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OPPORTUNITIES FOR THE HOMESEAKER

TEXAS

THE COMING COUNTRY

The NEWEST SOUTHWEST

"A Land of Beauty and Joy Forever."

509-6-93-11111



FACTS

ABOUT

TEXAS

FOR YOU

INTRODUCTION

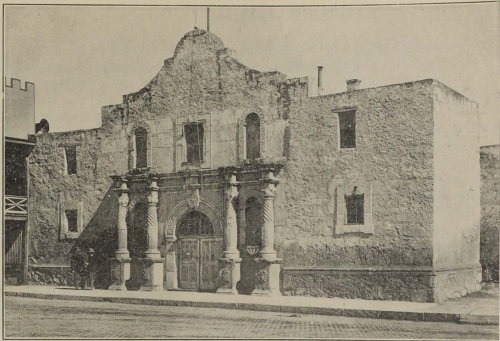
WE have endeavored, in this little booklet, to compile FACTS about the great State of Texas, and especially Southwest Texas, which will materially aid its readers to arrive at the merits of this section as an agricultural, stock, fruit and truck growing country, as well as a most healthful climate in which to live; and the facts contained in the following pages are such as we have personally verified, and if they appeal to you the impression is made by a revelation of the truth, such as can be made plain to you on personal investigations. For much of the material herein we are indebted largely to the Missouri, Kansas & Texas, San Antonio & Aransas Pass, Southern Pacific and the International & Great Northern Railroads, all of which traverse this magnificent and wonderfully resourceful country.

We invite your attention to every fact, either portrayed by word or picture in the following pamphlet, and ask you to weigh each carefully, not as to what we have said, but what many have said.

Respectfully submitted,

HUST & BRUNDAGE, [pub. co. ?]

San Antonio, Texas. 1905 ?



ALAMO
Cradle of Texas Liberty

HISTORICAL

"IN those picturesque days, when Louis XIV—the 'Grand Monarque'—was King in France and before William and Mary had come to the throne of England, when the spirit of adventure and lust of conquest of new, strange lands were the dominant motives in Spain, Portugal, and France—what is now San Antonio had its genesis.

La Salle, commissioned by the King of France, had, by the erection of a rude fort on Lavaca Bay, established, in a measure, the claim of France to a vast indeterminate region, whose possible impingement on Spanish territory to the west could only be arrested by a show of arms. Spain, ever jealous of the Gallic neighbor, would not look with favor on such pretensions, and the Viceroy of Mexico, Gaspar de la Cerda, Conde de Galve, by royal command, directed the Governor of Nueva Vizcaya to send an armed force from Monclova, the capital of the province, to the eastward to stay the further advance of the French. Captain Jose Ramon, whom the church records designate as a kinsman of the Conde de Grijalva, was selected for this important duty, and those records, now to be seen in the National Library, state definitely, that after untold hardships and adventure, Captain Ramon with a command of fifty-three Spaniards and various Indian guides did, on the 11th day of September, 1689, establish a block fortress at San Antonio. It is impossible

today to say exactly where this fort was situated, but from the description it appears safe to assume that it was at the head of the San Pedro Creek.

San Antonio was settled in 1689. The Alamo, on Alamo Plaza, was built 1718. San Fernando Cathedral, on Main Plaza, was built 1734. Mission Concepcion de la Acuna two miles from Main Plaza, was built 1731. Mission San Jose, four miles south of Main Plaza, was built 1720. Mission San Juan, six miles south of Main Plaza, was built 1731. Mission Espada, eight miles south of Main Plaza, was built 1731.

Governor Antonio Cordero was the first of four governors to occupy the Governor's Palace, No. 105 Military Plaza, erected in 1749. He was tried for treason, executed, and his head was placed upon a pole where the city hall now stands.

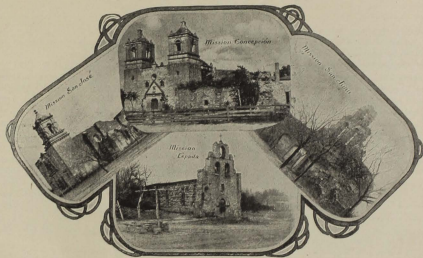
The Veramendi Palace, No. 128 Soledad street, was occupied by Governor Veramendi, who was the father-in-law of Colonel James Bowie.

Milam was killed in the rear of the Veramendi Palace—December, 1835, by a sharpshooter from the top of a cypress tree standing where the old courthouse now stands.

His grave is in the center of Milam Square.

Eight battles for the independence of Texas were fought in and around San Antonio in the following years:—1776, 1812, 1813, (two battles,) 1835 (three battles,) 1836, under

The Remaining Evidences of the Old Spanish Regime of Long Ago



THE OLD MISSIONS, LOCATED NEAR SAN ANTONIO

TWO THINGS WE PROMISE—PROMPTNESS AND SATISFACTION

the following flags: Spanish, French, Mexican Charter flag and the Texas flag. After Texas Independence, and when the Republic became one of the States of the Federal Union, the United States flag was used until the civil war when the Confederate flag was used. Followed by the United States flag after peace was restored. Thus San Antonio has lived under eight different flags.

"Santa Anna invested San Antonio February 23, 1836, in command of a force estimated at from 4,000 to 6,000 soldiers and Colonel Travis and his men were driven into the Alamo; his force consisting of 188 men. After a siege of eleven days the Alamo fell on March 6, 1836, and the entire garrison was killed and their bodies burned.

"The officers defending the Alamo were Col. W. B. Travis, James Bowie, Davy Crockett, J. B. Bonham, J. Washington."

"The Battle of San Jacinto was fought on April 21, 1836. 'Remember the Alamo' was the slogan. Santa Anna was defeated and captured, which ended the war and gave Texas independence."

"Previous to the civil war General Robert E. Lee and General Albert Sidney Johnston, were stationed in San Antonio and had their headquarters on the corner of Crockett and Losoya. They resided in the old Howard Mansion on South Alamo street."

San Antonio—Type of the New South

Wilton Lackaye, Visiting Texas for the First Time in Many Years, is Struck with the Growth of Her Great Southern City—Industrial Development Keynote of the Present—Sentimental Period Superseded by Rush of Modern Progress—Storied Alamo and Perfect Climate Now Incidental.

Read the Following Closely

WILTON LACKAYE recently made a tour of the Lone Star State. He said: "I have just visited Texas for the first time in nine years, and I was astonished at its progress. Take its towns, for instance. Nothing except the growth of New York City parallels them. San Antonio, a Mexican settlement of a few years ago, is today the metropolis of a great State. It may be justly regarded as exhibit 'A' of the New South. The vigor, courage, and faith of Galveston after its dreadful scourge are marvelous. Here, without outside help, is a city which was rebuilt in a year. Dallas, in its development, push, and up-to-date-ness, suggests the best of our Northern cities, and Fort Worth, from a straggling village, has become a world center for the packing industry.

"Texas, the big grazing field of nine years ago, has become a leader in grain growing and truck farming, a rich oil field, and a rice and pecan grower. Its industries are as wide as its extent. I used to think that the attitude of Texans in New York, when they said 'I am a Texan,' was arrogant. I know now that the great space they control produces not only the big head, but the big body

the big mind, and, best of all, the big heart. God bless Texas!"

Growth of San Antonio.

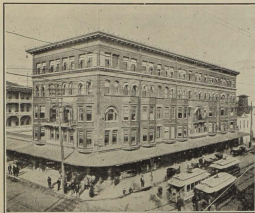
"So much for a great commonwealth and its people. Now let us turn our attention specifically toward that part of the State which lies farthest from us. We who live in the Middle West and Northwest, unfamiliar with the tremendous strides which Southwestern Texas has made within the last twenty-five years, and conversant only in a general and superficial way with the growth of San Antonio, the principal city of that section, are likely to be surprised when we learn that the historic Alamo, the world-famous climate, and the attractions of a health resort that is without a peer on the continent, are regarded and treated by her busy inhabitants merely as interesting incidents to the twentieth century life which they are living.

