

GREATER TEXAS

IRRIGATION

IN

WEST TEXAS

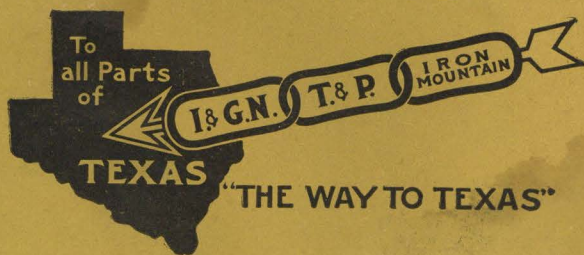
THE

**Pecos and Toyah
Valleys**

Fertile Soil
A Climate unsurpassed for Health
Rich in Resources

THE **TEXAS AND PACIFIC RAILWAY**

"IRON MOUNTAIN ROUTE"



SECOND EDITION



Irrigation Canal
Water Running in Two Directions

THIS little book is dedicated to the homeseeker and the investor, with the hope that its pages may contain information that will direct many to a land where there is every chance to seize golden opportunities.



Irrigation
Service Canal in the Pecos Valley

We believe that anyone who will investigate this wonderful country will find the statements in this booklet to be not only a conservative presentation, but a truthful one in every instance, and that there is no irrigated district in the United States that possesses a greater future than the Pecos and Toyah Valleys of Texas.



Group of School Children near Balmorhea
(The Great Free School Fund of Texas Places that State in a Class Entirely by Itself)

IRRIGATION

— IN —

THE PECOS AND TOYAH VALLEYS



Forty-two Stalks of Kaffir Corn
from One Seed

A Country

Unequaled in Climate

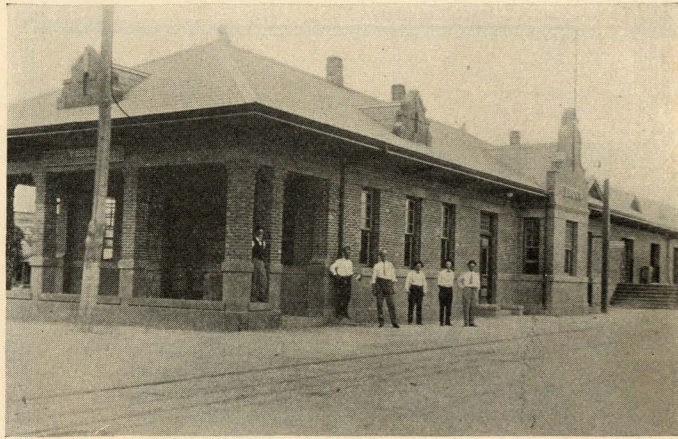
Unsurpassed in Fertility of Soil

Inexhaustible in Water Supply



Tokay Grapes Grown in Reeves
County, Texas

HOW often many a farmer has stood in his fields of withering grain and looked helplessly on while the sun beat down from a cloudless sky. How often has he seen visions of wealth vanish when almost within his grasp—all because rain did not come at the right moment. His weeks of hard labor, from early morn until late at night, have come to naught; his efforts have been made in vain.



Texas & Pacific Ry. Passenger Station—Pecos, Texas

IF YOU lived in a land where your health and wealth were governed entirely by the weather; if you lived in a country where you were dependent upon receiving a certain amount of rainfall to insure your success as a farmer; or if you lived where disastrous floods as well as drouths are liable to come, wouldn't you consider it a favor if a friend told you where you could better your condition? Wouldn't he earn your gratitude for a lifetime if he told you of a place to go where the rainfall comes at the command of the tiller of the soil and in any amount desired—a land where riches and health are assured in return for labor invested?

Wouldn't you be glad to get a "tip" on such a place? To be sure, you would. Then, listen; if you will follow the pages of this booklet, it will point out to you a chance to get in on the ground floor of a territory that is yet young and one that promises abundant wealth and happiness for all who settle within its boundaries. This territory is not so young that it has not been given a thorough tryout, for remarkable results that have already been obtained in this particular section of the country prove beyond any doubt that unlimited possibilities lie in store for the men who in the future will devote all their time and energy to the upbuilding of this district.

But before going further, it must be explained that this booklet is not written to boost some particular land company or companies. It is written to be a fund of information to the homeseeker and the investor. The Joint Immigration Bureau, composed of the Texas & Pacific, International & Great Northern and the St. Louis, Iron Mountain & Southern Railways, which issues this booklet, has no lands for sale.

And now to get back to the subject. If you will spread out before you a map of Texas and find Fort Worth, then run your finger westward along the Texas & Pacific Railroad toward El Paso, but stop when you get as far as Pecos, about three-fourths of the length of the road, you will have located the center of the region this little book is descriptive of. Radiating from Pecos as a center is a vast territory subject to irrigation and possessing a soil fertility that outrivals that of such far-famed states as Illinois and Missouri.

This district is known as the "Lower Pecos and Toyah Valleys." Roughly speaking, within its confines are Loving, Ward, Reeves and portions of El Paso, Jeff Davis and Pecos Counties. In these two valleys, it is estimated by experts that fully 2,636,000 acres are capable of being irrigated. At the present time there are scarcely 400,000 acres being watered by artificial means. The remainder of this fertile territory awaits the coming of investors who will not be slow in realizing the opportunity afforded when once they see the country. This section would have been settled long ago had people known of the richness of the soil and the possibilities of irrigation.

MOST OF LANDS LIE LEVEL

One of the main things the irrigator is anxious to learn about always is the lay of the land. The land in the Lower Pecos and Toyah Valleys is naturally level with just enough slope to give perfect irrigation and drainage. There are no rocks, no hills, no big canyons nor gullies, and the surface of the land is broken only here and there by small channels of rivers and creeks.

This natural lay of the land makes irrigation comparatively easy, for the settler finds it takes little work to get his land in excellent shape so that he may direct a flow of water to any section of his farm he wants.

The next question which arises in the mind of the investor is: What about the supply of water? For without an abundant supply of water there can be no successful irrigation, no matter how rich the soil and no matter how suitably the land lies. The investor in the Lower Pecos and Toyah Valleys need have no fear on this score. There is water in abundance throughout the section.

Perhaps the easiest source of water supply in these valleys is the Pecos River, which enters from the Northwest and traverses the region, flowing for the most part through the center of the irrigated belt. Its numerous branches afford unlimited opportunities for irrigation.



Pecos has Many Beautiful Homes

IRRIGATION BY PUMPING

But by far the most extensive method of irrigation in practice in the Lower Pecos and Toyah Valleys is by pumping the water from wells. The whole territory is underlaid with sheet water, which can be reached at depths ranging from forty feet to five hundred feet.

For pumping purposes, it is customary to use a gasoline engine, which may be kept going day and night with little attention and water an ordinary farm at a small expense. The wells can be sunk at a comparatively small expense, and often paid for with the first year's crop.

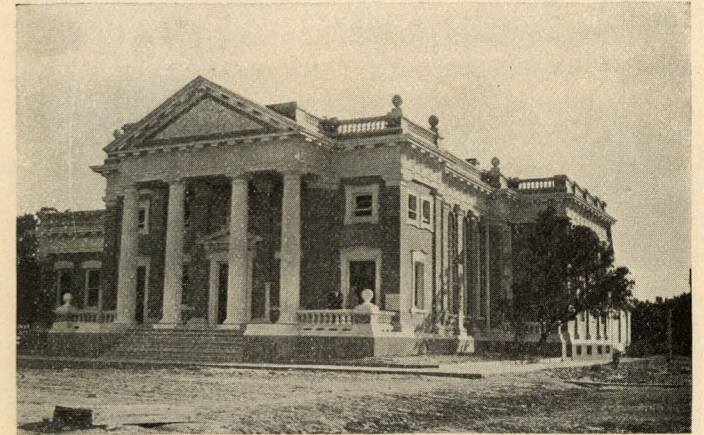
The following table, which contains information furnished by experts in the well-drilling business, shows the cost of putting in a pumping plant which will take care of from 80 to 140 acres of land during the irrigation period, which is seven months:

Ten-inch well, first 100 feet @ \$1 a foot.....	\$ 100.00
Seventy-five additional feet @ \$2 foot.....	150.00
Cost 175 feet casing, with strainer, @ 90c foot.....	157.50
Cost 20 H. P. engine and No. 5 pump.....	1500.00

Total cost \$1907.50

The capacity of this well should be from 800 to 1,400 gallons a minute, owing to the depth from which the water must be lifted. To keep the engines going the entire seven months, it is estimated that about \$3.00 an acre is sufficient for fuel.

The shallow well district in the Lower Pecos and Toyah Valleys has been pronounced by experts as the greatest in existence in any section of the United States. What at first was believed to be only a small portion of the country underlaid with valuable water, upon investigation, has proved to be an unlimited district. Instead of extending one hundred square miles, the shallow water belt will go one thousand. And within this belt hundreds of farms in the future will spring up and produce crops at the will of the farmer.



First Baptist Church—Pecos, Texas

WINDMILLS AS POWER

In some sections windmills are in use as a means of irrigating small places. Where the investor does not feel able at the beginning to install a gasoline pumping plant, a windmill may be used to advantage. There are always good winds, which assure success for this method of irrigation.

In order to show the possibilities of the windmill and the work it will accomplish with the wind at a velocity of from seven to sixteen miles an hour, the following facts are given:

A twenty-five foot wheel, with thirty to thirty-five revolutions a minute, will lift 212.4 gallons of water twenty-five feet every minute.

A large well with three twenty-five foot wheels will produce 637.2 gallons a minute, which, if supplied to reservoirs, is capable of irrigating from 40 to 80 acres of land.

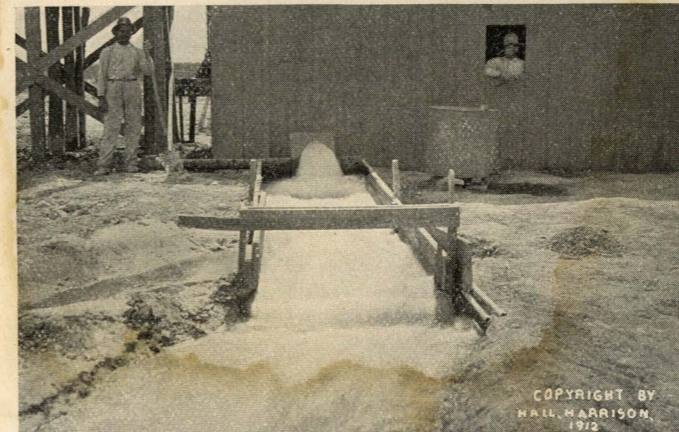
This calculation is based on the assumption that the mills will be working eight hours a day.

