

# GREATER TEXAS AND THE COAST COUNTRY



HOUSTON-GALVESTON  
DISTRICT

## THE WINTER GARDEN

---

*Everything good for Sons of Men  
Is found in the land of the I. & G. N*

---

"IRON MOUNTAIN ROUTE"



THIRD EDITION



GATHERING ORANGES FROM THE GILL GROVE, NEAR LEAGUE CITY, TEXAS

## South-westward the Star of Empire Takes Its Way to Greater Texas, Almost the Last, as Well as the Biggest and Best Chance for Pent-up People.

The boundary lines of Texas embrace, in round numbers, 170 million acres, equal in area and resources to countries supporting ten times her population.

What a variety of soil, surface and climatic conditions may be found within the magnificent confines of this imperial commonwealth.

It extends from sea-level to 8,000 feet above; from where frost rarely forms to where snow flies almost every winter; from where a 50-inch annual rainfall is removed by drainage to where irrigation is required.

Grasp, if you are sanguine enough, the possibilities in these widely varying conditions, not forgetting that less than 20 per cent of this vast domain is in cultivation.

Who, so hard to please that he may not find somewhere in Texas conditions to his liking?

### Why the Rush to Texas?

The reasons are numerous and obvious. They would come were the inducements greatly less, because, as population increases, the unoccupied area of this and other countries is steadily narrowing.

**"IRON MOUNTAIN ROUTE"**

A feeling pervades the masses that people with no land, or with not enough to "go 'round" among the family, must bestir themselves to secure homes while values are within their reach. The cry of the cities: "Back to the farm" but emphasizes the growing tendency to own a portion of the foundation of all value. Verily:

Since the Lord ceased making soil,  
Six thousand years of sweat and toil  
Have passed away; but don't forget  
That He is making people yet.

And besides the limitless resources in fruitful soil, in mine and forest, in genial climate and other things which render Texas ideal as an abiding place for man, there are yet inducements which place Texas in a class by herself, and about which enough is never said.

### Low Taxes and Big School Fund

We refer to our extremely low taxes and splendid free school patrimony in cash and land. Compared with taxation in other States and countries, Texas people, especially Texas country people, do not pay much taxes. The rate is not only extremely low, but the valuation is low, while the tendency is steadily in the direction of a still lower rate. The State rate is only 4 cents on the \$100, while the county rate of most of the counties is less than \$1 on the \$100, and in many of them as low as 50 cents. Very few of the counties owe any money, while many of them have large cash balances in their treasuries.

Besides the millions of dollars of school money loaned at interest by the State, the counties have large school funds of their own, and only the interest available for school purposes.

At present the income from the State fund, at interest, permits the annual apportionment of \$6 for each child of school age in the State. It is estimated that the time is not far distant when Texans will send their children to high-class schools nine months of the year, and not pay a cent of school tax. And this matter of low taxes and big school fund interests the taxpayer whether or not he has children of school age.

All of which leads us to believe that did the few American people, trusting themselves to an alien government in the frigid northwest only know the truth as to our great State, they would make it unanimous and all come to Texas. That they and everybody else may know the truth, is our aim in sending out, by the millions, our little booklets.

Do not, please, pass over, casually, the State tax-rate of Texas. Look up your own State rate and compare with the Texas rate. And, by the way, how would you like to have an interest in the Texas free school fund—the greatest in the world.

### An Era of Settlement and Development

The sale of land, minus settlement and development, is of no advantage to the railroad, the merchant, the farmer or any other interest, save that of the speculator.

Hence it is that the marked tendency in Texas of late towards peopling the waste places with thrifty home-makers is most gratifying to all established interests. Even the land men profit by it in the sub-division and parceling out of the land in smaller holdings.

And through the agency of the railroads, the press and the promoters, new people, the cream of the citizenship of the older

States, are pouring into Texas by the thousands. They are empire-builders, calculated to create the splendid civilization rendered possible by the magnificent extent and matchless resources of Texas.

A phase of the situation most pleasing to patriotic Texans is the apparent disposition of so many of our Texas landmen, not only to make the country ready for new people, by grading roads, digging irrigation and drainage ditches, etc., but as well by coaching the new-comer to win out, on the ground.

Of the great number of people coming to Texas, the Coast Country, teeming with resources and abounding in beauty, is receiving a most generous share. From the railroad stations as centers, at which towns are building, the new homes of the settlers are everywhere seen to dot the grass-carpeted and flower-strewn savannahs of as fair a land as e'er fell finished from the hand of Him who "doeth all things well."

The writer, on a trip around over the prairies of the Coast Country, found a Minnesota man cultivating orange trees; a "Pennsylvania Dutchman" cultivating fig trees; a Missourian who had been shown planting cotton; a Georgian digging spuds; a Canadian catching frogs, and a kid from Kansas "baching" in a box-house, while getting the new home ready for his sweetheart. She should have been his wife and with him on the job.

They are all there; or, at least, there's some from everywhere, and they seem hopeful and happy.



Everything Good for the Sons of Men, is Found in the Land of the I. & G. N.

**"THE WAY TO TEXAS"**

## The I. & G. N. Country of Texas

Embraces much of the best of all there is in the soil, surface, climate and development in Texas. The International & Great Northern Railroad, with its 1,200 miles of main line and branches—all in Texas, reaches every large city in the State, except Dallas. It is bordered by the wheat, corn and cotton fields of North and Central Texas; by the commercial orchards and gardens of East Texas; by the big ranches, cotton fields and irrigated farms of Southwest Texas, and by the sugar and rice farms, the fig and orange groves of South Texas.

The two greatest cotton counties in the world, Ellis and Williamson, are I. & G. N. counties, while most of the lignite mines and saw mills are in the I. & G. N. country.

The State University, the Agricultural and Mechanical College, and both the State Normal Schools are on the I. & G. N. Railroad. In fact—

Everything good for the sons of men  
Is found in the land of the I. & G. N.

## Surface, Soil, Rainfall, Temperature, Health

The surface of the Houston-Galveston Country is nearly level, but with perceptible slope to the streams, affording good drainage, or making it cheap and easily effected by means of surface ditches. Latterly, drainage districts are being established in all that region, and bonds voted for drainage purposes. In some sections the great ditches are even now at work. These lands are in no sense marshy, but being so nearly level often in times of heavy rainfall the water does not run off fast enough, except by aid of a simple and inexpensive system of surface drainage. Indeed, were the rainfall but 30 to 35 inches annually, these lands, being of a loamy nature, and with perceptible slope to the streams, would not require artificial drainage at all.

We are thus explicit with regard to surface and soil condition in this district, because, while it is fair that the new-comer should know that in much of the Houston-Galveston District a cheap system of surface drainage is indicated for best results in intensive



ELWOOD—ALFALFA FARM ONE-HALF MILE FROM EL CAMPO, TEXAS

Texas has a coast-line of some 400 miles, bordered, for most of its length, by a nearly level prairie plain, drained by numerous beautiful streams, and interspersed by timber belts, the soil being for the most part a fertile, dark, sandy loam.

But it is the province of this booklet to treat specially of that portion of the coastal plain known as the

### Houston-Galveston District,

Extending from Beaumont to Bay City, and inland 75 to 100 miles. While naturally the country directly tributary to these great cities is much wider than the region above named, the topography, rainfall, etc., of what is known as the Houston-Galveston District renders it so different in many respects from the Coast region further to the west, that we find it convenient to treat it separately.

farming, it would be unfair for them to get the impression that this great region is in any sense a marshy country, such, for instance, as were some of the Illinois prairies prior to the expensive drainage system which made them so vastly valuable.

The soil ranges from light sandy to black-waxy, a prevailing type being a rich, dark, easily worked, sandy loam. Along the lower reaches of the Brazos, Trinity, Colorado and tributary streams, the soil is alluvial in character, often reaching a depth of 30 feet, and none more fertile to be found anywhere.

The rainfall ranges from close to 50 inches at Beaumont to about 40 inches, annual average, at Bay City. With provision for removing the surplus in seasons of heavy precipitation, think of what such rainfall, well distributed, means upon a loamy soil, with a twelve-months' growing season. Under the intensive system, steadily developing, where is the country capable of supporting a

denser or better population, or where land will be worth more per acre?

At Houston and Galveston the temperature rarely reaches ninety-six degrees in summer, and as rarely goes down to twenty-five in winter, the mean annual temperature ranging close about seventy degrees, by government record, for long periods.

These are the conditions which render the Coast Country one of the mildest, most healthful and most delightful in the world, for either winter or summer sojourn. Naturally, in such a climate, heat prostrations are unknown. The nights in the Coast region of Texas are specially delightful, rendered so by the salt-laden breeze blowing landward off the Mexican Gulf.

Should there be an argument started as to the healthfulness of the Coast Country, it might be quickly ended by reference to the death rate of the City of Houston, which, for years, has been only eleven to the thousand of her population. And the Coast Country of Texas is not only comfortable, bountiful and healthful, but it is beautiful. Prairie, for the most part interspersed by belts of timber, the timber points reaching into the prairies and the prairie

of San Antonio and Houston placed an order with the Alvin Nursery for 100,000 Satsuma orange trees.

"This is the largest order for citrus fruit trees ever placed by any one firm in Texas. Despite the large number purchased, the company will probably double the order just as soon as notified by the nursery that more trees can be supplied.

"Every one of the 100,000 trees will be put on lands which the company has sold in Southwest Texas. About 40,000 acres of citrus fruit land has been disposed of and practically all of it will be put in oranges within the next twelve months."

"The growing of Satsuma oranges is no longer an experiment in Texas. The past season demonstrated that the citrus fruit industry has a great future. The trees weathered in good shape the winter, which was the severest known in Texas in many years. This has greatly encouraged growers, and they are no longer afraid to invest large amounts in trees and spend a great deal of money in putting them out.

"The coming winter will probably see at least 75,000 acres in Texas in oranges, lemons and grape fruit. Some of the orchards will



THRESHING RICE IN THE HOUSTON-GALVESTON DISTRICT

glades extending into the timber, the landscape effect is, indeed, charming.

Water in abundance and of good quality is found in wells and streams. The entire Coast region seems to be in the artesian belt, and in the Houston-Galveston District especially fine artesian water is found at a depth varying from 500 to 1,000 feet, with rock rarely encountered, making an artesian flow of water comparatively inexpensive.

### They Do Things Wholesale in the Houston-Galveston Country

As witness the following from a daily paper:  
"The growing importance of Southwest Texas as a citrus fruit country and the rapidity with which orchards are being put out was demonstrated recently when the Allison-Richey Land Company

be the equal of anything that can be found in any section of the United States, comparing most favorably with California.

"Those in touch with the growing industry are of the opinion that Texas will within the next three years assume a position as one of the greatest citrus fruit sections of the world, and that thousands of cars of fruit will be shipped out each year.

"Speaking of the order placed with the Alvin Nursery, John Richey, of the Allison-Richey Company, said:

"This company has sold between 30,000 and 40,000 acres in Southwest Texas to actual settlers. Many of these are putting out orange orchards, and much of the tract will be planted in these trees. The order was placed by the company, but for the settlers to whom we have sold the land. The 100,000 trees will all be out by this fall, and in the aggregate will represent one of the largest orange orchards in the world."

"IRON MOUNTAIN ROUTE"

"THE WAY TO TEXAS"



Shipping Scene—Houston-Galveston District

### Citrus Fruit Growing in the Coast Country

Orange growing in the Coast Country of Texas is steadily assuming the proportions of a great industry, having long since passed the experimental stage. Since the appearance of our last Coast Country booklet, fall of 1909, the planting of orange trees has gained increased impetus; in fact, it has come to be the order of the day from Beaumont to Brownsville.

Many new groves came into bearing last season, the yield and the market meeting the high expectations raised by results during past seasons of the few groves in bearing. At the rate of planting which prevailed the past winter, it will not be long till Texas will rival California in orange production.

The fact that the old groves have borne so abundantly and with such uniform certainty during so many years affords great encouragement to the planters of orange trees as to the safety and stability of the industry in the Coast Country of Texas.

### The Conclusions of the Expert

Prof. H. Harold Hume, the well-known Florida citrus fruit expert, who has made an exhaustive study on the ground, of orange-growing in the Coast Country of Texas, found old seedling groves as much as sixty years old, and still bearing. In his report to the Texas Commissioner of Agriculture, Prof. Hume made the following conservative summing up of the situation as to citrus fruit-growing in the Texas Coast Country:

"Basing conclusions on the information at hand and considering the whole matter in relation to climatic conditions, citrus fruits have been, are being, and will be grown in the Gulf Coast region of Texas.