"But if you happen to catch the atmosphere and feel the pulse of San Antonio, the surprise will soon wear off, and your interest, after a few hours of sight-seeing, will center, finally, not in the scene of Santa Anna's massacre



ALAMO PLAZA, LOOKING NORTH.

PLEASE NOTE—WE ALWAYS HAVE SOMETHING OF MERIT TO OFFER



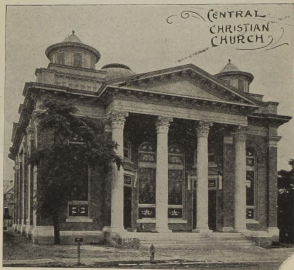
HICKS BUILDING

of Colonel Bowie and Davy Crockett and their followers, not in the cerulean sky, not in the chest-expanding circumambient, but in those evidences of material advancement which prove that San Antonio has something more substantial than sentiment at her back.

More Than Sentiment Here.

"The Alamo, the climate, and the health resort attractions are all very well in their way, and San Antonio would not part with them for all the millions that lie hidden and waiting to be revealed in the soil around her; but they have as little to do with her daily tasks and triumphs, save as they help her people to work harder, to be healthier and to be happier, than the murmuring of Lake Michigan has to do with the ebb and flow of commerce in Chicago."

"The sentimental period in the history of San Antonio passed away long ago, and it is felt now only by those who come down from the North to grow robust and fat in a splendid climate; who nearly always get what they come for, and who remember San Antonio with grateful hearts forever afterward. Hundreds of the people who came to breathe have remained to work, and there is nothing in the light of their eyes or the tinge of their skins or the sound of their voices now to distinguish them from the native born who have never needed to go anywhere to be cured of anything."





MAIN PLAZA, LOOKING SOUTH

SAN ANTONIO, THE IDEAL CITY

Some of Her Charms.

"IN some respects San Antonio could, if she were so inclined, rest for a few years without any fear that cities of her size in any part of the country would pass her.

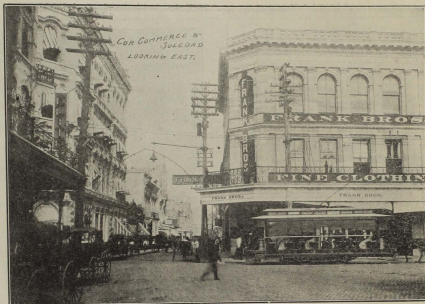
"For example, she has about 150 miles of water mains, connected with twelve artesian wells having an aggregate capacity of 35,000,000 gallons of absolutely pure water per diem; she has, in all, thirty-one of these great artesian wells, with a total capacity of 76,000,000 gallons daily, or all and more than is required, over and above the needs of the municipal supply, to irrigate the land around her; she has seventy-five miles of beautifully paved streets and 125 miles of cement sidewalks; she has about eighty miles of electric street railways; she has thirteen handsome and substantial bridges crossing the picturesque San Antonio river, thirteen miles of which lie within the city limits; she has hundreds of the finest homes to be found anywhere in the Southwest; scores of business blocks that would be a credit to any city of metropolitan pretensions, in the country; twenty-six colleges and private schools; sixteen splendidly equipped and conducted public schools; she has among her many churches, which include houses of worship of every denomination, two that stand out as pre-eminently the finest in the State; she has twenty-one parks and plazas, comprising 227 acres, some of which surpass in beauty anything in the nature of pleasure grounds that the most advanced Northern city has to offer; she has a government building that cost \$1,000,000 and is worth it, a county courthouse that cost \$600,000, and theaters and hotels which have made her the most delightful spring, summer, autumn, and winter resort in America.

Great Manufacturing Center,

"Before passing to the material side of life in San Antonio it will be of peculiar interest to Northern people to learn that in a city of approximately 80,000 inhabitants the public school population is up to the highest standard reached in any part of the country; that is to say, it is one-fifth of the total population, or 16,000. In view of the fact that San Antonio is a great manufacturing town, and that manufacturing towns everywhere stand low in point of school attendance, this is a splendid showing, and one that will have much and proper weight, I am sure, with thousands of Northerners and Westerners who are at present prospecting for suitable locations in Texas, and, especially, in the great Southwest.

"And, speaking of manufacturing, San Antonio is a long way in advance of those many ambitious communities in all quarters of this republic which promise to be humming centers of industry when they grow up. There is more fulfilment than promise in this beautiful and bustling city, where no less than 143 prosperous plants are in operation. Among these there are establishments which employ all the way from 165 to 950 persons each, their combined yearly pay rolls exceeding \$5,000,000. There are some immense flour mills, breweries and foundries here, and practically the entire range of industrial enterprise is covered but by no means occupied.

"The expansion of trade has been so rapid of late years, the country round about is filling up so rapidly, there is such a steady increase in the number of the wants to be supplied, in their character and in the ability of the people to meet them, that no place on earth offers better opportunities for the investment of capital in manufacturing enterprises."



LOOKING EAST ON COMMERCE STREET FROM MAIN PLAZA.

FUTURE SURE IN SOUTHWEST TEXAS

Great Variety of Soils and Climate on San Antonio Plateau Offers Diverse Opportunities to Farmer and Investor—All Advantages of a Great State Found Here—Country Surrounding City Has Conditions Already Resulting in Marvelous Growth and Increase in Wealth.

(Herbert Vanderhooft in Chicago Inter-Ocean.)

I WAS talking to a railroad man about the present flow of immigration to the Lone Star State from all parts of the country, and particularly from the Middle Western and Northwestern States, when he said:

"Northern people talk about 'going to Texas' as European emigrants talk of 'going to America'—they speak of it as a locality rather than an empire. Did it ever occur to you that there are counties in Texas as large as some of our States? Illinois is one of the big States of the Union, and yet, very nearly five States as large as Illinois could be accommodated within the hospitable borders of Texas.

"This very immensity of Texas is frequently a handicap to her. You would call it foolish for a New Englander to say that the climate of Illinois was bad because a friend of his in Cairo had written him that it sometimes becomes very hot down there. You would not think much of the intelligence of a man who would tell you that peaches will not do well in Illinois, owing to the east winds that prevail every spring in Cook county. And yet, ignorant people judge Texas too often by what they hear of a small corner of a State whose area is 268,242 square miles.

"While certain general statements might be made with reference to Texas it would be as nonsensical to speak in sweeping terms of the climate, topography, fertility, peculiarities and characteristics of the State as it would



"SOME ONIONS."

WHERE HEALTH AND WEALTH ABOUND. COME AND SEE

be to make general statements about Europe, Asia, Australia, or North and South America. When people say that they are going to Texas, and ask me for advice, I always want to learn two things before I give it. (1) . What part of Texas they are going to. (2). What object they have in view in going to Texas.

"The answers to these questions would determine whether I would advise them to seek a location in the northern, southern, western, eastern or central portions of the State up near Indian Territory or Oklahoma, over near the Rio Grande, along the New Mexican border close to the Mexican boundary, down toward the Gulf, in the low or in the plateau country.

One State—Varied Advantages.

"There are great stretches of country in Texas where all the advantages of the marvelous State may be found in combination and there are immense districts which offer particular advantages to certain classes of emigrants, but if I were asked to advise Middle Western and Northwestern

people what part of Texas to go to in order to find splendid soil, climate, social conditions, educational advantages, opportunities for making money in almost every calling—who are looking for chances to grow up and get rich with a country that is growing up and getting rich at a rate unparalleled in our history—I should say to them 'Settle anywhere in that part of Texas which is tributary to San Antonio. And the sooner you get there the better will be your chances, not of getting rich quick, but of getting rich sure.'"