THE WATER SUPPLY

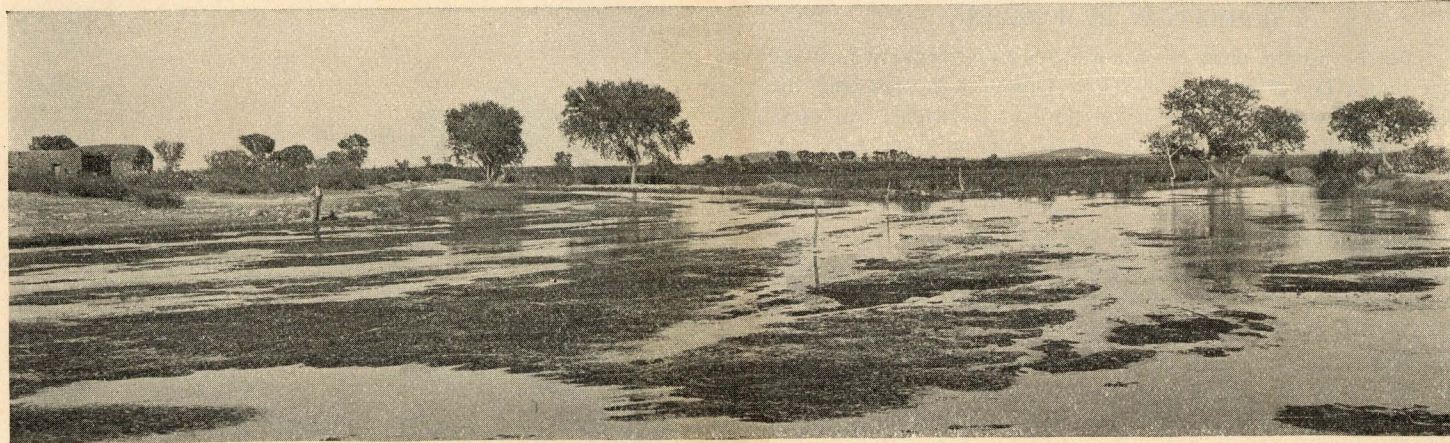
Sometimes the investor finds himself puzzling his brain over the question whether the supply of water some day won't give out. Many a prospective purchaser of land in irrigated districts has been kept from investing in land just for that reason. But the man who contemplates buying in the Lower Pecos and Toyah Valleys need not hesitate on such grounds as these, for experts in their examinations have found the water supply to be most remarkable.

The following letter written by W. C. Welborn, formerly director of the Texas experimental station, shows what an expert thinks of the Lower Pecos and Toyah Valleys:

"After sinking and equipping more than a hundred wells in the country adjacent to Pecos, the shallow well district looks much larger than was originally supposed. It looks entirely possible that, instead of one or two hundred square miles of shallow water country, we have at least one thousand miles fairly well proved.



Pumping Water from Well near Pecos, Texas



Head Springs—One Source of Water Supply in Lower Pecos Valley—Texas

"The lifts to make in order to get the water to the surface will probably average from 40 to 50 feet when we consider the draw down of the wells that always takes place under heavy pumping.

"A question I am asked on every hand is 'Will the wells finally exhaust the water?' No; the underground water is never a lake, but a river. It always flows. It may be and often is drawn down temporarily so that pump lifts become greater, but it fills back up in winter and in wet seasons. One district in Colorado where there are 4,000 wells has frequently been drawn down and filled up again. In the artesian district in New Mexico has occurred the same thing. In the South Texas rice belt the water is drawn down considerably by late summer, but the underground gravel and sands fill again in winter. Underground waters will not and never have been exhausted anywhere. This should only admonish us to make our wells a

little bigger and better, and to install pumps and engines with a little extra capacity and reserve power.

"We have been inclined this far to underestimate the water we need, the cost of raising water by pumps, and to overestimate the working capacity of our wells and pumps. Instead of planning for thirty inches of water in the season, I am now sure that forty-eight inches may be made profitable for alfalfa. That is, I believe that forty-eight inches besides our rainfall may be made to yield on our best lands ten tons of alfalfa hay.

"I am now convinced that to raise forty-eight inches of water forty to sixty feet with the average individual plant will cost in full, labor, interest and depreciation, about \$12.00 an acre a year. This looks high, but I now know that the alfalfa watered from canals this season has already lost in decreased yields more than \$12.

"If I am correct that ten tons can be made with forty-eight inches of water on our best lands, then the water bill and every other imaginable expense against the crop can be paid and \$80 actual net profit left if the alfalfa brings \$12.50 a ton. This is enough profit to make the land worth \$1,000 an acre.

"For cotton, milo, maize, beans and other crops, the water requirements are much less, probably less than half of alfalfa.

"I now believe most men should plan to spend \$20 an acre in wells and equipment instead of \$10. This is very cheap as compared with \$60 to \$80 an acre under reclamation projects. Then I fully believe it will be profitable to spend \$10 or \$12 an acre for pumping and make big crops instead of making smaller, indifferent yields.

"After all, the real success of this great pumping industry, gradually spreading over our territory, will come when a great central power plant of two or three or five thousand horse power shall be erected at Pecos, and the power distributed electrically to all the wells, large and small. Such a scheme can be made, not only to furnish reliable power, but it can be made to cut the individual man's pumping cost more than half in two.



Evidence that Indian Corn does well in the Lower Pecos Valley of Texas

"I do not agree that pumping costs are prohibitive, even at 200 feet on our best lands, if we get a central power plant, and that is coming. I have seen water raised 600 perpendicular feet, and 100 inches of it at that, for sugar cane in the Hawaiiis and coal cost at that time \$10 to \$12 a ton, and the crop brought no more than three or four times a good alfalfa crop."

ARTESIAN WELLS

In a number of places artesian wells have been discovered. There is a particularly large artesian belt in the lower part of the Toyah Valley.

Some of the artesian wells in and around Toyah are as follows:

Texas & Pacific Railroad Company's well, 600 feet; 500 gallons a minute; cost, \$2,500.

Toyah Townsite Company, 6-inch casing, 636 foot well; 600 gallons a minute; cost, \$3,000.

T. E. Gibbons, well 675 feet, 4½-inch casing; 400 gallons a minute; cost, \$3,200.

D. H. Mitchell; well 700 feet, casing 3½ inches; 250 gallons a minute; cost, \$3,000.

L. J. Bullington; well 600 feet, casing 3½ inches; 250 gallons a minute; cost, \$2,000.

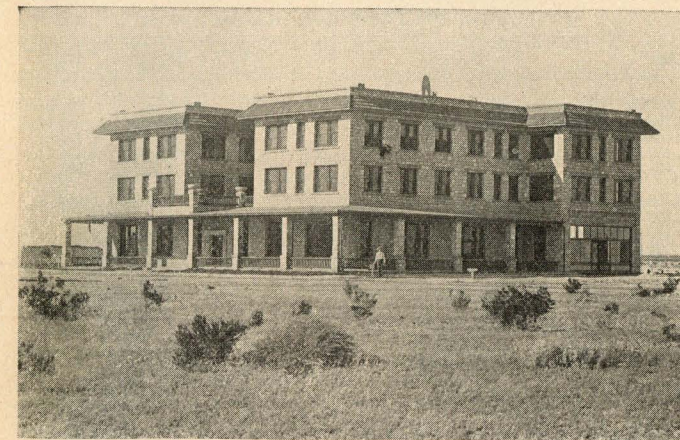
Corsicana Oil Company; well 800 feet, casing 8 inches; 500 gallons a minute; cost, 3,500.

F. E. Kistler; well 585 feet, casing 12½ inches; 1,500 gallons a minute; cost, \$4,500.

W. E. Moody; well 700 feet, casing 6 inches; 300 gallons a minute; cost, \$3,000.

S. Suttlemyer; well 800 feet, casing 5½ inches; 300 gallons a minute; cost, \$3,500.

Mrs. Kate Kendall; well 700 feet, casing 4½ inches; 400 gallons a minute; cost, \$3,000.

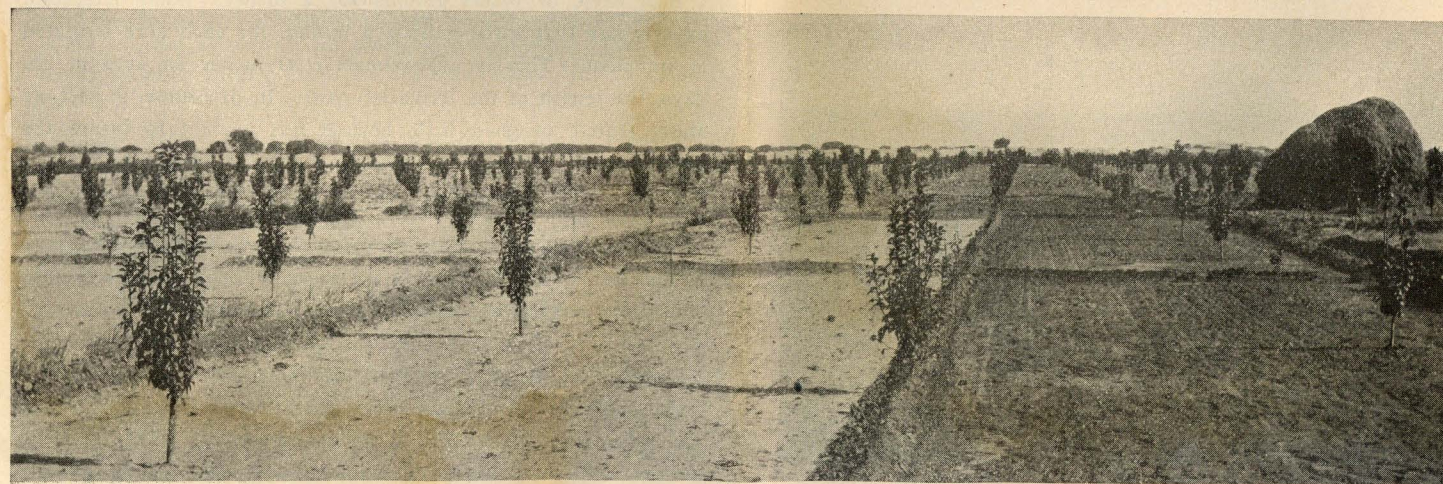


New Hotel at Fort Stockton, Texas

PUMPING PLANTS

The following list shows the number of pumping plants in the territory ten miles north of Pecos, Reeves County, including a strip of country extending thirty-five miles south, twenty-seven miles east and twenty miles west. Only the pumped wells are included in the list, and from this a few wells are omitted because it was impossible to get the exact information about them at the time this list was prepared:

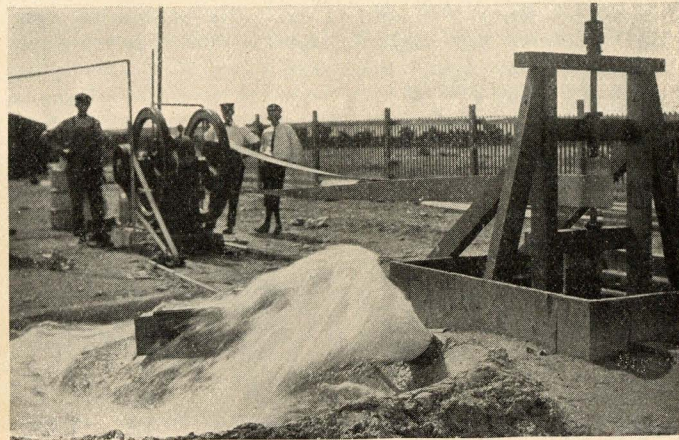
Cost	NAME	Engine H. P.	Pump	Well
\$ 2,050.00	J. C. Weid.....	30	8 in.	1-5¼ in. 1-7¼ in. 1-9¼ in.
2,200.00	R. L. McKnight.....	18	6 in.	9¼ in.
1,600.00	W. A. Dawson.....	16	5 in.	7¼ in.
1,700.00	J. B. Sullivan.....	18	6 in.	2-7¼ in.
1,600.00	J. C. Prewitt.....	18	6 in.	7¼ in.
1,800.00	Sullivan & Hopper.....	20	6 in.	7¼ in.
1,550.00	W. M. Armstrong.....	16	5 in.	7¼ in.
1,350.00	Johnson & McKey.....	12	4 in.	7¼ in.
1,450.00	J. W. Moore.....	15	5 in.	7¼ in.
1,850.00	Kent Harrison.....	22	6 in.	9¼ in.



