

Gen'l Freight and Pass. Agent
St. L. S.-W. Ry. Co. of Tex.
TYLER, TEX.



A Growing Town on the Cotton Belt Route.

Get Acquainted with T E X A S



TEXAS is a good state with which to get acquainted. This booklet gives the stranger an introduction, but to properly appreciate the opportunities offered to those who are looking for better homes, more profitable occupations or business investments a visit should be paid to this new and rapidly growing country.

The orchard lands, truck gardens and farming regions of the state are easily reached over the St. Louis South-Western Railway (Cotton Belt Route), which connects at St. Louis, Cairo, Thebes and Memphis, the principal gateways of the Southwest, with all railroads from the north, east and west. The Cotton Belt is the most direct line to Eastern, Northern and Central Texas and is the only route by which the choicest agricultural sections can be reached without a change of cars.

Twice a month there are special homeseekers' excursions, which enable one to visit any part or all of the territory described in this booklet, and at a very small cost. If you are interested in Texas confer with the nearest representative of the Cotton Belt and obtain full information regarding rates, stop-over privileges, service and schedules. See the accompanying map and list of representatives.

It is a good time to visit Texas right now. In this country, where agricultural activities are always at work, it is not necessary to wait for favorable visiting seasons. Go and see for yourself the richness of the land and the great need the country has of your presence. Partake of the hospitality of the Texas people and make note of the advantages in the matter of health and climate that a residence in Texas will give you.





Prize Winners of Eastern Texas.

Homes in Texas

THE natural advantages which Texas has for the farmer will appeal particularly to all those who are dissatisfied with their present conditions. The northern farmer who is forced into months of idleness by prolonged winters can appreciate the advantage of being able to work in his fields every day in the year; the farmer on the worn-out New England hills knows how great would be his prosperity if he could transfer his operations to a few acres of virgin soil; the tenant who pays big rentals on high-priced farm lands in the northern, central and the southeastern states can figure increased profits from land that he can buy or rent for one-fourth less; the tired dweller of the city, who spends his days in close walls, realizes the joy of the green woods, the bright skies and the pure air.

All of these—mild winters, rich soils, low-priced lands and a beautiful country and climate—are advantages which Texas offers to the stranger.

Men Are the Country's Greatest Need

It is men they need in Texas. They have all the capital they want in their land. Men are desired who are willing to work and are able to think. They are offering a bonus for men. The cry everywhere is for settlers to improve and develop the country. There is a surplus of land and a scarcity of men.

Long Season for Growing Crops

Winters are so mild in Texas that the farmer begins preparing for his crops while his northern neighbors are yet shoveling their way through the snow to the barnlot, and because of the early start thus gained on the growing season it is possible to raise several crops on the same land in one year. A crop of vegetables can be harvested before corn is planted and after the corn is gathered in the fall the ground can be sowed to cowpeas or sorghum, two of the very best roughage crops known to the Southern farmer.

The grazing season lasts almost through the entire year and very little feed has to be provided the growing stock. It is not necessary in this country to build expensive stables

Get Acquainted with Texas

and barns, for the farm stock need little more than a shelter. The farmer does not have to spend the money he has earned in the summer to live through the winter.

Plentiful Rains and Splendid Climate

Eastern, Northern and Central Texas are well within the rain belt and the farmer is never troubled with drouths. The precipitation averages from 30 to 40 inches a year and is well distributed through the growing season, the crops being provided with moisture when they most need it.

Temperatures, as recorded by the United States weather bureau, show an average of 45 degrees for the short winters and 80 degrees for summer, the mercury seldom dropping below 20 degrees and rarely exceeding 90 degrees.

Well Drained and Healthful Country

Elevations in this country range from 600 to 1,000 feet and, as the country is rolling and well drained by numerous creeks and rivers, health conditions are generally good.

Water is plentiful and of the best quality, both for household purposes and stock. The family supply is secured from springs, which are to be found on nearly every farm, or from wells, which range in depth from 40 to 60 feet. In many parts of the state artesian wells have been developed.

Markets in Easy Reach

Convenient transportation facilities are provided every part of the country and farmers and fruit growers find a convenient market for their products. Fruits and vegetables are shipped under refrigeration in carloads to every part of the country, refrigerator cars being provided for that purpose. By this means Memphis, St. Louis, Chicago and even New York are brought in close touch with the orchards and gardens. The markets of Dallas, Fort Worth, Waco, Houston, Galveston, New Orleans and Little Rock are nearer at hand, and there are many populous and thriving towns and cities in the farming region to be supplied with foodstuffs.

Educational and Social Advantages

Texas has the largest school fund of any state in the Union and her system of education is established on such lines as enables every child to secure a thorough training, the grade school, high school and universities being open to it without fees. The State Agricultural and Mechanical College is among the best in the United States.

All church denominations are represented in the cities, towns and villages and the newcomer has every opportunity to worship according to his own religious inclinations.

Land Values and Purchase Terms

Land values depend very much upon location and improvements. There are millions of acres of unimproved lands in good localities and capable of the highest development that can be had at from \$5 to \$25 an acre and there are farms under cultivation that are to be had at from \$12 to \$40 an acre. The orchard lands of Eastern Texas and the more highly improved farms of other sections will bring a larger price, their value usually being reckoned by their capacity for production. Easy terms are usually offered the purchaser and it is possible to secure a farm for about one-fourth or one-third down, the balance to be paid out of the earnings of the land in the years to come.

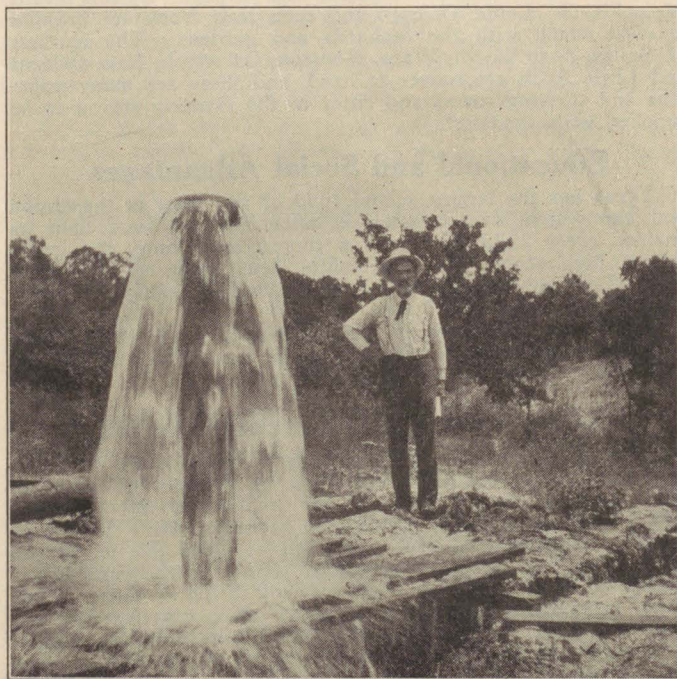
Diversified Crops Enrich Farmers

Under the new method of crop diversification the farm is much more profitable than it was in those days when only a few crops were grown. The farmer not only produces more wealth from his garden, orchard and dairy, but he is in a position where he is able to more nearly sustain himself upon his own products, and his surplus goes into the bank rather than to the store.

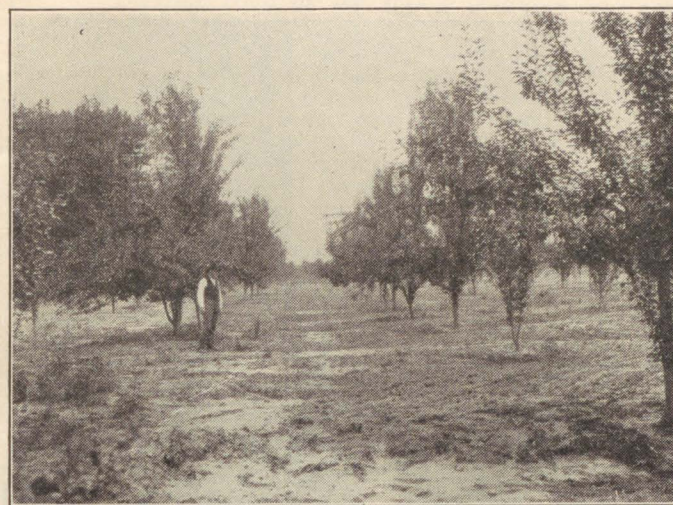
Texas farmers last year made a crop of cotton valued at upwards of \$125,000,000, but the value of their diversified products, their fruit and vegetables, their milk and butter, their chickens and eggs, their honey and their home-cured meats was much greater. The vast herds of long-horned cattle, which made the plains so well known, have disappeared and yet Texas has today on her farmsteads 2,000,000 more beef cattle than the cowboy was ever able to round-up on the old-time ranches.

Texas Lands and Their Resources

While all of Texas is good, so good that a man could scarcely fail if he made his selection blind-folded, yet when one comes to consider carefully all the features of the soil, healthfulness, climate, established settlements and convenient markets the Cotton Belt Country embraces the very pick of the state, a region that for the purpose of description may be divided into three sections, Eastern Texas, or the Fruit and Truck Belt; Northeast Texas, or the Alfalfa and Stock Raising Section, and Central Texas, the Cotton and Corn Country. These broadly descriptive names, however, should not be understood in a limiting or restrictive sense, for it would be a mistake to infer that any one of these sections does not produce other crops than those especially typical of its resources.



