

Fortunes in Fruit Growing!

At Mission, Texas, in the Wonderful Lower Rio Grande Valley

Why Stay in the City on a Limited Salary or on a Farm With Many Disadvantages, When You Can Win an Independent Fortune in a Few Years by Fruit Raising, Truck Gardening, or General Farming on a Small Tract of Mission Irrigated Lands?

Independent fortunes are being made by fruit raising on small tracts of land in a few years' time at Mission, Texas, located in the Wonderful Lower Rio Grande Valley of the Gulf Coast Country.

Owing to its ideal climate and soil conditions, its abundant water supply, its excellent location with reference to transportation, freight rates and markets, Mission is rapidly coming to the front as a profitable fruit growing center.

You will find at Mission all the necessary requirements for success in growing figs, oranges, lemons, grape fruit, bananas, all varieties of grapes, berries and citrus fruits.

This section of Texas is particularly adapted to the growing of Magnolia-figs. Climatic conditions assure a crop and failures are absolutely unknown. The fig has no insect enemy. There is big money in raising figs. It is an excellent fruit, and is superior for canning and preserving. Factories have been erected to handle the crops, and they cannot supply the demand for preserved figs. Raising figs is a delightful and healthful occupation. Not hard work, and with reasonable care fig orchards four or five years of age have paid in the past seasons \$200 to \$400 per acre per season, depending on the methods of pruning culture.

Grapes of every known variety flourish here. They produce a good crop the first year from rooted cuttings, and mature from six weeks to two months earlier than the product of California vineyards, and this locality is 1,500 miles nearer the eastern markets.

In addition to the wonderful opportunities in fruit growing, Mission is the center of the famous truck growing district, where fortunes are being made every year in raising winter vegetables for northern markets. Mission also has opportunities for quick money in almost any line of diversified farming.

If you live in the city or country; if you want to better your condition in life; if you want to invest in lands that are rapidly increasing in value; if you want to get ahead in the world, there are wonderful opportunities open for those who act NOW.

Join the excursions to this beautiful valley—the cost is about \$30 for the round trip from almost any important point in the country. There's an opportunity for YOU at Mission.



A Field of Grapes at Mission, Matured Two Weeks Earlier Than California.

Fourteen Good Reasons Why You Can Better Your Condition by Locating at MISSION

1—The land is good. Land that will yield \$100 to \$1,000 an acre profit every year MUST be good.

2—The location is ideal. Not in a wilderness, but right in the heart of a well governed community, close to a thriving town with good schools and churches, among happy, prosperous people.

3—Crops yield abundantly and come on the market weeks ahead of other sections of the United States at a time when prices are highest.

4—The temperature is mild and pleasant during the winter and not excessively hot during the summer.

5—Lands are irrigated by water from the Rio Grande River with an irrigation system supplying an abundance of water at all times. No guesswork about it, no drouths to worry about, and big crops assured at all seasons.

6—Transportation is good, with railroad facilities that enable growers to get their products to best markets at the least expense.

7—Located in the Famous Rio Grande Valley, a region noted for its fertile soils—the best section of the wonderful Gulf Coast Country of Texas.

8—12 months of growing season. Not a month in the year that you cannot market products from a Mission tract.

9—3 and 4 crops a year grown on the same ground.

10—People are making

money at Mission. The best evidence is the way these lands are being taken up.

11—Opportunities for all. Land sold in large or small tracts within reach of large or small investors.

12—Prices ridiculously low when you consider Mission lands are now earning 6 per cent on a valuation of \$500 per acre.

13—Lands rising in value with every year and people able to re-sell at double the money paid.

14—People have paid for their land with the proceeds of one year's crops.

\$1,400 in Three Months From Seven Acre Tract

Mr. A. J. Devers, of Sioux Falls, S. D., bought a tract of land at Mission, Texas, and in ONE YEAR'S TIME realized from seven acres more than enough to pay for the land at present prices.

Last year, Mr. Devers, on seven acres of land out of the Mission tract cultivated by his tenant, W. Volz, harvested something like over 700 bushels of potatoes, which sold at an average price of \$2 per crate of 60 pounds (one bushel) f. o. b. Mission. They commenced clearing the land November 2, 1909, started planting January 20, 1910, and completed shipment of the crop April 20, 1910.

But this amount of money received from his potatoes wasn't all of Mr. Devers' profits by any means. Just as quick as the potatoes were out of the way the land was planted to cotton—another big money maker at Mission—all grown and harvested within the same year.

That's the beauty about farming and gardening on the Mission Irrigated Lands. No matter how large or small your tract may be, you can follow one crop after another the whole year around, and grow two, three and four crops a year on the same ground.

COME AND SEE THE MISSION LANDS



If You EVER Intend to Buy, BUY NOW

Never again will you have such an opportunity as this to buy good land, near a good town, on a good railroad, at such low prices and on the EASY TERMS we offer.

Lands at Mission are divided into tracts of from 10 to 40 acres and sold at prices varying from \$80 to \$125 per acre, on terms of one-third cash and balance in deferred payments one, two and three years, at seven per cent, the prices varying according to distance from railroad and town. Lands throughout the valley are rapidly increasing in value and the added production of the lands, with the naturally increasing demands and the limited confines of this most fertile valley, will soon bring prices at which California lands are now selling, which is \$1,000 per acre.

"We Prove it at Mission"

That nowhere in America are beets, citrus fruits, figs, grapes, alfalfa, sugar cane, cauliflower, celery, strawberries, cotton, corn, onions, cabbage and radishes more successfully grown. With the richest soil in America, in a climate dry, mild, invigorating, with water at your command at all seasons of the year, you have every possible advantage. You have twelve months of growing season and you can raise three and four crops on the same ground in one year. Remember, the Mission Lands are all under irrigation.

Commensurate with the profits the price of the land is insignificant, but you should investigate this proposition now while the price is within your reach. Next year it will cost more. Mission is the best, most prosperous and liveliest little city in the valley, where there are more opportunities for good business locations than anywhere else in Southwest Texas.

A trip of investigation will not be expensive. Twice each month you can buy round trip tickets via the different railroads to Mission at low rates. Write us TODAY for full information. We invite your correspondence and the strictest investigation.

Send at Once for Free Information

Mission Land Improvement Co., Mission, Texas

Gentlemen: Kindly send me full information concerning your Irrigated La Lomita Lands, prices, terms, etc.

Name

Postoffice

R. F. D. or St. No. State

Mission Land Improvement Co.
Mission, Hidalgo County, Texas.