"It would be a waste of time to speak of the climate of the country of which San Antonio is the commercial, industrial, educational and social center, because volumes have been written about the health-giving properties of the sunshine and air of this district. From a practical viewpoint, the best evidence that can be given in support of the contention that the climate is peerless is that any cereal, fruit or vegetable that can be raised in any part of the United States not only grows, but grows abundantly, in Southwestern Texas."

TEXAS, STOREHOUSE OF THE WORLD

"When the people of the northern states want cotton out of which to make clothing, they look to Texas to furnish it.

"When they want early vegetables and finest berries and fruits that grow, Texas is called on and responds.

"When lumber is wanted to build Northern houses, Texas mills furnish it.

"When oil is needed Texas pierces her bosom with iron drills and it gushes forth in untold quantities.

"When the vast wheat supply in the North runs short Texas comes to the rescue.

"When the rice crop of other countries fails Texas is "Johnnie on the spot" with rice for the whole world.

"When wool is wanted, Texas sheep shed their fleece and supply the demand.

"When leather is wanted to make shoes for the people of the North, Texas cattle give up their hides for the public good.

"When horses and mules are wanted to restock the farms and ranches of devastated countries, Texas furnishes the beast.

"When men are wanted to defend the flag of the country, there is a stampede of Texans to get to the front first.

"When turkeys are wanted for Northern Thanksgiving dinners and eggs to make Christmas eggnog, Texas poultry yards are equal to the demand.

"When Northern bees quit work and go on a strike, Texas bees rush to the rescue and furnish the finest the honey world ever saw.

"And in fact when anything is wanted by the people of the North that they have 'nt in stock, they turn to Texas and she does not disappoint them.

"The fact is, Texas is the storehouse of the world, and only the door of one room is opened. Let's unlock another door and show what the old commonwealth has.—Longview Times-Herald."

LET GO

(Come to Southwest Texas)

With rope attached to the limb of a tree
Above a river wide;
A man once tried to swing across
Upon the other side;
He tied the rope into a loop,
A sort of double bow;
And on the end he hung and hung
And 'cross the river swung and swung,
But never could let go.
His feet near touched the other banks,
But clinging was his woe;
He clung and clung, and swung and swung,
But never could let go.
Now this is what happened to a Northern farmer,
Who came to South Texas, you know,
He kept swinging—clinging to the North—
And somehow didn't let go.
But his neighbor bought,
And prosperity caught,
And today is rolling in dough,
But his doubting friend is swinging and swinging,
To the frozen North is clinging and clinging
And never will let go.

Moral:—Come to South Texas and buy."

Homestead Exemptions

"To those who have lost their homes in the tax-ridden, mortgaged north, Texas presents unparalleled advantages and attractions in her homestead and exemption laws, which practically prohibit mortgages of land or chattels. England gave to Freedom the Magna Charta and the Writ of Habeas Corpus; the United States, a free Republic, the Declaration of Independence and constitutional government; and Texas gave to the family the Homestead and Exemption law

"By the constitution of Texas the homestead of a family not in a town or city is made to consist of not more than two hundred acres of land, which may be in one or more parcels, with the improvements thereon.

"The homestead is protected from forced sale for the payment of all debts, except for purchase money, taxes due thereon, or for work and material used in constructing improvements thereon. There is also exempted to every family free from forced sale for debts, all household and kitchen furniture; all implements of husbandry; all tools and apparatus; five milch cows and calves; two yoke of oxen; necessary yokes and chains; two horses and one wagon; one carriage or buggy; one gun; twenty hogs; twenty head of sheep; all provisions and forage on hand for home consumption, and all bridles, saddles and harness."

Think of This

"First—That in Texas the home of the family, the household and kitchen furniture and family supplies are absolutely exempt from forced sale for debt.

"Second—That the income of the permanent free school

fund, added to the proceeds from light taxation, insures a free education to the children of this and all coming generations in separate schools for the races.

"Third—That neither the state nor any county or subdivision of the state can vote any subsidy to any manner of enterprise.

"Fourth—That no bonded debt can be fixed upon any county or city except by a vote of the taxpayers at a special election.

"Fifth—That the rate of taxation in Texas is the fourth lowest of all the states in the Union."

Educational and Religious Facilities

Education in Texas is represented by a great number of high-grade schools and colleges.

The State has the largest permanent free school fund of any State in the Union, something over \$64,800,000; of this amount, over \$22,200,000 is in cash, bonds and land notes; the balance of the fund is in lands.

The State distributes annually \$5.00 for each school child, while the average for the United States is but \$1.35 per capita.

The total amount expended for schools for 1903 amounted to nearly four and a half million dollars, an increase over the amount expended during 1902 of \$462,043. In addition to this vast sum, each city and county has a special school tax that increases this amount very considerably.

Separate schools are maintained for white and colored scholars.



CABBAGE GROWING, SOUTHWEST TEXAS

WE HAVE GENUINE OPPORTUNITIES FOR INVESTORS

Aside from the most liberal Homestead and Exemption laws, which protect wives and children, its permanent public free school fund amounts to over \$147,769,202.00. The largest of any permanent Free School fund in any state in the Union and over 700,000 children are receiving its benefits.

TAX.

Its entire state tax is 22½ cents on the hundred dollars half of which is used for the education of its children, which added to the income from the Public School fund, amounts to about four million dollars yearly for education, with the revenue constantly increasing, notwithstanding the fact that about five million dollars are expended annually for its school.

Its Universities and Colleges, with expensive buildings and attractive grounds, compare favorably with those of any of the older states, while its sixty odd denominational private schools and colleges, having an attendance of over 12,000 pupils, with buildings and grounds valued at about three million dollars, with all the religious denominations represented in every community, make it the peer of any state from an educational, social and religious standpoint.

A General Farming Country

There is nothing grown on a farm in any part of the U. S. which is not successfully grown here; no state in the Union, nor other territory in the world, presents such a variety of soil and products as does Texas.

Texas is first in area, having 265,780 square miles



R. E. LEE PEACHES

and 3490 square miles of her area occupied by water surfaces of Rivers, Lakes and Bays.

"Texas ranks first in the production of cattle, horses, mules, cotton, peaches, honey and pecans, it produces one quarter of the total cotton crop of the world and one third the total crop of the U. S."

We Only Ask You *TO COME AND INVESTIGATE FOR YOUR-
SELF. YOU WILL BE MORE THAN PLEASED*



A SOUTHWEST TEXAS BARN YARD

THE WEALTH OF TEXAS

"The wealth of Texas is greater than that of any other State in the Union, and it comes from many sources. It is primarily an agricultural community, and has more farmers than any other of the United States. In 1900, six years ago, when the census was taken, Texas had 352,190 farms, and I suppose they must have increased in number very rapidly since. Missouri came second, with 284,886; then Ohio, with 276,719; Illinois, 264,151, and Iowa, 228,662. Thus you will see that Texas had 68,000 more farms than Missouri, 86,000 more than Ohio, 98,000 more than Illinois, and 124,000 more than Iowa.

"A similar difference appears in the size of the farms, as the following table will show:

	Total acreage	Av. per Farm acres
Texas.....	126,000,000	375
Missouri.....	34,000,000	119
Ohio.....	24,000,000	88
Illinois.....	28,000,000	124
Iowa.....	30,000,000	151

"The resources of Texas are boundless. It is not only an empire in size, but it is also an empire in its ability to provide for its own needs. Should every other source of supply for the necessities or luxuries of life be cut off from the State, its people could go on supplying their wants by their own efforts. They would not suffer, but the people of the world at large would find themselves deprived of many things for which they now depend on the Lone Star State."