Artesian "Gusher" at South Bosque.



East Texas Pear Orchard.

Eastern Texas, the Fruit and Truck Region

DOWN through Eastern Texas from Texarkana Westward to the Trinity river and from Tyler Southward through the iron hills and piney woods to Lufkin and beyond is one of the greatest peach, strawberry and truck regions in the United States, hundreds of carloads of the farmers' products being shipped to the Northern markets from the cities of this section every year.

The country is rolling with a surface soil of red sandy loam resting on a red clay. The land was formerly covered with forests of pine and hardwood, but the timber has mostly been cleared and the cut-over lands put into orchards and gardens, which industries are making a new country of Eastern Texas.

At Mt. Pleasant, in Titus County, the Cotton Belt line from Texarkana, the Eastern gateway to Texas, branches, one division leading to Dallas, Fort Worth and Sherman and the other Southward through Camp and Upshur Counties into the great fruit belt of Smith, Cherokee and Henderson Counties. It is this section that an effort will be made to describe before the reader is introduced to the Red River country to the north, where alfalfa and stock raising are the main industries, or to the rich Trinity and Brazos Valleys and the black lands farther West, where cotton, corn and diversified crops are most profitable to the farmer.

Pittsburg, the county seat of Camp County, is one of the big potato markets of Eastern Texas. The country between Mt. Pleasant and Sulphur Springs, and between Mt. Pleasant and Gilmer, in Upshur County, is also very prolific of this great truck crop.

Fruit and Truck Industries About Tyler

Tyler, Smith County, Texas, a wide-awake city of about 12,000 population, has four strong banks having over a million in deposits, fine schools and churches, a Carnegie library, three newspapers, two business colleges and a conservatory of music. Manufacturing is represented by the largest canning factory



East Texas Tomatoes—Sample of 1907 Crop grown at Jacksonville.

Land Held at No Fancy Figures

in the South, a large ice factory, a box and basket factory, a large pottery, two brick yards, a \$50,000 compress and a cotton seed oil mill employing 150 men, a large iron foundry, a planing mill, a candy factory, two steam laundries, etc. The general offices and machine shops of the Cotton Belt Route in Texas are located here, giving employment to nearly 700 men, and the head offices of the American Refrigerator Transit Co. for Texas, Louisiana and Arkansas are also established here, recognizing this as the center of the fruit and truck shipping of this region. Several nurseries are kept busy growing fruit trees for the big orchards in this and neighboring counties. After a glance at the busy industries of Tyler, and the enterprise displayed by its energetic Commercial Club, one is not surprised to learn that the city claims a bigger freight tonnage than any city of its size in Texas, and that it expects to double its population by the next Federal census.

Big Profits from Few Acres

The country about Tyler is generally a sandy loam, sometimes a red sand, with more or less stone, which is rich in iron ore. The large amount of iron oxide in the soil especially adapts it to the cultivation of peaches, plums and all stone fruit, strawberries, tomatoes and peppers, giving them a flavor and color that cannot be attained elsewhere. A few examples of what is actually being done by growers in the immediate vicinity of Tyler are cited:

Peaches: J. H. Parker sold 1,800 crates, averaging 45 cents, from five acres, or \$162 per acre. J. N. Jones realized \$540 from three and a half acres, and figured expenses at \$40.

Plums: J. H. Parker netted \$100 from sixteen Japanese plum trees. J. H. McClurg netted \$62 from the same number of trees. This fruit is being extensively planted.

Apples: This does not pretend to be an apple country, still the early varieties do well. N. B. Hudnall reports that his thirty acre orchard, only a third in bearing, brought him \$1,000.

Pears: W. F. Boyette has a good orchard of Kieffers which nets him \$200 per acre.

Strawberries: N. B. Hudnall has six acres, from which he got 1,200 crates, at \$2 per crate—\$2,400. J. H. Parker got \$1,600 from his six acres.

Tomatoes: J. C. Hinton made 1,250 crates on two acres, which brought him \$500 net. E. W. Olds sold the product of two acres for \$453. J. F. Ray realized \$1,250 from six acres, after paying freight.

Beans and Radishes: W. F. Boyette sold 250 bushels at \$1.50, making \$375; deducting \$113 expenses, leaves \$262 per acre. He also figures a net profit of \$500 from an acre of radishes. W. H. Neill estimates an average of \$100 an acre or more, as a clear profit from beans, following Irish potatoes.

Celery and Rhubarb: J. C. Hinton, who is one of the most intelligent gardeners in the neighborhood, is a self-taught pioneer in celery raising. He has three acres, and figures that he clears \$450 an acre, after deducting expenses at \$250. "I can raise celery," he says, "every month of the year, and I can make four crops." He is experimenting with rhubarb, and expects that it will do as well as celery.

Onions: W. F. Boyette, from one acre, realized \$437.50, net. H. W. Neill considers \$500 not an unusual return for well-cultivated onions. Peppers he considers one of the best money crops.

Opportunities Are for All

There is no monopoly on such crops as have been cited; no irrigation plant, supplying a limited area; no special region, from which all but a chosen few are excluded. The field

is free, and as wide as it is free. The land is held at no fancy figures, as might be expected where the returns are calculated in hundreds of dollars. On the contrary, the average acre of Illinois or Iowa farm land, at prevailing values, would purchase three or four acres of good truck land within five miles of Tyler. Good improved farms, as good as those that have raised the sample crops above quoted, can be bought as low as \$35 an acre, while unimproved land which may easily be brought to a high state of cultivation, may be had at prices ranging from \$10 to \$40 per acre.

The climate is milder and more pleasant than many parts of California or Florida, and as healthful as any part of either. The water is pure and good, and the society and social advantages are of the best.

Three Busy Tomato Towns

Flint, Goodson and Bullard in Smith County south of Tyler, are hustling truck and fruit centers. In 1906, Flint shipped 98 cars of tomatoes, 3 cars of mixed vegetables and 9 cars of peaches; Goodson shipped 29 cars of tomatoes, 9 cars of peaches and 1 car of potatoes; Bullard shipped 6 cars of strawberries, 32 cars of tomatoes, 58 of peaches, 4 of cantaloupes, and 5 of potatoes. In 1907, Flint shipped 78 cars of tomatoes, 11 of cantaloupes and mixed vegetables; Goodson, 50 cars tomatoes and 2 mixed; Bullard, 78 cars tomatoes, 2 strawberries, 16 cantaloupes and 17 mixed. Total, from these little stations, that will be towns in a year or two, nearly 500 cars of fruit and truck in the past two years. There is plenty of good land about Bullard, or near Flint or Goodson, for that matter, and as good as that now in truck, may be had from \$10 to \$35 per acre, and even improved farms may be bought, in some instances, as low as \$50 to \$75 per acre.

Jacksonville, the Truck Farming Center

In Cherokee County the soil is redder, if that were possible, than in Smith. In fact it is iron ore ground up into sand. And they have a saying in Cherokee that the redder the soil the better the Elbertas. Jacksonville is the center of a circle of ten miles radius which shipped in 1906, 1,400 cars of fruit and vegetables. The leading industries of the county are timber and iron. Saw mills and furnaces are producing wealth and employing labor, and along with these producers of raw material come a host of attendant industries. Now agriculture is restoring the denuded land and creating gardens. Agriculturally it is a new country, with the social and commercial fabric already established, and offering phenomenal advantages to the pioneer.

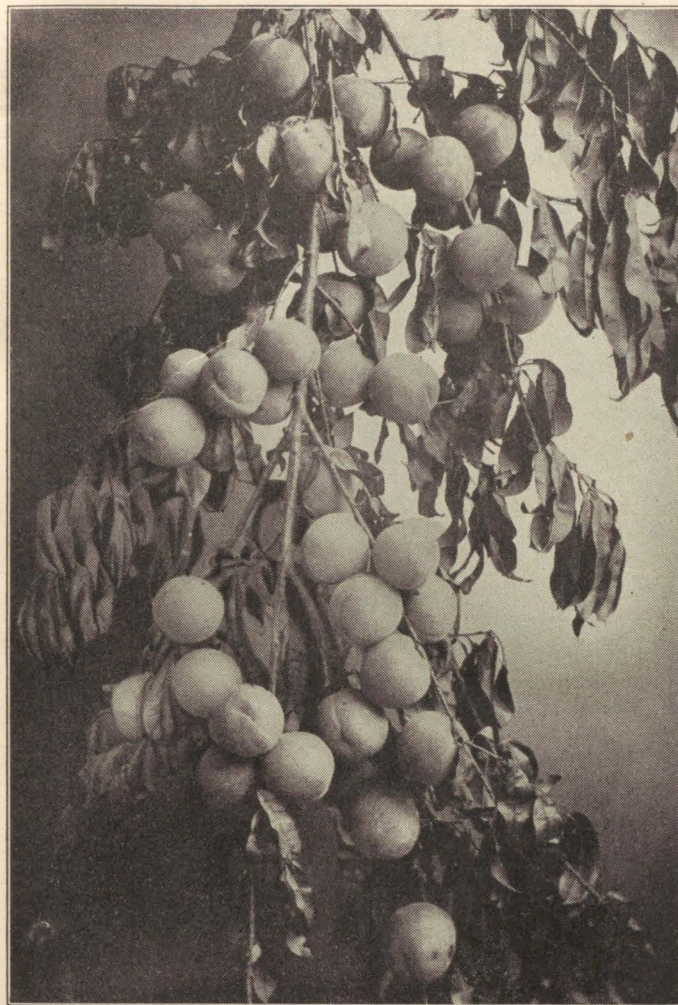
Here is what Jacksonville (exclusive of the twelve nearby stations) has been doing in the past four years, in shipping fruit and truck: 1904; 290 cars peaches, 108 cars tomatoes, 31 cars potatoes. 1905; 267 cars peaches, 167 cars tomatoes, 27 cars potatoes. 1906; 240 cars peaches, 180 cars tomatoes, 39 cars potatoes. 1907; 342 cars tomatoes and 78 cars potatoes. Several thousand crates were also shipped by express. For 1907 the 342 cars of tomatoes (about 300,000 crates) netted the growers 72 cents per crate. Eighty per cent was sold on the track at Jacksonville. The highest price was \$2 per crate and the lowest 55 cents, or \$1.65 per bushel.

