

General Information

FOR THE

HOMESSEEKER
and INVESTOR

CONCERNING

The Panhandle Country OF North Texas

Comprising Farm Scenes and
Letters from Farmers



100,000 Acres

Of the Best Lands in Dallam, Hartley
and Moore Counties Offered for
Sale on Easy Terms
.. By ..

THE NORTH TEXAS
LAND CO., Inc.

TEXLINE, TEXAS

W. M. SHUFELDT, President
E. T. HAY, Vice-President

M. E. HAY, Treasurer
J. C. McCaustland, Sec.

RAILROAD FARE REFUNDED TO PURCHASERS

SOUTHWEST COLLECTION
Texas Tech University
LUBBOCK, TEXAS 79409

REMNANTS OF A DALLAM COUNTY MELON PATCH
AFTER SHIPPING BEST MELONS



An Opportunity for You

INTRODUCTION

The officers and members of this corporation have been in the real estate and farm development business in the State of Washington for a number of years, buying large tracts of raw prairie lands during the years 1900 and 1901, in what was then an undeveloped country, and by many supposed to be unfit for agricultural purposes. As it was held, without cost, by stockmen for grazing purposes, it was, of course, to their interest to keep out all settlers, and they did all in their power to discourage settlement. We began, however, to improve the land as rapidly as possible, in order to induce settlement and thereby greatly increase the value of our lands. We began selling it at \$5.00 to \$10.00 per acre, and as the country has been settling up and developing the prices have been steadily advancing, until now the same lands are selling very readily at \$30.00 to \$50.00 per acre, being settled by a thrifty and industrious class of farmers from the Central States. It will continue to increase in price until it reaches its true value, which will be double or treble the present prices.

Having gradually disposed of a large portion of these lands and unable to find another large tract of suitable lands in that state, we found it necessary to hunt up a new locality where the soil, climate, and conditions were favorable to the upbuilding of an agricultural country. The officers of this company, therefore, began some two years ago to look for such a location, and hunted the country over from Edmonton, Alberta, N. W. T., to the City of Mexico, but were unable to find such a locality as we were wishing, or had been operating in, until our attention was attracted to the Panhandle, or North Texas country, about which, with considerable prejudice, we began investigations, but were agreeably surprised to find it to possess far greater opportunities for the farmer and investor than any locality we ever had the pleasure of investigating.

Having secured nearly a 100,000 acres of the finest agricultural land in Dallam, Hartley, and Moore Counties, we will begin developing and settling it with actual farmers, which will cause

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the values to double and thrible in a very short time.

It is therefore with great pleasure we present this, our first edition of pamphlets descriptive of the country in which we are going to assist in developing, and will follow it up from time to time with new editions telling of the rapid development of this country, vastly rich in agricultural resources.

TEXAS

The Lone Star State, as everybody knows, is the largest state in the union, but few have taken the pains to investigate its actual size. For four hundred miles it is bounded by the Gulf of Mexico, and eight hundred of its border rests on the Rio Grande. It contains 265,280 square miles.

All of the New England States, with New York, New Jersey, Delaware, Maryland, West Virginia, Pennsylvania and Ohio added, could be dropped within her borders and still have space enough left to make several more states of the New England type.

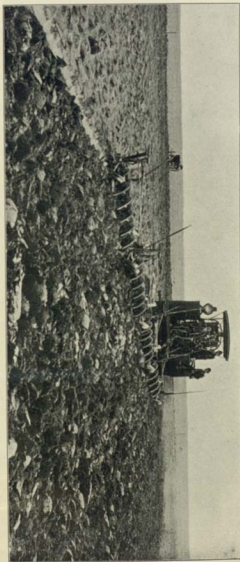
Across the state from Texline to Brownsville is as far as from Chicago to New Orleans, and from Texarkana to El Paso is as far as from Chicago to New York. When Texas is as thickly populated as New England, it will be supporting a population nearly as great as that of the entire United States at the present time.

While this great state has always been known as the largest in the Union, it is destined to be, and is rapidly becoming, much better known as the richest state in the Union. The entire state, but more particularly the Panhandle, or North Texas Country, has more opportunities and far greater undeveloped agricultural resources than any other portion of the North American Continent.

THE PANHANDLE, OR NORTH TEXAS COUNTRY

Contains an area of about 25,000 square miles, is bounded on the north and east by Oklahoma, on the west by New Mexico, and by all the rest of Texas on the south.

Five years ago the Rock Island Railroad extended its line from Liberal, Kansas, to El Paso, Texas. Until then the north Texas country, through which this road built, was by most people supposed to be a semi-arid region, fit only for grazing and stock-raising. Wealthy stock



STEAM PLOW BREAKING ON FARM OF T. W. TURNER, NEAR DALHART

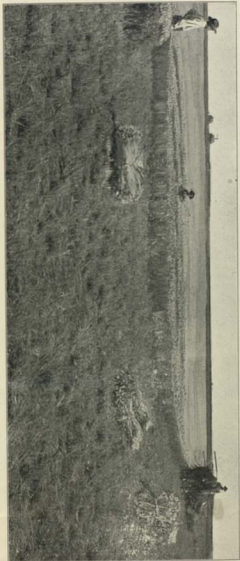
men controlled the entire country, and by legislation and misrepresentation fought the encroachment of the home-seeker on every standpoint. Many stories of drought and famine were told the poor homeseeker who ventured into the country, and if this was not enough to turn him back, other methods which produced the result were sometimes adopted.