Alfalfa and Young Pear Orchard a Short Distance South of Pecos, Texas

PUMPING PLANTS—Continued

Cost	NAME	Engine H. P.	Pump	Well
\$1,850.00	Hall Harrison.....	22	6 in.	9½ in.
2,150.00	McKnight & Benjamin.....	30	6 in.	9½ in.
1,885.00	W. M. Huggins.....	22	5 in.	7½ in.
1,450.00	Browning & Brooks.....	16	4 in.	5½ in.
1,425.00	R. W. Hindley.....	12	4 in.	7½ in.
2,150.00	R. W. Hindley.....	30	6 in.	9½ in.
1,150.00	A. L. Williamson.....	18	5 in.	2-7½ in.
1,450.00	Bathena Coone.....	20	4 in.	7½ in.
925.00	F. W. Johnson.....	12	4 in.	5½ in.
3,900.00	Johnson, Stein & Farwell.....	50	6 in.	9½ in.
1,750.00	Johnson, Stein & Farwell.....	15	4 in.	7½ in.
1,800.00	T. J. Sisk & Son.....	18	6 in.	9½ in.
1,850.00	Casey, Doty & Jennings.....	18	5 in.	9½ in.
1,750.00	Toyah Lake Irrigation Co.....	8	4 in.	5½ in.
1,750.00	Toyah Lake Irrigation Co.....	20	6 in.	9½ in.
1,715.00	Collier, Love & Stamper.....	18	6 in.	7½ in.
2,085.00	H. T. Collier.....	22	7 in.	9½ in.
2,150.00	H. T. Collier.....	30	7 in.	9½ in.
2,000.00	F. L. Fisher.....	32	Airlift	7½ in.
2,500.00	H. C. Jones.....	35	5 in.	9½ in.
4,500.00	R. P. Verhalen.....	50	6 in.	11½ in.
1,000.00	R. C. Warn.....	12	3 in.	5½ in.
1,850.00	Johnson & Leavell.....	22	6 in.	9½ in.
700.00	W. C. Welborn.....	12	6 in.	9½ in.
1,250.00	W. C. Welborn.....	10	5 in.	7½ in.
1,250.00	Experimental Station.....	20	6 in.	5½ in.
2,000.00	G. W. Stancliff.....	30	5 in.	9½ in.
2,000.00	G. C. Mountcastle.....	16	5 in.	7½ in.
2,250.00	J. N. Levin.....	35	5 in.	9½ in.
2,000.00	F. J. Billingslea.....	25	Airlift	7½ in.
1,000.00	Paul Reves.....	6	4 in.	5½ in.
1,800.00	C. B. Harbert.....	20	5 in.	9½ in.
1,850.00	C. B. Harbert.....	.....	5 in.	7½ in.
1,850.00	C. B. Harbert.....	.....	5 in.	7½ in.
1,850.00	C. B. Harbert.....	.....	5 in.	7½ in.
2,500.00	W. S. H. Wailes.....	28	8 in.	3-11½ in.
1,750.00	S. V. Briggs.....	16	6 in.	9½ in.
1,750.00	S. V. Briggs.....	30	6 in.	9½ in.
1,750.00	S. V. Briggs.....	30	6 in.	9½ in.
2,200.00	McKnight.....	.....	6 in.	9½ in.
1,250.00	E. H. Humphries.....	25	5 in.	7½ in.
1,250.00	B. A. Galson.....	20	4 in.	5½ in.
1,250.00	J. T. Humphreys.....	.....	.....	.....
1,000.00	Wells pumped by suction pump would raise large quantities.	.....	.....	.....
1,000.00	Frank Billingslea.....	.....	.....	.....
1,000.00	Joe Preusser.....	.....	.....	.....
2,200.00	W. C. and G. M. Forbess.....	25	8 in.	11½ in.
\$100,925.00				



Well and Pumping Plant—1200 Gallons per Minute

AMOUNT OF WATER NEEDED

The amount of water needed to raise various crops varies. In general, a little more than thirty inches is best for the best results are not obtained by using water too sparingly. Some of the land, too, will be found to require less water than other because in the shallow well districts it often happens that water is so near the surface that plants such as alfalfa can tap the water supply and thus do away with the necessity of heavy irrigation.

In the Lower Pecos and Toyah Valleys the rainfall, which is from 13 to 20 inches a year, is a great aid to irrigation and sometimes is so evenly distributed that irrigation bills can be materially reduced over those of other years.

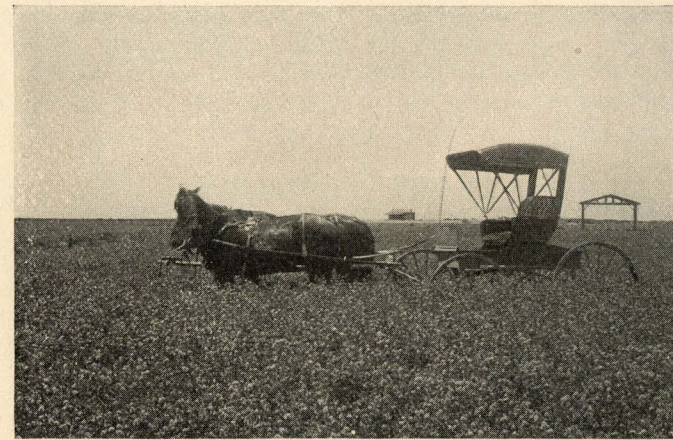
It requires 27,154 gallons of water to cover an acre of ground 1 inch deep, or 54,398 gallons for 2 inches. Some irrigation experts say that three gallons a minute for each acre irrigated is sufficient. This is approximately 30 inches an acre in 200 days, the length of the irrigation year. It, of course, is best, as above stated, to go a little beyond this amount to insure the best success.

UTILIZING THE RAINFALL

One method of making the most of the rainfall in the Lower Pecos and Toyah Valleys is by creating huge reservoirs into which the surplus water in the rainy season is run and stored. A rainfall of 15 or 20 inches will grow fine crops if it can be distributed at the right time in the right way. Acting on this principle, many farmers are erecting reservoirs to catch the rain and store it and then use it whenever desired. This plan, if followed out on a big scale, will conserve the rainfall so that every drop of it can be used to the best advantage.



Watermelons are Profitably Grown in the Lower Pecos Valley of Texas



Alfalfa Farm Near Grand Falls, Texas

THE SOIL AND CLIMATE

Actual tests have shown the soil of the Lower Pecos and Toyah Valleys to be as fertile as that of the River Nile, which for ages has been a standard of soil fertility, because each year the overflow deposits silt, thus renewing those elements which have been taken away in the production of the crop.

The soil of the Lower Pecos and Toyah Valleys is a "chocolate" or "mulatto loam," being a mixture of black and red, some of it nearly black, some of it running mostly to red, with sand enough to make it loose, warm, alluvial loam. It is of limestone and sandstone formation. The depth ranges from three to forty feet. Such mineral salts as potash, lime, sulphur and phosphorus, that are conducive to plant growth of all descriptions, are found in the soil in abundance.

Because the soil is a rich alluvial deposit washed down from the high lands, there is no raw, rough subsoil which has to be guarded against in so many new countries. The farmer here may plow to any depth he desires without fear of ruining his farm.

The various mineral salts in the soil make it possible to grow most any plant or crop that is wanted. The ease with which alfalfa, kaffir corn and maize are grown make this country an ideal cattle and hog country, while the ease with which vegetables and fruits are grown make it an ideal gardening and fruit district.

Mc. McBirney, a recognized soil expert, has the following to say relative to the soil condition:

"In regard to the soil condition of the Lower Pecos and Toyah Valleys, I will state that my first impression was not very favorable of the soil in the immediate vicinity of Pecos City, where there is an excess of gypsum or carbonate of lime, but after careful investigation and having an analysis of soil

made, I have become a most enthusiastic advocate of this locality as to its productive power, especially for alfalfa, pears and European grape. It is of vital importance, however, to be assured that there is a sufficient fall to the land (not less than five feet to the mile, twelve or fifteen would be better) for drainage. It is a well-known fact that where the land is flat or has not proper drainage, no matter how good the quality of the soil may be, after a few years of irrigation the natural salts of the soil will be brought to, or near the surface, by being dissolved, and through capillary attraction deposited through evaporation. There is plenty of good land in the Lower Pecos and Toyah Valleys, where good drainage can be had, and that can be irrigated from ditch, artesian well or pumping plants.

"The black alkali, or sodium bicarbonate, does not exist in this soil, as it is neutralized by the presence of lime. Fruit and some plants like alfalfa require large amounts of lime in their composition. The ashes of alfalfa have been found to contain as high as thirty-four per cent of lime. Where light colored spots are found in the soil from an excess of gypsum there may be some difficulty in irrigating this portion of the land during the first two or three years, but with the addition of humus and the excess utilized as plant food, this land becomes as good as the darker colored soil.

"During the past ten years I have kept in close touch with conditions in the Northwest, and own land under one of the large government projects, but my belief in the Lower Pecos Valley is such that I have purchased a tract of land near Pecos, and am about to begin the development of an orchard in the valley, which I believe to be the coming pear, alfalfa and grape country of the United States.

(Signed) John McBirney."

Mr. McBirney has been connected with the United States Agricultural Department in the Middle and Northwestern States for many years, and is recognized as a most competent authority.

The following official report speaks for itself: Ex-State Commissioner of Agriculture, at present (1912) President Texas A. & M. College, Hon. R. T. Milner, reports on Pecos region as follows:



Pumping Plant and Irrigation Canal near Pecos

"In this area the principal soils are those of the ancient lake basins or flats. The soils are usually red loams and variable proportions of sand and clay, and sometimes with sufficient lime to take on a marly character. The analysis of the soils of this area clearly show the effects of such a mingling of materials, and the percentages of those important foods, potash and phosphoric acid, are much above the average. Their fertility is proven by the fine grasses they produce, and with proper water supply, these flats could be made the granary of the State."

