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OPENING OF THE COSTILLA ESTATE

in the
SAN LUIS VALLEY
COLORADO



Rio Grande River on Costilla Estate.

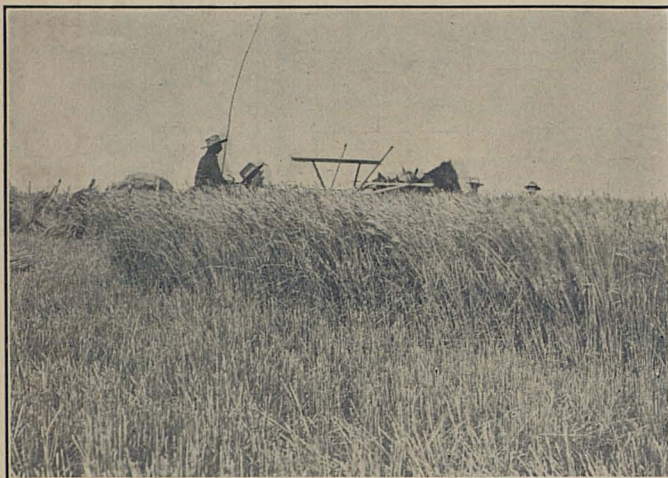
The Last Opportunity to Buy
Good Colorado Irrigated
Land at a Low
Price.



**COSTILLA IRRIGATED LAND
COMPANY,**

312 RAILWAY EXCHANGE BLDG.
DENVER, COLO.

THE CLASON MAP CO., PUBLISHERS, DENVER



Cutting a Banner Wheat Crop.

Seventy thousand acres of the world-famous Costilla Estate, which is located in the Southern part of the San Luis Valley of Colorado, is now opened for settlement, and the opportunities offered to settlers and investors are unprecedented in the development of western irrigated lands. No section of land in the west has greater possibilities, and it is not overdrawing the truth when we say that here lies the most fertile and the richest part of the southwest.

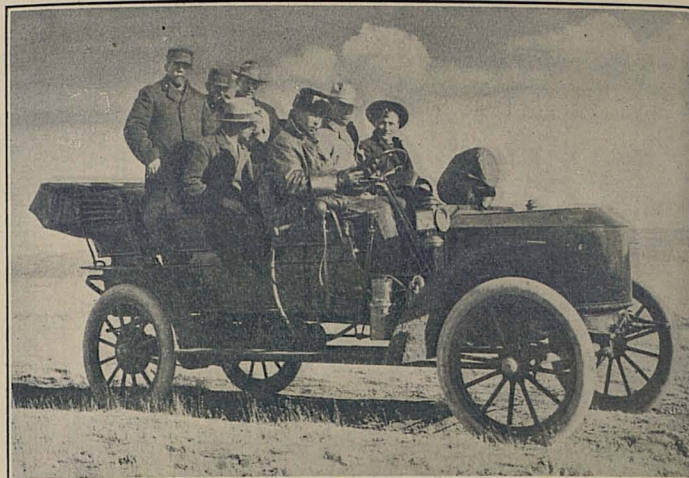
This part of the San Luis Valley possesses magnificent scenery and is possessed of a strange human interest, that in itself will draw the stream of tourists from the east and west.

A few miles to the north, and to the west of this 70,000 acre tract are thousands of acres of irrigated land under cultivation, and these farmers have startled the nation with instances of fabulous fortunes amassed from small beginnings. For this reason it is known that success and prosperity awaits every farmer who invests in this wonderful valley.

CREAM OF A RICH REGION.

This 70,000 acres of fertile irrigable land is the very cream of the San Luis Valley, and after it is developed, this locality will rival the prosperous agricultural regions of the state, where land values have advanced far beyond the predictions of the most enthusiastic optimists.

The soil of this vast area is a sandy loam, with clay sub-soil, and is very fertile. The land is smooth, with slope enough for successful irriga-



Seeing the Costilla Estate in an Auto.

tion, and covered with short sage and gramma grass. This land has laid there undeveloped for ages and ages, and the grass has fallen to the ground and decayed every year, making the soil very fertile, with the result that immense crops can be raised the first season. A disc and drag are all the implements needed to prepare the land for seeding to crop, and as one man can disc eight acres a day, a farm can be brought under cultivation in a very short time and at a small expense. The land is smooth and there is no expense to level it.