The wealthy cattle kings who had made their millions from these so-called desert prairies were forced to yield to the onward march of agriculture. The so-called desert was found to be exceedingly rich and productive, and it is certainly the land of great opportunity. The day of the big stock man is past. The ranches, consisting of anywhere from thousands to a million acres each, are being cut up into small tracts, and as the country possesses a delightful, healthful climate, with the purest of never-failing water, and good, rich plow land covered with a luxuriant growth of Buffalo Grass, it is destined to be, and is being, very rapidly settled by a sturdy class of farmers whose basis of operation will be the quarter or half section of land in a high state of cultivation.

Secretary of Agriculture Wilson, on a visit to Texas, is quoted with the following: "Were I a young man, I would pack my grip and go to Texas." He was certainly impressed with the great opportunities, just as you are bound to be on investigation. To the farmer surrounded by a large family of growing boys and girls, the opportunity offered to give them a start in life, such as cannot possibly be afforded elsewhere, must be indeed attractive, and it is to be hoped that the farmers who have a hard struggle to make both ends meet, yet at the same time have accumulated sufficient money to purchase enough land to start their sons and daughters on the road to prosperity, will seize this opportunity to better their condition.

The earth is just as large as it ever was, but as children have grown more numerous, and also more needful, so that the earth becomes more and more valuable, and as this is where the north meets the south and the east meets the west, it is certainly about the last opportunity to get good agricultural land at a nominal price.

This idea that opportunity knocks at your door is all bosh. He just stands where he is and waits, and you must do the knocking yourself. Great opportunities do not lie around loose in the old, crystallized, moss-grown communities,



HARVESTING SCENE ON W. D. WAGNER'S RANCH,
NEAR DALHART. (See letter elsewhere.)

but as a general thing they are easily found in the new, undeveloped portions of this country. They are always found waiting around where there is something doing. They are usually found with progress, or a little before it.

Now look this opportunity square in the face and knock at its door, but **"Do it now."** It is the one chance of a lifetime, as there are no better lands in the world and the prices cannot remain at the present level. It is a pleasant duty to be able to anticipate the future for yourself and family, and be in a position to assist you in the upbuilding of a fortune, thereby gaining your everlasting gratitude.

LOCATION

Our largest body of land is located in the extreme northwest corner of the State, in Dallam County, lying in a solid body adjoining the growing and prosperous town of Texline, which is a division point on the Fort Worth and Denver City Railway, which is a trunk line. Texline receives a rate of 15 cents a hundred less on all shipments to the Gulf than do the points situated further north.

Dalhart, 37 miles distant, at the junction of the Fort Worth & Denver City Railway and the Rock Island, being a division point on the latter system, is also the county seat of Dallam County. Although not yet five years old, it has grown to a little city of about three thousand inhabitants, without a vacant house or building to be found.

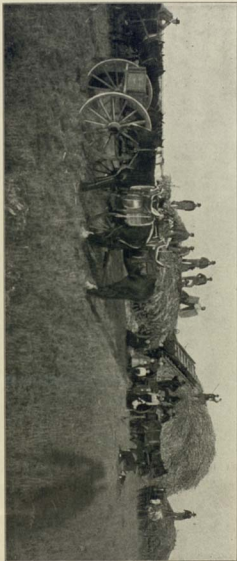
SOIL

The first thing that attracts the attention of the homeseeker is the different varieties of soil. A rich, sandy loam, with clay sub-soil, gives place to that of a chocolate color of great depth, changing again to a black loam with clay sub-soil, all of which is easily broken and pulverizes very readily, and has the necessary properties to retain moisture to a wonderful extent.

The country is comparatively level, but just rolling enough to give it good drainage and practically no waste land whatever.

WATER AND FUEL

One of the first questions to be considered in locating a new country is the water supply. In this respect we are very favorably situated, as no purer water can be found anywhere than that in the Panhandle, or North Texas Country. The entire country is underlaid by a supply of pure,



THRESHING MILO MAIZE, NEAR DALHART,
DALLAM COUNTY

soft sheet water, which can be found anywhere and everywhere, in an exhaustible supply at a depth of from 20 to 200 feet and at a cost of about 50 cents per foot for drilling, as there is no rock to go through. On our Texline property there are already 18 wells with windmills and tanks, ranging in depth from 53 to 184 feet, and it would be impossible to pump any one of them dry.

We are also very favorably situated in regard to fuel. Bituminous coal of the best kind is mined a short distance above us at Trinidad, Colorado, and other points along the line of the Fort Worth & Denver City Railway, and sold here at a very low figure.

MARKETS

Of all questions which an intending settler can ask, none is of greater importance than that which relates to the market for his crop. It matters not how fertile the soil may be, or what variety of crops can be produced, it will be impossible to make money unless he can get a fair price for what he has to sell. Our lands are located on a trunk line, with direct connections to Galveston, which is one of the greatest harbors and has the best market on the continent. Freight rates on all products to the Gulf are 15 cents per hundred less than from Kansas or other points north. This difference, as well as the additional price paid at Galveston over all other markets, is just so much additional clear profit to the farmer.

The following table taken from the year book of the Department of Agriculture for the year 1904 shows the great advantage Texas has over all other states, in not only the matter of market and prices derived, but the additional profit per acre on each of the principal products grown.