PRICES OF LAND

The prices of land vary. Much of the land can yet be bought for \$15 or \$20 an acre, while \$25 is considered an average price for raw, unimproved farms. Improved farms sell for \$100 an acre and more. Tracts may be purchased in any size.

Most of the land is covered with a small growth of mesquite, which must first be cleared away before the soil can be plowed. To clear land, the customary price is \$5 an acre. To clear land, level it, plow it, seed it to alfalfa and irrigate it twice, a cost of \$17 is about the average.

ALWAYS PLENTY OF SUNSHINE

The climate is healthful, there being few cloudy days and not such humidity as is found in rainy climates. The effect of perpetual sunshine is shown in the disposition of the inhabitants, for the fellow who goes to the Pecos Valley with a frown written on his face soon loses it and decides after all that life is worth living.

The sunshine has a good effect on the crops, too, for everything has a better flavor and will keep better than products raised in a humid climate.

The winters are mild and the summers cool. It is very seldom the Pecos and Toyah Valleys are visited by frosts, and when they do come, they are usually light and do little damage. The mean summer temperature is 67 and winter 51.



Vineyard near Barstow, Texas

During the winter months more than ninety per cent of the days are clear, enabling the farmer to work much outdoors. And the expense for feeding, clothing and fuel are kept at a minimum, allowing profits to be put into the bank instead of being spent for heavy clothing and high-priced wood and coal.

METEOROLOGICAL REPORT FORT STOCKTON, TEX., FOR FOUR YEARS

Mean	Maximum	Minimum	Rain
64.54 degrees	100 degrees	6 degrees	18.32
95.80 degrees	111 degrees	4 degrees	5.67
63.77 degrees	112 degrees	3 degrees	14.98
65.74 degrees	111 degrees	15 degrees	10.70

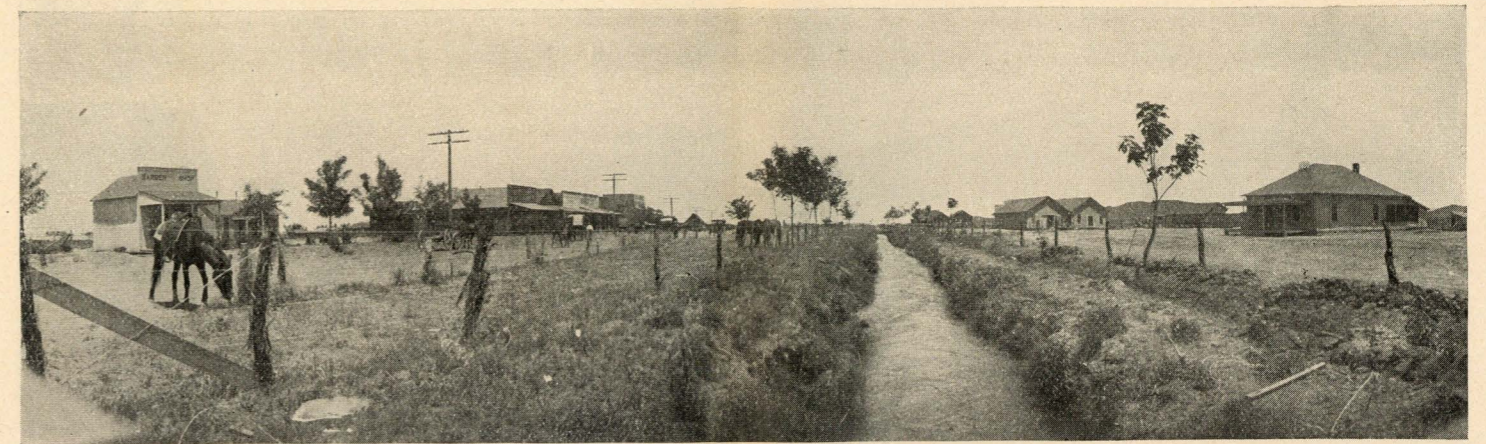
Average for the four years:
Mean, 64.97; Maximum, 108.5; Minimum, 5.5; Rainfall, 13 in.

TRANSPORTATION FACILITIES

Without convenient transportation facilities the productivity of the soil and its wonderful resources are very seldom discovered and less frequently established and developed.

The Texas & Pacific Railroad cuts almost diagonally across the Lower Pecos and Toyah Valley district, giving straight connection either with El Paso or Fort Worth. Another road, the Pecos Valley Southern, connects Pecos on the main line of the Texas Pacific with Balmorhea to the south. The Santa Fe runs from Red Bluffs to Pecos. The Kansas City, Mexico and Orient has established permanent surveys across the southern part of the Pecos Valley. A large district is thus insured of good transportation. The wagon roads are usually good and easily kept so.

As the productivity of the soil is exploited and the natural resources are developed, the facilities for rapid and convenient transportation are increased accordingly, and vice versa.



Water, Flowing in Canal, for Irrigation, Balmorhea, Texas

What the U. S. Bureau of Immigration and Naturalization says of Texas is quoted in the following excerpt from the Galveston News:

TEXAS RESOURCES ARE DESCRIBED IN BULLETIN

AGRICULTURAL OPPORTUNITIES SET FORTH IN PAMPHLET.

Bureau of Immigration and Naturalization Issues Matter as Guidance to Homeseekers.

Special to The News.

Washington, Oct. 10.—The text of the bulletin is prepared from the latest census information.

Technical and Statistical.

"Texas has an equable climate," says the bulletin. "In a general way the state slopes gradually from northwest to southeast, and is swept by healthful breezes from the Gulf of Mexico. The long summers characteristic of these latitudes are by them rendered not only endurable, but enjoyable. So marked is the influence of the gulf winds on the climate of the state that the average temperature along the gulf coast and for many miles into the interior is much lower during the summer months than it is in the higher latitudes to the north. The same influence neutralizes the cold of winter and makes the winters of the southern and southwestern part of the state mild and most delightful."

Information on Texas.

The immigrant is informed that in Texas there is under cultivation 26,035,000 acres of land and 141,372,060 acres still to be cultivated, of which 100,000,000 acres is prime farming land, and that "compared with European countries it (Texas) has about 25,000 square miles more territory than Austria-Hungary, 57,000 more than Germany and 59,000 more than France."

Next follows mention of ten leading crops grown in the state to the value of \$246,000,000, together with a brief discussion of the agricultural development in several sections of the state. On the subject of truck farming the bulletin says:

Truck Growers' Paradise.

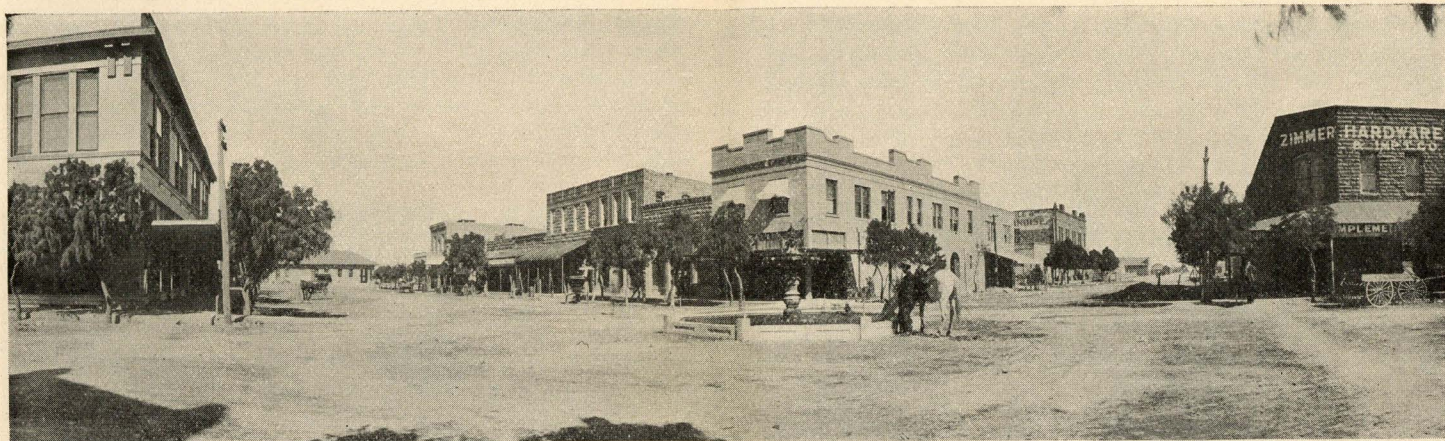
"Texas is a truck growers' paradise and is among the first of the states to put on the Northern markets the earliest and best vegetables they receive. The Bermuda onion has made the region about Laredo, Eagle Pass and Cotulla famous and incidentally the fortunes of the enterprising growers. Onions are also grown elsewhere profitably in the state. Texas is a leading state in the production of pecans. It has natural groves more than fifty miles in length and one to two miles in width. Attention is now being actively devoted to raising improved pecans by budding, grafting and top working."

The bulletin concludes with a summary of "General and Special Inducements." One paragraph, meaty and inviting, reads thus:

School Facilities.

"In situation, size, climate, products, material possibilities and free common school, high school, normal school, university and other facilities, laws and range of opportunities Texas compares favorably with any one of the commonwealths that compose the federal union and offers unexampled advantages to the homeseeker and capitalist. The laws of Texas are exceedingly favorable to agriculture and to the protection of families from want that might otherwise come through financial misfortune. There are no occupation taxes on any useful pursuit. General taxes are low."

There is a paragraph about university and the state agricultural college; another about the agricultural experiment stations, and a third about the great state fairs at Dallas, San Antonio and El Paso, and then the important closing announcement, "For further information, address the commissioner, Texas state department of agriculture, Austin, Tex."



Street Scene, Pecos, Texas

WHAT FARMERS HAVE ACCOMPLISHED

There is nothing that speaks better for a farm than the crops it has produced. Likewise, there is nothing that speaks better for the Lower Pecos and Toyah Valleys than the crops THEY have produced. So, in order to prove to the reader that these districts are doing all and more than this booklet is claiming they can do, it is well to give a few examples of successes:

C. W. Griffin, living at Toyahvale, a few miles southwest of Pecos, is one of the numerous farmers who is growing rich off his irrigated land. In a recent discussion of his farm, Mr. Griffin said:

"This is an ideal location for fruits and berries. The potash in the soil gives the fruit an excellent color and a pleasing flavor.

In 1894 I put out my first orchard, which was my first experience. There were no other fruit trees here and I had to go it blind.

"In 1907 my pear orchard paid me something over \$1,000 an acre net, twenty-two miles from the railroad. I also have an orchard of apple trees from which I have realized net about \$400 an acre. I have a number of almond trees, figs and quinces and find them all doing well.