Profits Made from Truck

A few instances out of many will indicate the profitableness of the truck industry, which is yet in its infancy.

Four acres of tomatoes made 1,300 crates and netted F. J. Linsey \$920.

Three acres of tomatoes produced 700 crates and netted G. W. Bass \$618. He also had $3\frac{3}{4}$ acres potatoes which netted him \$432.



A Small Branch of Elbertas.

Six acres tomatoes netted W. J. Sanford \$1,225.

One and one-eighth acre tomatoes cultivated by C. A. Forster produced 704 crates and netted \$442.50.

W. R. Woolery had $2\frac{1}{2}$ acres in tomatoes and made 1,300 crates, netting him \$780.

Lon. Earle had eight acres in tomatoes, made 2,400 crates, and netted \$1,700. He also had three acres of potatoes which netted \$300.

Story & Son, Jacksonville, had 30 acres put in potatoes on shares, a very common method. Product, 3,000 bushels. Their half netted \$1,500.

George Merk and Walter Newton had 27 acres in potatoes which averaged 150 bushels to the acre.

A. B. Merritt had one and a quarter acres in tomatoes and made 875 crates, which netted \$562. He also had six acres in potatoes, from which he marketed 1,200 bushels, netting \$828. Total, \$1,390 from $7\frac{1}{4}$ acres, in early crops, which could have been followed by peas or some other late crop.

The hardy Japanese oranges, grapes, figs, plums and small fruit offer abundant opportunities to the fruit grower, as well as peaches.

Canning Industry at Jacksonville

Fruit drying and canning,—the latter including also vegetables,—are among the new industries of Jacksonville that promise to increase the profits of the growers.

Sweet potatoes, watermelons, cantaloupes, peanuts, ribbon



\$300.00 per Acre Realized from this Tomato Patch.

cane, hogs and poultry, are among the profitable crops of the neighborhood, which, by the way, has the advantage of having the state experimental farm at Troupe, with all its valuable experience, as a near neighbor.

Good truck and peach land may be bought within eight miles of the city for \$6 to \$20 per acre, and improved land near town at \$25 to \$40.

Jacksonville is a city of about 4,000 population, with two good banks having deposits of upwards of \$700,000; good schools, two colleges, city water works, an electric light plant, two box and crate factories, ice factory, oil mill, and the transportation facilities of three railroads.

Dialville, a Big Truck Shipper

Dialville, eight miles south of Jacksonville, is an attractive and growing town that is disputing the supremacy of its elders in the matter of truck growing, having shipped 144 cars of tomatoes alone last season and 169 in 1906. The total shipments of fruit and vegetables last year were 190 cars, and 202 the year before.

Iron Industries at Rusk

Rusk, the county seat of Cherokee County, has a population of about 2,500, and, besides the East Texas Baptist Institute, it is also the location of the East Texas penitentiary, whose inmates are employed in the state's iron furnaces and wood working factories and upon the neighboring farms. The starting up of the Star and Crescent furnace, a few miles east of Rusk, in which eastern capital has become interested, has given renewed importance to the Cherokee iron industry and with her lumber and agriculture there will be a healthy demand for labor in this section of Eastern Texas.

In the Alto District

Alto is on the crown of the ridge between the Neches and the Angelina Rivers. The high elevation makes its orchards secure from frost, and the rich, red soil insures lasting productivity. The country about Alto, especially toward the Angelina River, is very fertile, and good crops of cotton, cane, potatoes, etc., are made. Alto is well located, and is smart in new buildings and fresh paint. With a population of about 750, there are four churches, a school, two saw mills and two gins.

Miles of Peach Orchards

A few miles Southeast of Alto one comes upon a view, in the early spring, the most beautiful in America; the blossom-decked crowns of immense peach orchards. Here are the great Morrill orchards, the Cherokee and the Britton orchards; in all some two thousand acres of peaches. It was a Benton Harbor, Michigan, peach grower, Roland Morrill, who recognized the especial adaptability of Cherokee County, Texas, both in lands and climate, to the growing of peaches on a large scale for the distant market, and organized a company to put his convictions into practice. In 1902 he planted 125 acres of peaches, and now the Morrill orchards cover over 1,100 acres, with rows extending without a break for more than a mile.

Profit in Truck Crops

Not only are peaches raised, but a variety of truck and other crops, because it is not considered wise to put all the eggs in one basket. For example, they have about fifty acres in cabbage and tomatoes, 200 in cantaloupes, 100 in watermelons, and 400 in corn, pea hay, etc. Mr. Morrill and Col. Fairris, the superintendent, are making experiments in alfalfa, but so far the black-eyed pea is the favorite legume. The shipments from Morrill in 1906 were fifteen cars of peaches, three cars tomatoes, fourteen cars cantaloupes, twenty-seven cars watermelons and twenty-four cars of potatoes; total eighty-three cars. They averaged, last season, 207 bushels of potatoes an acre on a forty-five acre plat.

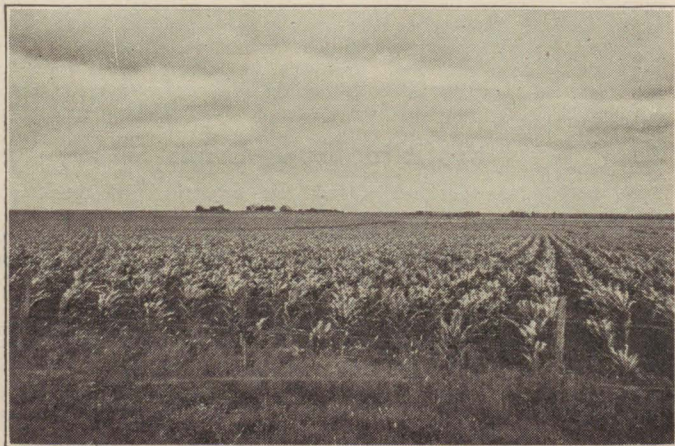
Vacant Fruit Land Plentiful

The orchard and truck land in this region is not all taken up. There is plenty of cut-over land, from which the lumber has been removed, lying close to Morrill, and, indeed, all the way from Jacksonville to Lufkin, to be had at low prices, very low when the crop capacity and the market facilities are considered—good peach and truck lands for \$20 to \$40 per acre, within reach of shipping station. In fact, the prices quoted for land, in this as well as other sections, are very conservative, and bargains may be had, especially at a little distance from the towns, at much lower figures. The reason for this is mainly that land is still the cheapest thing in Texas. There is room, apparently, for all. The harvest is plenteous, but the laborers are few.

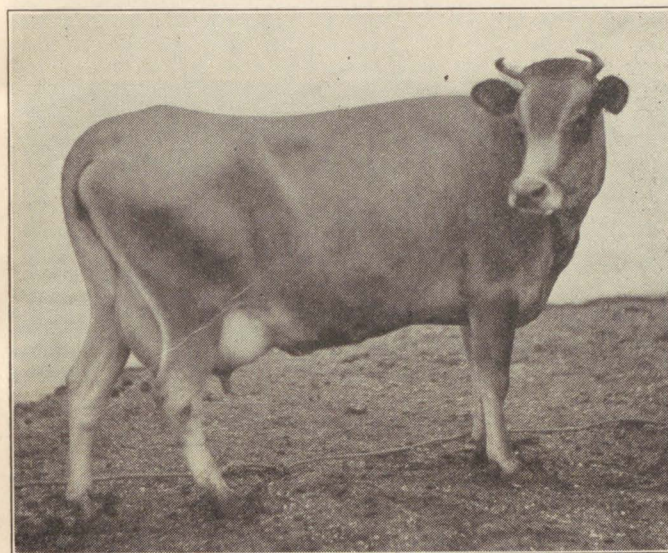
Athens, and a Texas Arcadia

Athens, the county seat of Henderson County, belongs, topographically, in the Fruit and Truck Belt, for its geological conditions are the same as those about Tyler. Henderson County is well watered by a number of streams flowing into the Neches and the Trinity Rivers and between the rich bottoms of the creeks where cotton, corn, cane and alfalfa are grown, are the upland prairies of red loam and sand, admirable for fruit and vegetables, melons, potatoes, bermuda grass, peanuts, etc. Athens has a live population of 3,500, two banks, two good hotels, two newspapers, two lumber yards, electric light plant, two brick and sewer pipe plants, the largest pottery in the South; a fire-brick and pressed brick yard, a cotton compress and oil mill, two schools and four churches. The county has fine supplies of hard wood timber, excellent clays and lignite, so that the outlook for manufactures is good.