	Average farm price per bushel, based on Dec. 1, 1905 to 1904.	Average value per acre of wheat, based on farm value.	Average value per acre of oats, based on farm value.	Average value per acre of barley, based on farm value.	Average value per acre of rye, based on farm value.	Average value per acre of corn, based on farm value.
Texas	\$ 0.77	\$ 9.21	\$ 9.70	\$13.49	\$ 8.49	\$ 8.11
Kansas .....	.60	7.96	5.88	6.00	5.62	6.35
Nebraska .....	.56	8.18	5.99	7.04	5.83	6.74
N. Dakota .....	.59	7.37	7.31	7.23	5.92	7.86
Iowa .....	.62	8.85	6.92	8.34	7.37	8.71
Illinois .....	.71	8.79	7.78	11.18	7.99	10.30
Indiana .....	.74	8.33	7.51	10.51	6.60	9.73
Missouri .....	.68	8.17	5.72	8.87	7.01	8.48

CLIMATE

The climate of North Texas is one of its most attractive features—in fact, is ideal. It is intermediate between the mountains and the sea, at an elevation of 3000 to 4500 feet, where cyclones have never been known, and at this altitude could not well exist. Where we have cool summers, no hot wind; mild winters, with no great extreme of temperature, pure air and lots of sunshine. In fact, it is an ideal health resort.

The following data taken from bulletin O, U. S. Department of Agriculture, shows the average monthly temperature of the Panhandle or North Texas country as compared with Des Moines and St. Paul, and from which you will note that the temperature during June, July and August is the same as that of Des Moines and but about 3 degrees warmer than that of St. Paul. But owing to our altitude and the small amount of moisture in the air, the North Texas summers seem much cooler, the average humidity being but 59.3, while at Des Moines it is 71.1, and at St. Paul 71.9. You will also note that the average temperature for December, January and February is 35.3, while that of Des Moines is 22.7, and that of St. Paul 15.

	North Texas (Amarillo.)	Des Moines.	St. Paul.
January	35	19	11
February	35	25	15
March	45	35	27
April	56	51	46
May	64	61	58
June	72	71	68
July	75	75	73
August	75	74	70
September	68	65	61
October	57	53	48
November	46	37	30
December	36	26	19
Average	55	49	44

RAINFALL

In some portions of the United States we find the prevailing impression, which no doubt originated from the stock men, that the Panhandle, or North Texas country, did not have sufficient rainfall to grow crops successfully, and in order to remove this erroneous belief as far as possible, we herewith present a few comparative statistics

taken from the Government reports, and from which you will see that we have sufficient rainfall, even in the driest year, for any crop. The minimum amount for any one year being over 19 inches, and the average annual rainfall during the six growing months, April to September inclusive, was over 18 inches.

Rainfall in North Texas country for past eleven years, as reported by the U. S. Observer at Amarillo:

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Av
1885	1.60	1.92	0.16	1.31	1.78	6.84	2.88	3.87	0.57	2.26	0.81	0.79	24.79
1886	0.76	0.41	0.21	1.83	2.20	2.32	2.16	0.73	0.63	0.63	0.35	0.12	18.16
1887	0.86	0.82	0.35	0.88	3.52	4.81	3.88	4.03	0.48	0.41	0.24	2.66	22.54
1889	0.59	0.07	0.17	0.23	3.12	4.45	6.96	0.81	6.09	1.15	1.24	1.11	27.29
1900	0.59	0.47	0.48	0.47	4.53	1.84	3.21	0.83	0.25	1.38	0.06	0.07	24.40
1901	0.03	0.48	0.02	4.90	3.99	0.92	1.45	2.42	2.18	1.78	2.00	0.55	23.11
1902	0.12	0.30	0.26	0.76	0.90	1.79	2.83	3.38	4.07	0.82	0.58	0.00	20.25
1904	1.16	0.08	T	0.53	2.86	5.53	2.48	4.69	3.55	0.44	0.59	0.60	21.33
1905	1.00	1.52	2.62	4.52	6.52	2.19	3.76	6.03	3.68	0.90	1.45	36.48	
Av.	0.70	0.85	0.48	2.16	4.17	3.28	3.02	2.55	2.37	1.68	1.32	0.93	24.03

A great many people are of the opinion that the rainfall in the North Texas country is no greater than that due north in Kansas, Nebraska, the Dakotas or Manitoba, but the Chief of the U. S. Weather Bureau, in Bulletin N, published January 18, 1905, and from which the following table was taken, says: "The relative small average annual precipitation in the Dakotas is due to their distance from the four great sources of moisture of the country, the Pacific Ocean, Gulf of Mexico, Great Lakes and Atlantic Ocean." Nebraska obtains this precipitation from the same source as the Dakotas, but on account of

being nearer the Gulf of Mexico, which is the main source of supply, averages as a rule are greater than in the Dakotas. Kansas, as well as Oklahoma and Texas, receives most of its precipitation from the moisture-laden winds from the Gulf of Mexico.

Representative Station.	No. of years record.	Average annual precipitation
Kansas (Wallace)	28	16.15
Nebraska (North Platte)	35	17.74
South Dakota (Pierre)	35	18.85
North Dakota (Bismarck)	29	17.69
Manitoba (Minnedosa)	18	16.45

None of which compare with the 24.03 inches of rainfall in the North Texas country, and the latter even receives more rainfall during the six growing months than any of the other stations do in the entire year.

Now compare the 24.03 inches of rainfall in the North Texas country with the following stations surrounded by high-priced lands, and none of which have the favorable climate to be found in North Texas. Average annual precipitation as published by the U. S. weather bureau:

Representative Station.	No. of years record	Average annual precipitation.
Illinois (Chicago)	51	33.64
Iowa (Sioux City)	12	24.97
Eastern Nebraska (Lincoln)	15	26.39
Eastern Kansas (Salina)	17	26.57
Minnesota (St. Paul)	53	26.99
Minnesota (Moorhead)	21	24.12
North Dakota, Red Riv. Valley (Pembina)	23	20.54
North Dakota (Gallatin)	12	17.22
South Dakota (Flandreau)	12	22.22
Oregon (Pendleton)	11	14.75
Washington (Walla Walla)	31	17.42
Alberta, N. W. T. (Calgary)	17	14.87

When distribution is considered, the advantage is certainly in favor of the North Texas country. Deduct useless rains from the totals in Illinois, Iowa, Minnesota, Eastern Nebraska, and Eastern Kansas, and the North Texas country will show a greater rainfall than at either of the above stations. It is the distribution of rain fall at the proper seasons in connection with ability of the soil to retain the moisture, that counts.

