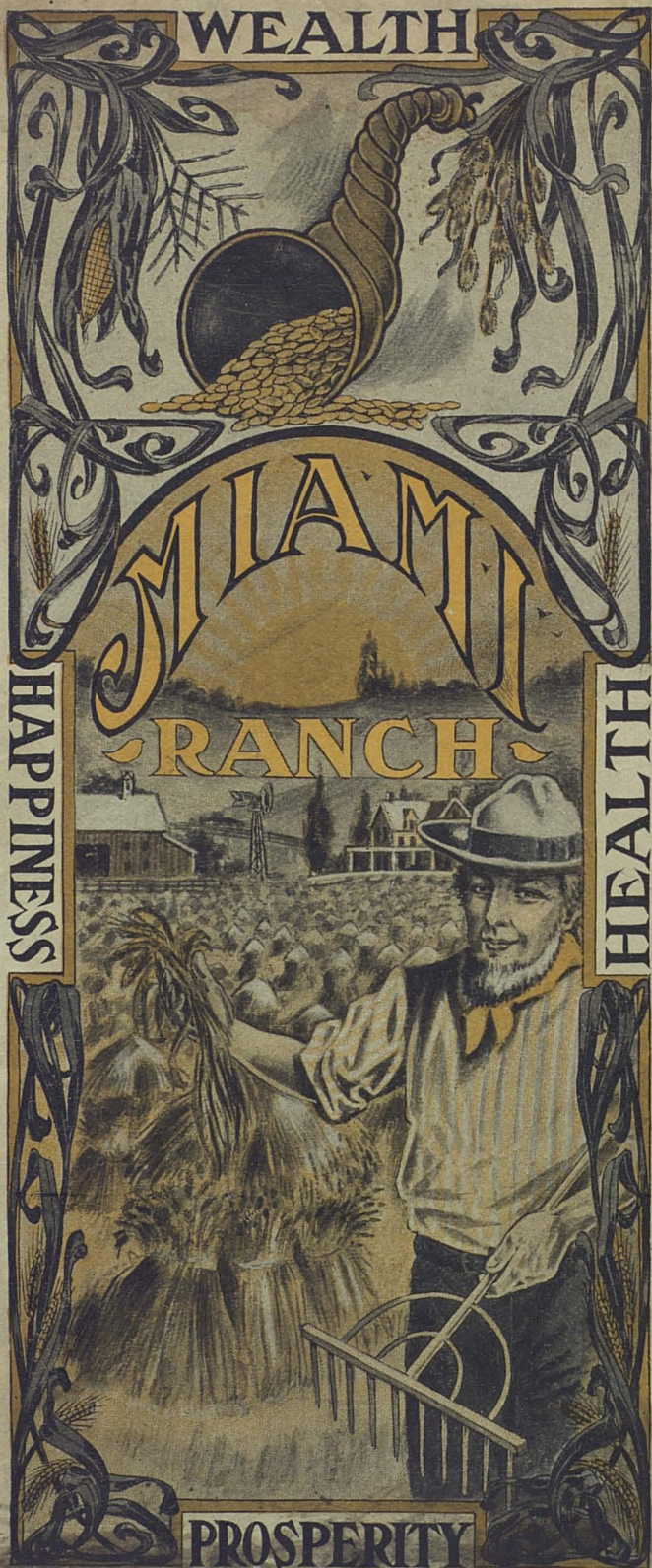


New Mexico



MAGEE BROS., PRINTERS, PIQUA, OHIO

WESTWARD



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PRESS C

TWELVE TRACTS SOLD AT \$65 PER ACRE Farmers Development Company Near Springer Bringing Settlers—Reservoir System Building.

Springer, Oct. 17 —The lands which have been put on the market recently by the Farmers Development Company, operating sixteen miles west of Springer on the Rayado River, and which company is now constructing a large reservoir and ditch system for its lands which aggregate about twelve thousand acres, entertained a week ago a party of homeseekers from the middle states and from Colorado. Twelve tracts for farms were sold to members of this party at an average of \$65 per acre and six more sales are now being closed.

The outlook for the sale of every acre of irrigable and level land under the ditch system of this company is of the best. The management, so far, is very well satisfied with results. The reservoirs and ditch system will be ready for operations next April. The water supply will be ample and the soil of the land under the ditch system is of the very best and will raise the finest crops of cereals, vegetables and fruits that can be produced in the temperate zone.
—*Raton (N. M.) Range.*

RUSHING WORK ON IRRIGATION PROJECT.

Special to the New Mexican.

Springer, N. M., Sept. 16.—Matters on the extensive farming lands of the Farmers Development Company, in the vicinity of Springer, are progressing very satisfactorily. The company has contracted for an extensive reservoir on the Rayado River and a contract for an extensive ditch system has also been let, at a cost of about \$75,000; this work to be completed next spring and ready for active operations.

Within the past week, nine farms of various sizes, have been sold to six buyers. Within the same time contracts have been let and definite arrangements made for the building of seven houses, five of which must be completed before January 1st, 1908, and one store building.

The contractors on the reservoir and ditch system have doubled their working forces and are installing a large number of four-wheeled scoops carrying a yard of dirt at a time. They are using up-to-date steam equipment in the construction of the reservoirs, which construction work is to be completed by February 1st of next year.