One Secret of Prosperity

"Four trunk railway lines have exerted a wonderful influence on the growth of San Antonio and the development of the surrounding country. Mammoth crops of everything that can be grown from Mother Earth are produced in the territory traversed by these roads, and the larger part of the products find a market here, a portion for home consumption, but the major part for transshipment to less favored localities. Train load after train load of cotton, grain, fruit, hay, tobacco, vegetables and live stock roll into the city daily.

"The railways have not been backward in making known the wonderful fertility of the soil, and immigration has assumed colossal proportions. This has been of an unusually desirable class, most of the newcomers being prosperous farmers from the central and Eastern states, drawn here by the bonanza of cheap lands and the ease with which farming operations may be conducted.

"All this, of course, has tended to increase the importance of San Antonio as a trade center, and to aid in making it one of the most prosperous cities in the Southwest. It is one of the wonder points of the State, a State rich beyond description in all that serves to make people happy and contented."

OUR CLIMATE, SOIL, WATER AND PEOPLE ARE OF THE BEST

TEXAS—GREATEST OF ALL

"Texas has more railroad mileage than any other state and more new railroad building each year.

Texas is second in production of hogs

Texas is third in per capita wealth

Texas is fourth in poultry and eggs,

Texas is the fifth state in population.

TEXAS HAS MORE

Prairie land than Kansas

Timber land than Michigan

Oak than W. Virginia

Iron than Alabama

Rice land than the balance of the U. S.

Corn land than Illinois

Wheat land than North Dakota

Fruit land than California

Tobacco than Virginia

Oil land than Pennsylvania

Grape land than the balance of U. S.

Watermelons than Georgia

Kaolin than the whole of Europe

Gypsum than any other state

Lignite than all of Europe

Granite than New Hampshire.

"It has about two million apple trees and ten million peach trees, and is planting more every year.

South Texas produces the greatest yield of the finest pecans in the world from trees growing wild along its streams. It has planted over a half million trees and planting more each year "



TRIUMPH POTATOES

We Get There First and Get Top Prices

WHILE NEARLY EVERY CROP GROWS IN SOUTH TEXAS

COTTON IS the principal crop, as it is easily grown. Makes a sure crop and yields the grower from \$25 to \$50 per acre, according to care used in preparation and cultivation of soil and selection of seed, on land that can be bought for from \$8 to \$20 per acre.



416 BALES OF SOUTHWEST TEXAS COTTON. VALUE (AT 10c PER POUND) \$20,506



ORCHARD IN SOUTHWEST TEXAS

TEXAS

The only State in the Union with room enough for a population great enough to consume its total production of food, fabrics and building materials; the only area in the world in which the native resources of fuel, iron, water, stone and lumber are sufficient to enable its maximum population to exist and flourish without drawing upon the product of any outside State or nation.

General Farming

"**T**EXAS is a great agricultural state. No other state in America can claim as many natural advantages. In its climatic conditions, in arrangement of its surface, in productive soils, in the distribution of the water supply, in short everything calculated to give a man the very best returns for his money.

"A glance at the map of Texas will show that the climate, soil, altitude and water supply clearly marks it as the wheat, rice, cotton, corn, fruit and vegetable district of the Southwest.

The Soil

is the farmer's stock in trade, it is his basis of prosperity.

"Extending back from the Gulf of Mexico a distance of from 150 to 300 miles into Central Texas, with an altitude varying from sea level to six hundred feet is what is known as Texas Coast Country. It's land is built up of the deposit of rich soils brought down by the rivers and spread over the surface of the coast country. It is a composite of all the soils of the higher altitudes from the staked plains to the sea. Along the rivers it is a black alluvial. On the higher portions, and along the coast it is a fine sandy loam mixed with the rich deposits of many centuries. The surface is a gradual slope, at times rolling, but in all cases has

a most excellent drainage, which guarantees fine health and splendid crops.

Crops

"Our section of the state will grow anything planted in the ground, an evidence of which can be seen by reference to another part of this booklet, giving a full list of the products collected within thirty days for the San Antonio International Fair exhibit.

We will enumerate some of the leading products.

Alfalfa

"There is no better section of the State for the successful growing of alfalfa than Southwest Texas. Those who have planted it can testify to its abundant and profitable yield. This industry is new but the acreage is increased yearly and with splendid results.

Beans

"This is the home for the early snap bean, in fact, beans of all varieties, and it is one of the best "money-getters." They are planted during the fall and winter months, mature early and are shipped to the northern cities in very large quantities, thus commanding fine prices—as high as \$125.00 per acre has been realized on beans.

Beets

"There is scarcely any crop so remunerative and sure as the beet. Hundreds of cars and thousands of barrels are

AGRICULTURE IN SOUTHWEST TEXAS



A SOUTHWEST TEXAS ALFALFA FIELD

shipped each winter from the southern states to the northern markets. Only within the last few years have our truck growers begun to pay particular attention to beet cultivation and their success has been most remarkable.

The beet is easily grown and very productive, from \$100

to \$400 per acre having been realized from a single acre of land.

The soil for beets should be rich, loose and deeply plowed. As soon as the beets get to the size of a silver dollar, they are marketable. Beets bring from 25 to 75 cents per dozen bunches. Like radishes, they are packed

THIS SECTION IS IN ADVANCE OF CALIFORNIA IN MARKETING

in barrels or crates, well ventilated. They find ready sale from December to April. Plant beets and plenty of them.

Sugar beets, bearing a high percentage of saccharine matter, are grown in our section.

Berries

"Besides growing peaches, pears, plums, Japanese persimmons and figs, the country has become a large shipper of strawberries, dewberries and blackberries. No section in the world can surpass it for the quality and yield of her berry crop, and the shipping season extends from February to June.

"Phenomenal yields of Texas fields materially increased the value of lands beyond that point when cattlemen could afford to devote their ranges exclusively to cattle raising. It is understood that it requires no less than ten acres of land for each head of stock, and, when land is \$1.00 to \$2.00 per acre, stock raising is considered profitable; but, when these lands are worth from \$5.00 to \$10.00 and more an acre, a novice would readily see that no man in the cattle business could afford to devote his lands, valued at such figures, exclusively to raising cattle. Thus the immense tracts were cut up into smaller tracts, immigrants poured into the state, with the results that today Texas with only 17,133,641 acres in cultivation

Stands Fifth

in the list of agricultural states.

"It is readily conceded by all those who know anything about Texas that the most prolific agricultural section is that which recognizes San Antonio as its logical center,

particularly that portion directly South of San Antonio, with the Gulf of Mexico bordering on the southeast and the Rio Grande bordering on the south and west.

"Within the last four or five years, in the territory named special attention has been given to growing vegetables, they maturing at a time when they secure the maximum prices on northern markets, which markets they virtually invade without a competitor. The profit in growing vegetables in this territory will be seen by an examination of the following figures, secured from reliable sources, showing

Net Earnings per Acre

"Watermelons from \$75.00 to \$200.00 per acre; cantaloupes from \$40.00 to \$75.00 per acre; cabbage from \$125.00 to \$225.00 per acre; cauliflower from \$75.00 to \$200.00 per acre; beans and peas from \$100.00 to \$125.00 per acre; tomatoes from \$125.00 to \$400.00 per acre; potatoes from \$60.00 to \$150.00 per acre, onions from \$150.00 to \$800.00 per acre; tabasco peppers from \$500.00 to \$900.00 per acre.

"The State Experimental Station at Beeville, Southwest Texas, in a bulletin on tests of the various varieties of cabbage submits the following figures as the results of the experiments.