The following data is taken from the Monthly

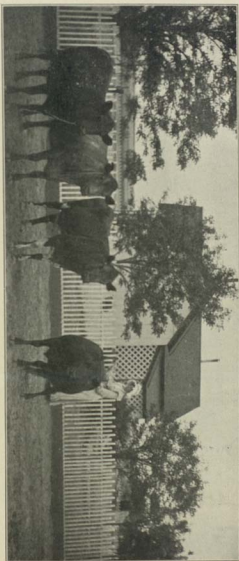
Weather Review Annual, summer 1905, published by the U. S. Department of Agriculture, and from which you will see that the North Texas country compares very favorably in every respect and has about twice as many clear days as any station in the eastern or central states. It is a veritable land of sunshine.

	Maximum velocity of Wind per hour.	Total movement in miles.	Clear days.	Partly cloudy days.	Cloudy days.	Days with $\frac{1}{2}$ or more rain.
North Texas	50	102,740	226	70	69	83
Sioux City	59	108,850	124	146	135	102
Minneapolis	62	104,579	119	112	124	107
Chicago	58	134,854	101	144	120	124
New York	64	108,355	120	120	115	124

SCHOOL ADVANTAGES

One of the first things that a prospective settler wants to know is, How about the school? No one who is considering the advisability of moving here need have any fear on this score. Texas was admitted to the Union by annexation, but unlike any other state in the Union, she retained possession of all her public domain, and the United States had no claim or interest in her lands. Under the Constitution adopted in 1869 the state granted to the school fund one-half of her public domain, and under the present Constitution, which was adopted in 1876, the state gave to the school fund all the remaining unappropriated land, the funds from which, when sold, to remain inviolate and intact, and shall be diverted to no other purpose than the up-building of the Public School System of the State. The amount set apart for the Common School Fund was about 38,000,000 acres of land, of which about 22,000,000 acres remain unsold. The state already has a larger school fund than any other state in the Union, and the lands which she still owns are rapidly enhancing in value.

The State of Texas undoubtedly has one of the best school systems in the Union, and all that is required to organize a new district is to have two pupils and the majority of voters in the old district favor the establishment of the new, and you then have as good school facilities in a sparsely settled community, as will be found



X. L. T. RANCH, NEAR TEXLINE

in the more thickly populated districts of the United States.

SOCIAL CONDITIONS

The swaggering border ruffian of the dime novel, with pistols and bowie-knife, is conspicuous by his absence. He may once have been in existence, but there is certainly no trace of him left.

Negroes and Mexicans are not allowed in the Panhandle of North Texas countries. Of the Indians, the low criminal whites and tramps, we have none. Then take a sprinkling of the most energetic, ambitious, thrifty, intelligent, law-abiding people from all parts of the United States and you have our social condition.

Texans pride themselves on their good laws, and the best of it is they are all strictly enforced.

There is no prejudice against the North or the South. The war is over in Texas, and all join in welcoming all good, law-abiding people from the North, the South, the East and the West. But above all, good farmers, and lots of them, is what is needed to make this the richest agricultural district in the Union.

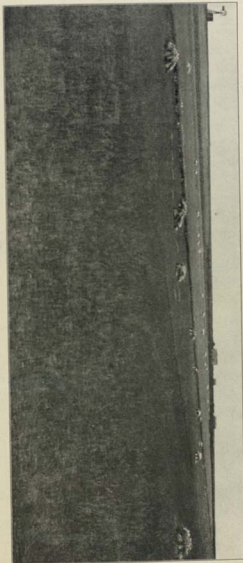
HOW TO SEE THE LAND

All parties in the Eastern and Central states will purchase their tickets to Texline via Kansas City, on the Rock Island System, transferring to the Fort Worth & Denver City at Dalhart. All parties from the North and Northwest should purchase their tickets via Denver and over the Fort Worth & Denver City to Texline, taking a receipt from the agent showing the amount paid and the form of the ticket, and in case you purchase 160 acres or more, your railroad fare will be refunded.

PRICES, TERMS, ETC.

We have lands at all prices from \$5.00 to \$15.00 per acre, which will sell with payments of one-third down, balance in one, two, three and four years, with interest at ~~6~~ 8 per cent. per annum, and give you the privilege of paying all or any portion of the deferred payments at any time. Special terms if desired will be granted to parties moving on to and breaking out the lands at once.

Texas today is the only first-class farming proposition where you have the soil, climate, rainfall, coast market, the low freight rate, and every other advantage that would be considered



MR. McMULLEN'S FARM, NEAR DALHART

enticing and encouraging to the farmer and investor.

It is a known fact that good farming lands are in greater demand and scarcer every day, cheap lands are rapidly disappearing, and in order to get them you will have to buy now. History shows that it takes land quite a long time to reach \$10.00 per acre in a new country. As it must be either \$3.00 grazing land or not less than \$30.00 farming land. It is therefore but a short step from \$10.00 to \$30.00.

You may say, "There is no hurry. I can buy this land five years from now." That is true. You may be able to buy some of this land. It will not get away, but the prices will, and probably out of your reach before you realize it.