"Satsuma oranges on *Citrus trifoliata* stock can be produced in unlimited quantities. Fruit of high quality of this variety can be

grown, but it can not be done on any other stock than on *Citrus trifoliata*; it can not be done by the use of stable manure or other rank organic materials as fertilizer, and it can not be done on each and every piece of land in the region. The land must be selected with reference to good drainage and general adaptability. Other varieties of citrus fruits can be grown on *Citrus trifoliata* stock, and these will be taken up more especially under the discussion of varieties in the second section of this publication. In the lower Gulf Coast Country, in the section already indicated, sour orange stock is recommended, and while it does not produce as hardy a tree, yet, if intelligently handled, it will go through most of the winters in good condition. In this region provision must be made for protecting the trees during sudden drops of temperatures, but this can be done just as it has been done in Florida and elsewhere. I do not believe that the main dependence of the people should be placed in citrus fruits in Texas any more than I believe that this should be done in Florida, but a planting of citrus trees can be added to the planting of other fruits or crops to good advantage. That

there is an element of risk in the work no one can deny, but I do not believe this element of risk is greater than it is in any other agricultural or horticultural undertaking in the same region. The main crops of oranges grown in coastwise Texas will be Satsuma and other early or medium early varieties, and the only fruit with which it will come into competition is the Valencia late fruit from California, of which there is not enough to supply the present demand, even at prices which put the fruit entirely out of the reach of the greatest fruit consumer in America—the laboring man.

"There are in the United States and Canada today about one hundred million people. So far as

the marketing of citrus fruits are concerned these two countries are one. When a population as large as this is reached it increases with great rapidity, and immigration is constantly adding to our numbers. James J. Hill recently said: 'It is as well assured as any future event can be that the population of the United States will be 200,000,000 by about the middle of the present century or in less than fifty years.' And I believe him. It will take twice as many citrus fruits to supply our markets then as it does now. We have heard the concerted cry of 'over-supply,' we shall probably continue to hear it, but the people who make it are not broad-minded enough to look ahead a few years."

### Texas Oranges and Their Markets

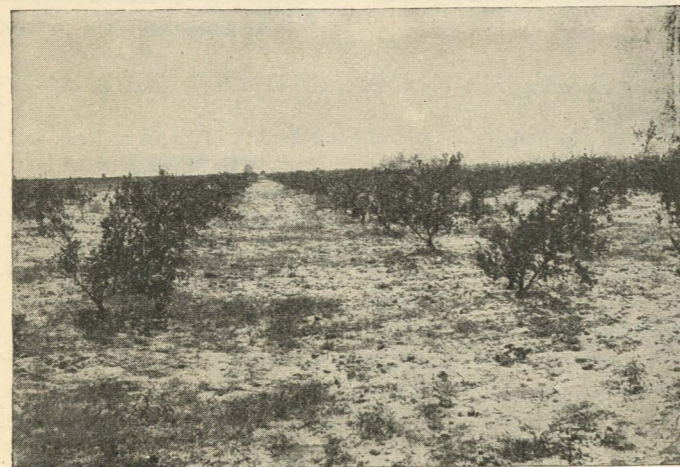
The following comparison of the Satsuma orange with the Tangerine of Florida and the Dugat of Texas is interesting and true:

"The Satsuma is the sweetest of all oranges and the juiciest. It is small, very thin-skinned and easily peeled, and has few seeds.

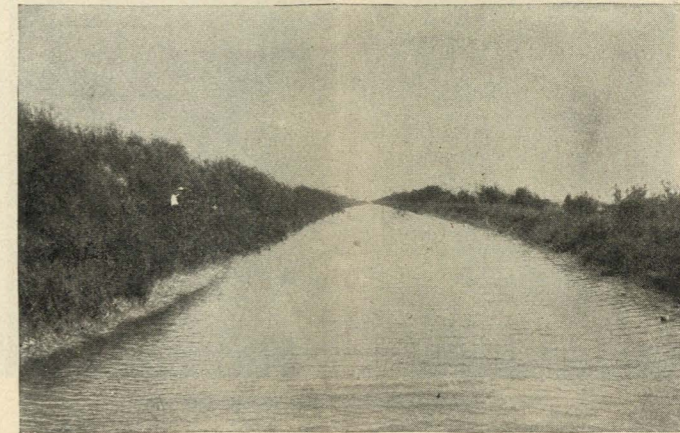
"Many people mistake the common Tangerines of Florida for the Satsuma. The Tangerine is much smaller, less juicy, more seedy. The Dugat oranges, which ripen six or eight weeks later than the Satsumas, are larger than the Satsumas, thicker-skinned, have many seeds, but possess the sportiest fruit flavor I ever tasted. Their handicaps, commercially, are the facts that they ripen late, thus coming into competition with the oranges of Florida and California, and that they are less hardy than the Satsuma. The Satsuma, ripening in October, is the first new orange on the market. It is produced 2,000 miles nearer the market than the California oranges, enabling the owners of the orchards to earn yearly profits of \$300 to \$600 an acre."



Hogs in the Houston-Galveston District



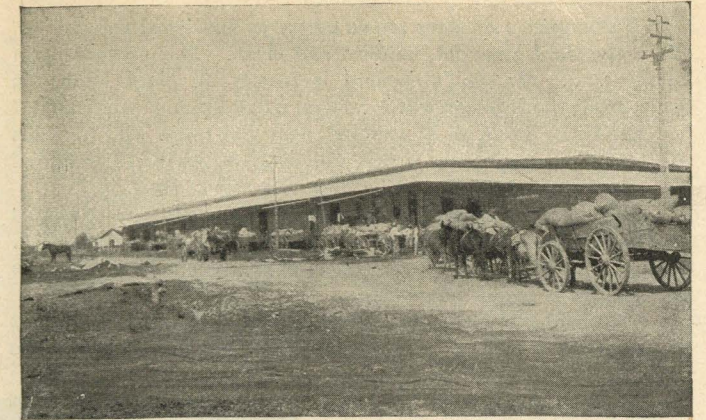
Two-year-old Fig Orchard—Houston-Galveston District



Canal—Bay City, Texas



A Three-year-old Satsuma Orange Tree in Bearing



Waiting to Unload at Warehouse

### A Few Among the Many Successes

Mr. N. E. Stout, of the Algoa section in the Houston-Galveston District, sold \$2,895.74 worth of oranges from five acres of five-year old trees, fall of 1908.

Mr. P. I. Gill, near League City, in the Houston-Galveston District, has one of the oldest orange groves in the Coast Country, and which has been a money-maker, year after year. Mr. Gill says of it:

"My seven-year-old Satsuma orange trees produced about \$800 per acre in 1906, and trees eight or nine years old produced about \$1,000 per acre last season. Four-

year-old trees near me have produced \$400 per acre. I estimate \$400 to \$1,000 per acre for trees four to ten years old. My trees are set 125 per acre, but I will set only 100 trees per acre in the future."

The following *Galveston News* special from League City is both interesting and significant, as bearing upon the great new industry of orange-growing in the Coast Country:

"The last cold weather did not hurt the vegetables in this vicinity. Cauliflower, cabbage, spinach, turnips and all winter truck is being shipped out in quantity, but no strawberries. About all of the orange crop has been shipped. Mr. Gill has not made up his account of receipts from his crop, but from indications it is much larger than last year. From one Satsuma orange tree nine years old he sold \$27 worth of fruit, net. There are about 100 trees to the acre, and if every tree should do as well, he said that if there was an acre of just such trees, the net proceeds from this acre would be \$2,700. Ten acres of these trees would be \$27,000. His younger orchard promises to be even better than the older portion, as the older trees were very much neglected for years. There are a great many young orchards in this vicinity that will yield next year good crops.

Mr. Yarborough's six acres are as pretty as any could possibly be. They are three year old, uniform and clean. This orchard is on sandy land. Mr. Gill's orchard is mostly all black loam. It proves that the Satsuma will do well on either black or sandy land."

Mr. N. E. Stout, of Friedswood, near Galveston, sold from his 6½-acre Satsuma orange grove, fall of 1909, \$6,363.79 worth of oranges, besides \$406.95 realized from the sale of buds.

Referring to statement farther back in this article, as to results in 1908, from the Satsuma grove of Mr. P. I. Gill, near League City, Tex., the following statement by him of his 1909 returns from the same grove is highly interesting:

"The acre of old trees fourteen years old next spring had about the usual good crop of fruit which sold for about \$1,000 per acre of 125 trees. The three-year-old crop sold for about \$100 per acre, and the four-year-old trees produced \$650 per acre, all of which we think pretty good. The trees came through the cold weather in fine shape.

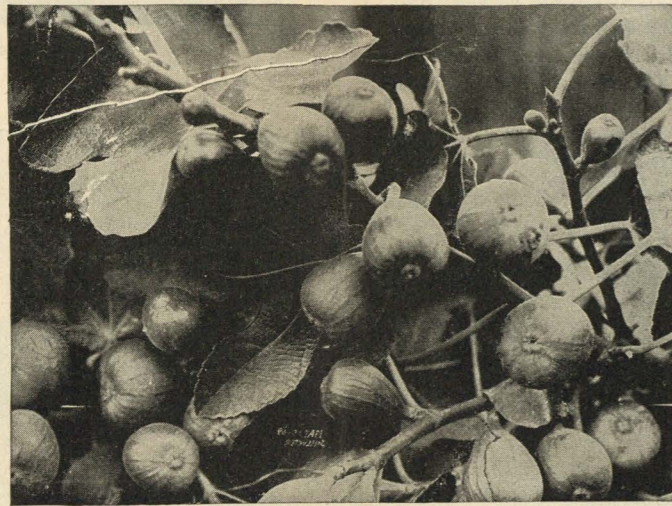
League City, Tex.,  
January 20, 1910.

Mr. W. A. Yarborough, near League City, makes the following statement, showing that people who have their ideas way up about the value of Coast Country land are not extravagant:

"I have been offered \$1,500.00 for one acre of my orange grove which offer I have refused. From one acre of these four-year-old trees my net returns have been \$650 this year. My returns from these trees, when they are two or



Plowing Scene—Houston-Galveston District



Coast Country Figs Photographed on May 15th

three years older, should be \$800 to \$1,000 per acre. I certainly would not sell my orchard for \$1,500 per acre."

Round about Houston, Brazoria, Angleton, Liberty, Webster, Dickinson, and many other points in the Houston-Galveston Country, are likewise to be found notable successes with a few trees, old enough to bear. But it should be borne in mind that the thousands of acres of trees planted the last year or two are not yet in bearing, hence our reports are from scattering trees or smaller groves, planted long enough to yield fruit. We hope, however, that our readers will not overlook the age of some of the groves reported, as well as the uniform certainty of the crops and size of the returns.

When ten to twenty million orange trees arrive at business age in the Houston-Galveston Country, and figs and other things in proportion, will be when the old-timer will receive another jar as to land values down that way. Along about that time, too, the I. & G. N. agents will be selling commutation tickets out of Houston and Galveston to people who will have country homes at Dickinson, League City, Webster, Genoa and other stations between the two great cities. And such homes as they will be!

### Fig Growing in the Coast Country

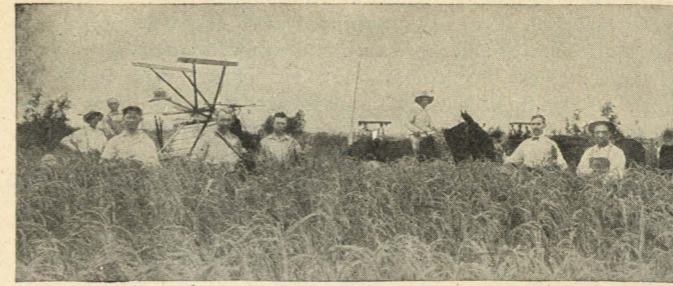
Fig-growing has become not only an established, but a staple industry, the market seeming to be unlimited for this fruit, shipped fresh or preserved.

The Magnolia is the variety mainly grown, and it is remarkable in quality, yield and earliness of bearing.

Mr. R. H. Bushway, well known as an extensive Coast Country orchardist and nurseryman, is authority for the statement made before the State Horticultural Society, that a Magnolia cutting put in the ground in late winter will bear figs the following fall, adding: "In September I have counted thirty-two figs on a tree grown from a cutting planted the previous March."



A Lusty Four-year-old Satsuma



Binders Cutting Rice—Bay City Country

With the possible exception of the Satsuma orange, there is no fruit that is attracting so widespread attention from the horticulturists and fruit growers generally as the Magnolia fig.

This fig is little short of a wonder; in fact, it is a freak among fruits. Cuttings planted in nursery rows in March will ripen fruit in September or October; large, perfectly developed and as fine as any fig in the world. In September the writer has counted thirty-two figs on a tree grown from a cutting planted the previous March.