Although alfalfa is not yet extensively raised, it is grown in the neighborhood of Athens as successfully as in the Red River Valley, along with fine crops of corn, peanuts, cane and fruit. Alfalfa and peanuts indicate a good hog country, and such is Henderson County's reputation, it being one of the biggest hog counties in the state. Peanuts, which are grown extensively, make one of the surest and most profitable of crops, paying \$40 to \$80 an acre for the nuts, and \$5 to \$8 per ton for the hay. Cured and fed without threshing, as it often is, it is superior to corn for fattening hogs, and good feed for all kinds of stock. Poultry is also a profitable farm product and the output last year was fully \$75,000. While Henderson is not a stock county, as the term is generally understood, her farmers received last year over \$250,000 for hogs, as much more for cattle, and about \$150,000 for horses and mules.



Acres of Corn Along the Cotton Belt Route in Texas.



Likes the Climate and Gives Big Returns.

Made a Success out of Failure

H. D. Pickens went to Henderson County eighteen years ago, bought a farm in the woods near Athens at \$2.50 per acre, and planted cotton. In a few years he was badly in debt and decided to raise less cotton and more hay and hogs. It worked. Result: he has doubled the size of his farm, has it all cross-fenced, hog tight, with fifty acres of bermuda pasture and fifty acres of orchard; 40 head of high grade Durham cattle and 150 head of registered Poland-China hogs. Last October he was marketing water-melons, tomatoes, turnips, collards and peas, and gathering a crop of sweet potatoes running 200 bushels to the acre, and corn 40 to 50 bushels to the acre, besides selling poultry, butter, eggs, etc., to the Dallas market. He has a comfortable house and good barns, is good at his bank for several figures and his farm is not for sale. He attributes his success to going broke on cotton.

Rich Land Went Begging

J. F. Ash, six miles east of Athens, had a lot of cut-over land a few years ago that he could not sell for a dollar an acre. He put some of it in peaches, thinking that perhaps he would feed the peaches to the hogs. Last year he sold 25,460 crates from 84 acres, realizing \$10,357. Now he would probably refuse a dollar an acre. J. R. Dean, living nearer Athens, sold from his ten acre orchard 5,955 crates for \$2,412. C. E. Forkner, from Michigan, gathered over 900 bushels of Irish potatoes from nine acres, which he sold for \$775, and then followed the potatoes with June corn. It should be borne in mind, by the way, that it is a very common thing in Texas for good farmers to make two crops, and sometimes three, on a piece of land in a season. Another good crop of Henderson County is ribbon cane, a variety of sugar cane from which syrup is made. J. Goldsmith had 40 acres from which he netted \$3,800. It is estimated that the county this year will produce about \$275,000 worth of cane syrup.

Land about Athens is held at from \$25 to \$40 an acre for improved farms; at \$6 to \$15 for unimproved lands.



Cotton Ready for Shipment.

In the Heart of the Cotton Belt

THE valleys of the Trinity and Brazos Rivers constitute the heart of the Texas cotton country. Look at the books of these cotton counties for the past seven years and you will see an amazing record of plenty. Navarro and Hill, with Ellis thrust wedge-like between them; McLennan County, spreading across both sides of the Brazos, and Coryell, whose limestone hills enclose the rich valleys of the Leon and the Cow-house, have added to the wealth of the country since 1900 fully 2,730,000 bales of cotton and 1,365,000 tons of cotton seed, worth over \$150,000,000.

Nor was cotton their only source of wealth, as evidenced by their 114,000 cattle, their 77,000 hogs, their 30,000 sheep and their 95,000 horses and mules. And like their brothers up along the Red River, they are learning the secret of diversification and are raising more forage crops, more fruit and more garden truck. In the rich Leon River bottoms are alfalfa fields quite as beautiful as any that ever attracted the eye of a Kansas artist; and good alfalfa and corn land at twenty dollars an acre.

From the Trinity to the Brazos

Corsicana, the county seat of Navarro County, is the first town of importance west of the Trinity River. The country is a nearly level prairie of deep, black waxy soil, the low hills which separate the broad valleys of Chambers and Richland creeks being scarcely distinguishable from the prairie itself. The Cotton Belt Route traverses the county from east to west, and Corsicana is the junction point for the Hillsboro branch. The city has a population of about 15,000 and is noted for its healthfulness, for which reason the Texas state orphans' home and the Texas Odd Fellows' widows' and orphans' home were located here. Here is one of the largest cotton mills in the southwest, two cotton seed oil mills, two large oil refineries, three cotton gins and a large compress which handled 60,000 bales in 1906. Corsicana claims to be the largest inland cotton market in the world, much of the product of the surrounding counties as well as of Navarro, finding its way to this central shipping point.

Cotton a Source of Wealth

During the past year a fine county court house was erected and furnished at a cost of \$165,000, and the federal government is soon to build a post office building. A handsome Carnegie library and a fine high school building are among the recent additions to the city's conveniences and architectural features. Some two hundred and fifty commercial establishments of every kind supply the growing wants of the community, and the well paved streets, with many fine residences and handsome shade trees give the city a pronounced air of prosperity.

Big Producing Oil Field

Close to Corsicana, in the valley of Chambers Creek, is an oil field, with nearly a thousand producing wells, from which oil is pumped to the Gulf. There is a bountiful supply of natural gas also, which is distributed throughout the city to manufacturing plants and residences for fuel and lighting purposes. This is one of the causes of Corsicana's growing importance as a manufacturing center.

Next to cotton, corn and oats are the main crops. Cane, sorghum, melons and all kinds of vegetables are also raised, and on the higher lands, potatoes and peanuts. Alfalfa has also begun to attract attention. Good water is everywhere found to a depth of from twenty to forty feet and artesian water at 2,000 to 2,500 feet. At Corsicana there are three hot wells which give a water that is found especially useful in kidney complaints, catarrh, etc., and many come here from the lower country to enjoy its use.

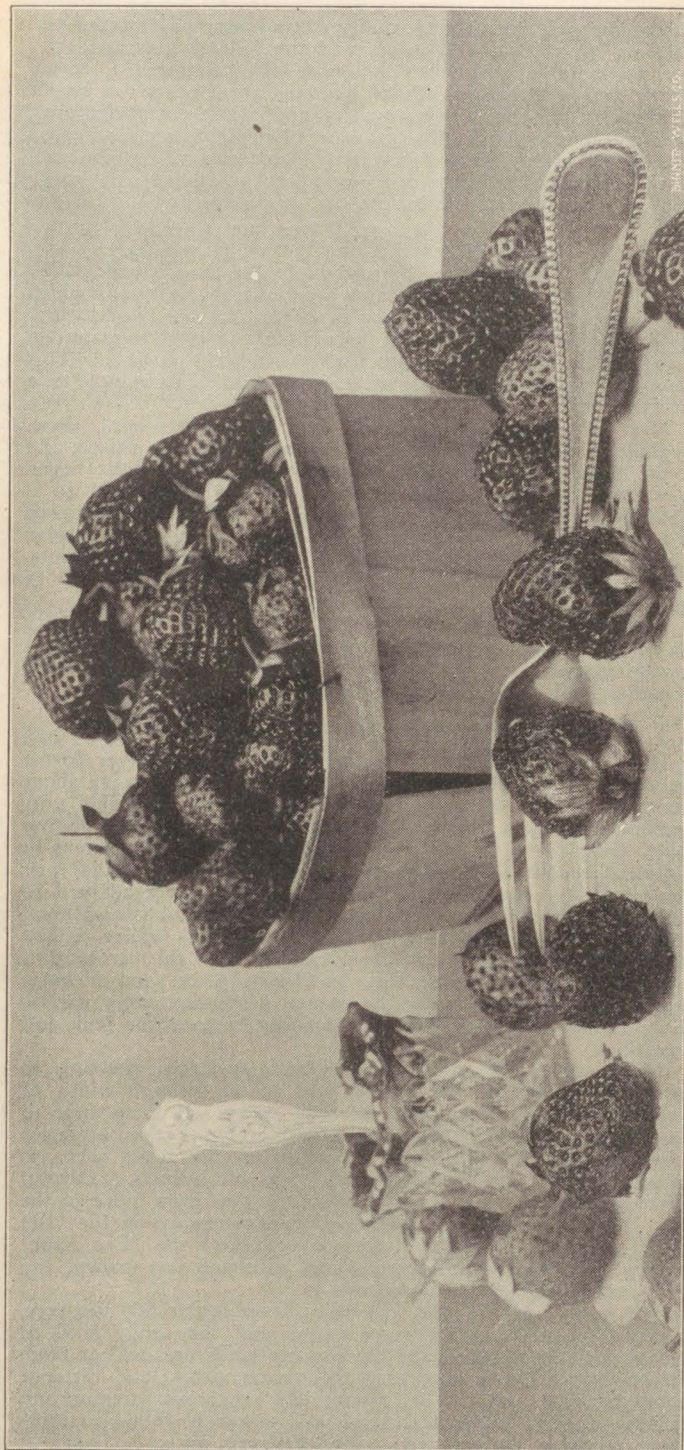
Agricultural land at a distance of several miles from the city can be picked up at \$25 to \$40 and even lower, which, considering the advantages of the market, and particularly the limited amount of cotton land in the country, is very cheap.