WESTWARD

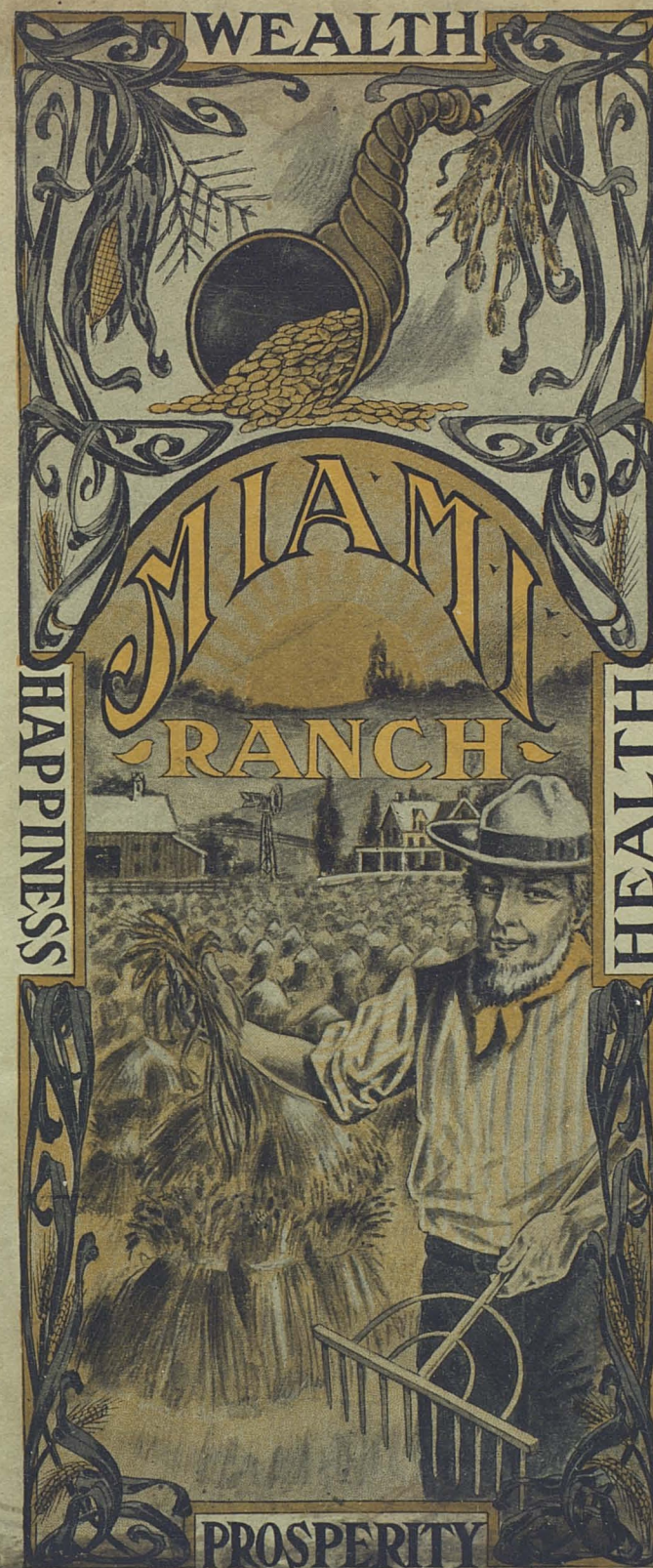


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New Mexico



MAGEE BROS., PRINTERS, PIQUA, OHIO



SMALL FARMS, carefully
and scientifically tilled,
make compact commun-
ities, which enjoy Graded Schools
and the luxuries and comforts of
Towns with the freedom and
pure air of the country.—*The Nat-
ional Geographic Magazine, April, 1907.*



850-
New Mex
Near Springer

NM
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PERSONNEL
OF THE
**Farmers Development
Company**

THE PRESENT DIRECTORS ARE:

REV. ISAAC FRANTZ,
Pleasant Hill, Ohio.

D. G. WENRICK,
Bradford, Ohio, Secretary and Treasurer of the German
Baptist Mutual Insurance Association.

I. B. MILLER,
Gettysburg, Ohio. Merchant

I. H. ROSENBERGER,
Covington, Ohio, Retired Farmer.

M. N. MIKESELL,
Springer, New Mexico, Formerly Treasurer Sanitary
Chemical Company, of Pittsburg, Pa.

F. D. ROSENBERGER,
Leipsic, Ohio, Cashier of Bank of Leipsic.

J. WASSON,
McComb, Ohio, Cashier of Peoples Banking Company.

C. E. METZGER,
Miami, N. M.

THE OFFICERS ARE:

REV. ISAAC FRANTZ,
President.

M. N. MIKESELL,
Vice President and General Manager.

JOSEPH WASSON,
Secretary and Treasurer.

GEO. W. COLVERT,
General Sales Agent.

MAIN OFFICE

Springer, New Mexico



MIAMI RANCH HOUSE.
(Built Nearly a Half-Century Ago.)

MIAMI RANCH

WHERE IS IT? WHAT IS IT?

THE MIAMI RANCH is situated in the northeastern part of New Mexico, near Springer, Colfax County. New Mexico, historically speaking, is one of America's chief antiquities, yet in the development of her resources she is one of the youngest of Uncle Sam's children. This fact is due to peculiar political and economic conditions—many of her richest districts having been held by single individuals in immense grants of hundreds of thousands of acres. It has only been within the last few years that the resistless demand for agricultural lands has forced the breaking up of these miniature empires and opening them to settlement.

One of the oldest and largest of these grants was the Maxwell Land Grant, which covered 1,275,000 acres of the richest land in the "Sunshine Territory."

The MIAMI RANCH, to which we invite your particular attention, is by all odds the choicest agricultural portion of the Maxwell grant. It contains about 18,000 acres, of which 11,000 lies in a gently undulating valley; 3,000 comprises the slope of a lofty mesa or table-land, and the balance forms the top of the mesa referred to.

As one approaches the ranch from the east the view is inspiring. Directly before you lies the broad, gently undulating valley—absolutely free from rocks or brush of any kind—covered only with a dense carpet of gramma grass. Meandering through the valley for its entire length is the clear, sparkling Rayado River, which receives its never-failing supply of purest water from the lofty snow-clad mountains of western

Colfax and Taos Counties. To the left are the rugged mesa slopes, green with their growth of pine and cedar; and away to the westward, rising one above the other, are the snow-capped peaks of the Taos and Cimmaron Mountains. The scene is at the same time grand and inviting.

SOIL

THE soil of the valley originates from the disintegration of the lava rock of the mountains, and varies in depth from 4 to 12 feet; and in color, from black to chocolate. In character it is for the most part a sandy loam. It lends itself ideally to irrigation, as it takes water readily, and retains its moisture well. In productiveness it is not surpassed by any land in the Central West—not even the famous irrigated sections of Colorado, where land is selling at from \$400 to \$1,000 per acre.

We were recently honored with a visit from P. A. Yoder, Director and Chemist of the Agricultural Experiment Station of Utah. Professor Yoder took representative samples of soil which he afterward analyzed. The following are a few of his summary statements in the discussion of his analyses:

“FROM THE DETERMINATIONS THAT WERE MADE IT IS EVIDENT THAT THERE ARE NO HARMFUL QUANTITIES OF THOSE SOLUBLE SALTS WHICH ARE USUALLY TERMED ‘ALKALI.’

“The samples are a medium heavy loam with considerable clay to make it a good durable soil and give it good water retaining capacity, yet with enough sand to permit of good cultivation and the formation of suitable open texture. It is an excellent wheat soil, therefore, also well suited for sugar beets and similar root crops and for apples and pears.

“Judging from the amount of fine material in the soil and also from the nature of the rock in the surrounding hills, which is largely the lava formation, we can safely judge the soil to possess a high degree of fertility. Altogether the soil conditions as shown by these analyses, and as judged from other borings and superficial observations are exceedingly favorable.”