No irrigation is needed. This section has 45 inches of rainfall a year. Nor has the fig ever had any insect to bother it in this locality. The figs begin to ripen in July and last three or four months. The figs grow best in this district on account of it being what is known as the humid belt.

Well-drained land should be selected, preferably black sandy loam; it must be reasonably rich. After thorough preparation throw up in beds fifteen feet apart; this raises the line whereon the trees are to stand and give a water furrow to assist drainage.

Commercial fig-growing in Texas is of comparatively recent date, the oldest orchards on the coast being about ten years old. However, experiments cover a period, to my knowledge, of at least fifteen years, but it took at least five years to demonstrate what variety would prove commercially profitable. The first large plantings were of Celeste, and the results have demonstrated that it is not to be compared with the Magnolia.

No other variety that has been tried is as valuable as the Magnolia. Orchards four or five years of age have paid in the past two seasons from \$200 to \$400 per acre per season, depending on the methods of pruning and culture.

The Magnolia fig bears only on the new wood or the tips of wood of the last year's growth. The orchardist must produce the greatest amount of wood in the shortest possible time. All of the current year's growth of wood is cut off with the exception of six to eight inches. Following this treatment of pruning the orchards are given the most intensive culture, and the growth should be aided by one or

two pounds of fertilizer per tree. This fertilizer should be strong in nitrogen and potash.

Its methods of planting, culture, pruning, etc., are the results of twelve years of actual experience, during which time it has carried on elaborate experiments in determining what was best. The orchards are all planted to Magnolia figs, set 12½ feet in a row, and the rows fifteen feet apart. The soil runs from black to sandy, and the trees thrive on all the land. One-year-well-developed trees are planted, the roots pruned and the tops cut back to within sixteen inches of the ground. The tree is then planted by throwing out a spadeful of soil, inserting the tree and trampling the earth firmly. Cultivation starts as early in the spring as conditions will permit. The first work is to give a good plowing, throwing the dirt

to the trees. The balance of the season the work is done with an extension cut-away harrow or ordinary drag harrow. These are run over the ground often enough to keep down all vegetation and to keep the ground covered with a fine dust mulch. No tree with which I am familiar responds so readily to thorough cultivation as the fig.

How about a market for an increased production of figs?

The Magnolia fig crop is disposed of in several ways; most of them going to preserving plants which are at present unable to supply the orders they have. The Pullman Company has a large sale for preserved figs in small individual glass jars, and the railroads are using the same in their dining



Typical Fig Tree in the Houston-Galveston District



A Heavy Load of Satsumas in the Houston-Galveston District

"IRON MOUNTAIN ROUTE"

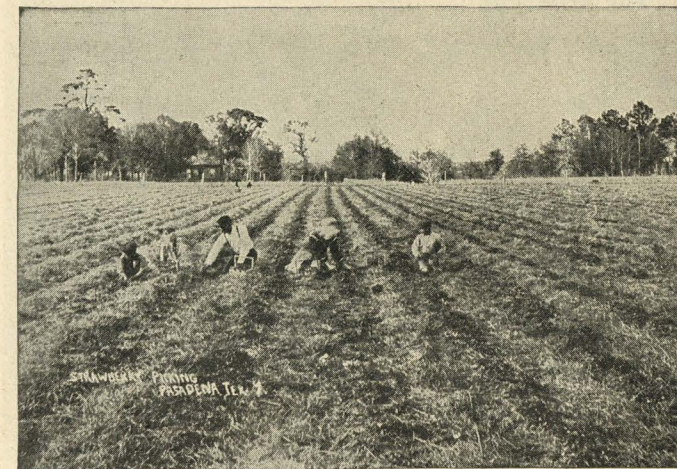
"THE WAY TO TEXAS"



Cutting Rice—Houston-Galveston District



Industrious German Rice Farmer



Strawberries at Pasadena, Texas

cars, though, to tell the truth, the business is just started. A small proportion of the figs are shipped fresh to points north, but this requires crates and more care and worry, though the returns are larger. Were every man in sound of my voice today to plant a 10-acre fig orchard in the next sixty days, and was every acre so planted to thrive and yield heavily, the total production would not supply the demand in Texas alone.

There are now five preserving plants in and around Houston, and so anxious are they for the fruit that we already have two bids on our next year's crop, which will not be ready to gather before the first of next August.

The cost of a fig orchard at the present date, if the owner has all of the work done by others than himself, will be as follows:

Land, say \$40 an acre . . . . . \$40.00  
Preparation—several plowings, disking and harrowing . . . . . 15.00

The first cost is therefore . . . . . \$55.00

The land goes through a sort of rotting process, necessary to get the best results, for this land, though very rich, has been trod upon for years by thousands of cattle, and it requires more than one plowing to subdue it. After rotting during the fall and winter it is plowed again, which cost is included above.

Cost of 193 trees, enough for an acre, at 12 cents . . . . . \$23.16  
Labor of Planting . . . . . 3.47  
Planting should be done in March. The orchard should be cultivated throughout the summer, which, with the necessary pruning, will cost about . . . . . 20.00

Making total cost of acre, including land and labor . . . . . \$101.63

This brings us up to the end of the first year. The second year's product of one orchard was sold for \$45 an acre; the third year for \$97. This year's crop, now being gathered, will bring about \$125 an acre, making a total gross revenue of \$267 per acre up to date, and the orchard will not be four years old until next March.

Rather a good investment, as this crop is sold under a contract for five years at \$60 per ton in bulk, delivered at the factory, being the price generally paid by the preservers.

Mr. Bushway has the following to say in relation to fig preserving: "Two years ago I went to see the large preserving companies in the East, taking some samples of the preserved Magnolia figs with me. These figs were opened and tested by a number of people connected with these various preserving companies, and every one, without an exception, declared they were the finest preserves they ever tested.

"The result of this trip was that one preserving company asked me if I would contract to supply it with from 500 to 1,000 dozen gallons, as a trial order. Just think of it! One thousand dozen gallons—that was more Magnolia figs than was in the United States at that time. Of course, I had to refuse the order, but I told them that some day I would have the goods for them, and within ninety days of this offer I had fifty acres more planted, and this year myself and associates will plant more than 200 acres.

"While there are preserving companies offering to buy the product of your fig orchard, they do not seem properly equipped to handle this product as it should be handled, and the price paid is too low. Instead of getting three cents a pound for our fruit by

selling it fresh, we can put it up in form of preserves and get from ten cents to fifteen cents a pound.

"No large acreage is required to supply a modest plant. If the farmers of any community will plant from twenty-five acres up, they will have enough to justify putting in their own preserving works and placing the finished product on the market.

"There is no secret about preserving figs, as any housewife can put them up, and the samples I took East were preserved in my kitchen.

"Every fig-grower should have an orange orchard; they are planted the same distance, cultivated in exactly the same manner but the crop matures at a different time. Your figs are gone by November, and your oranges begin to ripen."

The acreage in figs is steadily increasing in the Coast Country, and considering the certainty of the yield, the highly remunerative returns and the unlimited demands, the wonder is that fig-growing has not received even more attention.

### A Few Successes

Mr. N. E. Stout, a successful grower of the Satsuma orange, quoted elsewhere, speaking of the results of a season with his fig orchard, says:

"From six acres of seven-year-old Magnolia fig trees, and eight acres of five-year-old fig trees, I sold \$1,463.62 worth of fruit, the largest part being from the older orchard. The old orchard is set at the rate of 150 trees to the acre; the younger orchard at 72 trees per acre, making a total of about 1,500 trees in the two orchards."

From the same acreage in 1909, Mr. Stout sold figs to the amount of \$1,893.86, showing increase to the above sum from \$700 in 1905.

The largest fig orchard in the world is that of the Algoa Fruit & Nursery Co., between Houston and Galveston, there being hundreds of acres in figs. Even the three and four-year-old trees paid \$168 per acre. This yield for such young trees is highly significant when it is considered that the yield of a fig tree increases up to ten years old.

Near the town of Aldine, on the I. & G. N. Railroad, above Houston, fig-tree planting has been very heavy the last year or two. Col. F. R. Colby, who owns a large tract of land near Aldine, was a pioneer promoter of the fig industry and has been specially active in the encouragement of fig-preserving.

Examples of success with figs, in a small way, might be multiplied, but the experience of Messrs. Stout and Bushway, well-known and representative growers, will suffice. Indeed, the planting is so heavy, the number of new trees coming into bearing so great, and the success of the growers so marked, that an example or two, with invitation to look up the fig deal on the ground—well, we let it go at that.

### Strawberry Growing in the Coast Country of Texas

The growing and shipping of strawberries is becoming one of the most important industries in the Houston-Galveston Country. Indeed, at a few points it has come to be an over-shadowing industry.

The extent, earliness and certainty of the yield, the unlimited demand and high price, render the business of strawberry growing



GATHERING POTATOES IN THE GULF COAST COUNTRY JUNE 1st

"IRON MOUNTAIN ROUTE"

"THE WAY TO TEXAS"

a most attractive one, in a region where, some seasons, they gather strawberries all winter.

With all the country north of him for a market, and little or no competition for even latitude, or the limited territory south of him, the Coast Country grower of strawberries enjoys somewhat of a monopoly, and the wonder is that the industry has not shown even more rapid development.

However, the tendency is unmistakably in that direction. Besides steady extension of the acreage at such old shipping centers as Alvin, League City and Dickinson, planting is active at many points where berries hitherto have not been grown. For the little town of Dickinson, on the I. & G. N. Railroad, last season over 100 cars went to market.

While there are records of \$400 to \$500 per acre, derived from strawberries in the Coast Country, such results are exceptional. From \$100 to \$300 per acre, however, may be reasonably expected by thrifty growers, one season with another, and especially when the grower has a gang of children. This reminds that, for the man with a large family, the inducement to grow strawberries is great. And the active shipping season comes at a time when the "kids" are out of school, and when it is good for them to be out of doors. Moreover, a ten-year-old child can pick all around a grown person, and feel a heap better when the day is done.

Mr. Frank E. Beatty, general manager of the largest strawberry nursery plant in the world, at Three Rivers, Mich., on a recent visit to the Coast Country near Houston, gave it as his opinion, the conditions being so favorable, that the next few years will witness enormous increase in the output of this most popular of all small fruits.



SATSUMA ORANGE GROVE NEAR LEAGUE CITY IN THE GULF COAST COUNTRY OF TEXAS

The following from a Houston daily paper of a January date throws an interesting side-light upon the strawberry situation in the Houston-Galveston Country:

"Strawberries are getting cheap in the Houston market, and are now retailing at thirty cents per quart. Thirty days ago they were selling at sixty cents per quart, and by the latter part of January they will probably be selling at twenty cents per quart. Very few berries will be on the market after February 15th. The second season comes on about the middle of March. The berries on the market now are large and wholesome, owing to the extremely mild winter weather. Eating strawberries off the vines in the middle of January is something the writer did not experience in his early days while a resident of old Vermillion County, Ill. It almost gives one the shivers to think of the cold and bleak days our Northern friends are spending, while we of the sunny South are eating strawberries and hitting the ice cream and soda fountains about three times a day."

### A Few Successes

In a day's picking from a small field Mr. A. R. Detrich, of the Houston Country, got 107 crates of berries, which he sold for \$3 per crate, netting him \$321. Mr. Detrich says his berries averaged him fifty crates per day, and he did not sell a crate for less than \$3, while getting \$5 to \$6 for some, earlier in the season.

A Houston paper, dated March 29th, gave the following results by a grower in the I. & G. N. country, near Houston:

"There is money in raising strawberries—when you know how," said a well-known local commission man to-day. "The finest

berries we have handled this season were grown by R. E. Parks, of Pasadena, Tex. We have remitted him \$750 net to date for his early strawberries from a 1 $\frac{3}{4}$ -acre patch, and we have handled only about three-quarters of his crop. His second crop, which is coming on now, will be larger, but, of course, prices are lower now. It is safe to say, however, that he will net \$375 on this crop."

To print the following results without explanation would be hardly fair. The patches are small, you will observe, and were most carefully handled. Besides, the winter of 1908-9 being so "open," they sold at fancy prices on the Houston market much of the winter. We should not like to cause the impression that the average grower and shipper, with considerable acreage, might expect such returns, or that even the painstaking grower, on an acre or two, would get such profits uniformly.

However, with this explanation, it is fair to give the item as showing the possibilities, some seasons. And then the cost of growing and marketing, given in the following, is considerably more than the average shipper pays:

R. E. Parks, nine miles from Houston, gathered \$1,000 worth of winter strawberries from one acre last year. The total estimated cost of a strawberry crop per acre, including plants, crates and marketing, is \$201.50.