"The vinifera varieties of grapes, such as are extensively grown in California, do exceptionally well here. I have raised as many as 150 pounds to the vine, and the raisin varieties are very easily converted into raisins, often yielding \$500 to the acre."

BIG MONEY IN APPLES

C. H. Bird, living near Fort Davis, has realized from one apple tree 20 bushels of fine apples, for which he received \$1.75 a bushel, or \$35 a tree.

B. A. Johnson, who owns an orchard adjoining Mr. Bird's, gathered from a Ben Davis apple tree something over thirty bushels, for which he received \$1.25 a bushel, or \$37.50 a tree. On this basis an acre of apples would yield a revenue of \$2,100. Quite a snug little fortune to get from a single acre, is it not?

G. W. Davis, living in the same neighborhood, has an orchard of quinces, from which he is earning from \$300 to \$600 an acre. He says he always finds a ready market at \$2.25 to \$2.50 a bushel.

There are few orchards set out to peaches as yet, but those who have experimented say the soil is well adapted to growing peaches which are of a grade superior to those produced in California. Archie Thompson, manager of a big irrigation company in California, believes the Pecos Valley is superior to



Pear Orchard on Toyah Creek. This Orchard took First Prize World's Fair—St. Louis, 1904

California for the growing of peaches because the climate is more suitable. He says the nights in California are too cool for peaches.

Not only the larger fruits thrive, but the smaller varieties as well. Blackberries and strawberries are grown with perfect ease.

DOES IT PAY TO RAISE ALFALFA?

One of the best paying crops found thus far in the Lower Pecos and Toyah Valleys is alfalfa. But few failures have been recorded and dozens of farmers are getting rich growing the crop. The dry weather allows the crop to cure in splendid condition, with unusual pea green color.

Cal Prewit, located near Pecos, on the Pecos River, netted \$46 an acre from his alfalfa in 1911, besides having a winter pasture for his stock.

F. W. Johnson of Pecos, from less than three-fourths of an acre of alfalfa and peaches, netted \$400 in 1911.

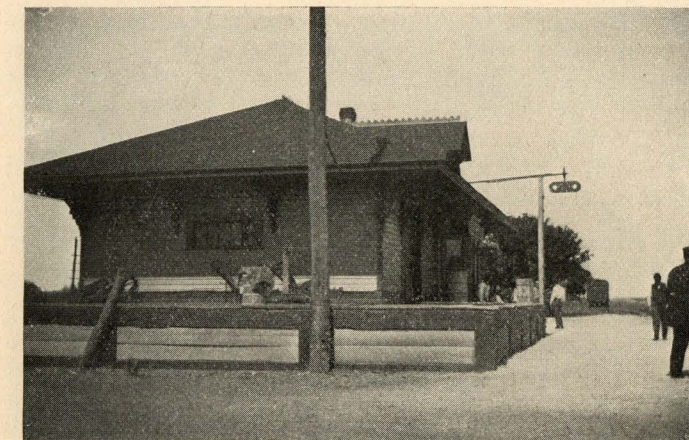
Reports from the irrigated sections around Barstow and Grand Falls last year showed the farmers were realizing on an average of \$45 an acre from their alfalfa and producing on an average of three-fourths of bale of cotton to the acre.

Robert Fulton, six miles from Pecos, got \$12 an acre from his first cutting of alfalfa. The second crop he let go to seed and from it he realized \$69 an acre.

B. F. Boykin, living near Balmorhea, last year produced during the season eight tons of alfalfa to the acre, netting him \$95 an acre.

J. F. Meier of Balmorhea says that in 1910 he realized \$80 an acre from his alfalfa, raising five tons to the acre and getting \$16 a ton. Besides this, he estimates he got \$12 an acre for winter pasturage, making the total revenue from a thirty-acre field, \$2,760.

Lauro Hijonosa has eighty acres in alfalfa near Balmorhea. Last year he cut \$4,800 worth of hay from his field, in addition to a first crop of \$1,800. He estimates he cleared more than \$5,000.

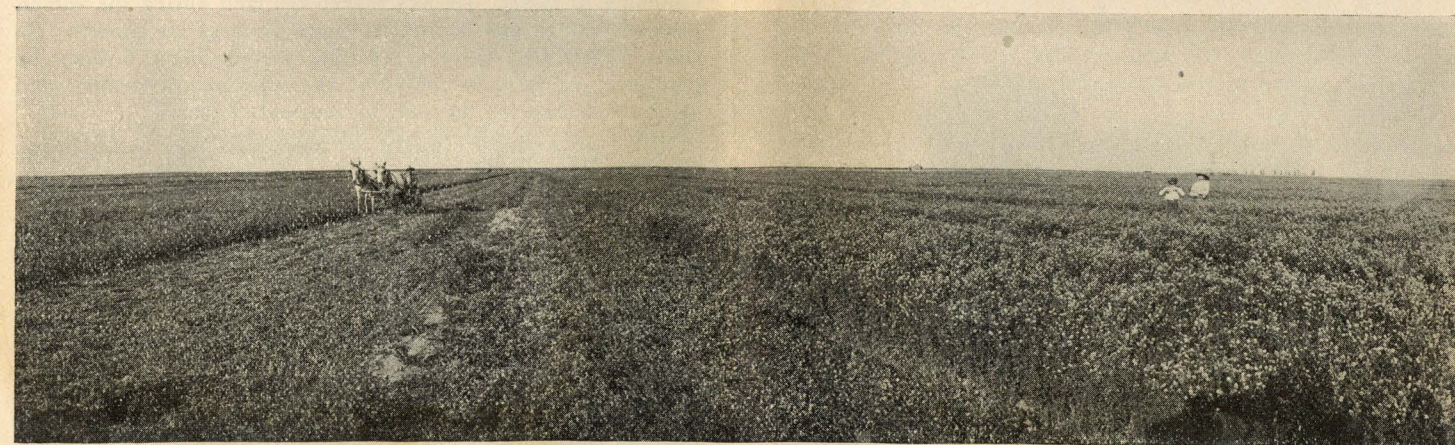


Texas & Pacific Ry. Station, Monahans, Texas

These are a few of the individual successes that have been achieved. There are many more that have not been recorded. From these it can readily be seen that there are immense fortunes in the growing of alfalfa in the Lower Pecos and Toyah Valleys. Because of the climate, the crop can be cut four and five times.

GOOD KAFFIR CORN COUNTRY

One crop to which the land is well adapted is kaffir corn. The bulk of the corn is used for seed and for fattening cattle. Experiments conducted at the Agricultural Station at College Station, Texas, show that both kaffir corn and milo maize, both of which grow splendidly on the Lower Pecos and Toyah Valleys' soil, are fine winter feed for cattle. Despite the general belief it has been proved that kaffir corn is easily digested and furnishes the animal with almost as much real fat food as corn.



Cutting Alfalfa—Lower Pecos Valley of Texas

The amount of digestible nutrients in Indian corn and kaffir corn is shown below. These figures are taken from Bulletin issued by the Texas Agricultural Experiment Stations, relative to kaffir corn and milo maize being used for fattening cattle:

DIGESTIBLE NUTRIENTS IN 100 POUNDS

	Protein	Carbo-hydrates	Fat
Dent Corn.....	7.8	66.7	4.3
Flint Corn.....	8.	66.2	4.3
Corn Cob.....	4.	52.5	3.
Corn and Corn Meal.....	4.4	60.	2.9
Kaffir Corn.....	4.9	62.3	1.7

Texas produces annually about one hundred and fifty million bushels of corn. Much of this is shipped out and enough is not left to supply the State's need. To offset this demand, kaffir corn should be raised. It will be found to be a profitable as well as an easy crop to raise.

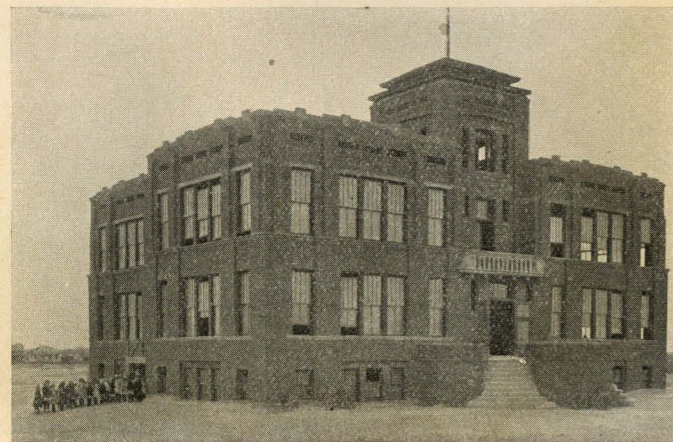
VEGETABLES DO WELL

It goes hardly without saying that all sorts of vegetables, such as lettuce, onions, celery, radishes, egg plant, beets, cabbages, cauliflower, spinach, tomatoes, beans, carrots, peas and other things grown in the ordinary garden, do extremely well.

Many farmers living near the railroad are devoting the most of their attention to raising garden truck. Some of them go in heavy on cantaloupes and watermelons and sell them at good prices.

D. W. McKee, near Pecos, last year put in a well and a pump to furnish water for eighty acres. The outfit cost him \$1,200. On five acres of the land which he planted to canteloupes and vegetables he realized a profit of \$1,600, which more than paid for his pumping plant the first year.

A Chinaman at Toyah rents less than two acres of land from the Texas & Pacific Railroad, which is irrigated from a sulphur well. From this patch for the last twelve years he has averaged \$500 above expenses, after paying an annual rental of \$200 for the land.



High School, Pecos, Texas



Alfalfa Farm, Barstow, Texas

CORN WILL GROW, TOO

The following clipping from the Pecos Times, June 14, 1912, shows what can be done with corn:

"B. W. Van Deren, one of the most progressive and well-to-do farmers on Toyah Creek, was in Pecos Friday afternoon. Mr. Van Deren brought in seven head of Toyah Valley hogs with him, selling them to a local dealer. He was agreeably surprised at the weight of the lot, it being a little better than fourteen hundred pounds, when he had guessed them at something like a thousand.

"Mr. Van Deren is an ardent believer in diversification on the irrigated farm, just as much as on the dry farm in the rain belt, and his success on his farm near Balmorhea is good argument in support of his beliefs.

"Speaking of the notion held by some that Indian corn would not do well in this country, Mr. Van Deren states that he has no sympathy with such a contention. Last year he averaged fifty bushels of corn to the acre, and did not irrigate it until it was beginning to tassel. He had soaked the land during the winter, however, and to this fact he attributes much of his success. He holds rightly that there are certain secrets about farming by irrigation, just as there are about any other sort of farming, and he is at all times on the alert to get hold of them."

Another write-up taken from the same paper on the same day has this to say in regard to a farm near Hoban:

FARM IS SUCCESSFUL

"The Frank Billingslea farm is two miles south of Hoban, near the Pecos Valley Southern tracks. It is on section 151, in block B 13, and is watered by a pumping plant. Although he is new at the pumping business, he seems to be making a success of it from the start. He has six acres of alfalfa planted on the sixth of February, with oats as a nurse crop. It was cut June 1, yielding an unusually heavy crop, and the alfalfa has now an excellent stand.