WATER

THE region about the MIAMI RANCH is not a desert. The average annual rainfall as shown by the official reports of the United States Weather Bureau, for the past thirteen years is 13.92 inches, which is greater than the amount necessary for making a crop under modern scientific methods of farming. The average rainfall during the growing months is as follows:

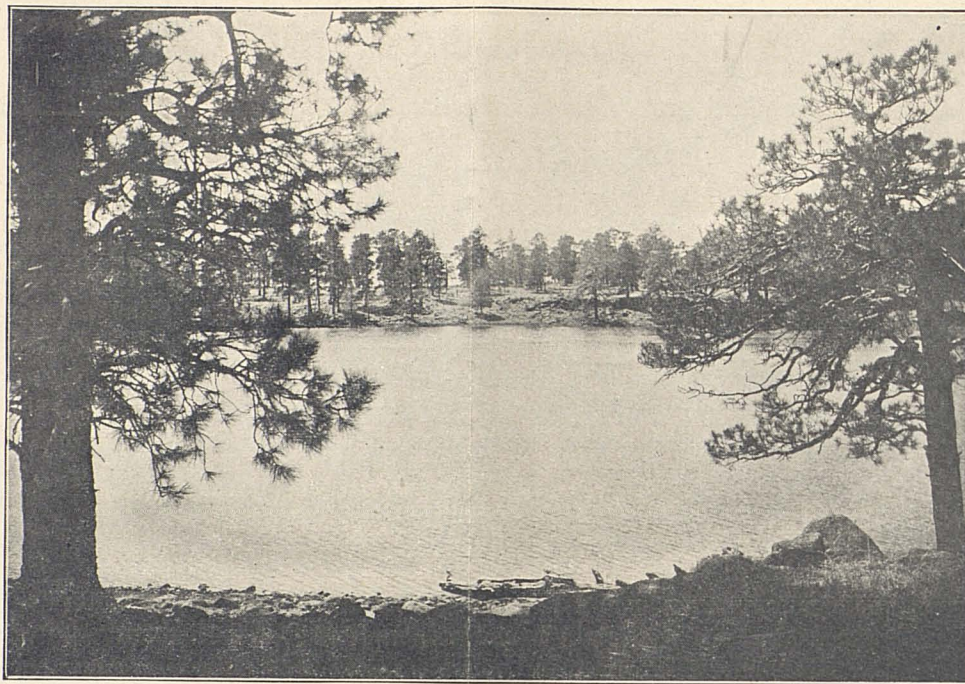
For April, 1.10 inches; May, 1.98 inches; June, 1.21 inches; July, 3.03 inches; August, 1.98 inches. You will observe from these figures that the greatest rainfall occurs when most needed.

Large areas of land in New Mexico, Texas and Colorado, where conditions are in no wise superior, are being farmed without a single drop of water except what falls direct from the clouds.

However, in order to get the finest results and to realize the large profits of intensive farming, irrigation is necessary.

The Governor of New Mexico, in his 1905 report to the Secretary of the Interior, says:

“Irrigation means intensive farming; it means that the land will be fertilized at the same time that it



LAKE ON GONZALITOS MESA.

is watered; it means certain crops and a maximum production per acre; in its perfection agriculture by irrigation is as distinct an advance upon the methods of agriculture in the humid states as manufacturing with machinery is over manual labor."

It is in its water supply that the MIAMI RANCH particularly excels.

The Rayado River, as before stated, has its source in the mountains to the westward, which are among the loftiest in the United States—rising to a height of nearly 14,000 feet. This insures a never-failing stream of the purest water from springs and melting snow. In fact, the Rayado is one of the few streams of the Central West which was never known to go dry. It is teeming with trout, which is final proof of its purity. During the spring months it flows a torrent. Heretofore, with the exception of a trifling amount taken out by four insignificant ditches, this entire wealth of water had been going to waste.

The Farmers Development Company has established FIRST PRIORITY to the use of the regular and flood waters of this stream, which means that all persons, with the exception of those using the small ditches above referred to, wishing to take water from the Rayado River and tributaries, must wait until we have sufficient for our lands. The order of priority means volumes in the distribution of water for irrigation.

The Farmers Development Company is constructing ditches and storage reservoirs, which will insure an abundant supply of water for all lands which they will offer for cultivation.

The quality of the work on the irrigation plant is such that it will last for all time to come.

With every acre of land under ditch there goes a PERMANENT FREE WATER RIGHT. A nominal maintenance fee will be charged for operating and keeping the works in repair until the irrigation plant passes into the hands of the farmers.

It is provided in all contracts of purchase that without any extra cost whatever the irrigation plant shall become the property of the landholders under it.

WATER FOR DOMESTIC USE

IN addition to the abundance and quality of its water for irrigation, the MIAMI RANCH excels in its water for domestic use. Strong wells of the purest soft water are being struck all over the valley at depths ranging from 10 to 31 feet. Water is found under a sand stone cap rock and the supply is practically unexhaustable. One well in particular supplied all the needs of seven families during a very dry season without the supply being noticeably affected.

There are numerous strong springs of the purest water along the borders of the Valley. Many of these are mineral springs which are rich in health-giving properties, the water being just such as is sold in bottles all over the United States for its medicinal qualities. Old cattlemen claim that the horses and cattle which drink from the Gonzalitos Springs are always remarkably healthy and fat.

Besides, the irrigation canals carry at all times pure, soft mountain water, which is perfect for domestic use. Many prefer it to any other. (See letter of Professor R. F. Hare under heading "Sugar Beets.")

A WORD ABOUT IRRIGATION



LUNCH HOUR, CONSTRUCTION CAMP,
MIAMI RANCH.



CONSTRUCTING IRRIGATION CANAL
MIAMI RANCH.

TO many who read this circular the subject of irrigation is new, yet the practice of irrigation is not new. Empires that rose and flourished and died before known history began, fed their millions from irrigated fields. Irrigation begins with the earliest annals of the Bible in Egypt and Palestine and Galilee. Various crude devices were used. Along the valley of the Nile the water was even carried by natives from the river in leather-lined wicker baskets and poured into the irrigation canal. A common devise resembling a water-wheel was worked by the feet of men somewhat like a treadmill. It is to this that Moses alluded when he spoke of sowing corn and watering it with the feet. On the banks of the Po and other rivers irri-

gation has afforded sustenance to Italy's millions since before the time of Virgil. Long before the discovery of America by Columbus irrigation was practised by the Mexicans. Eight hundred million of the earth's population are supported by the yield from irrigated lands.

Up to within a very few years ago it had been unnecessary for the American farmer to think of irrigation, so he never learned of its wonderful advantages over rainfall for producing crops. The man who once learns farming by irrigation never wants to return to the old method. On the irrigated farm the making of a crop is not a matter of chance. One does not hear men helplessly praying for rain while their crops are parched and burned up by the drought. The character of the crop is purely a question of the intelligent application of the principles of agriculture. There is scarcely a known crop but the average yield of which may be doubled by the methods of irrigation.

Rainfall supplies merely water, but water from an irrigation ditch brings with it the life-giving principles which it has collected from the virgin soil of the uplands over which it has passed. For this reason an irrigated farm *never wears out*. It is very hard to make even a first-class farm in the humid regions pay a decent income on an investment of \$100 per acre, yet many irrigated farms of the Central West are paying handsome incomes upon even \$500 to \$1,000 per acre.