ADVANTAGES OF IRRIGATION.

The many advantages of farming by irrigation are known to nearly every resident of the United States, but for fear that some reader might not be familiar with the immense yields of crops by this improved method of farming, we will briefly show, by comparison with crops raised in Iowa, Illinois, and Indiana, that the crops from one acre of Colorado irrigated land will sell for four times the amount received for crops raised in those states. This is true because of the great fertility of Colorado soil, and because water is applied to the crops at just the right time and in sufficient quantity to produce immense yields, and is kept from the crops when not needed.

In Iowa, good land sells at from \$100 to \$125 an acre, and this land produces an average of 40 bushels of corn an acre, worth 35 cents a bushel. This gives the Iowa farmer \$14.00 an acre for his crops.



A Portion of the 70,000 Acres on Sale.

The Colorado irrigated lands produce immense yields of wheat, oats, barley, alfalfa, field peas, potatoes, sugar beets, fruits and vegetables, and not one of these crops will yield less than \$50 an acre when properly cultivated and irrigated. This being true, is it any wonder that developed irrigated lands sell at \$200 and \$300 an acre?

THE TITLE.

The title to the property is vested in the Costilla Estate Development Company, in fee, and is approved by Mr. Chas. J. Hughes of Denver, Colorado, and Messrs. Lunt, Brooks and Wilcox of Colorado Springs, Colorado. It is based on a Mexican grant, confirmed by Act of Congress, and covers the water in such way as to make the two rivers whose watersheds are on the grant, the property of the Company, subject to the state laws concerning water rights. This fact gives it a great advantage in all questions of water supply.

THE WATER.

The Culebra and Costilla Rivers and their tributaries lie entirely on this tract of land. Their average flow is about 272 cubic feet of water per second of time, as shown by observations covering a period of nearly ten years. There are reservoir sites available for the storage of 100,000 acre feet of water; adequate to irrigate, when completed and supplemented by the natural flow of these rivers, the entire irrigable area of the Company's holdings.

The flow of these rivers is sufficient to supply



San Luis Valley Harvest Scene.

the necessary storage. The Company will own large and adjudicated priorities, which not only insure the filling of the reservoirs, but will secure to the Company about one-half of the normal flow of these streams, independent of storage, during the irrigation season and even in dry periods.

The Company agrees to furnish for irrigation, one and one-half (1½) acre feet of water for each acre of land purchased, said water to be delivered during the irrigation season. Water is now ready for 15,000 acres of land, and by May 1st, 30,000 acres will be under ditch.

THE CROPS RAISED.

About twenty-five years ago began a period of rapid development and settlement in the San Luis Valley, and during this time it has been found that wheat, oats, barley, field peas, potatoes, alfalfa, sugar beets and small fruits yield phenomenal crops.

The quality of these crops are excellent, and the yield unexcelled in the Rocky Mountain Region.

That you may have some idea of the big crops raised in this Valley, we publish a few instances where farmers near Monte Vista, Colorado, are raising immense yields of these agricultural and horticultural products. Monte Vista is located in the San Luis Valley, about 40 miles northwest of the Costilla lands. These facts can be verified by writing these parties at Monte Vista.

J. J. Welch raised 2,93 bushels of wheat on 52½ acres that had been in peas the previous year.



Field Peas in Blossom in San Luis Valley.

Wm. Monroe, County Clerk, raised 55 bushels of wheat per acre.

Henry Selters sold one crop of wheat raised on 160 acres for \$5,480.

Kelly & Wurburton raised 62 bushels of wheat per acre.

F. Sylvester and Sons raised 140 bushels of oats per acre.

Adam Deitrich raised 103 bushels of oats per acre.

George Cole reports that from four acres of ground he raised 2,296 bushels of potatoes, or 574 bushels per acre, which, when sold, netted them a profit of \$250. an acre.

J. S. Campbell sold \$2,465 worth of potatoes from an 18 acre field.

Zinser Bros. planted 130 acres of potatoes, which yielded 36,000 bushels, or 280 bushels per acre. This crop netted them a profit of \$100 an acre.