"Mr. Billingslea has five acres of cantaloupes that were planted April 12 and 13. These began to bloom May 21 and are now beginning to put on melons. Two acres of cotton is now putting on squares and looking as well as any grown in East Texas.

"He has two acres of Indian corn, too, that is shoulder high and tasselling, while Irish potatoes that were planted this spring are being dug at the present time, yielding bountifully, in spite of the fact that many have held it impossible to raise tubers in this country. Besides this, Br. Billingslea has melons, cucumbers, okra, sweet potatoes, pumpkins and squash, the balance of forty acres being in frijoles and milo maize."

STRAWBERRIES ARE GROWN

The following is taken from the Balmorhea Herald, dated May 10, 1912:

"Fritz Huelster was in town again last Saturday with another hack load of choice vegetables, including spinach, lettuce, radishes, asparagus and onions. He also brought with him some very fine strawberries, which disappeared very rapidly at 25 cents a box. The berries were large, juicy and of splendid flavor. Strawberries seem to be a success here, and it is strange that more people do not raise them.

"Fritz also brought many beautiful bouquets of choice, fragrant flowers, which proved a real treat for those who were fortunate enough to secure one. Fritz and his sister, Miss Nora, were in town again Tuesday with another fine load of vegetables."

Truck farmers who contemplate growing strawberries for commercial purposes cannot afford to overlook investigating the Lower Pecos and Toyah Valleys.

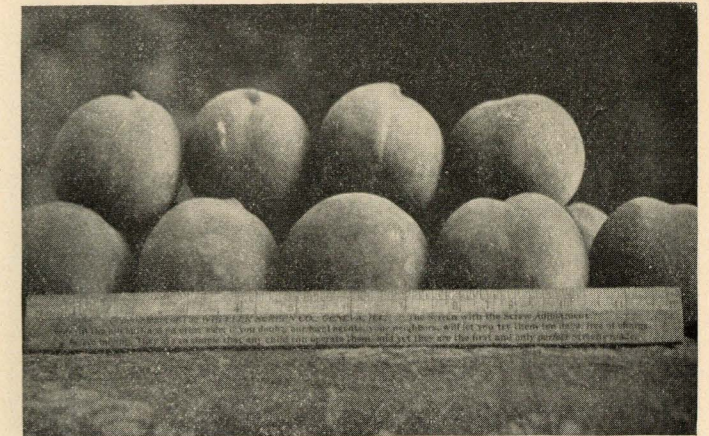
MELONS FIND READY MARKET

The following article, which appeared in the Pecos Times on August 8, 1912, shows the demand for Pecos melons:

"The problem of selling Pecos cantaloupes has taken a reverse English and the Melon Growers' Association now has



Milo Maize and Kaffir Corn—Pecos, Texas



Pecos Valley Peaches—"Four to the Foot"

to hustle to get enough cantaloupes together every day to keep the buyers in good humor.

"As was stated last week, the small acreage planted and the heavy losses of vines through jack rabbits has made it impossible to make carload shipments, and it was feared by some that it would be impossible to dispose of the cantaloupes that would be raised by means of single express shipments.

"After filling the demands of the home market, the association officers consigned the cantaloupes to the express agents at various Texas towns asking them to dispose of them as best they might and make returns, deducting commissions and express charges. It seemed a haphazard method, but it had excellent results, for the crates sent out have netted in the neighborhood of a dollar apiece. In many instances the agents wrote back that the home markets were furnishing cantaloupes, but in most cases the people to whom the cantaloupes were sold have sent in orders for more.

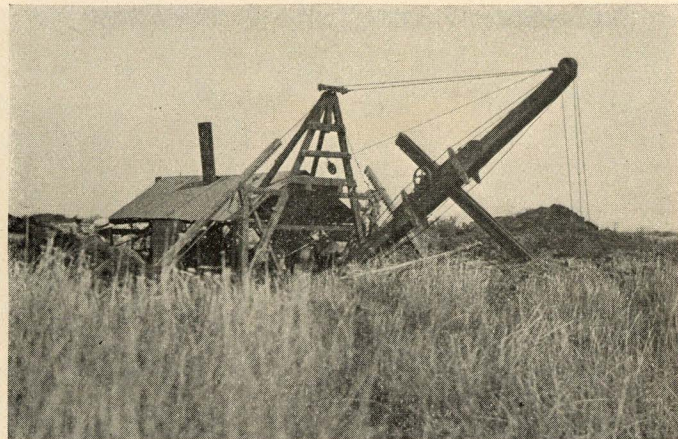
"Two crates were shipped to Big Springs and two to Amarillo. Each brought prompt returns, a Big Springs restaurant sending in a standing order, and an Amarillo house wiring for a shipment of fifty crates. There were many other such orders. The home market has kept up well and the problem now has become one of finding the melons, rather than finding the markets.

"That the Pecos melons should find a ready sale abroad is the highest testimonial that they have yet received—especially when melons in other localities were a drug on the market. The Texas & Pacific dining car service is using them daily, and the Pecos eating houses are finding them a good drawing card. Every grower has expressed himself as intending to raise cantaloupes on a large scale next year and the outlook for a large acreage in 1913 is flattering."

MAKES \$94 AN ACRE ON ALFALFA

In the same issue of the Pecos Times, there appears this article on alfalfa:

"The most remarkable yield of alfalfa seed that has ever been recorded in the Pecos country was that of David Garber,



Dredging Machine Eighteen Miles South of Toyah, Texas. Developing Water on Prairie from Springs

at Saratoga last week, when he threshed 13,570 pounds of first-class alfalfa seed from twenty acres on his farm. Those who witnessed the threshing state that it was one of the most interesting sights they ever beheld. The heads of alfalfa, it is said, looked like swarms of bees that had settled on them—the seed pods were so numerous.

“So heavy was the yield that it was a great surprise to all. W. W. Stewart of Balmorhea, who recently purchased a thresher, had charge of the work of threshing out the seed. When the big machine started up, there were exclamations of delight from those who were watching the work, for the golden-brown stream that flowed from the discharge was heavier than any had hoped for. The run that followed was almost unbelievable in its results. For the most part the thresher was turning out \$20 worth of seed for every twenty minutes that it ran.

“The price offered by the various seed houses of the country for alfalfa seed ranges from thirteen to fourteen cents. Figuring

it at the lower figure, the 13,570 pounds of seed will bring Mr. Garber a total of \$1,764.10, or \$88.02 the acre for the seed alone. In addition to this, Mr. Garber sold the threshed hay for \$8 a ton, bringing the total acre yield up to \$94 an acre.

“The field will soon be up high enough to cut again, and, with good luck, this Toyah Valley farmer should still further swell his income with two additional cuttings of hay.

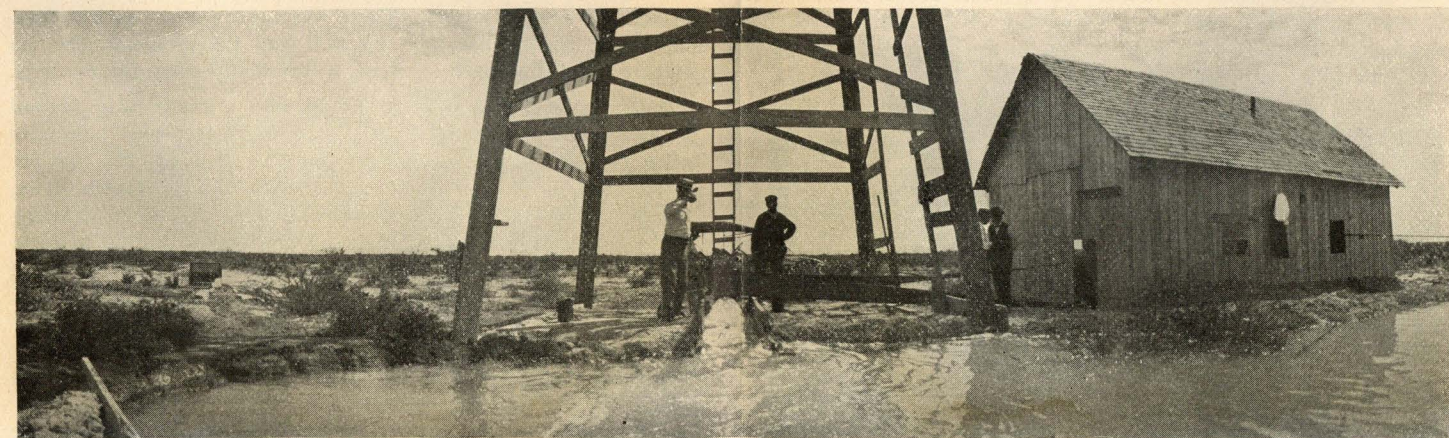
“There is nothing fabulous about the figures, but surely they should do much to convince the doubter that there ‘is money in the alfalfa game’ in the Pecos country. It is said that the seed threshed by Mr. Garber was unusually fine, being large, of good color, and well developed. It was free from noxious weeds, too, and really should bring a price ahead of market quotations. Mr. Garber bought his land from Col. S. E. Waskom last spring. He will almost pay for it this year from his net profits, for he originally paid but \$132 an acre.

“Needless to say, Mr. Garber is satisfied with his bargain, and is an enthusiast on alfalfa growing. The results which he has obtained may do much to start the growing of alfalfa seed in the Pecos country on a large scale, and it is highly possible that this section may become famous for the quality of its alfalfa seed, as well as for the quantity. So the world is beginning to learn of the boundless possibilities of the Pecos country.”

WHAT EXPERTS SAY OF IRRIGATION

Ex-Senator Joseph M. Carey of Wyoming, the father of the Carey Act, says of irrigation:

“A well irrigated acre, as a rule, will produce two or three times as much as an acre where irrigation is not practiced. The cultivation of the soil with the aid of artificial irrigation, so far as we know, was co-incident with the earliest civilization of man, yet the people of the United States knew little or nothing of it until Brigham Young and his band of sturdy followers



Well, Pumping Plant and Reservoir near Sargent, Texas—South of Pecos



Pecos Valley Cantaloupe—With Quality, Flavor and Productiveness Unexcelled

undertook to wrest from the desert of Salt Lake Valley food for themselves and their domestic animals by the application of water to a soil parched by the hot sun of many centuries.

“There has been nothing yet discovered to supply the place of the moisture required to start the seed of plant life and mature the plant after the seed has germinated. Water is as necessary to plant life as it is to animal life.”

WHAT AN EX-GOVERNOR SAYS

F. R. Gooding, ex-Governor of Idaho, in speaking of irrigation, says:

“In the last five years we have built in Idaho enough of main canal and laterals to reach half way round the world; a valuation of more than \$100,000,000 has been created and the foundation has been laid for many times that amount. Idaho added to her population sixty thousand people through these projects. Railroads and great power plants were built; power lines are constructed all through some of the large projects, giving the people electric lights, and in some instances heating their homes with electricity. A great thing that can be said of the arid country is the fact that with rotation of crops and with irrigation and water, our lands grow richer each year.