What Can Be Grown in the Miami Valley of New Mexico

FIRST OF ALL—ALFALFA.



ALFALFA FIELD, MIAMI RANCH.

WE say alfalfa first because it is conceded that land which will grow alfalfa will grow anything. Besides, no land can long remain valuable if it will not grow a recruiting crop. Alfalfa introduces a long train of possibilities to the farmer; as dairying, hog, sheep, cattle, horse and poultry raising, bee keeping, etc. Alfalfa is the greatest of all known forage plants. It is a perennial—the yield growing heavier each year. It sends down its roots to a depth of from 10 to 15 feet, bringing into the soil the life-giving humus. It requires little care aside from watering and harvesting.

There is no section in the United States better adapted to alfalfa than the MIAMI RANCH. It and all the adjoining ranches have for years been yielding from 4 to 6 tons per acre under the most careless methods of cultivation. The alfalfa of this section has a well-deserved reputation for high quality. Being cured in the eternal bright sunshine, it preserves its beautiful green color, besides its growth is steadier than alfalfa

grown in warmer districts, and it has been proven to be richer in fattening and strength-giving elements.

Being in the midst of one of the greatest range countries in the United States, there is always a strong demand for alfalfa to feed stock. The farmer can either feed it himself or sell to others for that purpose. The adjacent coal mining camps make a strong additional demand so that to supply even the local demand is impossible. The average price of alfalfa from the field is eight dollars per ton, but by holding until winter the farmer gets from ten to fifteen dollars per ton.



FRUIT

NEW MEXICO'S orchards are famous the world over. At the Pan American Exposition, at Buffalo, a horticultural exhibit from New Mexico received two gold medal, three bronze medals, and five certificates of honorable mention in competition with the rest of the North American and South American continents. Every kind of fruit which grows in a temperate climate thrives. Commercially, by far the most important fruit crop is apples. A good apple orchard is a better asset than an orange grove. The apples of New Mexico received first

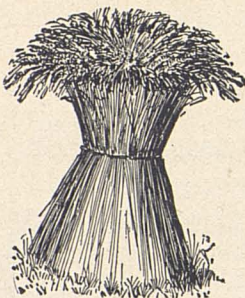
premium at Buffalo and Chicago and second at the Paris Exposition. There is no finer apple district in the territory than the MIAMI RANCH. One of the oldest orchards in New Mexico is the famous Chase orchard upon the Chase Ranch which is directly adjacent to MIAMI RANCH. This orchard was started 40 years ago with a stock of trees shipped by stage over the old Santa Fe trail at a freight cost of 42 cents per pound. The orchard is 69 acres in extent and is yielding an average of 17,000 to 19,000 boxes per year, which have been marketed at an average price of \$1.15 per box, or in other words through the long period of its bearing existence it has yielded its owner an average income of about 300 dollars per acre. This season of 1908, which is an off year for fruit throughout the United States and almost a total failure is recorded in the famous fruit sections of Colorado, this orchard is yielding about 8,000 boxes for which the owner has already refused \$1.85 per box and is holding for two dollars. The apples of this orchard won the gold medal at the World's Fair in Chicago.

The apples of this region bring fancy prices because of their surpassing excellence of color, flavor and keeping qualities. Fruits may be found growing wild in this region, which proves it a natural fruit country. This means that the fruit grower does not have to fight adverse conditions in order to get good results. Some of the finest orchards in the whole country may be found upon the ranches of this neighborhood. Trees are absolutely free from disease or insect pests. There are no "wormy apples." There are no off years. Experts who have visited the ranch declare that conditions for apple culture could not be more perfect. The valley slopes to the north from the high mesas insuring against early frost. The slope and the soil are just right for perfect drainage. Apples never bring less than two cents per pound from the orchard.

Pears, plums, cherries and all the small fruits thrive abundantly, and are of surpassing quality.



A GROUP OF RESIDENTS OF MIAMI RANCH, AT
A PICNIC ON SLOPE OF GONZALITOS MESA,
TAKEN JULY 4th, 1908.



GRAIN

OATS yields from fifty to ninety bushels per acre and is wonderfully heavy. Barley is a sure and never-failing crop. Wheat does excellently, but has as yet been little grown. New Mexico wheat took first premium at the World's Fair at Chicago. Corn yields well, and in acreage for the territory stands next to alfalfa. However, there are many other crops which yield greater profit with less labor. Kafir corn grows as well if not better than ordinary corn.

It will be a long time before there is grain enough raised to even make an impression upon the local market. For this reason prices are very high. For example, oats never brings less than 40 cents per bushel, and is often as high as 60 cents.

COW PEAS

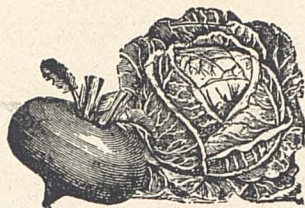
Cow peas are a profitable crop, particularly to the sheep feeder. They take the place of corn for finishing and putting meat in prime condition for market. Sheep are simply turned loose upon them, thus enriching the land upon which they are grown. Pea-fed lambs invariably top the Kansas City markets.



FIELD OF MEXICAN BEANS, MIAMI RANCH.

BEANS

The Mexican bean is a profitable crop. It yields from eight hundred to two thousand pounds to the acre, and is easily raised. It is used by the United States Government in feeding the army, and brings not less than three cents per pound.



TRUCK

ALL sorts of truck and garden products thrive abundantly, as might well be supposed, including melons, sweet potatoes, cabbage, tomatoes, celery, onions, etc.

SUGAR BEETS

Experiments in growing the sugar beet in this community have proven that the yield and the percentage of sugar is better even than in the famous sugar-beet region of Kansas and Colorado.

The following letter is from R. F. Hare, M. S., Professor of Chemistry, New Mexico College of Agriculture. The water sample referred to is from the Rayado River (our water supply), and the sugar beets were raised on the Abreu Ranch, which adjoins the MIAMI RANCH:

Mr. J. L. Abreu, Rayado, N. M.

Dear Sir—Yours under date of November 24th came duly to hand. We also received the samples of water and sugar beets. I am enclosing you the analyses of both. The water is one of the purest we ever analyzed in this territory. It would be an ideal water for irrigating sugar beets. The beets you will see are high in sugar, and have a remarkably high purity—16 per cent. sugar in the juice, and purity 90 per cent.