Value per acre	Weight at 1½ per	No heads.	per acre	pound	cut.
Stein's Early Flat Dutch	10,850	40,146	\$602.19	Feb. 3	
Autumn King	6,981	32,772	491.58	Feb. 25	
Louderback's All Year	7,361	32,772	595.96	Feb. 25	
Large Late Flat Dutch	7,179	45,471	682.06	Feb. 28	
The Lupton	6,672	38,444	576.66	Feb. 11	
Burpee's Surehead	5,843	31,692	475.38	Mar. 2	

ITS VEGETABLES, FRUITS, MELONS AND OTHER PRODUCTS

Cabbage

"Southwestern Texas is the home of the cabbage. It is a winter vegetable and in the mild climate south from San Antonio it is planted in September and October and is ready for market in midwinter. The growth is almost abnormal. The heads literally cover the ground.

"Garden truck of all varieties is raised in the winter and marketed in the early spring when it brings the highest price. Truck farmers make an income of from \$100 to \$500 per acre.

You can get land in this country in small tracts from \$15 to \$25 an acre. For truck farming alone a 20-acre place will be all that you can take care of. If you pay \$25 an acre, the first crop intelligently planted and cultivated, will more than pay for the land."

Cauliflower

"Cauliflower is as easily grown as cabbage. The ground should be thoroughly cultivated and a rich, moist soil, well watered when heading.

When the plants are of good size, transplant with care and set them about eighteen inches apart in rows two and a half feet apart.

Water the young plants well and frequently. When beginning to "head up" till the outside leaves loosely over the head to protect it from the sun. When ready for the market cut the heads, leaving a few leaves on each head. Pack in barrels or crates. Very large returns are sure to be received from cauliflower.

Corn and Small Grain

"Corn is a staple crop and grows anywhere, From Waco on the north, to Alice, Falfurrias, Corpus Christi and Rockport on the south, Eagle Lake, Hallettsville, Rock Island and Yoakum on the east, to Kerrville on the northwest, corn is grown in large quantities. Our yield will be from 40 to 75 bushels per acre.

"Wheat comes in May. The first car of new wheat in the United States was shipped from Kerrville. Wheat yield is from 15 to 35 bushels per acre.

Do not think that we do not have sufficient rainfall for all kinds of crops.

Cotton

"In 1901 Texas produced 3,808,568 bales of cotton—nearly one-third of the cotton production of the world. For the last six years the cotton product of the state has averaged 3,000,000 bales, or a bale for every man woman and child in the state. This at the average price of cotton amounts to \$135,000,000. Add to this the value of the by-product, estimated at \$20,000,000, and we have a total of \$155,000,000 from the cotton crop alone.

"Cotton is a crop that is admirably adapted to the climate, soil and labor conditions of the South. The yield is reasonably certain and the market is constant. Nearly every foot of land in Texas will grow cotton. The yield will range from one-half to one and one-half bales to the acre in the highly cultivated and fertile lands.

"Cotton as a staple product of the farm will always pay, just as corn and wheat and potatoes pay in their zones of production. Cotton will always be a staple product of



COTTON FIELD NEAR SAN ANTONIO

GOOD WATER. GOOD SOIL. GOOD CROPS. GOOD CLIMATE

Texas, as corn will always be of Illinois and wheat of the Dakotas.

The by-products of cotton—oil, cotton-seed, meal, lint and hulls—will tend to help out the producer. The income from these by-products is becoming very considerable.

The establishment of textile factories in various parts of the state will furnish a home market for raw material and have a decided effect upon the production of cotton.

"Cotton is a staple crop of this section, as everywhere else in the South, not because it is the most profitable crop, but because it requires the cheapest implements (the same as for corn,) practically no expense for seed, is as easy to cultivate and gather as corn, is a sure crop, and always finds a ready sale at a fair price; in short, it is the poor man's crop and the renter's crop. Owing to the early springs and late falls so conducive to its successful cultivation, together with the richness of the soil, which after twenty-five years of constant cropping requires no fertilizer and the further fact that labor (Mexican) here is cheaper than anywhere else in the United States, cotton can be raised in this section at a profit even when raised at a loss everywhere else in the country.

"The United States produces about three-fourths of the world's cotton crop, and Texas produces about one-third of the cotton raised in the United States, or an average of about three and a half million bales per annum. This is the best cotton section of the state, hence of the United States and the world.

"Northern farmers who have moved into this section, and who, with their careful cultivation produce the largest

and finest crops of cotton, claim that at nine cents a pound (the average price during the last five years,) there is more money in cotton than in wheat at seventy-five cents a bushel and twenty-five bushels to the acre.

"Europe is considerably worried for fear the United States cannot raise cotton to meet the increasing consumption of cotton goods.

"Every acre of cotton-growing land will double in value in the next three years except where it has already advanced from \$50 to \$75 per acre."

Cattle

"It has been said that cattle and cotton are the 'bone and sinew of Texas,' be this as it may, we claim to **originate** more cattle for shipment than any other part of Texas. At the same time, our ranchmen are seeing the great importance of improved, high-grade cattle, which will always yield our usual number of cars, if not more, for shipment to northern markets. They may reduce the number of head, but this will be more than compensated in largely increased **weight and quality** of cattle, all of which are more remunerative to the grower and require less number of acres to support a steer. This will necessarily cause them to see that they can sell off part of their large ranch holdings for colonization purposes, and thus create a better market for their home cattle, although not reducing their foreign or interstate shipments.

"The large majority of our stockmen have nothing but high-grade cattle. Several gentlemen from Missouri said: 'You had to show us, but now that we have seen for our -

WE HAVE FRESH VEGETABLES ALL THE YEAR

selves, we are willing to say that your cattlemen raise nothing but 'prize winners'—at least we would consider them so in our state.'

Figs

"The seventh great wonder of the world is the magnificent Empire State of Texas, and as remarked by Mr. H. M. Brown, secretary of the Fruit Growers' Association, 'The eighth wonder is why Texans have not long ago adopted fig culture on a large scale. The more one knows of fig growing and its universal adaption to all soils of Texas, the greater the wonder.'

"For many years figs have been cultivated around our homes in a very limited way, but none on a large scale for commercial purposes. In our coast country there is a local fig called the 'Magnolia Fig,' which is very desirable on account of its size, sweetness and prolific bearing qualities. Some trees have been known to yield between 800 and 1,000 pounds of fruit to the tree in one season. Figs begin to ripen early in June and the crop continues until frost. With proper cultivation fig trees begin to bear in the third year; and from that time the crop is generally sure.

Grapes

"Our grapes ripen and are on the market from 3 to 5 weeks earlier than those from California and other states. The first thing to be decided is what kind of grapes, raisin, table or wine, are the best to grow. This must be decided by each farmer. In Southwest Texas are the Catawba, Brighton, Delaware, Triumph and Concord.

By reference to U. S. agricultural reports it can be seen

that the Gulf Coast and Bay front country is especially adapted for the growth of the grape, and those who have vineyards corroborate this fact.

Texas Honey Crop

"In the production of honey Texas ranks first—producing more than double the honey than any other state in the union. The bee business is most profitable where there is considerable wild land, giving the bees access to the mesquite, chapparal cat-claw, and the thousands of wild flowers in Southwest Texas.

"From one county in Southwest Texas 1,164,000 pounds of honey were shipped in 1903, at the average price of 9 cents per pound, bringing \$104,764.



BEE CULTURE—SOUTHWEST TEXAS

NOT A MONTH WHEN THE FARMER CANNOT PLANT

Melons

"Southwest Texas is as fine a melon district as can be found in the South or West, and we raise melons equal to the best.

Melons are handled in solid trains, and one station, Floresville, shipped 35 cars in one day. The shipment from the entire line reached 1,200 cars. More than any other line of railroad in the world. Buyers from all points buy the melons at shipping point.