Clyde McMasters, who resides in the same vicinity, has an assurance of over \$1,500 worth of strawberries from two acres this winter. He states that his expense will not exceed \$403, which leaves him a net profit of \$1,097 on the two acres.

Messrs. Parks, McMasters and Pomeroy were selling strawberries in the Houston market November 30, 1909.

### Prairie Hay in the Coast Country

Haymaking from the wild grass of the Coast Country prairie has become so important an industry that the haymakers are organized into a flourishing association. They usually cut two crops in a season, and about a ton an acre to the cutting. As this hay is worth on the market \$8 to \$10 per ton, the man from the frozen North who should pay \$20 to \$40 per acre for some Coast Country prairie land, would have about as good a scheme as he left if it would grow nothing but hay.

The Coast Country, with its mild climate and limitless feed resources, should afford great inducement to the experienced dairyman and stock farmer, though the present development is exceedingly meager along these lines. However, there seems nothing lacking in requisite natural conditions to make the Texas Coast Country great as a producer of low-cost, early-maturing meat stock, as well as of dairy and poultry products, and fine horses and mules.

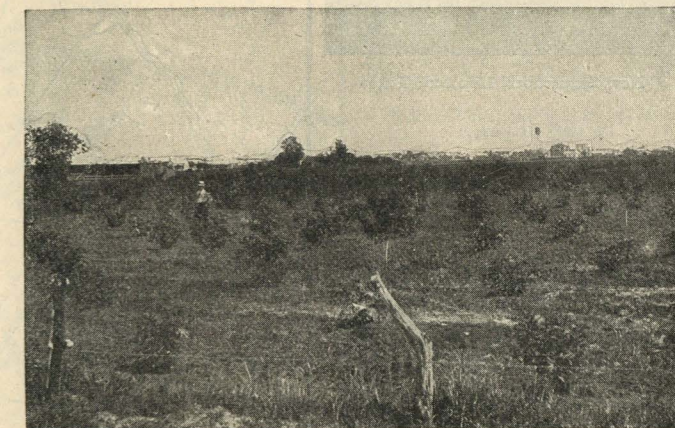
### Tea Growing in Texas

The U. S. Department of Agriculture is conducting what promises to prove a successful experiment in tea culture in Wharton County, Tex. Speaking of this venture, the *Houston Post* said recently:

"The tea plant adapts itself to a great variety of climatic conditions. In Ceylon and Formosa the climate is tropical. In Northern China the plant lies under snow a part of the year. In Caucasus, Japan and the hill country conditions are varied, and after a careful survey of these conditions the government decided to experiment with the plant and determine whether it would adapt itself to American soil and climate. About four years ago the



Dugat Oranges Grown at Alvin, Texas



Ten Acres of Oranges and Figs in Suburbs of Bay City, Texas



Five-year-old Magnolia Fig Tree—Houston-Galveston District

"IRON MOUNTAIN ROUTE"

"THE WAY TO TEXAS"



New Skyscraper, Houston, Texas



A Bunch of Bananas from the Houston-Galveston District

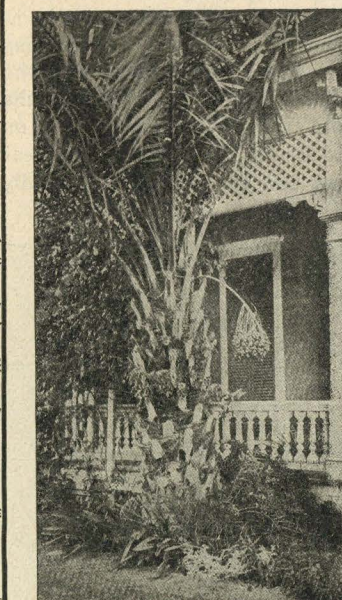


# COUNTY MAP OF THE COAST COUNTRY AND HOUSTON GALVESTON DISTRICT.

(HOLD MAP SO THAT NAMES OF COUNTIES WILL BE HORIZONTAL.)



Native Thin Shell Pecans Houston-Galveston District



A Cozy Home in the Houston-Galveston District



choicest seed possible was secured for the Texas experiment, which included Japanese, Chinese and East India varieties. By patience and perseverance, with Mr. F. W. Clark in charge, the experiment was last year brought to a successful termination. No tea has yet been grown for the market, but sufficient has been grown to send to experts in the department at Washington to be tested.

"Thirty acres were at first planted with the shrub, and enough young plants grown in the nursery to transplant twenty more acres.

### Productions of the Coast Country

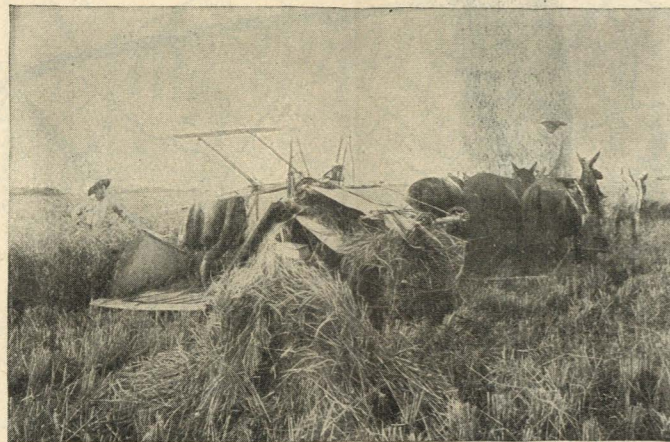
Naturally it should be expected in a region embracing such conditions of soil, climate and rainfall, that everything possible in a temperate or semi-tropic clime might be successfully grown, which seems to be true of the Texas Coast Country.

The Coast Country has been aptly termed the "rice-bin and sugar bowl of the nation," though these industries are comparatively new, this being specially true as to rice-growing. And yet, in a few years, the rice output of Texas has developed from nothing to \$10,000,000 worth annually. The Middle West farmer takes to rice-growing readily, because the seeding and harvesting are so similar to that of small grain.

The rice-farmer gets ten to twenty barrels of rice per acre, worth \$3 to \$4 a barrel, the cost for irrigation being the only item, making the growing of rice more expensive than the growing of wheat. However, take the minimum yield at the minimum price, and charging \$5 per acre for irrigation, let the Middle West farmer compare results with that derived from wheat on his Middle West farm. The great area adapted to rice has hardly



Hauling Rice—Houston-Galveston District



Cutting Rice—Houston-Galveston District

been touched, comparatively speaking.

The same may be said as to the rich sugar-cane lands of our river valleys, and yet the Texas output of sugar has reached in value a total of nearly \$2,000,000, with an average yield per acre of about \$75. With an unlimited market for sugar, what an inviting field is offered to capital in the inexhaustible soils of the river valleys of the Texas Coast Countries, and which may still be had so cheap!

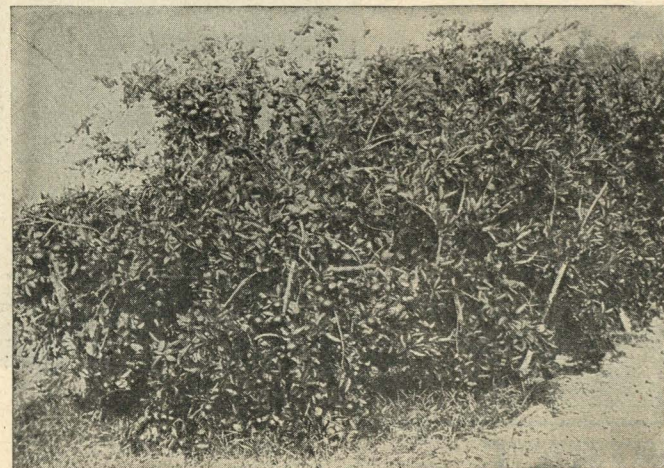
While cotton succeeds well in the Coast Country, and the average yield is as high as in any other portion of Texas, there is in all that region only about a half-million acres in cotton.

Corn succeeds quite as well as cotton in the Coast Country, and the acreage is steadily increasing, the yield ranging from twenty-five to forty bushels per acre on the dark sandy loam uplands, without manuring, and forty to seventy-five bushels in the river valleys.

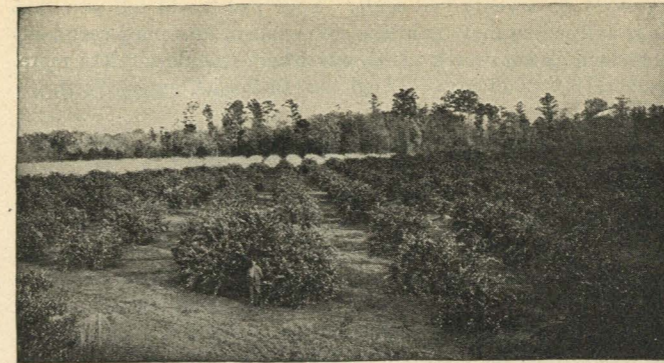
### From Five Hundred Acres

There are only about 500 acres in truck at Dickinson, Tex., on the I. & G. N. Railroad, and here is statement of shipments and returns for the year ending May 20, 1909:

Strawberries.....	45,000 Crates, average..	\$1.50.....	\$67,500
Beans.....	8,000 Baskets, average..	0.50.....	4,000
Cantaloupes.....	2,500 Crates, average..	2.00.....	5,000
Cucumbers.....	2,000 Crates, average..	1.00.....	2,000
Okra.....	500 Crates, average..	1.00.....	500
Tomatoes.....	500 Crates, average..	1.00.....	500
Potatoes.....	2,500 Crates, average..	1.00.....	2,500
Mixed Vegetables..	1,200 Crates, average..	2.00.....	2,400
Total.....			\$84,400



Eight-year-old Satsuma Orange Tree near League City, Texas



Orange Grove in the Houston-Galveston District

These figures are official, and as to their significance, anent Coast Country actualities, to say nothing of the possibilities, we leave to our readers.

### I Love all Texas, but, oh, the Houston-Galveston Country

The Panhandle Country is the Dakotas over again. North and Central Texas—the rich black earth region—is Iowa and Illinois—where land seems to have reached its limit of value in growing staples. East Texas is a rich field, as yet largely overlooked by the home-seekers—a middle country in climate and soil products, growing the finest vegetables and many of the best fruits lavishly, needing only perfected selling organizations and preserving factories to become richer than any of the Northern States. The Lower Valley of the Rio Grande, under water, is becoming a land of garden, field and orchard wonders. Half a million acres down there will inevitably, within ten years, be worth at least \$1,000 an acre. It will be the vineyard of the Southwest, as well as the sugar bowl of Texas.

But here in the South Texas rain-belt—the Houston-Galveston-Velasco District, is the pick of the State. A fertile soil, producing anything from Irish potatoes to Spanish peanuts, from the finest hogs to the most delicious oranges and figs; with ample rainfall and established local markets and fast freight and express service to the Central Northern markets, to say nothing of cheap water freights to Europe and the North Atlantic States, and going at prices still so absurdly low that the poorest man with any gumption can get himself an independent home upon it and pay for it out of the products of his acres in three years.—*Cor. Houston Daily Chronicle.*

### What a Missouri Man Did at Aldine

To Whom it May Interest:

On September 1, 1896, I moved with my family from Kansas City, Mo., to Aldine. Had the land broken a few months before

going there. That fall we raised a fine lot of vegetables. The following February I set out several thousand trees of various kinds, and lost but a very small per cent of them. *My figs bore fruit the same year, and the following year I had figs that weighed five to a pound.*

I had Japan plums, Japan persimmons, peaches, pears strawberries and dewberries.

My oranges took a blue ribbon at the Houston Fair in 1899.

My wife started preserving our fruits as soon as the figs bore well, and in 1903 we moved to Houston and started a preserving business. Mrs. F. C. Trefry originated the skinless preserved figs while at Aldine, and sold the first preserved figs put up in a commercial way in the State. In 1904 our *display* at the World's Fair at St. Louis was awarded the *Gold Medal*. In this display were figs put up in seven different preserves; pears, some weighing one and a half and one and three-quarter pounds, preserved whole; peaches, plums and all kinds of berries.

Our exhibits at San Antonio were awarded diplomas two years.