FIELD PEAS.

The crop that has brought the San Luis Valley to the front in recent years and advanced the price of land is the Field Pea. The total cost of seeding, irrigating and caring for a crop of field peas is from \$1.50 to \$3.00 per acre. Being fed on the ground, there is no expense for harvesting. They are superior to any other crop as a fertilizer, one crop fed on the ground being equal to two years alfalfa. It takes the place of corn in fattening hogs and sheep, and costs but one-fifth as much as a corn crop.

This is not a new crop, but has been raised



Pea-Fed Hogs at Stock Yards.

as a hay and forage crop in this country and Europe for centuries. It so happens, however, that the peculiar climate, soil and conditions which prevail in the San Luis Valley, and nowhere else, exactly suit the growth, maturing and feeding of the field pea. In some states they can be raised, but there is so much moisture that they will mold, or if not, must be harvested, which added expense would take from the profits. This gives the San Luis Valley a monopoly on this great industry.

THE HOG INDUSTRY.

The fattening and raising of hogs on field peas and barley is one of the most recent industries to the San Luis Valley, and as it has already passed the experimental stage, it promises to be one of our most profitable industries.

It is estimated that three to six head of hogs can be fattened on each acre of peas through the season of three months.

Actual tests have shown that at five cents a pound, hogs will make from \$28 to \$34 worth of pork on an acre of peas.

Pea-fed pork is considered superior to the corn-fed product, and as evidence of this fact, Denver packing houses have offered a premium of \$1 per hundred, live weight, for pea-fed hogs, and several trainloads have been shipped from the Valley to California.

CLIMATE.

The climate is all that the most critical could desire. The summers are cool and pleasant; be it



Work on One of the Costilla Estate Reservoirs.

ever so warm in the sun, it is cool and pleasant in the shade, being high, the air is light and does not hold the heat; thus sunstroke is unknown. The winters are mild and dry, with very little snow fall.

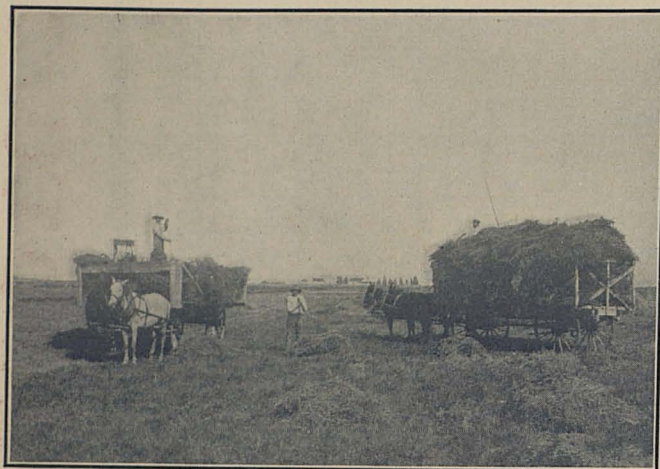
For people who are afflicted with asthma, hay fever or lung trouble, the climate here has accomplished much. In nearly every case of tuberculosis, when the patients have come in time, they have either been greatly benefited or permanently cured. Lots of sunshine and pure mountain air are too strong a combination for disease germs.

It is stated by reliable authority that typhoid fever is practically unknown in the San Luis Valley, and that there has not been an original case in that locality for years.

RAILWAY FACILITIES.

A line of railroad is being constructed south from the Rio Grande through the Costilla Estate, and it is expected that this line will be completed by Fall, but must be in operation early in 1910. The constructing of this road will furnish opportunities for early settlers to reap a harvest in large wages, at times that can be spared from their farms; and upon the completion of the road there will be such a rush for unsold lands that prices will advance rapidly, and those who purchased at the low prices will awaken to the fact that their land has made them wealthy and independent.