Yours truly,

R. F. HARE.

In order that you may get the full significance of the figures relative to the sugar beets, we publish the following official table showing per cent. of sugar and per cent. of purity of sugar beets of other states where sugar factories exist:

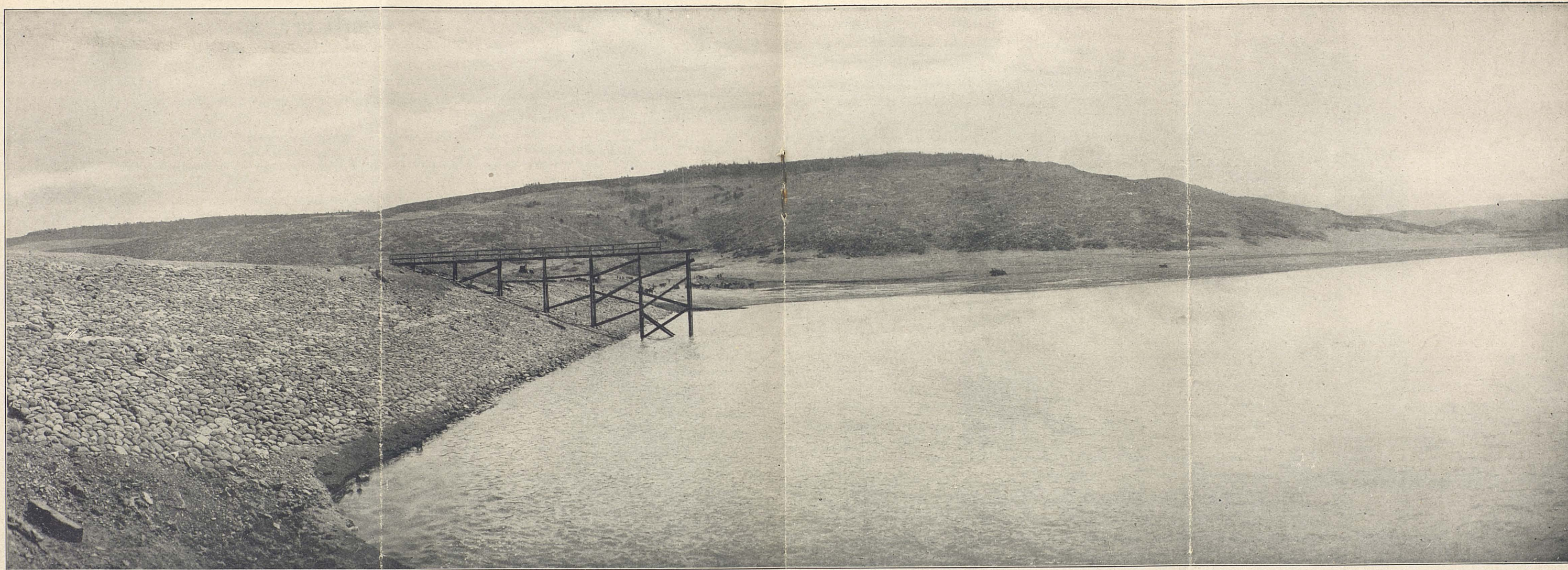
State	Sugar in Beet, per cent.	Purity of Juice, per cent
Michigan	14.0	81.1
Colorado	13.6	76.6
Utah	14.3	81.1
Nebraska	12.9	76.9

State	Sugar in Beet, per cent.	Purity of Juice, per cent.
New York	15.0	82.4
Washington	13.7	80.7
Wisconsin	15.8	83.3
Minnesota	11.0	79.2

There is already a movement on foot for the erection of a large sugar factory at Springer, the thriving town adjacent to the MIAMI RANCH.

Sugar beets yield from 15 to 30 tons to the acre, and bring f. o. b. cars \$5 per ton. However, many successful scientific stock men declare that beets are worth much more than \$5 per ton fed to hogs, cattle or sheep.

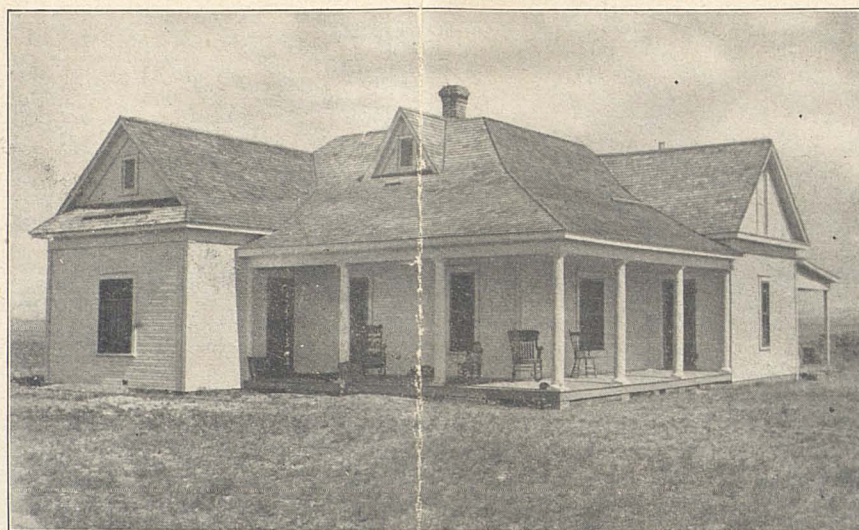
The above are only a few of the many possibilities which present themselves to the enterprising farmer. Almost every crop known to temperate regions may be grown to perfection upon the MIAMI RANCH.



RESERVOIR No. 2 --- MIAMI RANCH

Dam 1080 feet long, 45 feet high and 200 feet wide at base

IMPOUNDING ONE BILLION GALLONS OF WATER



HOME OF R. A. SHEPARD, MIAMI RANCH.



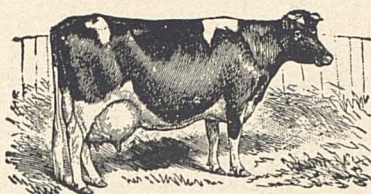
STOCK RAISING

IF Northern New Mexico were not such a perfect stock country, it would be further developed as a farming country today. Everything favors stock raising. The climate is such that stock does not demand shelter even in mid-winter. While the day of such methods is passing, yet many ranch men even today let their stock roam the entire winter through with no shelter and no food but the native grasses. Yet even under these methods the finest grade cattle in the country are to be found upon the ranches of Northern New Mexico. Far better results may be attained from feeding and caring for stock by modern methods.

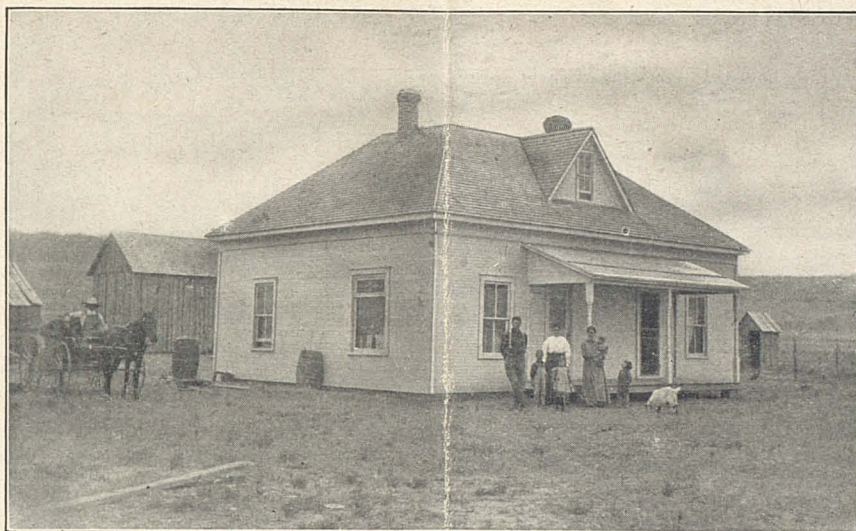
An average profit of seventy-five cents to one dollar per head may be had from feeding sheep for market. The feed is alfalfa, grain, beets and cow peas. Hogs grow and fatten rapidly. Only a short time is required to finish them for market. They are wonderfully free from disease.