This is certainly a land of prosperity and plenty, with great opportunities. Your opportunity is here today. Those who hesitate will lose. Are you going to be one of the many who a few years hence will say: "I could have bought the best farming land in the famous North Texas country at \$5.00 to \$15.00 per acre?"

THE NORTH TEXAS LAND CO.

Texline, Texas



FARMERS TELL THEIR EXPERIENCES

The following are some of the letters which we have received from the farmers of Dallam County, the originals of which are in our office, subject to inspection.

If you desire to be happy, and on the sure road to wealth, all you have to do is to invest in and live on a North Texas farm.

"Dead Broke" in 1901, But Different Now

Dalhart, Dallam Co., Texas, May 17, 1906.

The North Texas Land Co.,

Texaline, Texas.

Gentlemen: I lived in Salina County, Missouri, nine years, at which place I did some farming; after which I lived five years in Denton County, Texas, where I was farming, but with very poor success, and in 1901 I located here. At that time there was nothing at Dalhart, and Hartley was my nearest postoffice, but had to go to Channing, 25 miles distant, to buy a few groceries.

I had no money whatever; in fact was "dead broke," but succeeded in buying some land for which had to go in debt for the full amount and did not then have money to buy the material for fencing, but before my first crop came up succeeded in borrowing enough for that purpose.

During the last of May and forepart of June that year I broke some sod which I sowed for feed and the crop did well.

In 1902 I planted corn on the land which was broken out and in crop during 1901 and got 25 bushels per acre.

I then broke out more sod and sowed to Milo Maize, Kaffir Corn and Millet. The maize yielded 30 bushels of seed per acre; the Kaffir corn 30 bushels of seed and one and one-half tons of fodder, and the millet better than one and one-half tons of hay per acre.

In 1903 I planted corn and oats on the land which was broken out and in crop during 1902. The corn yielded 30 bushels per acre and the oats 45 to 50 bushels.

In 1904 my crops were all as good or better than any previous year.

In 1905 I planted corn on land which was broken out in 1904. It was a very poor stand but yielded 20 bushels per acre. All the corn which I have raised has been of the Dent variety. The oats were sowed in on corn land and yielded 65 bushels per acre, weighing 42 pounds per bushel. The milo maize was planted on corn land also and yielded 35 bushels per acre. I sowed 25 acres to millet, two-thirds of which I threshed and sold the seed for \$225.00 and had 37½ tons of hay left for which I was offered \$8.00 per ton, or \$300.00, making the total crop value from this 25 acres \$525.00, or \$21.00 per acre.

My first crop of wheat was raised in 1905 and yielded 22½ bushels per acre.

My brother-in-law, R. E. Vaughn, who is employed by the Ray Milling Company of Coffeyville, Kansas, and has been buying wheat for 15 years, examined my crop and said that with one exception never bought as good

wheat as this, it grading No. 1 and weighing 62 pounds, and he never saw oats equal to those I raised.

I wish to state right here that I never had the machinery with which to properly farm the land, my machinery consisting of a plow, disc harrow, and a railroad tie used for a drag harrow until 1905, when I bought a corn planter and drag harrow with which to put in the corn crop. Previous to this I planted my corn, Kaffir corn, and milo maize by dropping it through holes punched in a pan attached to the plow, using the tie for a harrow after plowing under.

Everything in vegetables and vines grow in abundance and of the first quality.

Peaches do well, growing to large size and good flavor, in fact never saw better.

My two year old cherry trees bore last year and this year are simply loaded.

The apples raised here are the largest I have ever seen, and for color, flavor and good keepers can not be equalled in any country.

My locust trees were but 18 inches high when set out three years ago and now measure four and one-half inches in diameter and are from 12 to 15 feet high.

I will add right here that all this has been raised without irrigation and with very poor cultivation.

This country can't be beat for hogs, cholera being unknown. I killed one eighteen months old which weighed over 600 pounds.

I own 40 to 50 hogs, 75 or 80 head of cattle, and three sections of land on which I built a good barn this year and am entirely out of debt.

Have been offered \$11.00 per acre for my land, but it is not for sale, as I consider this much better land than that in Denton County, where I formerly lived and where the land is selling at \$65.00 to \$70.00 per acre.

Abundance of water is easily obtained and none better in the United States.

Owing to our altitude we have never had hot winds or cyclones.

I believe the agricultural resources in the Pan Handle are greater, and more opportunities for the farmer to make money, than in any other country.

Yours truly,
J. A. BATIS.

Would Not "Swap" His Texline Farm for One in Iowa
or Nebraska if Compelled to Live There

The North Texas Land Co.,
City.

Gentlemen: I was born in Shenango County, New York, in 1844, and while I was a small boy my parents moved to Des Moines County, Iowa, where we farmed for 13 years. At that time it was a very new country and it did not seem possible that it would all be put in cultivation for a life time. There was but very little in cultivation and it was a question whether or not they could raise crops, and especially corn. Later, we moved to Muscatine, Iowa, where we farmed for five years with fair success. I then moved to Eastern Nebraska, where I farmed 13 years and then moved to Custer County, South Dakota, where I farmed five years, enduring the hardships of a new country, yet



FIELD OF GRAIN ON W. B. SLAUGHTER'S FARM,
DALLAM COUNTY. (See letter elsewhere.)

was quite successful. I then moved to New Mexico, where I engaged in the stock business, raising Kaffir corn and cane for feed, which always made a good crop with the poorest kind of cultivation. Four years ago I moved to the place where I now live, six miles northwest of Texline, Texas, where I have raised all kinds of feed crops, consisting principally of Indian corn, Kaffir corn, milo maize and cane. All of which always made good crops.