*Practically all this fruit was grown at Aldine.*

Yours truly,

F. C. TREFRY.

### Who is Sanguine Enough?

These lands are being sold by the millions of acres to the cream of the thrifty money-making people of other States. Who, therefore, looking ahead a few years to what this country will be in their hands, are sanguine enough to imagine the bower of beauty and the storehouse of wealth they will make of it? A hint may be obtained at



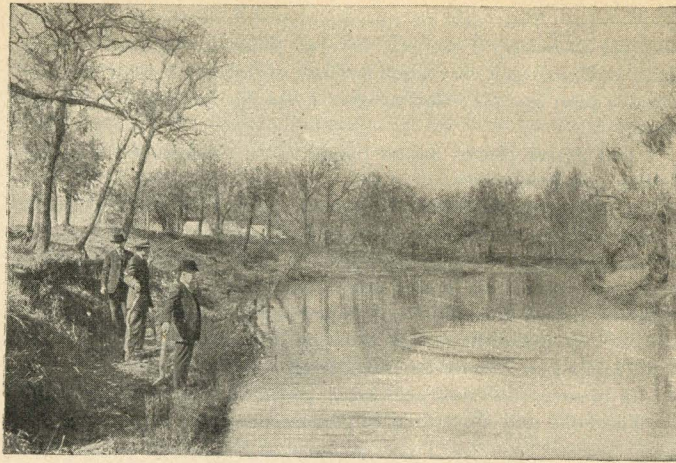
Second Crop of Irish Potatoes—Bay City, Texas



Rice Harvest in the Houston-Galveston District

"IRON MOUNTAIN ROUTE"

"THE WAY TO TEXAS"



Peytons Creek Near Bay City, Texas

been sixty to seventy-five cents. Your pencil will tell you that this is as good as they do in the sure-enough, far-famed corn belt, where land is not worth more, but where it sells for lots more. The moral is, "plant corn."—Angleton (Brazoria County) *News*.

### Rice Growing at El Campo

EL CAMPO, TEX.—I have raised rice for six successive years. On my home place this year I harvested nineteen sacks per acre, which I will sell for \$3.75 to \$4.00 per sack. In my judgment, with ordinary preparation and attention, rice farming is the most profitable that I know of. A crop failure is out of the question. There will never be such a thing as over-production of rice. The demand is increasing far more rapidly than the production, and, in addition, the area upon which rice can be successfully grown is limited.

The health conditions in this section of the country are as good as in Illinois or any other State. I have a family of six.

Yours, very truly,  
ANDREW NILSON.

Alvin, League City, Dickinson, Algoa, Angleton and other points as to what a paradise this superb region is destined to become in a few years.

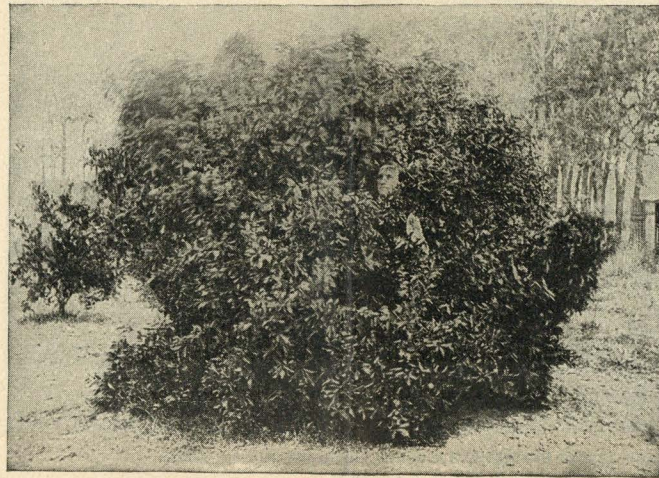
These lands, today offered at \$15 to \$100 per acre, unimproved, the price depending upon character, location and contiguous development, will, in a few years, under adequate drainage and the intensive system of agriculture, hold value of hundreds of dollars per acre, and close up to the stations it will often require four figures to spell the worth.

If this seems a bit extravagant, set down the friable, fruitful soil; the climate, unsurpassed in its salubrity and its healthfulness; the ample rain, certain and perfect in its fall.

The new-comer may see with his eyes right now things that will set him to hustling the money to buy some of this choice corner of the earth before values "go out of sight." He may, for instance, see the big ditchers cutting 2,400 feet of ditch per day. He may see miles on miles of graded shell-road. He may see eighty cars of prairie hay shipped from a single station. He may see orange groves paying \$1,000 per acre and hundreds of thousands of young trees going in the ground. He may see fig orchards paying hundreds of dollars per acre and new trees being planted by the thousands. He may see strawberries shipped from January to June, starting at \$6 per crate and stopping at more money than the Northern grower ever gets.

In fact, we believe we will see enough to back our belief that electric cars will be running all over that country in ten years, and that the railroads will be selling commutation tickets out of Houston and Galveston to swarms of people who will occupy delightful country homes upon the beautiful prairies between those great cities.

Mr. Marsh's prairie land corn last year averaged forty barrels to the acre—on soil newly broken. The price of corn all year has



A Heavily Laden Kumquat in the Coast Country

### Secretary of Agriculture Wilson on the Coast Country

"I think that it is one of the finest countries in the world, and the more I see of it the more I think so. I can't understand how it is that such growing cities as Houston and Galveston can have such fine prairie between them, and so much of it untilled. We want the people to get in on that and bring it into cultivation. My friends, this is a wonderful country. It seems to me you can raise anything here. Your soil is as good as our soil in Iowa. If I was a



Corn and Cotton in the Houston-Galveston District

young man I would pack my grip and come to Texas. The conditions and the prospects for development are such that I could not afford to remain away."

### Opportunities for Business

Naturally, in a country developing as rapidly as Texas, with the cities and towns making safe and steady growth the opportunities for embarking in successful business, or the establishment of productive enterprises of various kinds, are many. As a rule, too, the business people of the cities and towns of Texas are liberal in the encouragement of new enterprises, especially if assured of their safe management, and more especially when the promoters show good faith by putting their own money into them. All of the cities and most of the towns have active commercial and industrial organizations for the promotion of their advancement, the secretaries of which would be glad to furnish special information regarding them.

### Houston, the Bayou City

With a population of 100,000, a big meagerly developed but rapidly growing tributary country, embracing measureless resources, a ship channel, widening and deepening, soon to float the ships of all nations; fifteen trunk line railroads, doing business within her limits, and others negotiating for terminals; fifteen million dollars invested in factories, and more coming; inexhaustible stores of brown coal, almost at her doors; ranking with the greatest cities of the nation in her bank clearances; the center of the world's greatest lumber industry; a dozen skyscrapers rearing aloft their iron frames; a death rate of only eleven to the



Heavy Laden Orange Tree—Houston-Galveston District

thousand of her population and a progressive citizenship, awake to her advantages and her destiny, are some of the reasons why the City of Houston occupies a proud position in the front rank of the South's greatest municipalities.

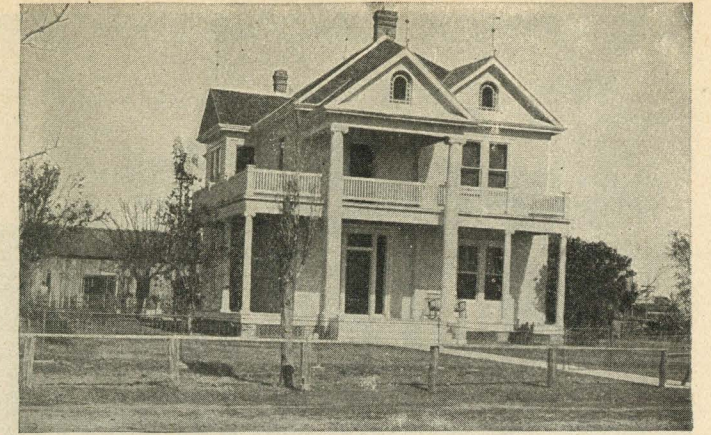
Houston is the market for a good portion of the fruit and vegetables grown in the Gulf Coast Country, and here are the factories and mills which supply the necessities for multitudes that populate this region. Houston is the greatest cotton market in the world, and one of the greatest distributing centers for lumber and wood-ware. With all these industries it is a city of much beauty, having many elegant homes, beautiful

theaters and handsome public buildings. The parks, boulevards and streets add to the city's other attractions and make of Houston a most desirable place wherein to dwell.

### Galveston, the Seaport City

Galveston, besides its mighty backing of agricultural resources, embracing not only those of Texas and Oklahoma, but of all the Middle West, is in many respects the greatest maritime city of the South. In volume of export business Galveston easily ranks all the cities of the nation except New York. Besides the great tonnage of wheat and other Texas, Oklahoma and Middle West products handled for export at Galveston, she has, to date, since cotton picking began last year, shipped out to the world's market over \$150,000,000 worth of lint cotton, besides vast volumes of the by-products of the South's great staple. Her new sea-wall and raised grade render her safe for all time, and indescribably beautiful.

The great cities of Houston and Galveston are only fifty miles apart, and the good of their mighty pulling power is mutual. Ten years will see the splendid territory between them an orchard and



Home in the Houston-Galveston District



Seawall Drive, Bathing Pavilions and Beach at Galveston

"IRON MOUNTAIN ROUTE"

"THE WAY TO TEXAS"



SKYLINE OF HOUSTON, SHOWING MANY NEW BUILDINGS UNDER CONSTRUCTION

garden, with the railroads selling commutation tickets to the happy suburban homes which will dot the prairies. In twenty years the cities of Houston and Galveston, it is predicted, will practically be one great municipality.

Galveston, to date, this season has handled more cotton than the combined business of the three next most important cotton export cities in this country.

### Penn City, Texas

Penn City is the name given to a proposed town twelve miles southeast of Houston, on the Government ship channel between Houston and the Gulf.

The town has been platted out into lots, streets and factories and wharf sites, with provisions made for railroad terminal and docking facilities.

Many lots already have been sold on an easy payment basis by the promoters, who seem in dead earnest as to the fulfilment of their aim to make this the outlet and inlet for the trade of nations through the Gulf of Mexico and the Panama Canal, when completed.

Several factories already have arranged to remove there.

Among other points in its favor might be mentioned these: It is on a tidewater way to all the ports of the world; it is the only real inland outlet to the trade through the Panama Canal; it is ideally situated, climatically and geographically; it has fuel oil in abundance only eighteen miles away; the surrounding country is rich in agricultural possibilities and in mineral wealth; it will be the connecting link between the Panama Canal and Gulf trade and fifteen of the most important trunk line railroads in the United States. It has artesian waters, is not swampy and withal is replete with promises for the future.

### The Possibilities of Crop Rotation—Same Season on Same Land

The following letter, by L. G. Rohden, a German farmer of the Houston-Galveston Country, is specially significant and worthy of careful study by anyone contemplating a change of habitation:

"I lived in California nine years on Baron Schraeder's estate. I have lived here ten years. I like Texas better. It is a better rain

section; it has better markets; the climate is better; it is a better place to make money and a better place for investments.

"Irish potatoes are a good crop. Grow two crops per year. They bring two or three times as much here as in California, largely on account of freight charges.

"On one acre of fall garden I planted the first crop in September—turnips, onions, etc. This crop I harvested in April at sufficient profit to pay for breaking the land which was sod, and putting it into first-class condition. In April I planted melons, which I harvested the last of June, and sold \$80 worth, besides what we ate and fed. As soon as the melons were off the ground I planted this acre to June corn, harvested fifty measured bushels, worth 85 cents per bushel. I then planted the land to cabbage, sold \$210 worth, besides what we used and fed the hogs. This same acre is at this date, March 16, being planted to Irish potatoes. I expect to get my potato crop off by the first of July—at least 150 bushels per acre, worth 60 cents per bushel—and I will then plant fall cabbage.

"My oats, sowed in October and pastured all winter, will be ready to harvest by May 1st. I will then plant that tract to corn and will follow with oats when corn is harvested. Corn fields, 35 to 45 bushels per acre, oats about the same.

"Alfalfa is not new to me. I have eight acres which I sowed in November, December and January. I believe October to be the best month to sow alfalfa. One should cut five or six cuttings the first year and six to seven the second year. Alfalfa should yield a ton and a quarter to a ton and a half per cutting, worth \$12 to \$18 per ton.

"I am planting considerable acreage in figs and oranges. One five-year-old orange tree in my yard harvested 180 oranges last fall, and I picked off at least every other one while green.

"I have grown tomatoes, and at 50 cents per bushel, they will yield \$150 per acre.

"I have been on this place seventeen months. I have already put 160 acres in cultivation. Have had no help except my son, 14 years old, and one man. I have thirty acres in figs, ten in oranges, ten in oats, eight in alfalfa, ten in Irish potatoes, two in cabbage, twenty in water melons, five in cantaloupes, one in cucumbers, twenty in corn. I have forty acres more ready to plant alfalfa, and the balance we will plant to corn."