A Characteristic Black Land County

For about fifty miles of its course the Brazos River forms the western boundary of Hill County, and then flows for about the same distance through McLennan, reaching navigable proportions at Waco. East of the river is a gently undulating valley from three to five miles wide, with a reddish brown to a dark chocolate and black, sandy, sticky soil, with lime rock and joint-clay subsoils. This section is particularly adapted to the growing of small grains and stock raising, and is also good corn, cotton and vegetable land. East of this valley a belt of timber four to eight miles wide, known as the "cross timbers," consisting of oaks, elm, hackberry, pecan and hickory, runs north and south across the county, presenting every variety of sandy soil, and much that is exceptionally good for fruit and vegetables.

Skirting the timber is an undulating prairie extending to the Eastern edge of the county, and of an average width of fifteen to twenty miles, with a black, waxy soil from four to ten feet deep, with a joint-clay subsoil. This section produces an average of one-half bale of cotton to the acre; corn, 30 bushels; wheat, 20 bushels; and oats, 60 bushels. Careful farmers sometimes make a bale of cotton and even more to the acre, and other crops in proportion. These are called the "Big Four," crops of Texas, and this is peculiarly the "Big Four" country. Barley, millet, sorghum and cane are also grown, and fruit and vegetables for home use.

The upland prairie land is held at from \$25 to \$60 per acre, (a little higher than the river farms and the sandy land of the cross timbers) while the black waxy lands are held at from \$40 to \$75 per acre, according to improvements, and distance from shipping point. The county has numerous streams and springs of good water and good well water is found in most places at 20 to 40 feet deep. Fine artesian water is found at 300 to 500 feet.



The East Texas Strawberry has a Flavor and Color that Cannot be Excelled.

Hillsboro

Hillsboro is the western terminus of the Cotton Belt branch from Corsicana, and is 58 miles South of Fort Worth, 34 miles North of Waco and 244 miles from Texarkana. The city has a population of over 8,000, four banks, a \$50,000 hotel, compress, oil mill, cotton mill, and many fine business houses. There are fourteen churches, six public schools and a fine new high school. Hillsboro is proud of her schools, and spends over \$22,000 a year for running them, in addition to the state fund.

The opportunities for dairying, truck gardening and fruit raising in the neighborhood of Hillsboro, and particularly in the sandy lands to the westward, are especially good, the more so as these branches of agriculture have heretofore been much neglected. As an indication of the practicability of fruit culture in the black land counties, or rather on the sandy uplands of those counties, it is pointed out that a two-acre vineyard in this strip has netted the owner as much as \$600 a year.

Hubbard City

Finely situated on the height of land between the Trinity and the Brazos Rivers, Hubbard City looks out upon a wide expanse of gently rolling prairie. The drainage is perfect; no creeks or river bottoms near. The town has an advantage over many towns in the black land belt, being located on the sand, and surrounded by a very fertile black land country, from which it draws a large trade. Hubbard City ships from 20,000 to 25,000 bales of cotton annually, besides many cars of grain, hay, fruit, truck and livestock. It has a population of 3,000, two national banks, electric light, water works, machine shops, roller mill, four gins, a well equipped cotton seed oil mill, a broom and mattress factory, ice factory, two cotton yards, three hotels and a variety of mercantile houses.

The Hubbard Hot Well

The attractive feature of the town, to the stranger at least, is the hot well and the bath house and sanitarium. The well is 3,300 feet deep, and flows about 200,000 gallons per day, at temperature of 137 degrees. The water is a mild sulphur-saline. On account of their natural heat and their being charged with healing salts, these waters have a remarkable solvent and eliminative action, and owing also to the presence of a considerable quantity of free carbonic acid gas, as well as iron, potassium and magnesium, they are not only useful as a tonic, but are palatable and exhilarating as well.

An excellent feature of the Hubbard Hot Well and the hotel, sanitarium and bath house, which are connected with it, is the elevated location, insuring an abundance of sun and air, which, with thermal springs, are without doubt the most important curative agents known. From the observatory on the bath building a magnificent view may be had over an expanse of country forty or fifty miles in radius, and the evening breeze from the Gulf is cooling and invigorating. The average temperature is 80 degrees for July and August, seldom going above 95 degrees, and 47 degrees for January and February, with 30 degrees for the minimum. The rainfall averages 36 inches per annum.

The surrounding country is a good fruit and truck region, especially for peaches, pears, plums, figs, small fruit, sweet potatoes, Irish potatoes, and vegetables of all kinds; peanuts and ribbon cane. Good land may be had at from \$25 to \$60 per acre within easy reach of Hubbard, and at lower figures, \$15 or thereabouts, as distance from the railroad increases.

Waco, the Brazos Valley Capital

Waco, the county seat of McLennan County, called the Geysers City because of its numerous hot artesian wells, is a well built, well paved city of 35,000 population, on the Brazos River, the largest river in Texas, which the government is planning to make navigable to the Gulf. It is a city of fine buildings, the beautiful court house costing nearly half a million dollars; the spacious high school; Baylor University; the Texas Christian University; the College of St. Basil and the Academy of the Sacred Heart; the Paul Quinn College and the Central Texas Academy; the Catholic Hospital; the new Federal building; Masonic Temple and Elks' Temple; and the Carnegie library; are among the new buildings recently erected, including a number of fine residences and business houses, at a cost of two and a half million dollars. The city owns its own artesian water works and has planned a dam across the Brazos River which will create a lake eight miles long, furnishing water power and a regatta course. Pure artesian water is obtained at a depth of 1,800 feet, as in other parts of the county. Well water is usually found at 25 to 40 feet. Waco has 200 factories, producing leather, flour, cotton seed oil, cotton and woolen goods, paper, wood products, ice, metal goods, brooms, etc. The city has a good electric light and street car service, splendid sewerage and a remarkably low death rate.

McLennan County presents a variety of level prairie, river valleys and rolling upland, with a soil rich in nitrates and phosphates. A sample of McLennan County soil was sent to the Paris Exposition, and in competition with soils from the valleys of the Nile, the Danube, the Rhine, the Amazon and the Ganges, took the gold medal as being superior to all. In 1906 the county produced 127,000 bales of cotton. The normal grain crops are wheat, 200,000 bushels; corn, 2,500,000 bushels; and oats, 500,000 bushels. Milo maize, pop corn, sorghum, alfalfa and a variety of vegetables are also cultivated. Irrigation, by impounding water in dams is very largely practiced in this county.

In the Valley of the Bosque

The Bosque River, after traversing Erath and Bosque Counties, enters the Brazos at Waco, in the Eastern part of McLennan County. Bosque is Spanish for forest, and this stream, with its tributaries, was formerly heavily wooded, and indeed still has a considerable store of oak, pecan, hickory, cottonwood, elm and gum along its banks, while the chalky hills are timbered with cedars and post oak. The South branch of the Bosque enters the county from the West, makes a curve to the South, and empties into the main stream about ten miles west of Waco.

Interspersed with some rough land, along the streams there are seen some fine bottoms where cotton, corn, oats, millet, alfalfa and other crops are raised. The soil is a black loam, on a red clay subsoil resting on the limestone bed. At South Bosque, which as yet is merely a station, are half a dozen oil wells and two fine flowing wells of excellent water on either side of the track about half a mile apart, one throwing up a beautiful column of water fifty feet in height. So far no attempt to utilize this water has been made, either for power or irrigation, but the possibilities are apparent.

McGregor

McGregor is the principal trading town for the West side of the county, and indeed for a very wide district. McGregor and Gatesville are the only business centers. In 1900 the town had but 1,400 population; now it has more than double that figure. Its sixty ton oil mill, half a dozen gins, two flouring mills and elevators with a capacity of 200,000 bushels, testify to the pro-

ductiveness of the surrounding country and to the enterprise of the town. There are two banks, with deposits of about half a million, an electric light plant, water works, and various small factories and commercial establishments. Five churches, a \$15,000 school and two newspapers are evidence that the town has not neglected the agencies of civilization. The town has a mineral well which is considered a panacea for stomach and kidney disorders.