I have raised all kinds of vegetables, pumpkins, water-melons and the finest cantaloupes I ever ate, these excelling the famous "Rocky Ford," which is so much sought for in all markets.

I have never lived in a place where vegetables and garden truck of all kinds do as well as here. This year I sowed 60 acres to wheat and oats on cane stubble, it being the second crop on breaking, having neither a drill or harrow. I put it in as best I could with a disc and it looks well and is a good color.

Good farmers with the necessary stock and machinery is all we need to make this the best diversified farming country the sun ever shone on.

I have a young orchard of 137 trees; apples, pears, peaches and cherries, some of which made a growth of five feet last year. One two-year old cherry tree bore 13 cherries. I also have currants, gooseberries and grapes; our two-year old grapevines bore last year. Squash, cucumbers, tomatoes, etc., do exceptionally well here; in fact, everything I have ever tried to raise here has done well.

All water in this country is good and lots of it. My well is 104 feet deep and like all other wells in this country, can't be pumped dry. I consider this by far the best climate I ever lived in and the country has a brighter future. I would not swap my farm, even up, for one in Iowa or Nebraska, and be obliged to live on it. I am healthy, satisfied and intend to live here the balance of my days.

Respectfully,
D. Y. MESSINGER.

With Slight Cultivation His Wheat Averaged 26½ Bu.

Dalhart, Texas, May 16, 1906.

The North Texas Land Co.,
Texline, Texas.

Gentlemen: I have resided in Sherman and Dallam Counties for the past eleven years. For several years after first coming to the Panhandle, I devoted my time and attention exclusively to the cattle business and did no farming of any kind; however, I do not hesitate to say that for the past nine years I could have raised fine crops every year. The seasons for these years have been favorable enough to raise any kind of a crop. The rains have been plenty and sufficiently distributed to assure a fine yield.

For the past three years I have done a good deal of real farming and have always met with success. In 1904 my wheat produced on an average of 22½ bushels to the acre; in 1905 my wheat averaged 26½ bushels to the acre, and this under very slight cultivation. I also planted ten acres of rye and gathered on an average of 21 bushels to the acre. My first oat crop brought

me about 35 bushels to the acre and in 1905 I gathered 25 bushels to the acre, but a hail storm, which was local, struck my oats and cut it short by one-half. I feel safe in saying that I would have harvested 50 bushels to the acre had it not been for this hail.

For six years I have raised alfalfa on my place and cut four times a year, getting about ¾ of a ton per acre at each cutting. When it comes to wheat, maize, Kaffir corn, Indian corn, millet, etc., these can be raised every year without fail.

I have watched the development of the Panhandle country with a great deal of interest and believe that



PART OF HARTLEY CO. EXHIBIT AT DALHART
FAIR, SEPTEMBER, 1905

it is destined to become one of the greatest wheat producing countries in the United States, and so with the other small grain. It is a natural hog country, being free from any of the diseases peculiar to hogs, cholera being unknown.

I have never tried the Campbell or Fallow system of farming but have studied it a great deal for the past year or so and feel sure that with this system in practice the crops in the Panhandle will double in yield per acre.

I am now preparing 200 acres of sod land two miles east of Dalhart for fall wheat. I am using the Campbell system on this 200 acres and expect to get a fine yield therefrom next summer.

The cattleman has had charge of the Panhandle up to

three or four years ago, and it has been hard to dislodge him, but he is fast being pushed out and the actual farmer is taking his place. Already you can see the new farm houses dotting our prairies and it is my candid opinion the day is not far distant when you will see these prairies converted into 80 and 160 acre farms and our country settled up with a thrifty and prosperous set of people.

Wishing you the very best success in your undertaking in helping to build up the country, I beg to remain,

Yours very truly,
W. B. SLAUGHTER.

(Mr. Slaughter was formerly one of the "Cattle Kings" of the North Texas country, but has disposed of his herds and is now the President and heaviest stockholder in a number of the best North Texas banks, and his surplus money is now invested in good farm lands. See a picture of Mr. Slaughter's grain field elsewhere.)

A Few Things Will Grow in North Texas

Dalhart, Dallam County, Texas, May 17, 1906.

The North Texas Land Co.,

Texaline, Texas.

Gentlemen: I have lived in the Panhandle of Texas for 26 years, coming to this locality in December, 1900, when I located on a stock farm. During the spring of 1901 I broke up some land and planted it to milo maize, Kaffir corn and sorghum, all of which did well, also raised a fine garden.

During August, 1901, I broke out 18 acres more land, which I sowed to wheat that fall, disking it in as there were no seeders in the country. On this I pastured 65 head of calves, six or eight horses and some cows from December 1st to March 1st. This stock did not get a bite of anything else except a little in the stalk field, and came out March first rolling fat. The wheat then headed out in good shape but did not thresh it, as there were no machines in the country.

In 1902 and 1903 I sowed some oats and planted corn, milo maize and a variety of all kinds of vegetables, all of which did fine.

Nineteen hundred and four was the dryest year I ever saw in the country. My fall wheat, consisting of a few acres, was poorly put in and was a failure. My oats, however, were good but cannot give the yield as there were no threshing machines to be had. That year I furnished the grocerymen in Dalhart with radishes, lettuce, onions, beets, tomatoes, potatoes, etc., in fact all kinds of vegetables and garden truck.