## Among the Promoters in the Houston-Galveston Coast Country of Texas

We have thought that in no better way might we give an idea as to the wholesale manner in which development and settlement are taking hold of the Houston-Galveston Country than by brief mention of the operations of a few of the land men who, of late, are showing the utmost activity along those lines:

As indicating the activity in the Houston Country, C. A. Elmen & Co., of Houston, recently sold, during a single week, real estate in city and country aggregating in value \$100,000. This firm is operating a 15,000-acre deal in small tracts at Stowell.

A large portion of Penn City, a manufacturing suburb of Houston, has recently been sold to Pittsburg capitalists, and an inkling of their plans as to factory building leads us to believe that the managers of the great trunk lines of railroad entering Houston knew what they were doing when they invested millions of dollars in terminals along the ship-channel front.

R. C. Stanley & Co., of Houston, have put on the market, Minnetex Place, a beautiful 4,000-acre tract of prairie land, only nine miles from Houston. Minnetex Place promises to become one of the nicest of Houston's close-in suburban towns. It is cut into small tracts, with every tract fronting a graded road.

Mr. Leonard Rausch, of Dayton, Ohio, in collaboration with C. B. Moling & Co., of Houston, is settling, with thrifty people, a

4,000-acre tract near the I. & G. N. Railroad above Houston. Mr. Rausch is well pleased with the outlook in Texas, and his settlers are well pleased with the Coast Country.

Theo. F. Koch Land Co., of Houston, besides several large deals on the lower coast, are developing and selling a very fine 25,000-acre tract at Winnie in Chambers County. This is an all-round farming proposition. Winter farming is carried on extensively. The section, too, is a heavy shipper of watermelons to the northern markets.

This is the third community-promotion proposition the Koch Company has been interested in. Two others, at Riviera and at Palacios, in the Gulf Coast Country, were successful, and the experience gained in those two instances has, of course, been valuable and is among the Company's assets now.

This third site is almost centrally located between Galveston and Houston on the west, and Beaumont and Port Arthur on the east. Artesian water, free from alkali, is bountiful. Climatic conditions are the same as all along the Coast—very fine.

The Company is selling the tract in forty-acre lots and up, but five, ten and twenty-acre plots may be had at a slightly increased cost to the acre.



STRAWBERRY FIELD—HOUSTON-GALVESTON DISTRICT

"IRON MOUNTAIN ROUTE"

"THE WAY TO TEXAS"

Principal offices of the Koch Company are in Chicago, St. Louis, Minneapolis, Kansas City, Omaha and Indianapolis, with agencies in many other cities.

The F. E. Pye Realty Co., of Houston, in their "La Porte Gardens," are selling some delightful little Coast Country homes. La Porte Gardens are near the famous Sylvan Beach Summer Resort. Mr. Pye is president of the Central Bank and Trust Co. of Houston.

Considerable interest has been aroused among owners of property in Magnolia Park over the Rivers and Harbors Bill passed by the Senate, which will mean deep water for Houston without any doubt. As Magnolia Park lies along the ship channels for several miles, any improvement in the channel necessarily increases the value of the adjoining property.—*Houston Daily Post*.

An indication of the increased activity in acreage in Harris County and vicinity is evidenced by several sales concluded during the past week. These sales, totaling 13,117 acres, were made through the agency of Perkins & Judd, A. B. Kempland and R. L. Phenia, all associated with the real estate firm of J. S. Daugherty, and are as follows:

A tract of land of 9,300 acres, near Beasley, Fort Bend County, owned by Edwin S. Marsden, of New York, was purchased by Stern & Stern, of Kansas City. The purchasers are already subdividing the land, which is suitable for agricultural purposes, and will soon place it on the market to be disposed of to homeseekers.

### South Houston

Promoted by the Western Land Corporation of Houston, is a most remarkable example of what energy and cash may accomplish in a section so inviting as the Coast Country of Texas.

Two years ago there were only prairies where South Houston is today. Now there is a thriving town, with twenty miles of graded, shelled and tree bordered streets, churches, schools, seven factories and a young ladies' college.

Besides the town, there is a large tract of land surrounding it, which is being sold and settled in small tracts. One thousand people have purchased these tracts, and more coming—enough to back a good town, even if it were not the policy of the management to encourage factories by offering cash bonus for their location at South Houston.

The Houston-Galveston Inter-Urban will run through South Houston, while there are several fast I. & G. N. trains, each way, every day.

Indeed, no better example is to be found of the era of unexampled development than is found in this growing suburb of a great city.

### The Kent Realty Development Co.

Of Houston have recently increased their great holdings in the Algoa section between Houston and Galveston. Their deal embraces many thousands of acres of fine, dark loam, highly productive and easy to work. They are developers, the evidences visible everywhere, in the new houses, fields, orange groves and fig orchards of the settlers whom they have brought in and located, and who are coming in ever-increasing numbers.

Besides their own extensive operations in road-making and drainage, and as showing how luck favors the lucky, a new drainage district has recently been organized, taking them in, the bonds sold, and the money in the bank, to drain the Algoa section.

A great asset of the Kent Realty Development Co. is the big nursery and orchard deal of the Algoa Nursery and Orchard Co., headed by Col. R. H. Bushway, one of the leading as well as one of the most successful horticulturists and nurserymen in the South. It serves as a demonstration object lesson for the Kent people, and, no doubt, in large measure, the hundreds of acres in figs, oranges and other crops, managed "right up to the handle," account for the fact that nearly everybody is located that lands in the neighborhood. When people are told what they can do in a new country, they think maybe it's so; but when they are shown—well, Missourians are not the only people who act like "seein' is believin'."

### The Magnolia Land Company

One of the nicest, cleanest deals in the Houston-Galveston Country is that of the Magnolia Land Co., at Riceton on the Columbia Branch of the International & Great Northern Railroad.

What specially impressed the writer during a look over this splendid 8,000-acre tract was the apparent anxiety of Messrs. Wood Bros., the promoters, to help their settlers to succeed. This disposition is manifest in many ways, not the least of which is in extensive ditching, and the grading of 45 miles of road. A neat, new store has just been completed at the station, and as some thirty new families are on the ground and more coming, the new store and post office are timely.

The soil ranges from light, sandy loam, to heavy black-waxy, thousands of acres of it being a rich, dark sandy loam. Hundreds

of acres are newly going into oranges, figs, corn, cotton and other crops on these lands. Only twelve miles from Houston, and with shipping station in its center, no prophet is required to foretell the character of the community that will do business and enjoy life at Riceton in a year or two. The main office of the Magnolia Land Co. is in the Stewart Building, Houston, Tex.

*Later.*—The new post office is Fresno, so that henceforth the station will be known as Fresno instead of Riceton.

### The Allison-Richey Land Company

With Coast Country headquarters at Houston, are among the large dealers in land in the country. Just at present, they are devoting their activities to the development, settlement and sale of a 50,000-acre tract lying along and across the International & Great Northern Railroad below Houston known as "Suburban Gardens." It is a splendid tract with a nearly level surface, and black soil, capable of producing everything adapted to a semi-tropic climate.

While the Allison-Richey people are country-builders naturally, backed by the splendid country development which they promote, towns, and good ones, become a most natural—indeed, an inevitable incident.

Pearland, embraced by their deal, is an example of the way they make the country build a town.

Latterly, they have laid out a new town at Alameda, on the I. & G. N. Railroad, only a few miles out of Houston, which bids fair to become one of the most beautiful and prosperous suburbs of the great city. It will be on the great graded highway between Houston and Velasco.

The writer automobilized over the big deal of the Allison-Richey syndicate, where five or six great ditchers are at work draining the land; where 300 miles of graded roads are in the making, and where sod-breaking and crops and tree-planting are carried on wholesale and retail. The settlers are getting thick about the stations, and are to be seen all over the beautiful prairie region where the Allison-Richey Land Co. are doing things. They have placed orders for 100,000 orange trees for winter of 1910-11 planting.

### The Aldine and Spring Sections

Aldine is on the International & Great Northern Railroad, a few miles above Houston. It is a beautiful prairie section, and is

developing rapidly of late. Fig-planting has been heavy there—about the last year or two, some of the young orchards making a nice showing to people on passing trains. It is also a pleasure to note their almost perfect handling and cultivation, causing an "on to the job" impression upon the mind of the passing beholder. This section, too, is most favorable for orange-growing and general farming and truck-growing. But it was one of the first points to grow figs in the Coast Country, while it was the original center of fig-preserving. Hence, it is natural that figs should, for awhile, have the call in the Aldine Country. Besides, one does not have long to wait for a fig-crop. Col. F. W. Colby, at Houston, owns a large body of land embracing the town, hence is a good man with whom to take up that section.

The growing town of Spring is at the junction of the Gulf Division of the I. & G. N. with its Fort Worth Division, and is getting to be quite a city.

There is a big German population in the Spring section, their thrift, in large measure, operating to build up the town. Spring is one of the largest Irish potato-growing and shipping centers in all the I. & G. N. Country.

Recent heavy investments have been made between Houston and Spring, which promise big building and planting development, but the plans of the promoters are not quite ripe for publicity.

### Tree Planting at Aldine

Headed by Col. F. W. Colby, of Houston, President of the Aldine Fig Co., some big and well-handled developments in

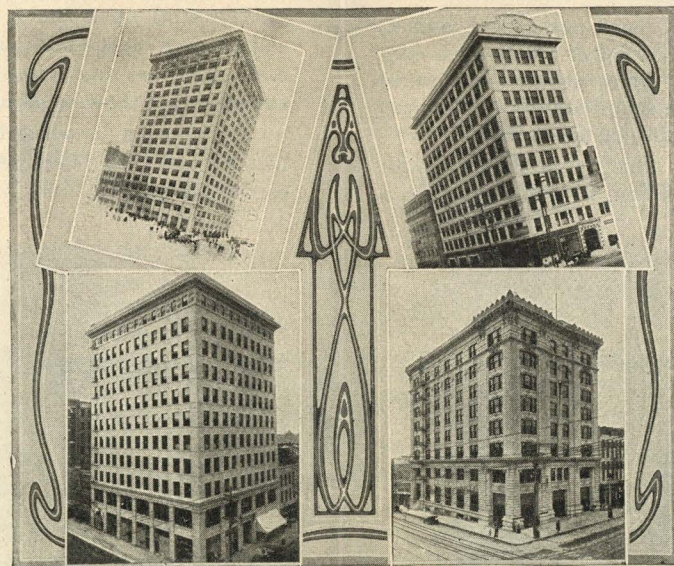
orange and fig-planting, have taken place at Aldine, a few miles north of Houston, on the I. & G. N. Railroad.

Speaking of figs, Col. Colby says:

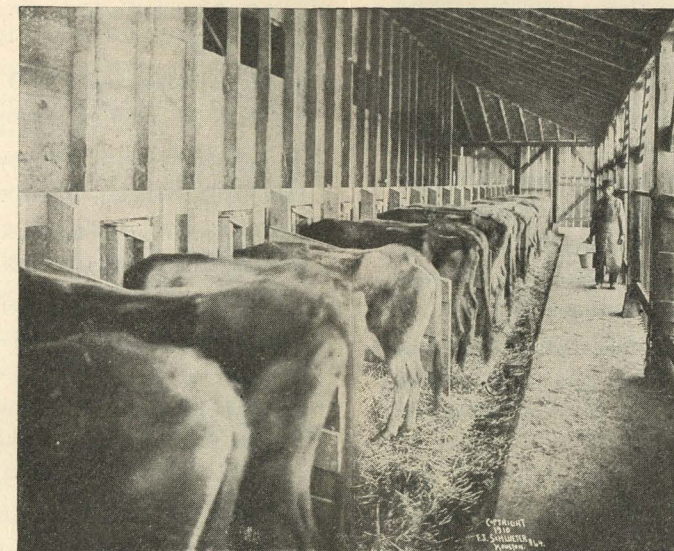
"A year ago last winter I had set out at Aldine 54 acres of figs. This past winter we set out 160 acres of figs, seven acres of combination orchards of figs and pecans, 26 acres of oranges and five acres of combination orchards of oranges and pecans. Total set out in the past two winters 252 acres.

"Week before last, good rains having come, I had nine teams breaking sod for next winter's planting, and last week I had eight teams at the same work.

"There is an excellent prospect of a second preserving company which also expects to can other products; in fact, we will be obliged



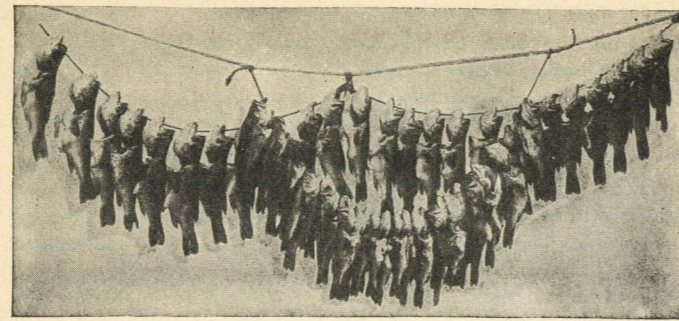
A Group of Skyscrapers—Houston, Texas



A Dairy Barn near Houston, Texas



Picking Cotton at Bay City, Texas



Fishing is Good in the Houston-Galveston District

to have another preserving plant in a year or two. The new company hopes to get started in a small way next month and to enlarge next year."