There is a fast growing demand for horses and mules. With the favorable climate and good foods they are very cheaply and successfully raised. City buyers pick them up at fancy prices as fast as they are raised, and are constantly calling for more, for the horses and mules of this section are famous.

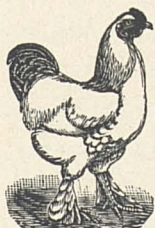
DAIRYING



THERE is a crying demand for dairy products. The stock men of this country are only beginning to learn that cattle are good for something besides beef. With a variety and abundance of food rich in butter fat and a perfect climate the conditions for dairying could not be excelled. It goes without saying that the prices of dairy products are high.



HOME OF C. E. METZGER, MIAMI RANCH.



POULTRY RAISING

THERE is nowhere that poultry does better or can be grown more profitably than on the MIAMI RANCH. Climatic conditions are perfect—absence of due, and mild, open winters. Disease is rare. Prices are high, as the local market is far from being satisfied. The Govenor's report above cited says: "The number of dozens of eggs produced increased from 1890 to 1900 from 280,000 to 840,000, yet there is need of a greatly increased production to supply the demand," Eggs bring from 25 to 40 cents per dozen in the local markets.



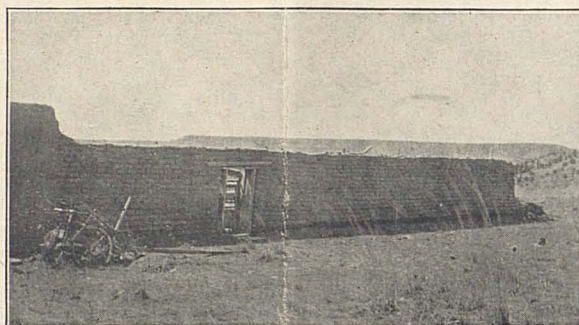
PLEASURES

THE MIAMI RANCH is not located away out in the midst of a boundless, lonesome plain. While in itself it is level, within an hour's ride by horseback are the picturesque mountains which abound in elk, deer, bear and other game to stir the soul of the sportsman.

Surrounding lakes are black with wild ducks and geese. The Rayado River is famous all over the Central west as a trout stream, and fishermen come hundreds of miles to enjoy the exhilarating sport of fishing for mountain trout.

It was this district that Carson more than all was free, and he could His house is still standing MIAMI RANCH.

this country are unmixed the atmosphere are such travel five miles here than mud of Indiana or Illinois. which fills one with the



KIT CARSON'S HOUSE NEAR MIAMI RANCH.

enticed the renowned Kit others in a day when land choose what he would. only four miles from the

Riding and driving in pleasures, for the roads and that it is a smaller task to to travel one through the

This is truly a land joy of living.

CLIMATE

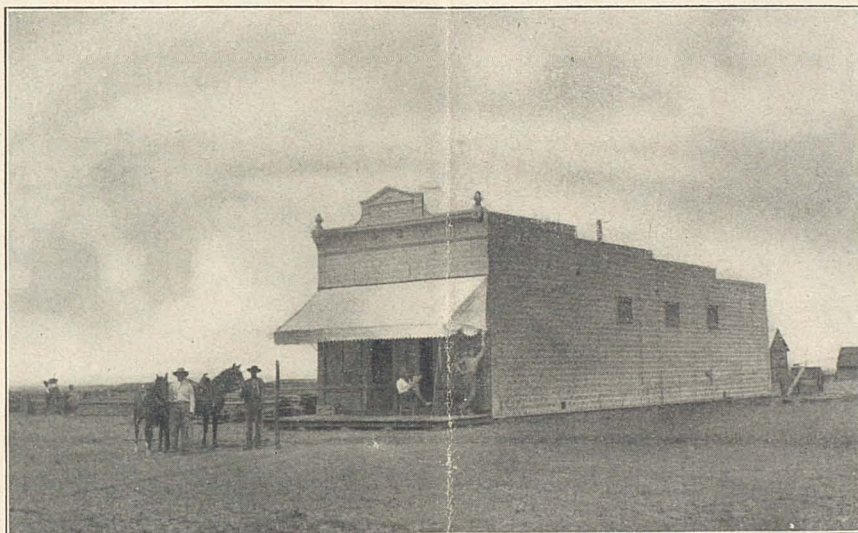
IF you seek to escape the sweltering summers or the raging winters of the East, you can find no better haven. New Mexico is the "Land of Sunshine," the land of clear skies, the land of pure air. The altitude of the MIAMI VALLEY is about six thousand feet, which means that nights are always cool. Summers are cool and winters are mild and open. Great extremes of temperature are unknown. Fogs are equally unknown. Native cases of consumption, malaria, diptheria or croup are almost unheard of. There are tonic properties in the atmosphere which cause men to live up to their highest capabilities.

The famous Dr. Osler says: "The requirements of a suitable climate are a pure atmosphere, an equal temperature not subject to rapid vibrations, and a maximum amount of sunshine." This may be taken as an accurate summary of the climate of this region.

FUEL

NEW MEXICO is well endowed with fuel. The area of prospected coal land is 1,500,000 acres. The United States coal mine inspector reports officially that the coal in sight in these prospected fields amounted to almost 9,000,000,000 tons, and at the present rate of production it will take six thousand years to exhaust the fields now known. In all probability there are many valuable fields yet to discover, as the work is only started. Of this vast amount of coal, 35 per cent., or more than one-third, is in Colfax County, and the smoke from the principle camps may be plainly seen from the MIAMI RANCH.

In addition to all this, the mountain and mesa slopes of the neighborhood are covered with timber. A fuel supply is a prime necessity in any community. The value of this asset to the MIAMI RANCH cannot be overestimated.



GENERAL STORE OF AMOS WAMPLER, MIAMI, NEW MEXICO.

MARKETS

BY means of the Atchison, Topeka & Santa Fe Railroad the MIAMI RANCH is thrown in direct communication with all the big markets. Shipments may be landed in Chicago in 36 hours, Kansas City in 24 hours, and Denver in 12 hours. But local markets for almost everything are so far from being satisfied that it will be years before the farmer will have to look outside of Colfax County, New Mexico, for markets. Ranchmen are fast learning the profits from wintering stock. There are thousands of men at work in the neighboring coal mines, who must be fed. The price in the local markets is the general price plus freight rates on shipped products, which means high prices for everything.