Coryell, the Great Live Stock County

Coryell County cannot properly be classed either with the black lands just described, or with the sandy lands. It belongs to the limestone hills and plains of West Texas. If we draw a line down through Fort Worth, a little to the West of South, we shall pretty evenly divide the regions known as West and Central Texas. About forty miles West of Waco the black lands come to an end, as a solid, unbroken tract, and the limestone hills and broken country, with a wide expanse of high prairie, take their place.

After breaking through the first low range of hills and coming out on the beautiful Leon bottoms, with their cotton, corn and alfalfa, it is difficult to realize that one is coming into a country where stock raising is the most important interest. And yet the cotton crop has been steadily increasing, and for the seven years ending with 1906 the average for the county has been 32,000 bales. In short, diversified farming, the only unflinching source of prosperity of any agricultural country, is here well established, and stock raising proceeds hand in hand with general farming. In 1905 the farmers of Coryell had 25,400 cattle, 8,500 hogs, 15,000 sheep, 12,800 horses and mules, and 1,450 goats. Sheep husbandry is on the increase, and the value of last year's shipment of wool was \$22,000. The high location, the numerous streams, the pure water and the nutritious grasses of Coryell make it an excellent stock raising section, where quick maturity and freedom from disease may be relied on.

The soil of Coryell is of great variety, but limestone may be said to be the base of all, or an important constituent, from the sandy to the deep black, of which there is an abundance in the bottoms. The underground supply of water is practically without limit. In any part of the county water may be had at a depth of 50 to 200 feet, and artesian wells provide good sandstone water at 600 to 1,000 feet. While the rainfall, which averages 33 inches, is well distributed throughout the year and makes irrigation unnecessary, still reserve water is a most valuable asset, especially in the case of truck, alfalfa, strawberries, etc., and the farmer with two or three flowing wells on his land may sleep without any worry for the future.

The crops of Coryell are not behind those of the counties which are rated among the best. Cotton yields three-fourths of a bale to the acre, corn from forty to seventy-five bushels, wheat from ten to thirty bushels, and oats as high as eighty to one hundred bushels. Potatoes of both kinds do well, as do sorghum, milo maize and other fodder crops. Peaches, plums, apricots, grapes, strawberries and small fruits of all kinds grow to perfection, but little has been done in this line in a market way.

G. W. Royalty has about 150 acres of Leon bottom land in alfalfa, from which he estimates that he cut an average of four and a half tons per acre last year, part of which he fed to his stock and the balance was sold at \$12.50 per ton.

Prices of lands vary here, as elsewhere. On the North prairie, where the lands are very smooth, farms are held at from \$50 to \$75 per acre, while on the South prairie, \$15 to \$40 is the prevailing price. West of the river lands run all the way from \$20 to \$60, while the bottoms are worth from \$25 to

Abundant Water

\$40. In the western part of the county are some fine tracts of land, both prairie and bottom, that could be bought at much lower figures than given above.

Gatesville

Gatesville, the county seat of Coryell, is situated on an eminence overlooking the Leon River, and a wide expanse of country to the south. It has a population of nearly 3,000, four banks, three gins, a roller mill, water works, electric light, a fine \$75,000 court house of native limestone and an elegant new school house of stone and brick. The water supply comes from three artesian wells flowing 260,000 gallons per day, which the pumps may increase by 25 per cent. The water plant is owned by the city, which has also purchased a limestone quarry for the use of the public roads. The streets are graded, and as hard and smooth as a park drive. Altogether, Gatesville is one of the prettiest and healthiest towns in Texas.



Court House at Gatesville, Texas.



Stacking Alfalfa Hay in Northeast Texas.

Northeast Texas, the Alfalfa Country

ENTERING the State of Texas by the Cotton Belt Route at Texarkana, and continuing Westward to Sherman and to Fort Worth, is a string of counties bordering on or lying near to the Red River, and forming a portion, geologically speaking, of the great Red River Valley. These counties have been celebrated for their fertility since the first European settlement, and there is every reason to believe that they will maintain this reputation to the end of time.

Near the river, and its tributary, Sulphur Fork, is a belt of hard-wood timber, including some fine white oak and hickory, from which many of the neighboring towns derive the raw material for flourishing industries, while the loose sandy loam of the eastern counties, and the rich black lands West of Sulphur Springs indicate the productiveness of the soil, not only for alfalfa, which succeeds best of anywhere in the country on the Red River bottoms, but for cotton, corn, small grains, fruit and truck. Here the famous long-staple cotton is raised, a beautiful, silky cotton that brings a much higher price than the ordinary short-staple. Here too, in Grayson County, are found some of the finest orchards and vineyards, as well as the largest nurseries, in Texas.

Texarkana

Texarkana is situated in the extreme Eastern corner of Texas and the Southwestern corner of Arkansas. It is the county seat of Bowie County, Texas, and of Miller County, Arkansas; or rather, the two county seats adjoin, and form one city of about 25,000 population. About ten miles north of Texarkana the Red River flows toward the east, and taking a turn to the southward flows through Miller County, Arkansas, about twenty miles to the east. Above the broad belt of rich alluvial valley land rises a plateau of clay, covered by a sandy loam, an excellent soil for fruit and truck. On this plateau sits the double city of Texarkana. The city boasts a goodly number of manufacturing plants, among which are six foundry and machine works, two cotton seed oil mills, two furniture factories, two potteries, one tile works, two wagon factories, one mattress factory, two creosote plants, etc. The streets are well paved, the city has a good water service from artesian wells, some of which are surface flowing, an electric light and street



Loading Tomatoes for Shipment to Market, Eastern Texas.

Bounteous Crops

railway and a complete modern sewerage plant. It is a growing, wide-awake city. The large and well-appointed hospital of the Cotton Belt Route is located here, and another interesting feature is a certified milk dairy.

Lands Are Highly Productive

Few lands in the world respond with a more certain or a more generous yield than those of this section. Irish and sweet potatoes, cabbage, onions, squash, tomatoes, beans and, indeed all manner of garden truck, as well as melons, peaches, apples, pears, apricots, figs, grapes and all kinds of berries are grown freely and of unusual excellence. Pears do exceedingly well.

Some Instances of Success

P. F. McCormick realized \$250 from one acre of tomatoes. He also raised 85 bushels of fall potatoes to the acre, having had early potatoes followed by peas on the same land; three crops.

Ed. Huddleston raised 218 bushels of potatoes to the acre.

W. C. Ward realized \$418 from one acre of early tomatoes in 1906. Last year he put in a small cannery which paid him better.

The Krueger sisters at Blake Park, have a fine farm and among other things last year raised some big cabbage, three heads weighing 100 lbs.

T. L. Temple has a large poultry farm, breeding White Leg-horns, Pekin ducks and other fancy strains.

L. H. Sorsby, R. R. No. 2, started in the truck business seven years ago with twenty-one acres, and has since bought a farm of 250 acres and built a home costing over \$1,200. He raises all kinds of vegetables, berries and fruit. His berries have paid him as high as \$450 per acre.

Near Texarkana is a ten-acre place owned by a widow and her two daughters who went there a few years ago without money and bought the land on credit. They went to raising berries and truck and have become independent. They now have a fine home and their little farm is worth several thousand dollars.

Potatoes are one of the profitable crops of Bowie County, and the adjoining county of Miller, in Arkansas. 23 cars of this product were shipped from Texarkana, and they averaged over a dollar a bushel, on the track.

In addition to the crops mentioned above, cotton produces from one-half to three-fourths of a bale on the uplands and one to one and one-fourth bale on the low lands in normal seasons. Alfalfa is a king crop on the bottoms, giving three and four cuttings a year.

The close proximity of the Caddo oil and gas field (in Louisiana, about 40 miles South), and the immense lumber resources of the Sabine and Red River Valleys, and the large amount of cotton handled at this shipping point, (upwards of 50,000 bales annually) makes Texarkana one of the most promising manufacturing centers in the Southwest.

Mount Pleasant, a Popular Health Resort

When you go to Mount Pleasant, and find a pitcher of a seductive looking red beverage upon the table, do not make the mistake of supposing that it is a clever scheme to evade the local option law. Titus County people say that the red water of Mount Pleasant springs is far better than beer or "red liquor." It contains besides sodium, potassium, calcium and magnesium oxides, humic acid, to which it owes its wine-red color. Its use is especially recommended for kidney troubles. There is also a sulphur spring near by.

Not the least important feature of these springs is their elevated location. Instead of lying in a valley, after the manner of most mineral springs, they gush forth nearly at the top of a broad and commanding hill, from which beautiful views may be obtained. In the summer the hill is swept by cool breezes and the groves of hard-wood trees that occupy the greater part of "Delwood Park" afford a welcome shade. Fine new buildings have been erected, comprising a bath house, Chautauqua hall, dancing pavilion, dispensary, etc., and a commodious hotel on the brow of the hill.

Mount Pleasant has seven churches, three schools, three banks, two newspapers, a cotton seed oil mill, electric light plant, ice plant, water works, a stove and heading mill, a sanitarium, and a fine park of one hundred acres of fine timber.