### The League City Country

About League City, Webster, Genoa and Dickinson, between Houston and Galveston, there is big development under way and close at hand. Beside the marked success in rice, strawberry and vegetable-growing and shipping in that section, the splendid success of Messrs. Gill, Yarborough and others in orange-growing, has had the effect to greatly stimulate tree-planting, thousands of acres being under contract to be planted the coming winter.

The Houston-Galveston Inter-Urban Line, now under construction has no doubt much to do with the activity observable above and below beautiful Clear Creek and delightful Dickinson Bayou.

There has recently been closed a deal for 5,000 acres on the Bay near Dickinson, which, it is said, will be converted into a great outing and pleasure resort, on the plan of Coney Island.

The Houston-Galvstn Inter-Urban Land Co., composed of leading Houston capitalists, have purchased 7,000 acres between League City and the Bay, extending up the famous Gill orange grove, which they will develop and sell. Among their plans is the planting of 3,000 acres to oranges and figs the coming winter, beside extensive building operations.

The planting will be under control of Col. Roland Morrill, of Michigan and Texas, and Mr. Frank E. Beatty, of Three Rivers, Mich. These gentlemen both enjoy national reputation—the one as a horticulturist and the other as general manager of the greatest strawberry nursery farm in the world.

Judge Jump, of the League City Land Co., of League City, said to the writer: "Tell 'em there's going to be big doin's down this way before the year is out."

### Between Houston and Galveston

Mebane Bros. cleared \$2,300 from a ten-acre field of strawberries.

Mr. Stockwell sold \$1,000 worth of Satsuma oranges from one acre of trees.

Mr. Trohberg made \$350 per acre on cauliflower and cleared \$1,500 on six acres of tomatoes.

J. A. Miles sold \$311.37 worth of Satsuma oranges from one-half of six-year-old trees. One tree produced 1,664 oranges.

George Wilden grew 18 acres of sugar cane, which, converted into molasses, made him a net profit of \$100 per acre.

Mr. Schuenher begun picking strawberries for the market on January 7, and stopped on the 24th of May. He sold \$1,758 from two acres.

N. E. Stout sold his six-acre crop of Magnolia figs, seven years old, for \$1,463.62, and sold his 6½-acre crop of Satsuma oranges, four and five years old, for \$2,895.74.

C. W. Benson shipped \$4,200 worth of cape jessamine buds from ten acres in one season, and could not supply the orders. One man from whom he bought flowers received \$400 from half an acre.

P. I. Gill sold about \$800 worth of Satsuma oranges per acre from seven-year-old trees, about \$1,000 from eight and nine-year-old trees, and states that "Satsumas outsell all other oranges, and are in great demand wherever they are known."

Mrs. S. A. Spencer gathered 386 oranges from a three-year-old Satsuma tree, and a little over 1,600 oranges from a seven-year-old tree, all of which she sold at 25 cents per dozen, making \$8 returns from three-year-old tree, and \$33 from the seven.

### On the Columbia Branch of the I. & G. N.

Between Houston and Velasco, along the International & Great Northern Railroad, is a strip of country which is coming to the front

as rapidly and substantially as any other portion of the Coast Country.

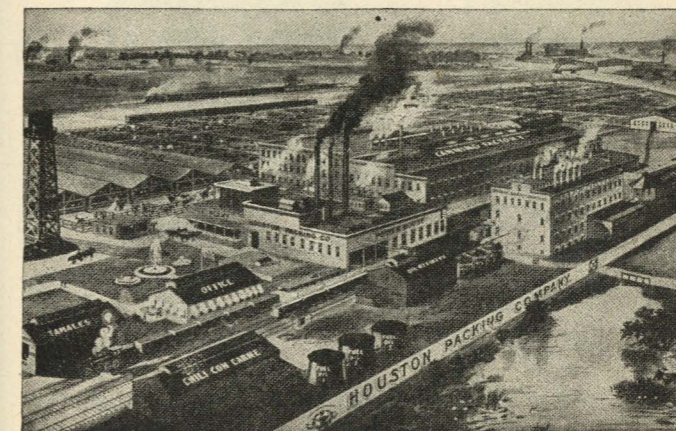
And what a country, where the dark, sandy loam prairie slopes to the rich valley of the Brazos.

Besides the extensive development at Alameda, at Riceton (changed to Fresno), all along down the line, at Sandy Point, Bonney, Chenango, Arcola, Anchor, Angleton and Columbia, things industrial are beginning to happen.

At Angleton and Anchor, Mr. G. M. Henderson, of Houston, is developing a large deal in the Angleton drainage district, and the ditches are already made. As his home-seekers come mainly in the fall and winter, Mr. Henderson is devoting the between-season to developing his deal by looking after his extensive planting of orange trees, and other improvements on his lands, which lie between two railroads and close up to two railroad stations.

Col. J. M. Turner, one of the liveliest hustlers for immigration to Texas, and who operates a Texas Immigration boat on the upper Mississippi River, besides his own cars to Texas, has latterly got exceedingly busy on the Columbia Branch of the I. & G. N. He is opening up an extensive development and settlement proposition at Chenango, which he is beginning to develop and advertise, and which will be heard about this summer over the wide range of his activities. Col. Turner uses the Iron Mountain Route to Texas, as they mostly all do, and has a good word for it, as they mostly all do.

At Bonney, on the Columbia Branch, is where Captain Meyer, President of the Texas Haymakers' Association, makes hay when the sun shines. And, speaking of haymaking, reminds that about the first thing the new-comer often does with his prairie land in the Coast Country is to make hay on it. We are reminded of a man



Plant of the Houston Packing Company

who arrived with a carload of stuff from his old home, including a mowing machine, which he set up in a day or two, and started cutting hay.

Tributary to the Columbia Branch of the I. & G. N. are several of the greatest sugar plantations in the "Sugar-Bowl of the World."

Arriving at Houston, a run down the Columbia Branch will interest anybody who has a "lick o' country sense."

### In the Angleton Country

The Cooke-Butterfield Co., with headquarters at Pittsburg, Pa., and Angleton, Tex., have a fine tract of prairie land near Angleton, Brazoria County. Aware that the development and settlement of such land means a town, as a matter of course, their new town of Danbury is well under way. After telling what their soil will do, the Cooke-Butterfield Co. say of the climatic and health condition:

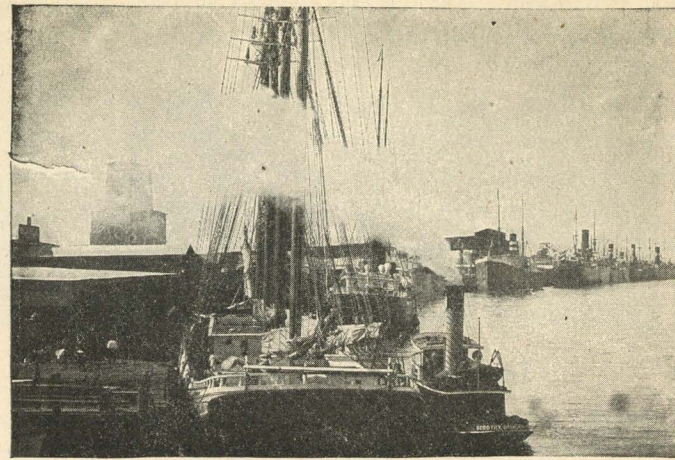
"We are thirty feet above sea-level and fifteen miles from the coast. We are out of the fogs and malarial districts and have a climate similar to that of Corpus Christi, without the violent summer winds. Malaria is practically unknown in the salt-water breeze. The hottest day recorded by the United States Weather Bureau is 98 degrees. It seldom rises above 90 degrees in summer. A mild frost generally occurs once or twice during the winter months; some winters pass, however, without any frost. The nights are always cool during the hottest days of summer. The equable climate of the Gulf Coast of Texas is a matter of common knowledge and, we will endeavor to avoid flowery language in its description.



The "Disa" on her First Trip up the Houston Ship Canal

"IRON MOUNTAIN ROUTE"

"THE WAY TO TEXAS"



Galveston Wharfs West from 23d St.

### The Colonial Land Co.

Of the Bay City Texas Country owns many thousands acres of fine Matagorda County land, which they are selling upon a most attractive proposition to rice-farmers, or people coming to be rice-farmers, whom the Company is bringing from other States in large numbers.

One great tract of 20,000 acres is watered by a big gravity canal, 21 miles long and 100 feet wide; and besides some 4,000 acres going into rice on this tract, by farmers who have purchased land, the Colonial Land Co. is putting in 3,000 acres, having on the job 300 men and teams, costing some \$2,000 per week.

Naturally in a region of a 40-inch annual rainfall, irrigation is only required for the rice-crop, most other crops growing successfully without irrigation. And as this rich loamy soil, much of it already well-drained, is adapted to general farming, as well as to fruit and vegetable growing, the tendency of late is in the direction of diversification. Oranges and figs do well, and latterly the planting is heavy in that section.

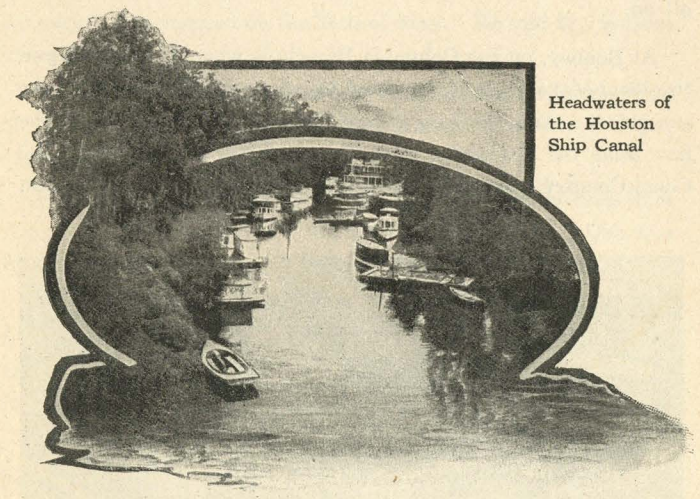
A town, and a good one, should rise out of such development. Wadsworth is its name in this case, and overcrowded business should look it up.

The Company, besides its Bay City, Tex., headquarters, has offices at Chicago, Kansas City and St. Louis.