Lettuce

"Don't think that this is a small crop. In truck gardening, lettuce occupies a most prominent place. There is an excellent market for it in all southern and northern cities from November to April. It is a very easy crop to grow and does not require much attention. In numerous instances lettuce has yielded from \$100 to \$250 per acre. It sells from 25 cents to \$1.00 per dozen.

Onions

are grown with splendid success in nearly every county in Southwest Texas. They can be considered a winter crop, as they can stand eighteen degrees below freezing without damage. They are always in demand at fair prices. The Texas Bermudas are the best and most delicate (they surpass the onions grown on the Bermuda Islands in size and flavor) and the profits in many instances have been as high as \$500 per acre.

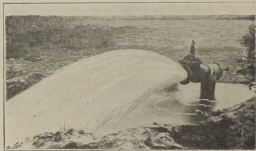
"They need clean ground and moisture, and should be thoroughly cultivated. Upon personal investigation, it will be seen that no land can be found in the South that

is so favorably adopted to onion growing as Southwest, that Texas, and we believe that ours is as good as the best. The following testimonial speaks for itself.

Peas

are always in first-class demand in the northern markets all through the fall, winter and spring months. They can be shipped to outside cities with no danger of overstocking the market. They are universally a favorite and healthful vegetable and find a ready and quick sale. Being easily and quickly grown in our southern climate, the returns are surprising to the truck gardener.

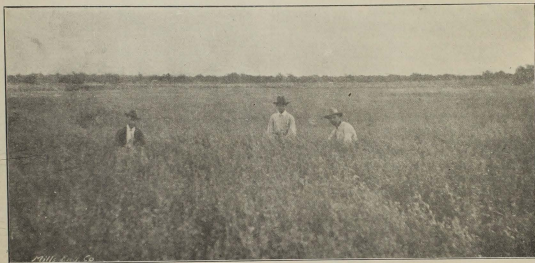
"They should be planted in a warm loamy soil, well pulverized by deep plowing and harrowing. They can be cultivated in October, November, December, January and February. They yield about 150 bushels to the acre."



A FRIO COUNTY ARTESIAN WELL

This is an Ideal Stock and Hog Country

As oats, corn, etc., make good crops, and nearly all forage crops do fine, particularly alfalfa. We have no extreme cold weather to feed against and no hog cholera. Stock, hogs, etc., will easily pay all expenses and leave your cotton crop **CLEAR PROFIT.**



ALFALFA READY FOR HARVEST. SOUTHWEST TEXAS

OUR EXEMPTION LAWS PROTECT THE HOME

Potatoes

are successfully grown over nearly the entire line, most sections raising two crops per year. The yield is from 75 to 150 bushels for each crop. In the coast region the first crop is planted about February 1st, and is marketed at top prices in April and May. The first potatoes after being four to six cents per pound, declining as they become plentiful to 70 to 80 cents per bushel. The Texas potato crops bring more money per acre than any other state in the Union.

Radishes

"If a northern farmer were to plant 100 acres in radishes, his neighbors would think he was crazy, yet this has been done so often in the truck growing regions in Texas that it excites little comment, and the profits from this crop are simply enormous. During the winter months three crops have been grown in succession on the same land and then the land planted in other crops.

Abundance of Water

"A good flow of water suitable for irrigation running from 300 to 1,000 gallons per minute is secured at a depth of from 300 to 1,000 feet. This water is pure and entirely suitable for irrigation and the land is well adapted for truck farming, cotton, corn, small grain and all crops grown in the temperate zone. The head of the water varies with the lay of the land, the water rising from two feet to forty feet above the surface of the ground.

The Country not a Wilderness

"The country is not a wilderness; almost every acre of land is under fence (generally barbed wire,) and put to some use; hence the land yields a fair income, and the prices asked are **not speculative** or based on prospective booms, but on the actual income from the present use of the land, and nowhere else in the country is land sold at such low prices compared with the income derived from it; for instance, agricultural lands which yield a cash rent of \$3.00 per acre, or a share-rent (one third of the corn crop or one-fourth of the cotton crop,) of \$3.00 to \$6.00 per acre, may often be bought for \$10.00 to \$20.00 per acre with improvements, namely, fences, well and a cheap living house.

"The westward rush of immigration left this southern most corner of the United States overlooked—the most interesting, the most salubrious and the most productive section of the great country—while a comparatively small number of far-seeing cattlemen took possession of it and still own most of the land not under cultivation. They have seen its value advance from a few cents per acre to as many dollars, and were not anxious to sell, believing that they can leave their children no better inheritance than land. Most of the large tracts of land for sale belong to heirs of cattlemen; but no concerted effort has ever been made to advertise this section or make its many and great advantages known to the outside world. Hence land in a section possessing **greater advantages** than Southern California, particularly as to climate and **healthfulness**, is offered for sale at less than one-tenth the price asked there for similarly situated land."

OUR SCHOOLS AND COLLEGES ARE OF THE BEST

"The Settling of Central and Southwestern Sections of this country has been slow from the fact just mentioned; the cowman got in ahead of the man with the hoe, and the cattlemen at first did all in their power to keep settlers out of the country, but are now turning their lands loose to actual settlers. While a few farmers have been scattered among the big stock ranges, which embrace 5,000, 10,000, 30,000 and even several hundred thousand acres each, from the time white men first settled in this section (American settlers locating here as early as 1830) the settlements proper have advanced from the North, mile for mile, causing the cattle men to move further south and west, by offering them several times as much for their lands as they could buy land further off.

"Some of the Finest Farm Lands in the State are situated on this railway, but are still used for raising range cattle. Many of the best farming sections of the state were once as much a "stock country" as any section on this railway at the present time, and it must be understood that Texas, with its four millions of people, supported mainly by farming, has some well-developed farming sections.

"Texas is known to the outside world mainly on account of its large herds of cattle, and this territory is known as the finest cattle section of the state. But as a matter of fact, the stock-raising industry is quite small as compared with the farming industry. While the export of cattle from the state amounts to twenty to twenty-five millions of dollars annually, the export of cotton alone amounts to one hundred to one hundred and fifty millions

annually. While the raising of range cattle on a large scale is still a most profitable industry in the state for those who have capital enough to engage in it, to a man of limited means general farming or truck farming offers a sure living. Men of larger means can find no more pleasant and profitable occupation than the raising of blooded stock on stock-farms of a few hundred acres, as the demand for improved stock for the large ranges in this state and in Mexico is constantly increasing. For instance, full blooded bull calves, one year old, are selling now for \$75 to \$100, and graded bull calves for \$25 to \$50.

"The country is a fine stock country, but is an equally fine country for general farming, truck farming, and fruit growing. It is an all-round country, offering the greatest inducements to all classes of men—to all industries and enterprising men—except the day and farm laborer, of whom Mexico and the Rio Grande country furnish us a good supply at the lowest price. Not only the stockman, but the farmer, gardener, horticulturist and manufacturer will here find advantages offered nowhere else in this country. Come and investigate!

"Winter farming is a distinctive feature of this section. Not only are cereals, such as oats, rye and wheat, sown in the fall (September and October), but many vegetables, such as onions, cabbage, cauliflower and turnips, are also planted during that season. Cabbage and cauliflower are ready for the market in January, or February cabbage bringing then one cent a pound and cauliflower, two to four cents a pound. Watermelons planted in Feb-



THE FAST PASSING PROFITABLE INDUSTRY OF SOUTHWEST TEXAS

WE ARE IN A REAL ARTESIAN WATER BELT

ruary are ready for shipment in May or June, bringing the highest price of the season. Lack of space forbids the enumeration of the different kinds of vegetables raised here during the winter.