The coming of the railroad will place the residents of this valley in close touch with the western and southern markets where agricultural pro-



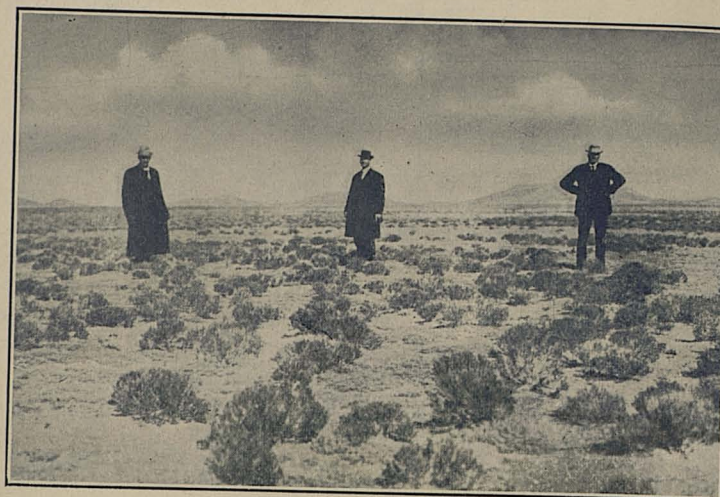
Wagons Loaded With Alfalfa.

ducts always sell at top prices, and where the demand far exceeds the present supply.

TERMS OF SALE.

This 70,000 acres of rich, fertile land is placed on the market at the very low uniform price of \$37.50 an acre, which includes a perpetual water right. One-third of the purchase price is due at the time you buy the land, and the balance to be paid in three equal annual payments, with interest at 6 per cent per annum; or one-third of the purchase price can be paid down, and the balance in two and a half and five years, at 7 per cent interest. A warranty deed is given at the time the purchase is made.

As a special inducement to early buyers, THE COSTILLA IRRIGATED LAND COMPANY offers a limited number of acres for a short time at this unusually low price. This unprecedented opportunity to buy Colorado irrigable land can be better appreciated when it is known that in less favored sections, improved farms are selling at from \$100.00 to \$300.00 an acre. And not only are the early settlers and investors favored with a bargain price, but a warranty deed for a town lot is given free to every purchaser of eighty acres of more, and he is also given the privilege of buying 640 acres of grazing land at \$5.00 an acre. Because of these attractive inducements, the splendid climate, fertile soil, abundance of water for irrigation, and the small expense necessary to prepare the soil for cultivation, places this particular tract of land in a class by itself, and stamps success upon the enterprise, and guaran-



Scene on the Costilla Estate.

tees prosperity and independence to the farmers who take advantage of this golden opportunity.

WHO THE SELLING AGENTS ARE.

The men who have charge of the selling of this great estate are Mr. C. A. Bradley, Mayor of Longmont, Colorado; Mr. E. N. Woods, Superintendent of the Denver Dry Goods Company; Mr. George Gano and William Downs of the Gano-Downs Company, Denver; Mr. W. P. Hogarty, Agricultural Superintendent of the Great Western Sugar Company in Colorado, and other well-known residents of this state.

The fact that these men are connected with the opening of this vast tract of irrigated land is a guarantee of itself that every promise and statement made by the Costilla Irrigated Land Company will be fulfilled.

OWNERS OF THE COSTILLA ESTATE.

The men who own the Costilla Estate are: former Congressman, Franklin E. Brooks, Judge H. G. Lunt and H. A. Smith, Colorado Springs; U. S. Senator, C. J. Hughes, Jr., Hon. Gerald Hughes and Fred C. Moffat, Cashier of the First National Bank, Denver. These names connected with any business project is a sufficient guarantee that it is a square deal, and one that will be a success.

THE DEVELOPMENT BEGUN.

That the development of this vast area of irrigable land will result in the building of import-



Potato Field in San Luis Valley.

ant cities, the establishing of beautiful country homes, the enlarging of the commercial interests of the state, and making prosperous and successful thousands of farmers and business men is the opinion of every one who has visited the Costilla Land.

It is a region of vast resources with unsurpassed opportunities and possibilities; a new country possessing every element and condition necessary for the establishing of a successful agricultural community, and with all the development before it. It is an opportunity for men with small capital, who are possessed of ambition and push,

HOW ABOUT THE BOY?

Where is your boy going to get a farm? If you wait until he is ready to select one for himself the best will be taken and he must begin life by paying too high a price for land. Why not provide for him now by buying one of the rich Costilla Estate Farms? He will some day thank you for your foresight.