Along Sulphur Fork and Big Cypress Creek there is fine hard-wood timber, and within convenient distance are good veins of lignite. The soil is gray sandy or dark red, except where the black loam predominates in the bottoms, and this variety of soil offers opportunities for every branch of agriculture and the widest range of crops. Cotton averages from one-quarter to half a bale to the acre; corn, fifteen to fifty bushels; Irish potatoes, (early crop), 80 to 100 bushels; and sweet potatoes 80 to 200 bushels. Pea and peanut hay make good crops. Vegetables of all kinds are extensively raised, as well as sorghum and cane. Alfalfa is also getting to be an important crop. Stock water is plentiful at all seasons, and good wells are had at twenty to fifty feet. The red sandy soil is especially adapted to fruits of all kinds, and several large and successful orchards and nurseries are found in the county. During the past three years more than 400,000 fruit trees have been put out.

Sulphur Springs and Hopkins County

Sulphur Springs, the county seat of Hopkins County, is 100 miles West of Texarkana. It has about 4,000 population, a fine \$85,000 granite court house; five new school houses costing \$75,000, and three strong banks. Sulphur Springs also has a strong co-operative building and loan association, a big ice factory, a steam laundry, electric light plant, bottling works, water works, a compress with a capacity of 65,000 bales per season, five churches, four newspapers and over a hundred mercantile establishments. The county has 130 schools and 180 teachers.

On the Northern border of the county flows Sulphur Fork, a tributary of the Red River, and the Southern portion of the



Making the Famous Ribbon Cane Syrup.



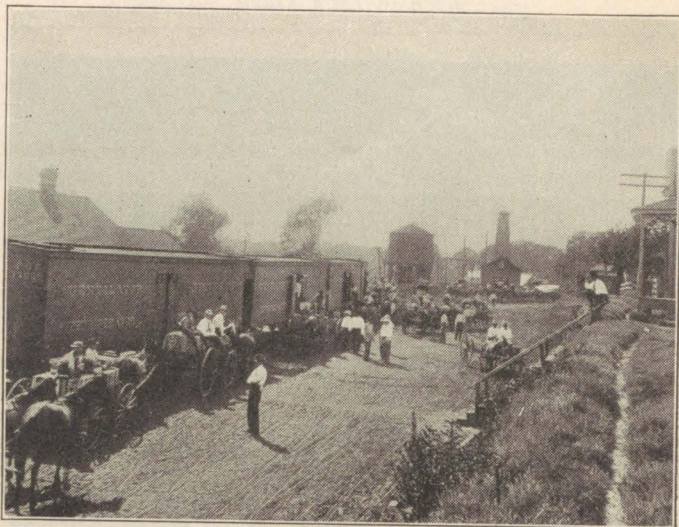
Horsepower and Speed are Obtained from the Fertile Fields of Northeast Texas.

county is watered by streams flowing into the Sabine River. The soil is divided between the black waxy, sandy loam, and a black sandy with a heavy clay subsoil, and the surface is half prairie and half timber. The 600,000 acres of land which compose the county may be said to be all tillable, and all good, with an abundance of the finest timber and vast deposits of lignite and fire clay, with pure water in unfailling quantity at 20 to 100 feet.

As to crop yields, cotton produces half to three-quarters of a bale, as usually cultivated; corn, twenty-five to forty bushels, and small grain fifteen to seventy-five bushels. Alfalfa is cut three or four times and produces a ton to the cutting, while sorghum, millet, vetch, field peas and "goobers" (peanuts) do proportionately well. Ribbon cane is a favorite crop, and yields from 300 to 600 gallons of syrup to the acre, which sells readily at fifty to sixty cents a gallon.

Truck and Fruit

The raising of vegetables and fruit is steadily growing in favor. The central part of Hopkins County rejoices in the peculiar sandy land which is especially adapted to peaches and other fruit, and also has the elevation which ensures safety from severe frost. Peach growers receive from \$100 to \$400 per acre, and the strawberry farms give even larger returns. Irish potatoes yield \$100 per acre; turnips, \$60 and more, while market gardeners easily make from \$100 to \$400 per acre profit. Hopkins County, in 1907, won the distinction of producing more peaches than any other county in the state, shipping 75 cars, the fruit bringing an average price, f. o. b., of \$2.17 per bushel. Other shipments of importance last year were: Irish potatoes, 75 cars; sweet potatoes, 150 cars; watermelons, 25 cars; poultry and eggs, 35 cars. The canning factory shipped 50 car loads of products.



Loading Truck at Jacksonville, East Texas.

Black Land Counties of North Texas

AT Commerce, on the Eastern edge of Hunt County, the Cotton Belt Route forks, one branch going to Sherman, and the other to Dallas and Fort Worth. The latter branch passes through four of the richest counties in Texas—Hunt, Collin, Dallas and Tarrant. In the seven years ending with 1906 the cotton crop of these four counties amounted to 1,650,000 bales, worth, at the average price of ten cents, \$82,000,000. But they have something else beside cotton, as proved by their eighty thousand cattle, their sixty-five thousand hogs, sixteen thousand sheep and sixty-seven thousand horses and mules.

While an average of eleven and a half million dollars a year for a single crop seems a pretty tidy sum to divide among four counties with a rural population of scarcely 100,000, there is a new school of agriculturists now coming to the front who argue that if the cotton area were reduced by half, and the acres taken from the production of the staple were put into alfalfa, not a single gin would be put out of commission, and the new crop would bring in more wealth than the old. In other words, there is money in the new agriculture.

Markets Close at Hand

The cities of Greenville, Plano, Dallas and Fort Worth, with a combined population of 165,000 and with direct railroad communication with all parts of the country, offer an unsurpassed market for all kinds of produce, and especially for fruit and truck, so that while land prices here are not so low as in more remote sections, the returns for outlay and industry are proportionately higher.

The dairy industry, poultry raising and market gardening on these rich black soils, watered by the forks of the Sabine and the Trinity Rivers, offer opportunities to the energetic and

Churches Convenient

progressive farmer beyond any offered by cheaper and more remote lands, while the advantages of the larger and more advanced schools and colleges, with all the opportunities for social intercourse and culture, should not be overlooked.

Dallas and Fort Worth are cities of the first class, with every advantage that large cities can have, of abundant transportation facilities, educational advantages, commercial conveniences and markets of every kind. In Fort Worth the dairymen will be interested in a study of the largest dairies in the country, three of them milking about 1,500 cows, mostly Jerseys, and near Dallas the horse breeder can have the pleasure of seeing on the large stock farms some of the finest horses in the country, and at the state fair, which is held here annually, he will see a collection of live stock and agricultural produce that will delight his heart.

Two Rich Red River Counties

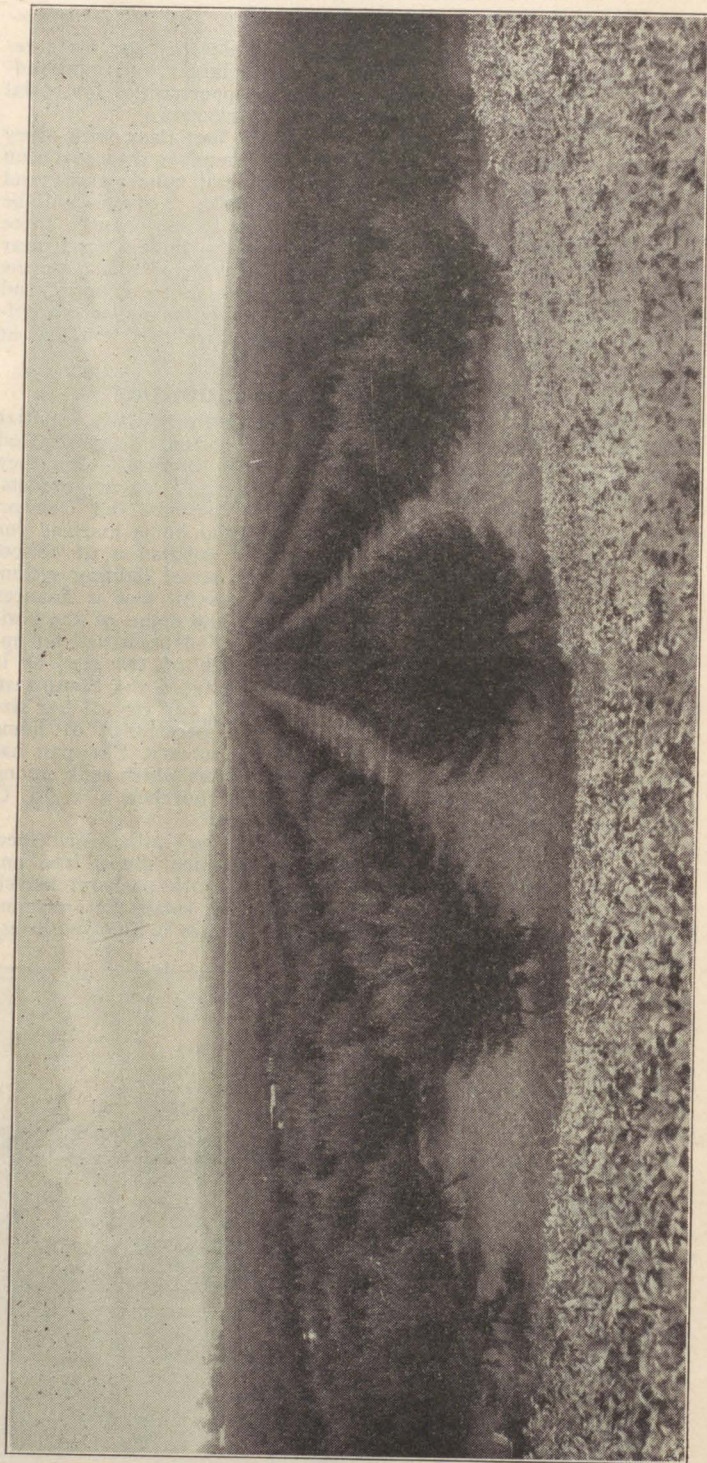
Fannin and Grayson are two of the most productive counties of the Red River valley. Measured by cotton, the recognized standard, they are "hundred thousand bale counties." But they are beginning to be measured by alfalfa, fruit, dairy products, stock and mixed husbandry. Bonham, Sherman and Denison are progressive, enterprising cities, and good home markets for the farmers' produce. Sherman, with a population of 18,000, owns her own water works plant, electric street lighting system and gas plant, the former being so successful that it finances the lighting plant. The business section, and some of the residence streets as well, are paved with vitrified brick and an up-to-date sewerage system insures the health of the city, as is shown by the lowest death rate of any city in the Southwest.