"There is not a month in the year when something can not be planted and marketed. While the North is snow and ice bound, we furnish the tables of their rich city people with all the delicacies out of season, for which they pay us several times as much as their poorer town people pay for their "delicacies of the season" weeks and months later.

"You need not hesitate to come to Southwest Texas and see what we have. You will be fairly dealt with."

"The Texas California"

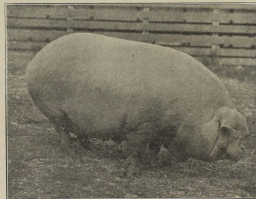
"From Polar Ice to Paradise is a transition not much greater than from the snow and blizzard of the ice-bound North to the sunny clime of "semi-tropical Texas."

"If an entirely new state as large as Vermont, larger than New Jersey, and larger than Connecticut, Delaware and Rhode Island combined and with less waste land than any of these states named, were suddenly added to the territory of Uncle Sam—it would be more than a nine days' wonder and the newspapers would be full of it for months.

"This section is practically unknown to the world and its magnificent resources almost entirely undeveloped. This will be the last section of good land remaining in the United States to be opened up for settlement, and with the establishment of these new lines of transportation the rush to buy these lands will be greater than the rush to Oklahoma and the opening of the Cherokee strip."

The Truth is What We Want

"We are getting a large number of people and our country is being settled with a thrifty class of farmers. Men have made a personal investigation of the wonderful opportunities offered to the farmer, market gardener and stock raiser, and have gone back north and unintentionally perhaps, exaggerated the true state of affairs. Real estate men have been guilty of the same thing. There is no use for any one to make misrepresentations. The plain truth is good enough."



A SOUTHWEST TEXAS "SURE THING."

COTTON—THE LARGEST OF ALL MONEY CROPS—IS OURS

"WHY NOT OWN FARMS IN TEXAS? Farmers in the North who are accustomed to believing that they cannot make a living on anything less than 100 to 200 acres are greatly discouraged in their efforts to settle their children on farms around them when they see that their own land is worth from \$50.00 to \$100.00 per acre, and is not producing an income of four per cent on its valuation. Many people are now farming on rented land simply because they have not known that you can buy and pay for fine Texas lands for the same, if not less, money than is paid per acre for rental lands

"25 TO 100 ACRES ENOUGH IN TEXAS. To these men we want to say that a (Southwest Texas) farm from 25 to 100 acres is enough for the average successful farmer, and that lands can now be bought at \$15.00 to \$25.00 per acre. Not poor, worn out land, but land that has never had a plow stuck into it, and which is as good as any farming land anywhere. If you will let us know what you want, and say what amount of money you have to start on we will cheerfully put before you such information as you may desire.

"YOU CAN FARM EVERY DAY IN THE YEAR. On account of the very mild winters, Texas farmers do outdoor farming every day in the year; in fact, they produce and sell something every month. Our farmers do not have to use their earnings made in summer to tide them over the winter months. Our winters are similar to a fine Northern Fall.

"Too hot in summer in Texas! Not at all. We have the Trade Winds which blow almost continuously, and a man

and his family can live with greater comfort, both summer and winter, in Texas than in northern or eastern states. Our air is highly charged with invigorating ozone, cool, pleasant and life-giving.

"Weather Bureau statistics show that the average rainfall in South Texas Coast Country is about the same as that of Omaha—28 to 30 inches—but like other states, the rainfall does not always come at the right time, nor in the proper proportions wanted, hence what man has done in California by irrigation, the same wonderful result are now showing up in Texas.

"ONE THOUSAND MILES NEARER MARKET. It is 1,000 miles nearer to the principal middle and eastern markets than is California. It has a great advantage in time of shipments en route and in fast freight rates.

Labor

"The most serious question that confronts the industrial as well as the agricultural interests of Texas is that of labor. At the entrance to every city, on the door of every factory, on the gate of every farm and plantation, might be placed the placard, "Wanted—At all times men who can and will work." There is no use in trying to disguise the fact that the negro labor in the South under present conditions, and Texas is no exception, is insufficient and unreliable. What is left of the old slave generation can be depended upon to do the work that they were used to do under the old regime. They can and will work faithfully in the corn and cotton fields. But the generation now on deck will work only when it is forced to do so. The average negro will not earn his salt working alone. It is

WE ALWAYS FIND READY MARKET FOR OUR PRODUCTS

only in gangs, under the eye of an overseer or a head man, that he will perform sustained labor. On the farm he may work a few days, or a few weeks, until he gets a few dollars ahead, then without warning he gets "sick" and retires to the shade of his shack, leaving his employer to wrestle as he may with a growing or a maturing crop. The same difficulty is experienced in the industrial lines. The cotton mills have to run short handed during the cotton picking season because a majority of the employes go to the cotton fields where the wages are better. This disregard for contract seems to be contagious, for the imported labor from the east is apt to fly the track in the same way. The cotton mills find it difficult to keep their skilled labor, so great is the demand from other sources.

"In the southwestern part of the state where Mexican labor can be secured the situation in agricultural line is somewhat better. The Mexican is steady, faithful, but stupid to a degree. He must be shown how to do every new thing required of him. He is without initiative. But to even things up he works for little and boards himself.

We have a GENERAL FARMING proposition. Don't get scared about irrigation farming and think we have a dry droughty country. Not ten per cent of the land has been irrigated, but where it has been the returns have been marvelous.

The Climate

"How about the climate of Texas?

It is warm—semi-tropical. But it is not so warm as you would think from the geographical location—it differs from that of other southern states of the same latitude. This difference is caused by the prevailing winds.

"During eight months of the year, including the long summer, a wind blows from the Gulf of Mexico to the north. It is cool, gentle and never-ceasing. The result is that the summers, though long, beginning in May and lasting till October, are not only endurable, but pleasant.

"The United States weather bureau reports show that the temperature of the southern part of the state seldom rises above 80 degrees in the summer, and when it does, it is only for a short time—and then 100 degrees is usually the maximum. The days are hot, especially in the sun, but the nights are cool. Get a south room, travelers will advise you, and no matter how warm the day, you will sleep like a top. The nights of Texas are a marked contrast to those of Illinois and Iowa, where the heat "doth make the night joint laborer with the day." Who has not lain awake nights and cursed the summer climate of the Middle Mississippi valley? You will suffer more from the heat in Peoria, St. Louis, Kansas City and Omaha during the summer than you will in Dallas, Houston or San Antonio. And if you go to the Gulf at Galveston or Corpus Christi in mid-summer, you will not need an overcoat as you will sometimes at Duluth, but you will always be able to keep comfortable.

"The one great objection which the southern as well as

the northern people offer to the Texas climate is the length of the summer. They get tired of the unvarying temperature, just as many of the North tire of the constant cold of the long winters. As a relief from the monotony those who can go to the Gulf and to the mountains for a change.

"The autumns and winters of Texas are delightful. They make up for the shortcomings of the summer. There is no time when the farmer can not plow. He is not obliged to hibernate for five months and hustle the remaining seven.

"Does not this mild climate rob you of your energy and undermine your ambition? Yes, if you allow it to. If you are constitutionally lazy, a shady tree and a hammock look mighty inviting just after dinner. But there is about as much evidence of energy in the cities of Texas as can be found anywhere else. A large portion of the business men are from the North and so far the climate does not seem to have injured them permanently. It is true that the lazy and unambitious find here a climate suited to their taste—a climate where they have to work but a few months of the year to secure enough to sustain life."