APPLE ORCHARD NEAR MIAMI RANCH TAKEN APRIL 7, 1907.

OUR PLAN

IT is the purpose of the Farmers Development Company to make of the MIAMI VALLEY the most prosperous agricultural district in the West. All natural conditions favor the realizing of this ideal. We shall do all we can to help nature. Our irrigation works have been constructed to stand for generations.

What we want now is settlers. Our lands are for sale to all who wish to buy, but above all we want good men who are seeking homes for themselves and families—men who are anxious to become good and prosperous citizens of a prosperous community. We want men of common sympathies and common ideals so as to create an environment which will make for happiness. To such you will find us always ready to extend a helping hand. The nucleus of our community comprises as fine a class of people as ever blessed a new country—honest, upright, ambitious Christian men and women imbued with purpose and will to make of MIAMI RANCH the finest community in the United States. We already can extend the blessings of an organized church and public schools.

PRICES OF LAND

THE only logical way to estimate the value of land is by what it will produce. The average income from MIAMI VALLEY lands planted in alfalfa is \$50 per acre; in oats, \$30; in apples (from a five-year-old orchard), \$280; in beans, \$45; in sugar beets, \$100 per acre. Results from products fed to stock are even greater than the above.

Lands of Illinois and Ohio which will not return more than \$20 per acre in wheat or corn, are selling for \$150 per acre. The cost of growing corn is three times as great as the cost of growing alfalfa.

Lands in the Arkansas Valley, where conditions almost identical to those on the MIAMI RANCH exist, are selling at from \$200 to \$1,000 per acre.

We secured the MIAMI RANCH cheaply and we are disposed to share our good fortune with those who are willing to join hands with us.

We are now selling our lands at from \$35 to \$70 per acre, including a perpetual water right. Of course these prices will soon be raised. Our terms are so easy that any man with ambition can acquire a farm. That is 20 per cent. down and 20 per cent. annually until paid. Only 5 per cent. interest on deferred payments. A special discount will be allowed for cash in 60 days.

The land under ditch is subdivided into tracts of forty acres. A forty-acre tract will produce more than one hundred and sixty acres of \$150 land in the humid districts. By purchasing adjoining tracts of course one can secure any sized farm he wants.

This land is ready for the plow. After the first year your farm may be relied upon to meet the after payments if intelligently managed.

Less than half fare rates can be secured via the *Atchinson, Topeka and Santa Fe Railroad* the first and third Tuesdays of every month. Ask us more about it.

Come and see.

Address,

Farmers Development Company,

Springer, New Mexico.



What People Who Know Say of Miami Ranch

Las Animas, Colorado, Sept. 6, 1907.

Mr. M. N. Mikesell, Springer, N. M.

DEAR SIR: Having traveled over the Valdez tract of land a good many years previous to your coming, and calculating on its possibilities, I feel especially interested in its development, in a general way, and particularly so in your plans, having lived in Colorado over twenty years—commencing with a new enterprise in irrigation, something similar to yours and having been interested in its growth by actual operations, all this time—farming and operating ditches, working out the problems of reducing farming and irrigation to a business proposition, knowing a great many of the difficulties and mistakes we made years ago, and how easily we could have avoided them. Had we only known then, what my experience has taught! I cannot help but feel generous to a degree in your welfare and in the successful development of your enterprise. If my experience can serve you in any way or at any time, it is yours for the asking.

With the present state of Irrigation development there is no reason why you should not accomplish in a few years what it has taken one-third of my life to work out. I think in the first place to know the value and use of water by irrigation is the most important. Beginners usually figure that water will do all the work and is responsible for all the results. I think it took the people in our section of Colorado ten years to find out their false ideas and practices on this line, and had it not been for the agitation of the "Campbell System" on dry farming I believe most of us would get behind in making the proper use of our ditches and reservoirs.

I can well remember when we would almost fight our neighbors for a little more water when we had already irrigated our crops six or seven times in one season, while now two irrigations make the average farm crops, including the sugar beets. The one crop, alfalfa, by reason of cutting it three times each season, we usually water for once each cutting. Deep plowing and thorough cultivation are doing more for the irrigated farms than great quantities of water could possibly do.

Comparing your land to any of the irrigated lands in the Arkansas Valley of Colorado, which includes the famous Rocky Ford country, I do not hesitate

to say that your soil is fully as good as any we have. It is in most respects similar, but on the whole contains much more vegetable matter and grows much better natural grass.

In regard to your water supply, in the first place you have much more natural rainfall, and being near the mountain, your rain comes at a more seasonable time, so that in my judgment your farms will require less water from the ditches and reservoirs than Colorado land. Having thoroughly examined your plans for reservoirs and canals and your manner of construction and knowing in a general way the water supply in your streams, my prediction is success for you and your people.

Yours very sincerely,
(Hon.) W. A. COLT.

Farmers Development Company, Springer, N. M.

Gentlemen: Allow me to tell you how I came to hear of the MIAMI RANCH. I chanced to pick up a copy of the "Santa Fe New Mexican" which told of the work of your company in the Rayado River Valley. I had been in the irrigated districts of California and Oregon and had seen the result of irrigation in Colorado. So I was aware of the possibilities of this method of farming. I made inquiries of people who were acquainted with that section of the country and who were in no way connected with the Company as to soil condition and water supply, and all spoke so highly of it that I decided to go and investigate thoroughly. I went, I saw and I bought Forty acres of land, as I was compelled to admit that it was the best proposition I had ever seen.

A water supply more than sufficient for the land and of the best; soil unexcelled. No alkali, soda or other salts in either soil or water. This was in the Spring before anything was done on the ranch. I was there again in July and I saw splendid crops growing—Alfalfa, oats, peas, beans and other crops equal to anything I had ever seen. And most of this was growing on sod or turf land. I would not sell for four times as much as I gave for it, because I know I could not get as good land anywhere else for less than \$250 00 an acre.

I thank you for your kind and courteous treatment.

Very respectfully yours, W. E. METZ.

Rocky Ford, Colo., August 19, 1907.
Farmers Development Company.

MIAMI RANCH, Springer, N. M.

Dear Mr. Mikesell: Your letter of the 15th with the enclosed oat head duly received. I think that such a growth speaks well for the productiveness of your soil. The head measured twenty-three inches and I counted just One Hundred and Ninety grains.

I believe you have every prospect of as good a farming country as the far famed Arkansas Valley where land is selling for \$200.00 and \$300.00 an acre. The land looks as well in its early stage of cultivation as the Rocky Ford land did and the lay of it is very favorable to irrigation, and it is surprising what a change water will make.