I sold \$82.50 in cantaloupes and watermelons off of a two acre patch, after which fed 19 head of hogs from this patch of melons for seven weeks. I had one acre sowed to turnips off of which I sold several big loads, which was the better portion of the yield, and let the cattle have the balance. One hundred bushels of these turnips would average four pounds each and some of them would weigh eight pounds, and as for the pumpkins raised that year will simply say that I never saw their equal.

My 1905 crop of wheat was the first that I could ever



W. W. MARTIN FARM, 1½ MILES FROM DALHART

get threshed and it yielded over 20 bushels per acre, weighing 62½ pounds, and I sold most of it for seed at \$1.00 per bushel. I did not thresh my oats that year but would estimate the yield at 50 to 60 bushels.

I never raised much Indian corn as I consider milo maize and Kafir corn as good feed and the yield larger per acre.

In 1905 I had five acres of cantaloupes and shipped over 100 crates, or two-thirds of the best marketable melons, which netted me over \$200.00 after paying all freight, and then led the balance of them to the hogs.

April 15th, 1903, I planted 2000 locust seedlings, none of which were over 12 inches high, and many of them are now sixteen or seventeen feet tall.

We have good water and lots of it, but do not need it for irrigation and I have never done any irrigating.

This year I have five acres of fall wheat which is now heading out and looking fine, 20 acres of macaroni wheat, 25 acres of oats, 14 acres milo maize and will plant 25 acres more, 10 acres of sorghum, 20 acres of Indian corn, 30 acres millet, 2 acres of potatoes, 1½ acres onions; also all kinds of vegetables, and we are already using vegetables from the garden.

This is the first year my land was ever really farmed as it should be and I expect to have much better crops than heretofore.

Hogs and cattle do fine here, the hogs never having cholera or other diseases.

We have a fine climate and no such things as cyclones or sunstrokes in this part of the Panhandle.

I believe this is the best small grain and diversified farming country in the Union. The yield of all crops improving each year as the soil becomes subdued.

From actual experience and not theory am positive that a man with a small amount of capital can come here and make more money farming than in any other portion of the United States and I have been over quite a bit of it.

Yours truly,

W. D. WAGNER.

(Farm scene on Mr. Wagner's ranch elsewhere.)

**A Letter From Prof. Campbell, of Soil Culture Fame,
the Most Noted Soil Expert in the United States.**

(You should read one of his books, entitled "Soil Culture.")

Bethany, Nebraska, May 25, 1906.
The North Texas Land Co.,
Texaline, Texas.

Gentlemen: Yours of the 15th, referring to the great plains country of northwest Texas, commonly known as the "Panhandle," or "North Texas Country," and my opinion as to its adaptability for general farming, will say: Beyond any doubt, no section of the United States has ever been more misunderstood by the public at large, and its natural resources and its advantages less appreciated, than this very section. For nearly a half century it was known only as the home of the cowboy and Texas steer. About 25 years ago the high grade Shorthorn and white-face cattle began to take the place

of the native, and the Longhorn steer is now a matter of history.

Only a few years ago the question of free range came almost to an end by a chain of circumstances, and it became necessary for the ranchman to either lease or own his lands, and fence them, or go out of business. Most of the lands were acquired at a cost of one or two dollars per acre. Not until 1904 was there any further apparent possible change, when the Industrial Department of the Santa Fe railway became convinced that this vast scope of magnificent prairie had some general farming advantages, and by previous arrangement I left Chicago in July of that year to make a thorough investigation and report my conclusions.

I reached Amarillo on the 7th, very much prejudiced,



PART OF DALLAM CO. EXHIBIT, AT DALHART
FAIR, 1905

but after observing and realizing a few facts, I became not only converted but amazed at the fact that this great stretch of country should still be available at such prices.

The first fact developed was that there is over ten million acres of practically unbroken, level prairie in one great body. Second, that the soil of almost all of this level stretch is what is commonly termed "dark to chocolate loam," from 18 inches to four feet deep, underlaid with a clay subsoil. Much of the surface soil is quite heavy or close.

Third, that the rainfall at Amarillo (which is near the

center of the Panhandle proper) has averaged 24 inches for the past eleven years.

Fourth, the elevation is from 2,500 to 3,000 feet, giving what most people do not look for in Texas, i. e., cool nights, quite similar to Colorado; but, being so much farther south, it has longer seasons, thus bringing a most ideal climate, where those with bronchial or malarial tendencies must find relief.

Fifth, water for domestic purposes is found at a depth of from 20 to 250 feet, in unlimited quantities, and as pure, soft and palatable as any well water I have ever sampled, and I have been in every state east of the Rockies.

Crop rotations during the past two seasons show that all of the more common cereals, vegetables and fruits are easily grown, especially wheat, oats, Kaffir corn, milo maize and Indian corn. We believe it most especially adapted to winter wheat.

A glance at the crops now growing on the Model Farms of the Farm Land Development Company at Bovina, Farmer County, and Porico, Dallam County (the latter 14 miles southeast of Texline) is certainly ample evidence of the fact that with proper culture, the possibilities of these soils are very great.

I have also found ample proof that by proper care all kinds of fruit produce abundantly, the flavor and keeping quality of which is so very marked that some very large orchards are being set out this season, south of the Pecos Valley line.

Some of the very finest samples of peaches, apples and pears we found at Tascosa, in Oldham County, on the Denver railway.

In early September, 1905, I attended the fair at Dalhart, where all kinds of vegetables, fruits and grains were exhibited by the farmers from Dallam, Sherman, Moore and Hartley Counties—the four northwest counties. The exhibit was very fine and could hardly have been excelled in Old Illinois. One of the special features was the watermelons and canteloupes, of which four carloads of the latter were shipped from Dalhart last year.

