

# THE TRINITY VALLEY OF EAST TEXAS OFFERS GREAT AGRICULTURAL OPPORTUNITIES

Why YOU should investigate Trinity Valley, East Texas, in preference to any other portion of the great State of Texas.

Trinity Valley offers the home-seeker or investor the following: A large area of fine well drained, productive, undeveloped land, being in the famous Trinity River Valley, the most productive lands in Texas.

Trinity Valley is in the rainbelt area of Texas. The rainfall average for a period of more than 20 years is 40 inches per year, and this is evenly distributed over each month of the year, according to Government table of rainfall.

Two or more crops are grown on the same ground the same year. It is located about 100 miles inland from the Gulf.

The elevation (about 300 feet above sea level) and the gently rolling lay of the land make the natural drainage very good.

The water gets a quick outlet through the numerous creeks that have a rapid current flowing into the Trinity and Neches rivers.

Trinity Valley has a 10 month growing season each year, and has never had a total crop failure.

The Gulf breeze tempers the summer heat. It seldom reaches 100 here, much cooler in summer than further inland, and nights are always cool. The winters are mild and balmy. Sunstroke and heat prostration never known.

We can grow nearly every field crop, vegetable or fruit that is grown in the United States.

We have a more even climate than California and health conditions are very good.

We have plenty of railroads and good market facilities.

We are within 70 miles of Houston, a sea-port city of 150,000 people.

We can make a one day round-trip excursion to the Galveston Beach and sea bathing from Livingston, Texas.

Livingston, the County seat, is a town of 2,000 people, on two lines of railroad.

Polk County, in the Trinity Valley, is just commencing the spending of \$1,000,000 to build a system of good roads within the county. 95 per cent of the area is tillable land.

The land is undeveloped, because: The larger part of same has been held in large bodies by companies from an early date, and has not been on the market at any price, much the same as an Indian reservation, which is not developed until opened up and settled by farmers.

Part of Trinity Valley is in the Texas coastal oil district, and oil prospecting and drilling has already been commenced.

Trinity Valley, we believe, is the best undeveloped agriculture district in America.

If you live on high-priced land in any Northern State, we ask what would our all-year-round climate be worth to your farming if you could move it up there?

**BROMLEY-LEWIS LAND COMPANY,**  
Omaha, Nebr.

## JOIN OUR EXCURSION

For your convenience we operate privately conducted excursions—

To our lands in the Trinity Valley of—  
**EAST TEXAS**

Arrange to go with us on one of these trips, see for yourself the wonderful opportunities there for YOU.

On these trips we make a special excursion rate.

**BROMLEY-LEWIS LAND COMPANY**  
OMAHA, NEBRASKA

SECTIONAL MAP OF  
TEXAS

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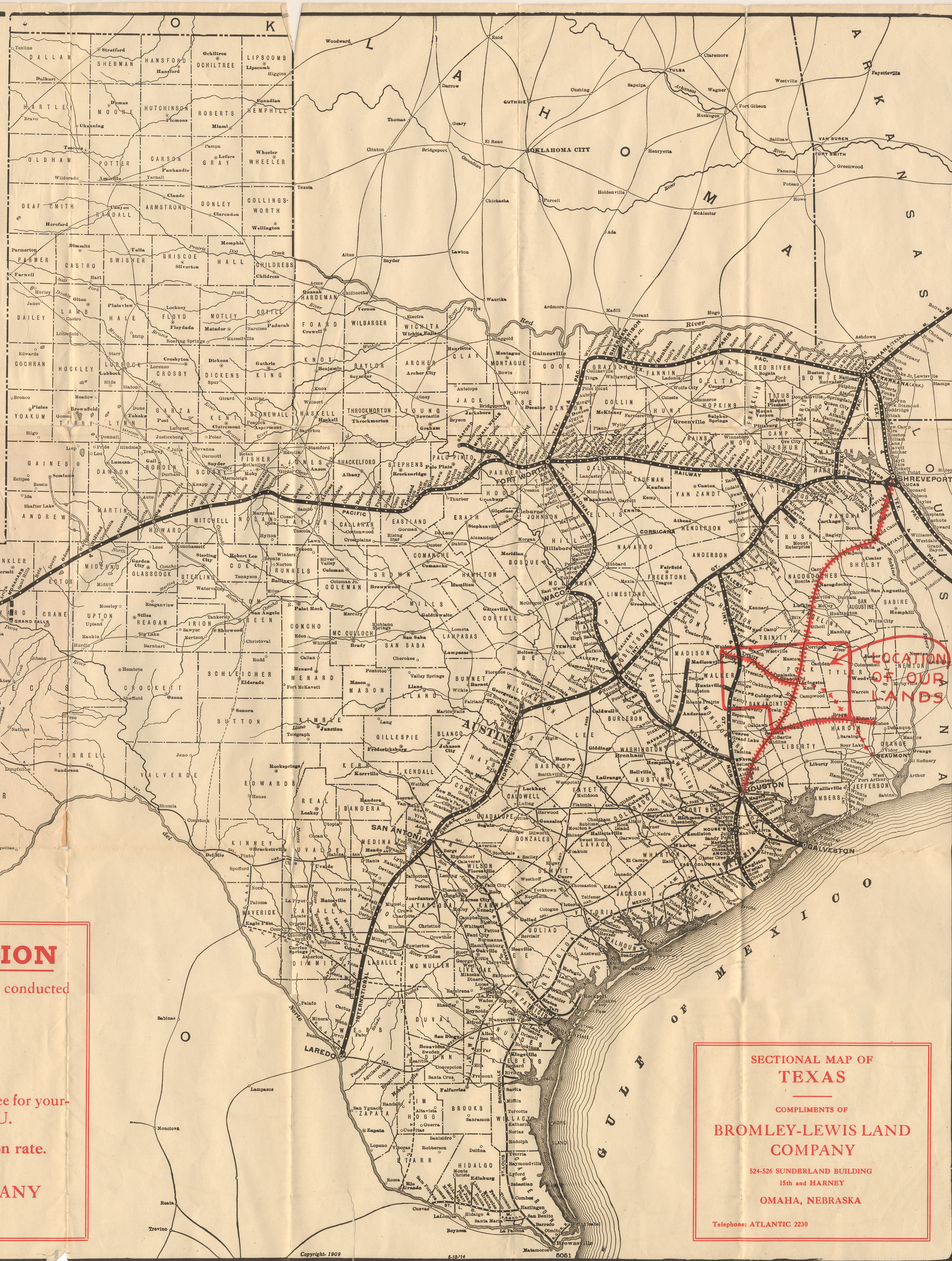
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POCKET MAP  
OF  
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