“I have grown on my alfalfa field 110 bushels of oats to the acre and 100 bushels of barley. As far as the productiveness of the soil is concerned, it is not especially any better than any arid portion of the United States.”

A CONGRESSMAN'S TESTIMONY

Congressman W. H. Smith of the western part of Texas and chairman of the committee on irrigation in the House of Representatives, says:

“It was the general impression of a few years ago that the fruit ranchers who wanted to produce fruits that would pay them from \$100 to \$500 an acre must necessarily settle in Southern California, and that general impression and the actual fact that California lands would produce so remuneratively, brought the prices of such lands up to \$1,000 and even as high as \$2,000 an acre.

“It is certainly realized now by every resident of West Texas that these things are just as possible in West Texas, where irrigation is practiced, as they are in Southern California.”

GOV. CAMPBELL'S TESTIMONY

Ex-Governor Campbell of Texas says:

“It is a well known fact that irrigated land can be made to produce crops that on an average have five times the value of crops raised on unirrigated land. It is an axiom that the value of any given property is based upon the earning power of the property, and it must therefore follow, as soon as irrigated lands have a little more age, they will be valued at five times the valuation placed upon unirrigated lands.

“Unirrigated lands in the Central West are today valued at \$150 an acre and it takes but little figuring to see that irrigated lands will, under normal conditions, in the next few years increase in value to at least as much as \$500 an acre.”



Large Cattle Ranches are being Cut into Farming Tracts



Store and Office Building, Pecos, Texas

IRRIGATION BRINGS GREAT CHANGES

E. H. Libby, president of the Washington Conservation Association, says:

"Irrigation is the greatest of the forces now in action for the conservation of our natural resources, and perhaps the greatest of any yet to be utilized. In the last six or seven years irrigation has changed poor sheep pastures into fruit lands, actually selling at \$300 to \$1,000 an acre without improvements."

AGRICULTURAL HEAD SPEAKS.

Prof. L. H. Bailey, director of the New York College of Agriculture and chairman of the Roosevelt commission on bettering rural civilization, says:

"Irrigation profoundly affects society and institutions. The best rural civilizations will develop out of native rural conditions, rather than be imposed from without. Irrigation makes a rural condition. It provides a possibility for the community to develop and must, therefore, color the entire life of the community. As civilization of New England developed about the town meeting, and of the South about the court house, so will civilization of irrigation communities develop about the ditch meetings.

"Irrigation committees are compact as all the people depend upon a single utility, so must the community life tend to be satisfied and tense. The life of the irrigation community will be expressed not only in institutions of its own, but in the literature of its own. Much of the world's literature does not have significance to country life conditions, and very little of it has significance to an irrigation civilization.

"I look for poetry to come direct out of the irrigation ditch, and express the outlook of the people who depend for their existence on the canal and flood gate. It is most significant of a new field in art and literature that we have a national irrigation code. Let me say further that irrigation is properly not a practice of arid countries alone. Irrigation is of two purposes—to reclaim land and make it usable, to mitigate the drouth in rainfall regions. As yet, the popular imagination runs only to reclamation irrigation."

FRUIT EXPERTS GIVE TESTIMONY

PEACHES

Archie Thompson, general manager of a big irrigation company in California, has this to say about the Pecos Valley in regard to growing peaches:

"There are in the lower Pecos Valley peach orchards producing the finest flavored peaches I have ever eaten. The entire Pecos Valley grows grapes in abundance and of the finest flavor. There are no such rivers in California as the Pecos River.

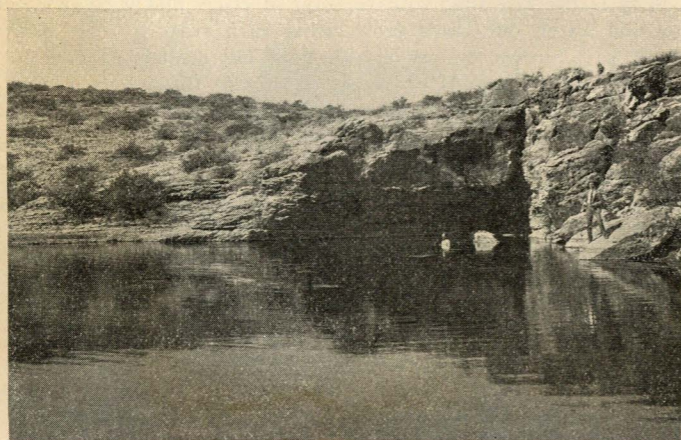
"Such a source of water supply as the Pecos River is of undeterminable value and in California would be worth a gold mine. I have been engaged for many years in developing desert land, but I never developed any that I thought quite as promising as are the lands in the Pecos Valley. All kinds of farm products grow there in great abundance. I confess that as a peach growing country it surpasses California, because California nights are too cool for peaches."

PEARS

In regard to the growing of pears, Parker Earle, the famous pear expert, who was president of the American Horticultural Society for sixteen years, says this:

"The pear situation, generally speaking, is a discouraging one. There is one unconquerable disease—the dreaded blight—that has swept the orchards of the older States like a desolating fire.

"The acreage of pears is not increasing. I was hunting for an ideal pear country until nine years ago I came to the Pecos Valley, and I found it here. We have no blight—not a sign of it. The bark of every limb is as clean and bright as a piece of mahogany. Every leaf is clean, green and varnished and stays so until the frost brings it down in the fall. I have never seen such healthy trees anywhere. The pear is fair skinned and has a delicate satin finish, and is unsurpassed for flavor."



Phantom Lake

GRAPES

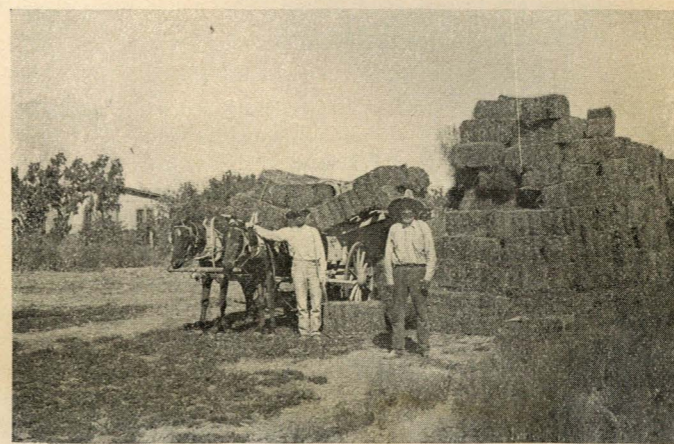
Sam H. Dixon, chief clerk of the Department of Agriculture, in charge of the Texas exhibit at the St. Louis Exposition in 1904, in reference to grape growing in the Lower Pecos and Toyah Valleys, says:

"The great Pecos and Toyah Valleys exhibit clearly demonstrates the adaptability of the soil and climate to perfect development of the grape. The muscat, the malaga, the tokay and cornishons exhibited by several growers in the Lower Pecos and Toyah Valleys of Texas were the finest type, largest bunches, and superior in flavor to any other State. California is our nearest competitor, as we are nearer by 1,200 miles and our grapes come on the market six weeks to two months earlier."

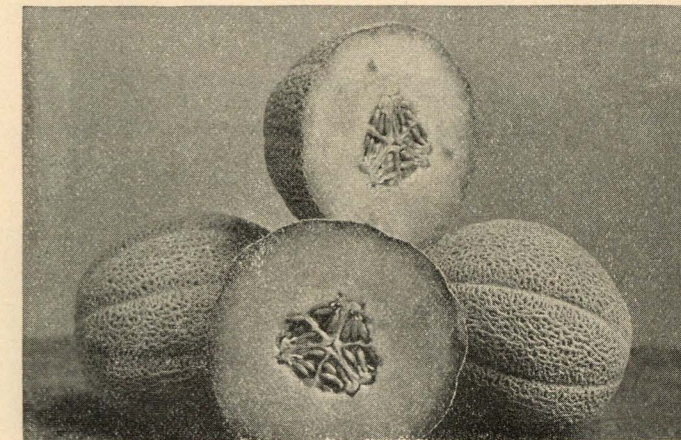
GREAT GRAPE COUNTRY

Alexander C. Thompson, for many years a leading vineyardist in Southern France, and at present connected with one of the largest Concord vineyards in New Jersey, being in charge of the Egg Harbor, N. J., Vineyards Company, after investigating the possibilities of the Pecos and Toyah Valleys for grape purposes, states in a letter written to the Pecos Commercial Club, that, in his opinion, with proper methods, the Pecos and Toyah Valleys will become one of the world's greatest grape and wine producing sections. He states the soil of the Pecos and Toyah Valleys is very similar to that of Southern France; that the climate is nearly identical; and that while there is a greater rainfall in Southern France, that since irrigation produces a better quality of grape than rainfall methods, and since the Pecos and Toyah Valleys have through their enormous supply of shallow water, one of the best irrigation developing fields in the United States, he can see no reason why they should not be able to produce enough grapes within a reasonable time, after the industry is started, to supply the American markets.

At present, Mr. Thompson asserts, the importation of French and Italian wines is twice as great as the home production, and that just as good a wine can be produced in the Pecos and Toyah Valleys, which in fact has been amply demonstrated, as else-



Hauling Baled Alfalfa—Lower Pecos Valley, Texas



Pecos Valley Cantaloupes

where in the United States or Europe. He says if wines can be produced at a reasonable cost, the home production would rapidly increase. Mr. Thompson is considering locating with one of the largest irrigation companies now at work in the Pecos Valley.

SEES A GREAT FUTURE AHEAD

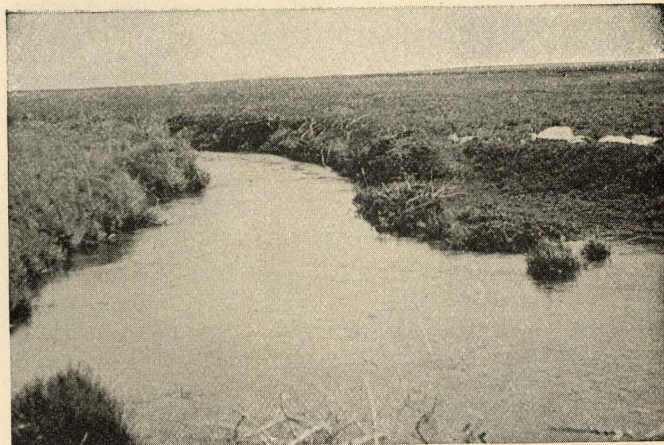
H. A. Heath, for twenty-five years manager of the Kansas Farmer at Topeka, Kan., has this encouraging testimony of the possibilities in the Lower Pecos and Toyah Valleys to offer:

"For many years I have kept closely identified with irrigation farming, and I naturally wished to visit first the older irrigated districts to study the development of this most profitable branch of American agriculture. Accordingly, I visited California, Utah and Colorado, and was amazed at the progress achieved and the enormous value of the land and the wonderful prosperity of the people.