IMMIGRATION OUTLOOK

A Movement to Texas that May Become a Tidal Wave

(San Antonio Express, June 10, 1904)

"The location of a colony of Iowa farmers, composed of 200 families, in Burnet and Llano Counties, is a symptom

of an immigration movement such as this State has not witnessed since the early eighties. Here and there, throughout the State, the population has been swelled by recruits, but no great tidal wave of immigration has swept over the State since 1883. Oklahoma was settled up almost in a day and Texas not only failed to catch the overflow, but contributed heavily to the rush to its northern neighbor. The true reason for this is the vastness of the unsettled area of Texas when compared with any other tillable region. People rushed to Oklahoma because they expected to be able to turn a land speculation in a few days or weeks. The land supply was less than the demand. They have not made equal haste to settle Texas because its more than 50,000,000 acres of unoccupied and desirable farming lands would easily support 300,000 additional families of farmers without crowding, and hence there is no present opportunity for profitable land speculation such as tempted men to Oklahoma. There the agricultural area filled up overnight and claims were sold for extrayagant premiums before they were plowed up. Here every peasant farmer in France could be fitted up with a farm larger than he now tills, and there would be enough public commons left to graze 2,000,000 or 3,000,000 cattle. The result has been, Texas lands have advanced in price slowly, though steadily, and our population has grown at a similar pace. There are many reasons for the belief that this is soon to be accelerated by a rush or immigration mainly from the Central West. This will have its origin in the same cause that drives the Scot, the German and the Irish farmer from his native land. In Illinois, Indiana and Ohio good tillable

START "LOOKING" NOW. IT IS WORTH YOUR WHILE

land ranges in price from \$100 to \$200 an acre. Land equally productive may be bought in Texas for \$6 to \$20 an acre. The Iowa tenant can hardly hope to acquire a home of his own in the course of a lifetime of toil. In Texas by dint of extra effort the tenant may buy and pay for a comfortable home within three to five years.

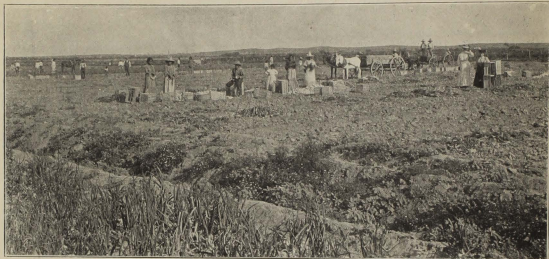
"Another condition that is driving farmers Westward from the Central States is that farms have been cut up and subdivided by reason of successive distribution of estates until they have reached the minimum area for yielding a livelihood for a family. There, as here, a half century ago farms of 1000 and 2000 acres were not unusual. Within that period three distributions of estates may have occurred, in which 100 heirs, altogether may have participated. Though no sales may have been made by the ancestor, the operation of the law of descent and distribution has sliced up the big tract until it now resembles a province of France with a peasant on every fifty acres. Under such conditions the tenant is hopeless, and even the land owner finds it a hard struggle to earn a livelihood. It is not strange that the illimitable prairies of Texas should tempt the most aspiring farmers of the Central States from their pent-up conditions. Who would not exchange a prospect which offers nothing more than bare existence as a reward for a lifetime of toil for the certainty of acquiring a comfortable home with plenty of elbow room to compen-

sate for four or five years of moderate labor? The truth is that if the farmers of Iowa, Illinois, Indiana, Ohio and Missouri, were fully acquainted with actual conditions in Texas, without exaggeration, or color of any sort, the helira to this State within the next twelve months would exceed any immigration movement ever witnessed in this country. All things are favorable to the inaugural of such a movement."



SOUTHWEST TEXAS FARM SCENE

WE HAVE EVERYTHING HERE BUT *YOU*—COME



A SOUTHWEST TEXAS ONION FARM

READ THIS CAREFULLY

"TEXAS BEST! By comparing Texas with other states now bidding for homeseekers, her wonderful merits speak in no uncertain language. The figures given are carefully compiled by Mr. R. H. Towne, of Houston, and based wholly upon late publications of the U. S. Agricultural Department and comprise a ten-year period from 1892-1901, inclusive. The figures represent the average value of the yield in farm products per acre in dollars and cents.

CORN

Texas, Av. Val.	\$8.21
Iowa	8.02
Louisiana	8.03
N. Dakota	7.57
Alabama	6.39
Nebraska	5.71
Kansas	5.45
Av. price per bushel:	
Texas	46.5
Iowa	27.0

OATS

Texas, Av. Val.	\$8.85
Michigan	8.41
Wisconsin	8.02
Illinois	7.51
Minnesota	6.96
Iowa	6.60
Kansas	5.30
Av. price per bushel:	
Texas	35.4
Illinois	24.5
Wisconsin	42.0
Iowa	21.8

HAY

Michigan, Av. Val.	\$9.90
Texas	9.68
Wisconsin	9.17
Illinois	9.11
Iowa	7.31
Minnesota	6.75
Kansas	4.83
Nebraska	5.14

HAY IS A SURE "MONEY
GETTER" IN TEXAS

WHEAT

Iowa, Av. Val.	\$8.33
Texas	8.25
Illinois	8.12
Minnesota	7.86
Alabama	7.64
Kansas	6.99
N. Dakota	6.24
Av. price per bushel:	
Texas	60.5
Minnesota	58.2
Kansas	53.6

POTATOES

Texas, Av. Val.	\$59.61
Alabama	53.71
Louisiana	52.34
New York	39.10
Colorado	46.51
Kansas	32.92
Illinois	32.66
Iowa	27.58
Wisconsin	27.28
Michigan	24.97
Av. price per bushel:	
Texas	89.2
New York	46.1

RICE

Texas, Av. Val.	\$25.76
Louisiana	20.05
S. Carolina	17.60
Florida	16.40
Mississippi	13.63
Alabama	13.26

TEXAS RICE IS KNOWN ALL
OVER THE COUNTRY

Peaches

Texas	72.55	Nebraska	2.29
Iowa	2.87	Oklahoma	13.21
Michigan	11.91	Delaware	13.50
Alabama	19.53	Kansas	7.36
Illinois	7.75	Georgia	9.47

Other Vegetables.

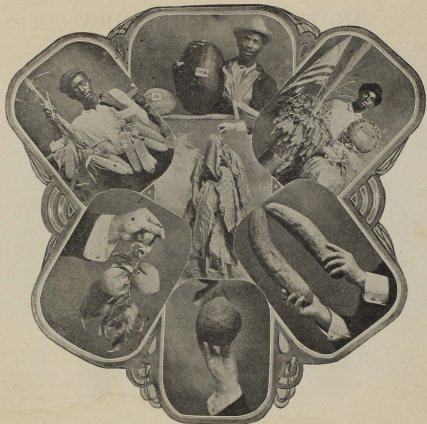
Texas	43.28	Nebraska	27.69
Minnesota	28.07	Wisconsin	27.14
Oklahoma	39.26	S. Dakota	25.78
Iowa	28.69	Michigan	26.90
Kansas	35.75	N. Dakota	32.17
		Illinois	40.38

Barley.

Texas	10.80	S. Dakota	5.82
Illinois	10.44	California	9.67
		(Under irrigation)	
Kansas	5.20	N. Dakota	6.52
Wisconsin	11.09	Nebraska	5.63
Minnesota	8.73	Michigan	10.42

*(Average Price 10 Years.)

Texas	60.5	California	47.4
Minnesota	33.4	Wisconsin	38.6
Nebraska	60.0	Iowa	63.70
N. Carolina	39.59	Tennessee	38.25
Oklahoma	39.26	S. Dakota	42.50
Illinois	38.10	Kentucky	48.11
Kansas	60.00	N. Dakota	22.00
Michigan	55.10	Virginia	39.11



GROUP OF VEGETABLES

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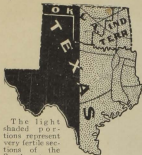


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You can do so if you will buy land now in this country, not with the idea of getting rich quick, but of **GETTING RICH SURE.**

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The light shaded portions represent very fertile sections of the Southwest.

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