Claiming a larger per capita wealth than any city of her size in the South, she has also the largest percentage of home owners. Besides a fine system of public schools, Sherman has several excellent colleges and boarding schools which rank among the best in the South. There are twelve churches, a Y. M. C. A., four newspapers, and an opera house.

Sherman is well supplied with flouring mills, corn meal mills, cotton oil mills and refineries, machine shops, iron and brass foundry, steam laundry, ice plant, pork packery, marble works, etc. In fact, the city claims more small factories and industrial enterprises than any city of its size in the Southwest.



Big Returns from Sheep Raising along the Cotton Belt.



Fruit Culture is very Profitable in Eastern Texas.

Grayson County's Agricultural Position

Grayson County has a great variety of soils from the chalky alluvial of the Red River valley to the dark sandy, the black loam and the black waxy. In the production of peaches, apples, pears, plums, grapes, berries, melons and garden truck, the uplands of Grayson County are unsurpassed, and in the growing of cotton, wheat, oats, corn, alfalfa, cane, broom corn, peanuts and all agricultural crops, her black lands and bottoms are without an equal anywhere.

Only seven counties in all the South produced more cotton; only twenty counties in all the country produced more wheat; only thirteen counties produced more corn; only eight, more oats; only seven, more hogs; only five, more horses and mules; only ten, more turkeys and chickens; only twenty, more potatoes; only thirty, more cattle; only eighteen, more berries; only twenty, more alfalfa!

Grayson County, which is but average size, in competition with the best counties of all the great agricultural states of the country, carried off the sweepstakes at the Louisiana Purchase Exposition for the highest product in value of crops and livestock, which amounted to over \$10,000,000.

Considering advantages of market, etc., land in Grayson and Fannin counties is cheap, plenty being offered at from \$25 to \$80 per acre.

Farm of an Alfalfa King

One of the most successful farms of Grayson County may be taken as an object lesson in the possibilities, not only of this particular region, but of a large part of the State of Texas. For the farm of the "Alfalfa King" is not the most fertile of Texas, nor has it a monopoly of climatic or other natural conditions which peculiarly fit it for an alfalfa farm. It is not an irrigated farm, and has been given no fertilizers except those supplied by the farm. Its owner, Robert E. Smith, a Mississippian, who has here taught the Texas cotton farmers a way to circumvent the boll weevil, believes that what has been done here may be repeated in a thousand other places.



The Raising of Berries Offers Unlimited Possibilities.



Turkeys Ready for the Market.

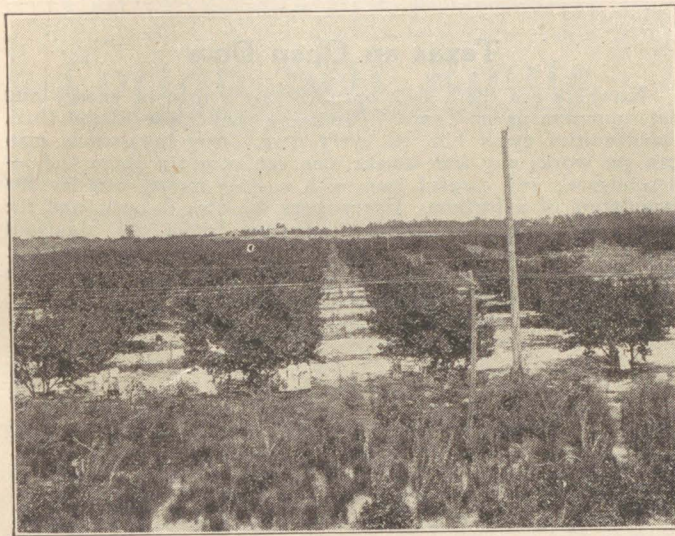
The Red River valley is extensive, and it is not the only valley in the state; there are scores of others. It is not necessary to have a farm on the river bottoms. The highest hills in this part of Texas are on this 1,400 acre alfalfa farm, and from Mount Nebo, in the center, the eye stretches across to streams that flow, North to the Red River and South to the Trinity. It is a favorite axiom of Mr. Smith's, that wherever cotton and corn will grow, there alfalfa will grow, and do better than the cotton and corn.

In a nutshell, here it is: Fourteen hundred acres of alfalfa, which is cut from four to six times a year, yielding a ton to the cutting. It is worth \$15 per ton, sometimes more. One cutting in the season is threshed for seed, giving three bushels to the acre, worth \$6 per bushel. And then there is the stock which is fattened upon this alfalfa while it is growing, and without interfering with its harvesting as a crop! This grass farmer keeps from 1,500 to 2,000 head of hogs, cholera free, and over 2,000 cattle, besides horses, mules and a large stock of Angora goats and poultry, and they are all trained to grunt, whinney, bray, bleat and cackle for alfalfa.

Whitewright

The pretty little town of Whitewright lies on the Eastern border of Grayson County, but it is quite as typical of the Southern part of Fannin, and a brief description will give the stranger something of an idea of Tom Bean, Randolph and Bailey, which, though smaller, are not very different in general conditions. Whitewright has about 2,000 population, two flour mills, two lumber yards, three gins, one oil mill, two elevators, two banks, an electric light plant, three hotels and a newspaper. Near the station one is attracted by the sight of a fine young apple orchard, and upon inquiry it will be found that fruit raising is successful. Pears do well, and are not affected by blight.

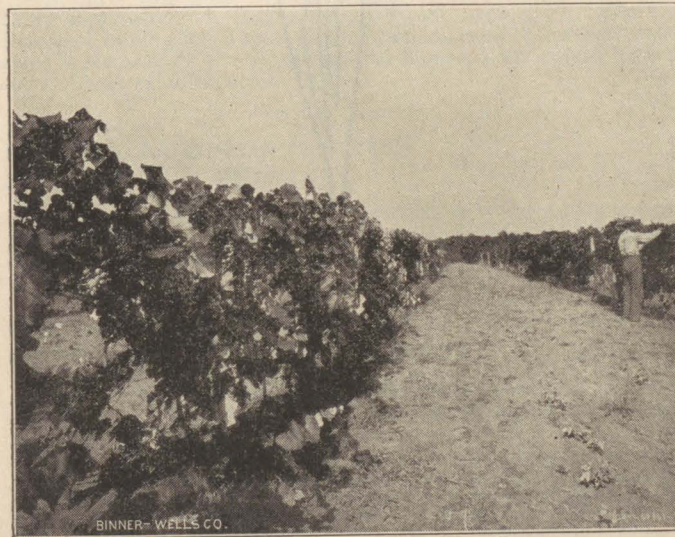
Among other orchardists in the neighborhood is E. L. Burton, who has thirty acres in apples, fourteen in peaches and six in pears. His fruit usually brings about \$1,500. Grapes do well, as do strawberries also. One report on berries is \$600 to \$700 from a patch of two and a half acres. The farmers raise wheat, oats, corn, cotton, alfalfa, and stock, and get good crops,



Portion of 200 Acre Orchard in East Texas.

for the soil is a deep black loam, with a sandy loam on the uplands. The water is good, both from surface and artesian wells. The average rainfall is 36 inches. Land close to town is held at \$60 to \$80 per acre, but several miles out good farms could be bought for from \$30 to \$40.

This little book makes no pretention to being a gazetteer or guide book, even of those counties traversed by the lines of the Cotton Belt. Many localities of unquestioned merit have necessarily been entirely omitted, and others have received only scant mention. Even populous cities and towns have been hurriedly passed by in the effort to give proper attention to the agricultural country, in which the farmers from the older settled states are more vitally interested.



Vineyard near Jacksonville, East Texas.

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will be given to all inquiries addressed to any of the following representatives of the COTTON BELT ROUTE, who will also be pleased to furnish all necessary information relative to fares, time tables, connections, etc., and render all possible assistance to persons contemplating a trip.

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