Your reservoir and water right is good and I see nothing lacking but a little time and labor to make your country one of the finest in the West.

Wishing you all success, I remain

Very truly yours,

(Signed) FRED D. HAINES.

Arcanum, Ohio, September 23, 1907.

To whom it may concern:—

I have visited the MIAMI RANCH which is located in Colfax County, New Mexico, and found it far beyond my expectations. It is a nice level country. Ground is a chocolate color with plenty of sand to make it plow nice and seemed to be very fertile. There is an abundance of grass as far as the eye can see, not a bush or stone in the way but ready for the plow.

The valley is surrounded with lofty mountains and is picturesque to look at the snow-capped mountains in the distance. Snow can be seen the whole year round. The climate is all that man could wish for. The Winters are short and the Summers are long.

I have seen a great deal of irrigated land and the MIAMI RANCH can be irrigated as cheaply as any land I ever saw and with the many different mines so near at hand means good prices for everything that is raised.

Very respectfully,

(Signed) DAVID HETZLER.

Greenville, Ohio, September 17, 1908.

Farmers Development Company, Springer, N. M.

Gentlemen: It was my privilege to visit your "MIAMI RANCH" in August. I am pleased to say that I am very favorably impressed with the location, and surroundings of the beautiful, rich val-

ley. I am sure that all investors will reap valuable returns in the near future.

The farmer who is looking for a safe and profitable investment or for a comfortable home will surely find what he is seeking in the Rayado River Valley.

The feeble in health can find a balm for many of the ills which man is heir to in this pure and invigorating atmosphere. All these natural advantages with the addition of the irrigating plant you are now providing will soon make this a desirable and profitable home for the many who are locating there.

Yours truly,

(Signed) A. B. MAURER.

Tippecanoe City, Ohio, March 3, 1908.

Elder Isaac Frantz, Pleasant Hill, Ohio.

My Dear Bro.: In answering your inquiry as to my impressions of the MIAMI RANCH, N. M., permit me to say it exceeded my expectations in several respects. First in the large scope of fine country surrounding the Ranch which is so necessary for the development of a city, transportation facilities, communities, churches, schools, etc. Second the land being absolutely free from brush, scrubs, etc., and covered with a coat of rich pasture is consequently ready for the plow.

Judging from the analysis of the soil, its depth character and the little farming that has been done under irrigation it is no doubt very productive soil and with the large reservoir now nearly completed, the large area from which the company draw and on which they have secured the right will insure in my judgment the water supply.

Another matter of great import in my judgment is the dust. While the land is almost entirely free from alkali it is not so sandy as to create a dust as in more sandy districts which in some instances is most unbearable.

The roads become solid and with an occasional shower and that pure air it is just fine. Then, too, the soil is of a character that water can be carried long distances in irrigation ditches without much loss from seepage as in more sandy districts and with the success already had in Rocky Ford and other nearby sections the success of MIAMI RANCH is now assured in the cultivation of beets, alfalfa, oats, fruits, vegetables, etc. I see no reason why profitable wheat culture can not be engaged in.

I only regret circumstances will not allow me to develop my interests there at once.

Yours truly,

(Signed) JACOB COPPER.

PRESS COMMENT

TWELVE TRACTS SOLD AT \$65 PER ACRE Farmers Development Company Near Springer Bringing Settlers—Reservoir System Building.

Springer, Oct. 17.—The lands which have been put on the market recently by the Farmers Development Company, operating sixteen miles west of Springer on the Rayado River, and which company is now constructing a large reservoir and ditch system for its lands which aggregate about twelve thousand acres, entertained a week ago a party of homeseekers from the middle states and from Colorado. Twelve tracts for farms were sold to members of this party at an average of \$65 per acre and six more sales are now being closed.

The outlook for the sale of every acre of irrigable and level land under the ditch system of this company is of the best. The management, so far, is very well satisfied with results. The reservoirs and ditch system will be ready for operations next April. The water supply will be ample and the soil of the land under the ditch system is of the very best and will raise the finest crops of cereals, vegetables and fruits that can be produced in the temperate zone.
—*Raton (N. M.) Range.*

RUSHING WORK ON IRRIGATION PROJECT.

Special to the New Mexican.

Springer, N. M., Sept. 16.—Matters on the extensive farming lands of the Farmers Development Company, in the vicinity of Springer, are progressing very satisfactorily. The company has contracted for an extensive reservoir on the Rayado River and a contract for an extensive ditch system has also been let, at a cost of about \$75,000; this work to be completed next spring and ready for active operations.

Within the past week, nine farms of various sizes, have been sold to six buyers. Within the same time contracts have been let and definite arrangements made for the building of seven houses, five of which must be completed before January 1st, 1908, and one store building.

The contractors on the reservoir and ditch system have doubled their working forces and are installing a large number of four-wheeled scoops carrying a yard of dirt at a time. They are using up-to-date steam equipment in the construction of the reservoirs, which construction work is to be completed by February 1st of next year.

A good crop of oats has been gathered from several tracts, which the company sowed in oats this spring. The grain is perfect and the yield is heavy.
—*Santa Fe New Mexican.*

David Hetzler, of near Arcanum, was in town Saturday. He had just returned home on Thursday from a week's trip to Springer, New Mexico where he has a financial interest in the MIAMI RANCH, consisting of over 16,000 acres, owned by the Farmers Development Company. The directors of this company are such men as Rev. Isaac Frantz, President, residence, Pleasant Hill, Ohio; D. G. Wenrick, Bradford, Ohio. I. B. Miller, Gettysburg, Ohio; I. H. Rosenberger, Covington, Ohio; M. N. Mike-sell, Vice President and General Manager, Springer, New Mexico and others.

The MIAMI RANCH is adapted to fruit growing, stock raising, growing of all the common grains, sugar beets, poultry raising, dairying, etc. To show the people of Ohio how oats can be grown there Mr. Hetzler has left a sample stalk of that grain at the POLICY office. The oats crop is not quite ripe yet. The grain from which the sample stalk was taken was sown on the 25th day of June and the stalk was pulled up on the 12th day of August, just 48 days of growth, the germinating season included. The stalk measures 4 feet and 9 inches in height and will be held on exhibition at the POLICY office where any one interested can examine it.

The region of the MIAMI RANCH is not a desert but the average rainfall for the past thirteen years has been nearly 14 inches, however, to meet extremes the Development company is constructing reservoirs for irrigation in case of a drouth—*Ver-sailles (O) Policy.*

Mr. and Mrs. Henry Mullenix, David and Clarence Hetzler and Harry Foreman, all of Darke County, have just returned from a ten days' trip to Springer, New Mexico, where they bought land on the MIAMI RANCH. Mr. Foreman expects to move his family to his new home within a few weeks. R. J. Olinger purchased a farm and will remain, having been offered a responsible position with the contractors who are constructing the large irrigation plant upon the MIAMI RANCH.—*Greenville (O.) Tribune.*