Farming is a better business now than it has ever been. A great nation has to be fed and the land on which the food is raised is rising rapidly in value. Give the boy a chance to start on good land, bought at a low price. Make up your mind today to provide for his future. Visit the Costilla Estate and select a farm; that will be better than any legacy you can leave him.



Scene on the Estate in January—No Snow.

to start upon their life's work where success and independence will crown their efforts. It is the same opportunity that was presented to our forefathers years ago, except that in the present generation the development of a new locality such as this is carried on much more rapidly. What has been done in the developed sections of Colorado during the past thirty years will be accomplished in Costilla County during the next ten years, and the man who buys now—today—and assists with the development of this new empire, will, within a few years be classed as one of the prominent and successful business men of southern Colorado.

Actual Cost to the Settler to Develop 80 Acres of Costilla Irrigated Land.

Every settler will be interested in knowing the amount of money necessary for developing 80 acres of this land, and we have very carefully prepared the following itemized list, showing the money needed to properly cultivate and raise the first crop:

4 head of horses, wagon and two sets of harness	\$700.00
1 disc	37.50
1 14-in. plow	19.00
1 20-ft. drag made of 2x8 timber.....	3.00
1 press drill	80.00
12 rolls barbed wire	42.00
400 posts	40.00
Seed for 40 acres of field peas.....	60.00
Seed for 20 acres of wheat.....	35.00
Seed for 10 acres of oats.....	20.00
Seed for 10 acres of potatoes.....	70.00



Group of Purchasers Looking Over the Land.

A very conservative estimate of the amount of money to be realized from the sale of these crops is \$3,000, and as the entire crop can be seeded, irrigated, and raised by one man, the opportunities for a farmer to become successful and independent are very apparent.

At times when not busy on the farm, one can take his teams and earn large wages in assisting with the construction work of canals, reservoirs and railroads. Hundreds of thousands of dollars will be expended at this work during the next few years. Lumber for building purposes, posts, and fuel can be secured at a very low price from the timber section of the Estate.

EXCURSIONS TO THE LAND.

Homeseekers' excursions leave the east for Colorado every first and third Tuesday of each month, at which time low round trip rates can be secured. The nearest railroad point to the Costilla Irrigated Land is Fort Garland, on the D. & R. G. R. R., at which place our automobiles will take you over the tract without expense to you. It is important that you write to us before starting to visit the land, that we may arrange to have the automobiles at the train when you arrive.

Parties buying eighty acres or more will have their railroad fare refunded for the round trip from Denver, and the Company will entertain you on the land free of expense.