"Later I made a trip to thoroughly investigate the famous Pecos River Valley in New Mexico and Texas, which, during recent years has made such astonishing progress for its great productions of fruit and alfalfa. In fact I found that everything grown in California, except oranges and lemons, were being produced in abundance, and everything in grain, from cotton to corn, as well as vegetables of every known variety.

"The greatest field for investment is the Lower Pecos Valley, in the vicinity of Pecos, Texas, and the undeveloped Orient Railway territory in Pecos County, where big canal projects are under construction.

"These tracts I have found to be veritable diamonds in the rough as the chocolate soil is of great depth and with a level conformation, naturally adapted to irrigation at a minimum cost. The soil is unexcelled in America for a large production of all kinds of fruits, vegetables and grains. The lands have scattering mesquite trees and abundant gramma grass, and this whole section, the cream of the Pecos Valley, will, within a few years, I verily believe, be the most prosperous region of irrigated America, because of the great variety of fruits, vegetables, grains, cotton,



San Pedro Spring, Fort Stockton, Texas

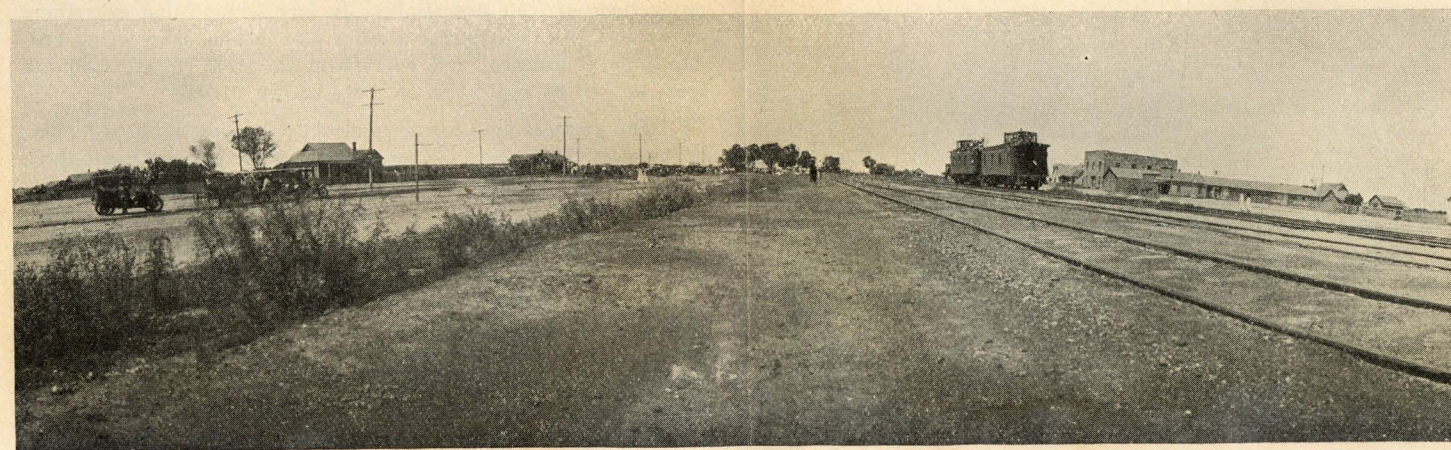
and alfalfa production, and an eternal market at the farmer's very door. For grapes, apples, pears, figs and apricots and small fruits it has the advantage of being one thousand five hundred miles nearer the best market than California has at the present.

"I am thoroughly convinced that the entire Pecos Valley is destined, in the very near future, to become the most prosperous agricultural district in America, because of the great variety of its products; and furthermore, for its equable and healthful climate and very reasonably priced lands which at present prices are a veritable snap for investors and homeseekers."

GREAT DISTRICT

H. H. Harrington, director of the Experiment Station at Fort Worth, Texas, sees a great future for the Pecos and Toyah Valleys. He says:

"I have visited the Pecos and Toyah Valleys and consider them the most desirable spots in the State for settlement. The



Texas & Pacific Ry. Yards—Toyah, Texas

land is exceedingly fertile and water supply is good. The climate is all that can be desired.

"I was surprised to find land as cheap as it is at the present time, and bought a small tract myself as an investment. It is not only a great alfalfa district, but it is especially adapted to the European grapes, to apples, pears, plums, apricots, peaches, cherries, as well as to the different varieties of berries.

"The Bermuda onion grows there to great perfection. I believe that the valleys have a great future before them."

DEVELOPMENTS IN TWO VALLEYS

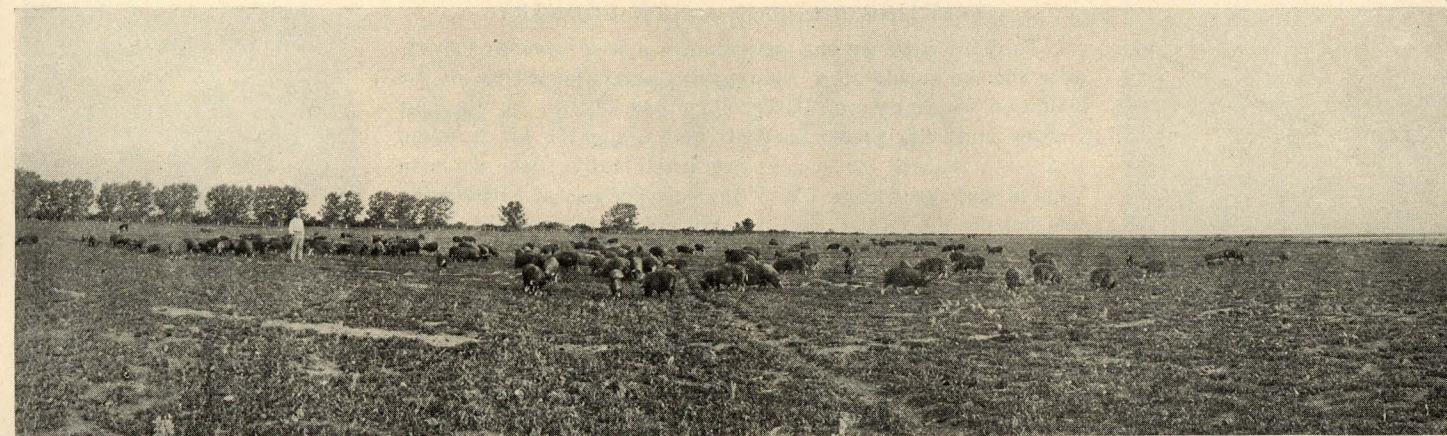
So rapidly are changes taking place in the Lower Pecos and Toyah Valleys that it is impossible to keep up with them in print. Before this book will have gone to press many new irrigation projects will have been started perhaps and many that have already been begun will have been finished. It is best, however, to mention a few of the developments that are taking place so that the homeseeker may be able to judge the great size of the district and the possibilities awaiting him.

Here are some of the projects contemplated or already being put through at the time this book is going to press:

At Grand Falls, capitalists are forming a company with the purpose in view of taking over the Big Valley irrigation project and the construction of reservoirs that will when completed care for sixty or eighty thousand acres of land.

A Chicago and Texas company has taken over some 30,000 acres of Pecos and Toyah Valley land and has organized a \$600,000 company to develop water and irrigate the land.

A \$500,000 irrigation proposition which intends to make use of the Toyah Lake by damming it, is being considered and will soon be put through. The proposed scheme will water about 65,000 acres.



Hogs and Alfalfa—A Money Making Combination

South of Monahans the Goode ranch of 40,000 acres will be cut into small tracts and developed for irrigation by shallow pump wells where an abundance of water has been found.

The Zimmerman ranch comprising more than twenty sections of excellent land across the river from Grand Falls, it is reported, has been taken over by northern capitalists who propose to carry out the plans of Mr. Zimmerman that he has just started.

South of Toyah on the Cowan ranch an Iowa syndicate is now dredging out a large spring from which they expect to develop water sufficient to irrigate 9,000 acres of land.

THE MAIN CITIES AND TOWNS

Toyah is a division point on the Texas and Pacific Railroad with 1,256 people. It lies in the center of a large valley, the most of which is subject to irrigation. Most of the irrigation is done by means of artesian wells. There are also many shallow wells, the water often being found within forty feet of the surface.

The soil is extremely fertile. Land sells at from \$10 to \$25 an acre.

Within the last few years property that is improved has soared in value. As an example of the rapid stride made in land and property values, the tax in 1905 was \$205,587, while in 1911 it was \$8,940,968. The principal crops are alfalfa, broom corn, vegetables, milo maize, cotton, kaffir corn, cantaloupes, grapes and fruits of all kinds.

Pecos lies near the center of the valley from which it is named. It is a thriving city situated on the main line of the Texas Pacific Railroad.

Other towns in the territory embraced by the Lower Pecos and Toyah Valleys are: Oria, Riverton, Dixieland, Arao, Luzerne, Balmorhea, Pera, Toyahvale, Panama, Fort Stockton and Grand Falls.

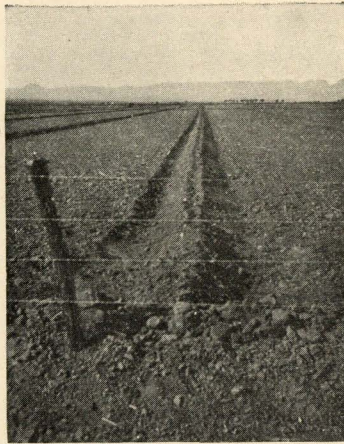
The investor who goes to the Lower Pecos and Toyah Valleys will not be disappointed; neither will the man who goes there for a home regret his act. On the other hand, every man who takes advantage of the opportunities offered by this remarkable region will be glad to know he made the best of what was offered him.

At this day and age the average man is anxious to get hold of some sort of land because land investments, if wisely chosen, are the best methods of disposing of a savings account, because there is no risk. The man who owns his own farm in the future will be independent.

The Lower Pecos and Toyah Valleys are holding forth a chance which you may never have gain. If you pay these lands a visit you certainly will be thankful you went and were shown. In another year this district will be settled up and then prices will boom like they have in all other regions. The man who gets in on the ground floor will be the man who wins out. You NOW have the chance, and IT IS UP TO YOU.



Residence at Toyah, Texas



New Land Ready for Seeding and Irrigation

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composed of practical farmers of scientific training in the various branches of Agriculture. These men reside upon and successfully operate their own farms. This corps of trained experts in farming, fruit and vegetable growing, stock farming, etc., will not only be at the service of the new-comer to help him Start Right, but will be glad to reply to inquiries regarding soil conditions, and agricultural matters generally in the great territory embraced in the 3,000 miles of I. & G. N. and T. & P. Rys. in Texas and Louisiana—a territory which offers unusual opportunities for ideal home-building.

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Keifer Pears, Toyah Valley, Texas

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