### Delay is Costly

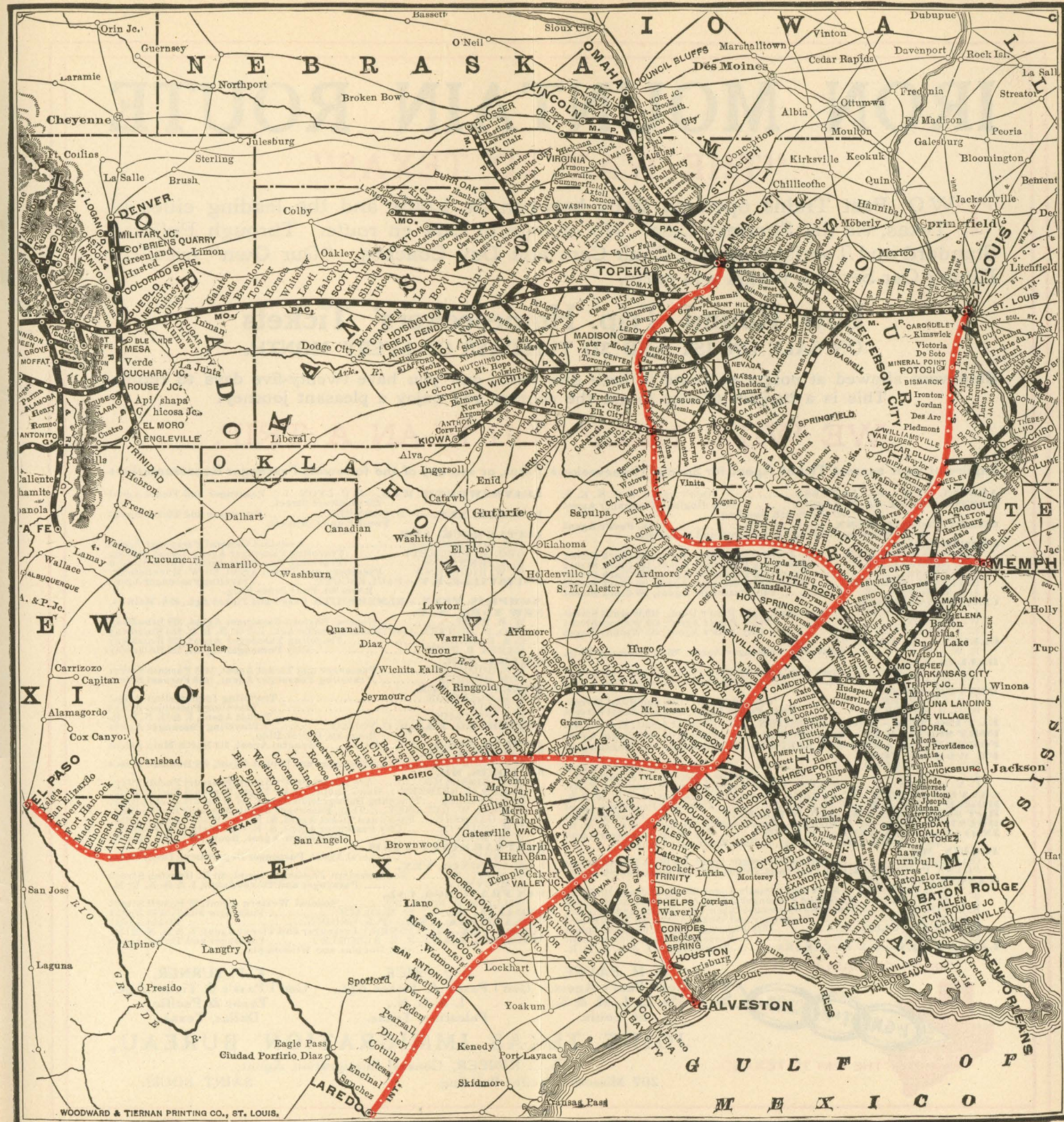
Besides the enormous crops of rice and sugar, and corn and cotton, the Coast Country Houston-Galveston District has shown hundreds of dollars per acre from strawberries, figs and celery. Oranges pay enormous profits, \$1,000 per acre being the record, with \$500 to \$600 per acre not out of the usual. From Beaumont to Bay City will be in orchard, garden, dairy-farm, and poultry-yard in ten years. North and east land values have about reached the limit. Therefore, when people come prospecting to Texas, like the country, and are offered land to suit them at a given price, it seems hard for them to see why they can't come back in six weeks or six months and buy the same or similar deal for about the same money; and hence, they are in no hurry to get back. One often hears them, on their return, grieving over what the delay has cost them.

Satisfying themselves as to what such lands, under such conditions will do—are doing, in fact, does it not seem that the prospector would at least expect these lands to advance up to the maximum value of lands "back home," under less favorable conditions, and in net cash results, yielding less? But they do not so reason often or they would come prepared to buy or get back to Texas quicker, after they come to agree with us that it is about the last and best chance for a home or an investment.



Headwaters of the Houston Ship Canal

"IRON MOUNTAIN ROUTE"



"THE WAY TO TEXAS"

WOODWARD & TIERNAN PRINTING CO., ST. LOUIS.

# IRON MOUNTAIN ROUTE

## "THE WAY TO TEXAS"

**T**WO Fast Trains operated daily between St. Louis and the leading cities of Texas, via the Shortest Line. No change of cars en route. Through Pullman Standard and Tourist Sleepers, Chair Cars and Day Coaches. "Our Own" excellent Dining Car Service, meals a la carte.

### Low Round Trip Homeseekers' Tickets

ON SALE ON 1ST AND 3D TUESDAYS OF EVERY MONTH.

Stopovers allowed at points en route in both directions, and you have twenty-five days to return. This is a bargain chance to see the country and enjoy a pleasant journey.

## WE WILL HELP YOU PLAN A TRIP.

Inquire of your nearest Ticket Agent for Special Homeseekers' Rates, or see any of the following Passenger Representatives

**AUSTIN, TEX.**—P. J. LAWLESS..... Gen'l Agt., I. & G. N. R. R.  
**BOSTON, MASS.**—A. P. MASSEY..... New England Passenger Agent  
 317 Old South Building.

**CHATTANOOGA, TENN.**—B. K. QUICK..... Trav. Pass'r Agent  
 Room 420 James Building, cor. Eighth and Broad Sts.

**CHICAGO, ILL.**  
 ELLIS FARNSWORTH..... District Passenger Agent, 186 Clark Street  
 J. A. RUSSELL..... Traveling Passenger Agent, 186 Clark Street  
 H. L. PEASE..... Traveling Passenger Agent, 186 Clark Street  
 IRVINE M. KELLER..... Traveling Passenger Agent, 186 Clark Street  
 J. J. McQUEEN, JR..... City Passenger Agent, 186 Clark Street

**CINCINNATI, OHIO.**  
 J. A. STELTENKAMP..... Gen'l Agt., Pass'r Dept., 419 Walnut Street  
 W. J. FROST..... Trav. Pass'r Agent, 419 Walnut Street  
 E. J. WELLINGHOFF..... City Pass'r Agent, 419 Walnut Street

**CLEVELAND, OHIO.**  
 R. W. DARLING..... Traveling Passenger Agent, 705 Williamson Bldg.

**DALLAS, TEX.**  
 CHAS. P. FEGAN, Ass't Gen'l Pass'r and Ticket Agt., Texas and Pacific Ry.  
 C. T. GRAY..... City Passenger and Ticket Agent

**DENVER, COLO.**  
 L. D. KNOWLES..... Gen'l Agt., cor. 17th and Stout Streets  
 GEO. H. BAKER..... Trav. Pass'r Agent, 17th and Stout Streets

**EL PASO, TEX.**—R. H. CARRINGTON..... General Agent, T. & P. Ry.  
**FORT SCOTT, KAN.**—H. A. COOPER..... Passenger and Ticket Agent

**FORT SMITH, ARK.**—A. T. SANDERS..... Passenger and Ticket Agent  
**FT. WORTH, TEX.**

WILL L. SARGENT..... Traveling Immigration Agent  
 J. F. ZURN..... General Agent, Texas & Pacific Ry.

C. M. HARRIS..... Joint City Ticket Agent, I. & G. N., and T. & P. Ry.  
**GALVESTON, TEX.**—W. C. REES, Pass'r and Ticket Agt., I. & G. N. R. R.

**HORSE CAVE, KY.**—G. W. SMITH..... Traveling Passenger Agent  
**HOT SPRINGS, ARK.**—GEO. W. HOUSLEY..... General Agent

**HOUSTON, TEX.**—M. L. MORRIS, Pass'r and Ticket Agt., I. & G. N. R. R.  
**INDIANAPOLIS, IND.**—C. D. BOYD..... Traveling Passenger Agent  
 Rooms 516-518 State Life Bldg., 15 East Washington Street.

**JOPLIN, MO.**  
 C. C. CARSON..... District Passenger Agent, 114 West Fourth Street  
 FRANK P. PROSSER, City Pass'r and Ticket Agt., 114 West Fourth Street

**KANSAS CITY, MO.**  
 R. T. G. MATTHEWS, Ass't Gen'l Pass'r Agent, 624-625 Midland Building  
 F. A. McINTYRE..... Traveling Passenger Agent, 624-625 Midland Building

R. G. NORRIS..... Traveling Passenger Agent, 624-625 Midland Building  
 I. R. SHERWIN..... Passenger and Ticket Agent, 901 Main Street

VICTOR L. WULF..... City Passenger Agent, 901 Main Street  
 L. R. WELSH..... Passenger Agent, Union Depot

**LAREDO, TEX.**—J. B. DA CAMARA..... Ticket Agent, I. & G. N. R. R.

**LEAVENWORTH, KAN.**—P. C. LYON..... Passenger and Ticket Agent  
 230 Delaware Street.

**LINCOLN, NEB.**—F. D. CORNELL..... Passenger and Ticket Agent  
 Twelfth and O Streets.

**LITTLE ROCK, ARK.**  
 J. G. HOLLENBECK..... Assistant General Passenger Agent  
 GEO. M. TRICKETT..... Traveling Passenger Agent, Union Station

E. R. JENNINGS..... Traveling Passenger Agent, Union Station  
 W. W. RICHMOND..... Passenger and Ticket Agent, 201 W. Markham St.

**LOUISVILLE, KY.**—PAULESCOTT..... Traveling Passenger Agent  
 Room 304, Paul Jones Bldg.

**MEMPHIS, TENN.**—ELMER SMITH, Pass'r and Ticket Agt., 40 S. Main St.  
**NEW YORK, N. Y.**

W. E. HOYT..... General Eastern Passenger Agent, 335 Broadway  
 GEO. D. HUNTER..... Gen'l Eastern Traffic Agt., I. & G. N. R. R. 335 Broadway

C. A. PARKER..... Traveling Passenger Agent, 335 Broadway  
 HARRY B. FINN..... City Passenger Agent, 335 Broadway

**OMAHA, NEB.**  
 T. F. GODFREY..... Passenger and Ticket Agent, 1423 Farnam Street  
 TOM HUGHES..... Traveling Passenger Agent, 1423 Farnam Street

**PALESTINE, TEX.**  
 R. R. CLARIDGE..... Traveling Immigration Agent  
 G. TOBIN..... Traveling Passenger Agent

H. P. PHILLIPS..... Ticket Agent, I. & G. N. R. R.  
**PITTSBURG, PA.**—H. C. YOUNG..... Traveling Passenger Agent  
 Room 826, Oliver Bldg.

**PUEBLO, COLO.**—J. L. AMOS..... General Agent, 313 North Main Street  
**ST. JOSEPH, MO.**

C. F. LECHLER..... Passenger and Ticket Agent, 426 Edmond Street  
**ST. LOUIS, MO.**

W. H. BISSLAND..... Ass't Gen'l Pass'r Agent, Missouri Pacific Bldg.  
 JAMES M. SEIBERT..... Gen'l Agent, Pass'r Dept., Missouri Pacific Bldg.

M. L. FULLER..... Traveling Immigration Agent, 207 Missouri Pacific Bldg.  
 DANIEL W. DELANEY..... Trav. Passenger Agent, Missouri Pacific Bldg.

C. B. GAUSSEN..... Pass'r and Ticket Agent, S. E. Cor. Sixth and Olive Sts.  
 J. M. GRIFFIN..... City Passenger Agent, S. E. Cor. Sixth and Olive Sts.

W. H. MORTON..... Passenger Agent, Room 400 Union Station  
**SALT LAKE CITY, UTAH.**

I. A. BENTON..... General Agent, Passenger Department, Dooly Bldg.  
**SAN ANTONIO, TEX.**

W. E. FITCH..... Southwestern Passenger Agent, 401 E. Houston Street  
 G. M. BYNUM..... Passenger and Ticket Agent, I. & G. N. R. R.

**SAN FRANCISCO, CAL.**  
 WILLIAM F. SCHMIDT..... General Western Agent, 36 Powell Street

**SEDALIA, MO.**—J. W. McCLAIN..... Passenger and Ticket Agent  
**TEXARKANA, ARK.**—F. E. GAUDIN..... Ticket Agent

**WACO, TEX.**—J. C. JONES..... Passenger and Ticket Agent, I. & G. N. R. R.  
**WICHITA, KAN.**—E. B. BLACKLEY..... Passenger and Ticket Agent  
 Cor. Douglas and Wichita Sts.

B. H. PAYNE,  
 Gen'l Pass'r Agent,  
 St. L., I. M. & S.,  
 St. Louis.

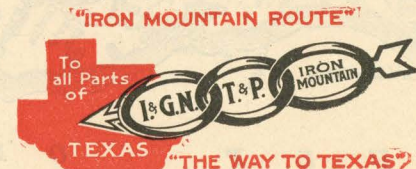
D. J. PRICE,  
 Gen'l Pass'r & Ticket Agt.,  
 I. & G. N.,  
 Palestine, Texas.

E. P. TURNER,  
 Gen'l Pass'r & Ticket Agt.,  
 Texas & Pacific,  
 Dallas, Texas.

### JOINT TEXAS IMMIGRATION BUREAU,

T. C. KIMBER, General Immigration Agent,

207 Missouri Pacific Building : : SAINT LOUIS.



*From*

**Joint Texas Immigration Bureau**

St. Louis, Iron Mountain & Southern Ry.,  
Texas & Pacific Ry.,  
International & Great Northern R. R.

**T. C. KIMBER,**

General Immigration Agent

Missouri Pacific Building, ST. LOUIS, MO.

ONE  
CENT  
EACH

To \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_