COSTILLA IRRIGATED LAND COMPANY,

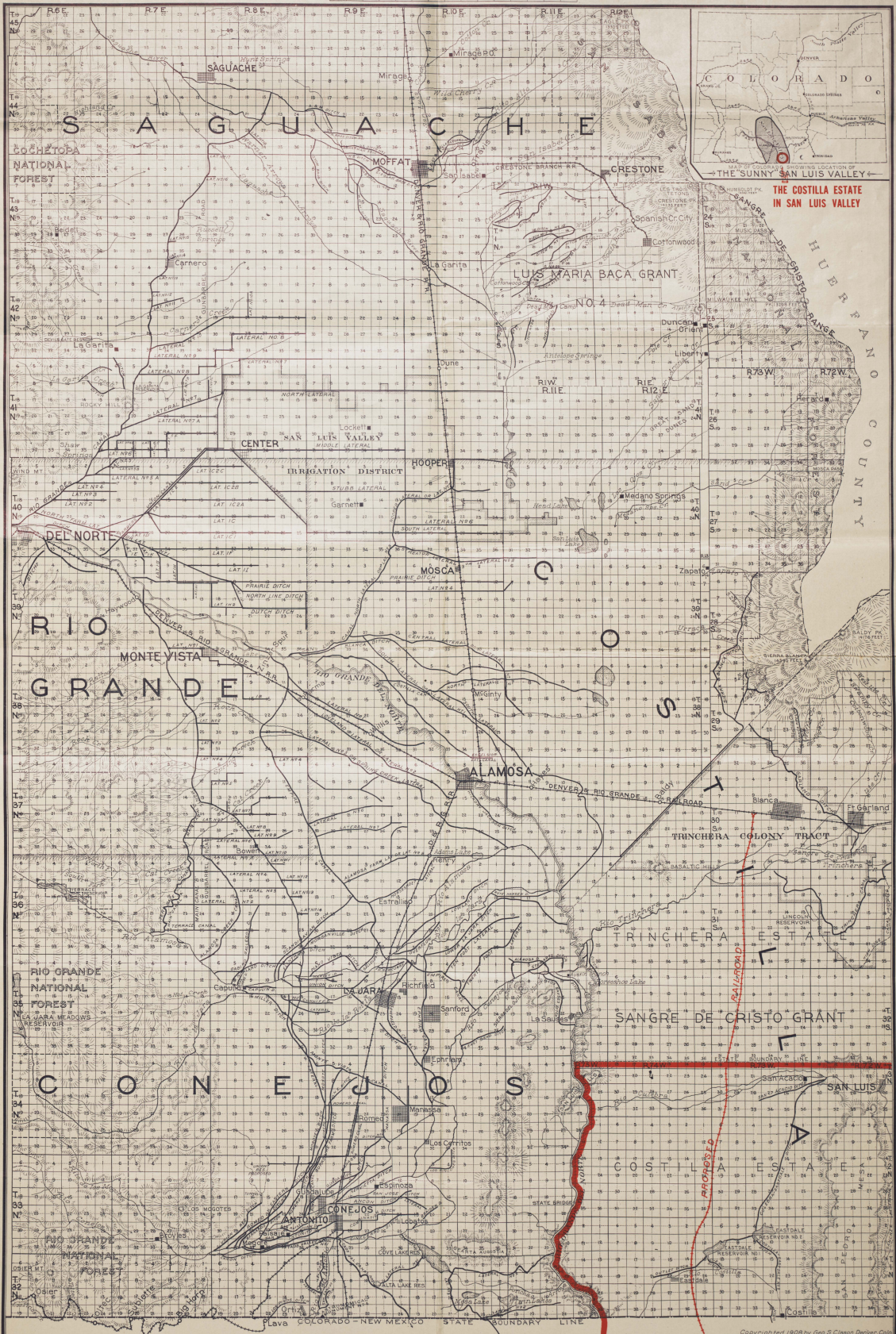
312 RAILWAY EXCHANGE BUILDING,
DENVER, COLO.

SUNSHINE, BIG CROPS AND PROSPERITY ARE CERTAIN ON THE COSTILLA ESTATE

CLASON'S MAP OF THE SAN LUIS VALLEY

PUBLISHED BY THE CLASON MAP CO. DENVER COLORADO

The Costilla Estate offers the best chance you will ever have to get the best land at a low price

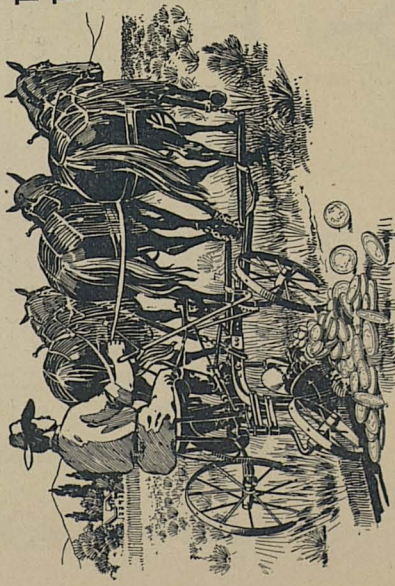


The land we offer you at \$37.50 an acre, with perpetual water right, will make you more money than land elsewhere at \$100.00 an acre

THE COSTILLA IRRIGATED LAND CO., 312 Railway Exchange Bldg. DENVER, COLORADO

THE CREAM OF COLORADO LAND IS IN THE GREAT COSTILLA ESTATE

Place
a 1c Stamp
Here



THERE IS A FORTUNE IN
THE SOIL FOR THE FARMER.

COLORADO
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061

ORDER

COSTILLA IRRIGATED LAND CO.

312 RAILWAY EXCHANGE BLDG. DENVER, COLO.

GO ON OUR WEEKLY EXCURSIONS TO THE COSTILLA ESTATE - WHERE THE BIG CROPS GROW