Seeing is believing. This is a country that will stand investigation. Yours very truly,

H. W. CAMPBELL.

Considers the Land More Valuable Than That in Iowa,
Illinois, or Missouri

Dalhart, Dallam County, Texas, May 17, 1906.

The North Texas Land Co.,

Texline, Texas.

Gentlemen: I came here two years ago and bought a 10,000 acre ranch, including 1000 head of cattle, and intended to raise stock and do but very little farming. I found, however, that the land was much more valuable for farming than stock raising and that I could make much more out of it in that way. I have therefore sold off the stock and will farm exclusively.

My first year, 1905, I farmed with four small western horses 240 acres, having over 80 acres of corn, 60 acres of milo maize, 20 acres of millet and the balance in sor-

ghum. The corn yielded 25 bushels per acre, the milo maize 40 bushels and the millet two tons, all of which was on second year land and did not use a plow but planted it all with a lister.

Land on which you can use a lister I consider worth at least \$10.00 an acre more than where you can not, as you can cultivate with the same amount of labor nearly six times as much land as where you can not use it, and the land in this country is especially adapted to the use of the lister.

As yet have never sowed any wheat but I am breaking up 400 acres more land this year, all of which will sow to wheat this fall. I sowed three pecks of oats per acre this year and found that amount sufficient as it is plenty thick and a good color, but in Missouri or Iowa it would be necessary to sow two bushels per acre to get the same stand.

In this country one-half bushel of seed wheat per acre is sufficient as it stools out, making it thick enough for a good stand.

Previous to coming here I have farmed in Monroe, Randolph, Audrian, Sheridan and Carroll Counties, Mo., also some in Iowa. In Carroll County, Mo., I had as good a farm as there is in the state. My neighbor here last year raised better crops of wheat, oats and rye than I ever raised in my 25 years of farming in Missouri and I would put it in at least three times as much labor on my place as he did.

Everything here is in a crude state, as the people do not have the necessary stock and implements with which to properly farm the land.

In Illinois, Iowa and Missouri they have occasional failures which is something we never had here, but on account of the slack methods used in farming here it will be a wonderful country if we do not sometimes have a failure, and I believe that a failure would be the best thing that could possibly happen to the country as they would then see the advantage of better cultivation.

I have just purchased 11 head of good mules and intend to do better farming than has been the custom in this country.

I consider this land for farming purposes much more valuable than that in Illinois, Iowa or Missouri, where I am well acquainted with the conditions, as we can produce better crops with one-half the labor and can see no reason why the land in this country should not in a short time be worth much more money than their lands, as we can make more clear money per acre and with less labor.

As the character of this soil resists evaporation we do not need one-half the rainfall that they do in any other country, and we certainly have plenty to produce big crops without irrigation.

We never have any floods, cyclones or sun-strokes and the roads, which require no work, are the best I have ever seen in any country and can hitch up a team of ponies any day of the year and drive seventy-five miles, and I consider the climate alone worth what they are asking for the land.

I believe this to be the best hog country on earth as they have no diseases of any kind. I bought four gilts for \$16.00 and in four months sold the pigs from two of them for \$60.00. Last February I bought ten shoats

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for \$71.00; did not feed them anything but turned them loose to rustle and in three months sold five of them for \$72.00. When sold they were eight months old and weighed 270 pounds each. Hogs do nothing here but rustle and grow.

Owing to the elevation and lack of humidity it is impossible for grain to rust in this part of the Panhandle, consequently we have no loss of crops from rain or rust as they do in the eastern and central states where they do not have the elevation, and I defy any man to show me a particle of rust in this country.

I believe this to be the greatest broom corn country on earth as the climate is especially adapted for maturing it.

I may be over-enthusiastic in regard to this country, but from my experience and observation can not praise it too high, and am afraid to say as much as I should like for fear that the people who are not acquainted with the conditions here would doubt my statements.

Yours truly,

W. A. SNODGL.

Texline, Texas.

Should the intending homeseeker desire to correspond with any of the parties whose signatures appear in the published letters, we would suggest that a self-addressed and stamped envelope be enclosed with your letter, as each one will probably receive hundreds of inquiries and it will be seen at a glance it would not be fair to expect them to reply to all. The North Texas Land Co. will be pleased, however, to answer all questions concerning the country in any manner. When writing, send us the names of any of your neighbors whom you think may be interested.

Respectfully,

THE NORTH TEXAS LAND CO.,

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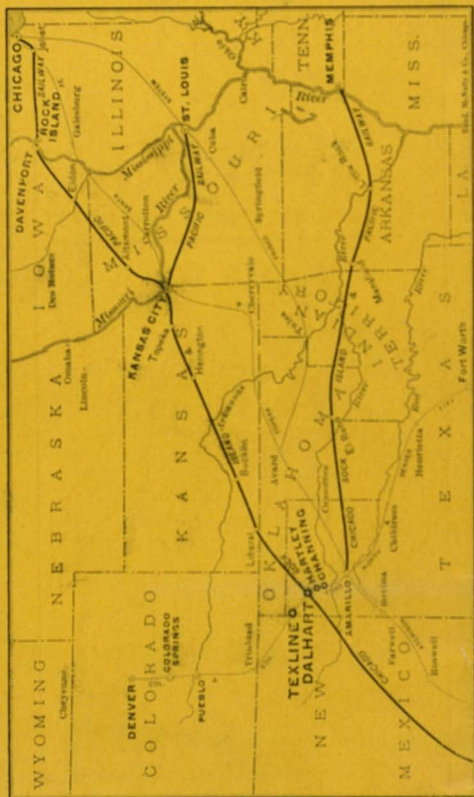
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