

# 8,000 FARMS FOR SALE

## Fertile Lands of North Dakota.

# HACKNEY-BOYNTON LAND COMPANY

### Owns and Offers for Sale

140,815.13 Acres in Stutsman County  
 206,858.23 Acres in Emmons County  
 210,636.32 Acres in Logan County

224,341.82 Acres in Kidder County  
 229,572.88 Acres in Burleigh County  
 31,471.23 Acres in McIntosh County

130,984.86 Acres in McLean County

## PRICES LOW

PRICE PER ACRE

\$3 \$3.25 \$3.50 \$3.75 \$4 \$4.25 \$4.50 \$4.75 \$5 \$5.25 \$5.50 \$5.75 \$6

## TERMS EASY

Reasonable Cash Payment, Balance in Annual Payments at 6 per ct.

## Big Money Handling Large Tracts for Colonization

### THE FINAL RUSH

for wild lands is on. There is practically no government lands outside of the irrigation belt. That little remaining is being snatched up by land-hungry settlers at an astonishing rate. This is the golden harvest of the holders of "railway lands," which have been held out of use until the free lands are gone. Every foot of cultivable wild land in the West will soon double in value. If you have any land, hold onto it; it is the surest, safest and best investment that you can put money into. If you have any money to invest you can't find anything to equal it. Buy lands and hold them. They will make you rich.—"The Northern Farmer" (Minneapolis), April, 1901.

### A SHORTAGE OF FARM LAND.

The statistician in the Department of Agriculture estimates that in 1931 the population of the United States will be 130,000,000, and it is a conservative estimate. To supply the requirements of this number of people will necessitate the production of 70,000,000 bushels of wheat, 1,250,000,000 of oats, 3,450,000,000 bushels of corn, and 100,000,000 tons of hay. If we produce this immense quantity of food products for man and beast, under our present system, we must bring under cultivation 150,000,000 acres more land than we now cultivate, and it is estimated that we have only 108,000,000 acres of new land available for farming purposes.—From the "Homeseekers' Monthly."

### An Immense Tract

The above land includes all of that formerly owned by the Northern Pacific Railroad Company, lying 40 to 50 miles north and south of the main line of that company and extending from the James river on the east to the Missouri on the west, embracing all of the unsold lands in the counties of Stutsman, McIntosh, Kidder, Logan, Emmons, Burleigh and McLean. This portion of the state is being rapidly filled up by enterprising farmers from the East. Over three thousand miles of railroad are in operation. Many hundreds more are projected and under way.

### First Year's Crop Pays for the Land.

The history of Iowa, Minnesota and Eastern Dakota, which opened under exactly similar conditions, will be repeated in this section of the state within the next decade. Land that can be bought now for \$5.00 per acre will be worth from \$25 to \$50 per acre within the next ten years. The lands are adapted to diversified farming. The soil is rich. The first year's crop will pay for the land at the prices we quote, and leave a margin for the further investment. This can be done with either wheat or flax—to say nothing of other crops. Stock raising is a success in this section. No other region is better adapted to it.

### Farms and Products

Official statistics for the year 1900 show 42,024 farms occupied, aggregating 11,297,758 acres, 6,623,315 of which are under cultivation, 6,400,000 in crops, with the following production in the different commodities—

Wheat.....	48,331,264 bushels
Oats.....	17,240,567 bushels
Rye.....	309,299 bushels
Grasses.....	1,250,000 tons
Flax.....	6,306,816 bushels
Barley.....	5,505,081 bushels
Corn.....	875,998 bushels
Potatoes.....	1,882,261 bushels
Roots of all kinds.....	93,265 bushels

These figures represent an immense income for a young state whose resources have scarcely been touched. What must the future hold for the citizen of a section of country which, with almost primitive effort, has produced so many fold?

## THESE HAVE PROFITED:

SENATOR J. H. WISHEK, OF WISHEK, N. D., WRITES:

WISHEK, N. D., March 20, 1901.

HACKNEY-BOYNTON LAND CO., St. Paul, Minn.

Gentlemen: "I came to McIntosh County in 1884 and assisted in organizing the county that year, and have been a resident of that county ever since. I have been instrumental in locating at least ten thousand people in this district and can say from personal experience among the people I have located in this vicinity in the last seventeen years, that few of them had more money than was necessary to buy the material to cover a sod house. To-day the majority of them have fine, large frame houses and barns, from 30 to 100 head of stock, farm machinery and from 160 to 640 acres of land, all unencumbered. Also churches and schoolhouses sufficient to accommodate their needs. Prices of lands have been gradually advancing. Improved farms are now bringing from \$10.00 to \$15.00 per acre and wild land will soon follow. This country is adapted to mixed farming. We have plenty of hay, water and grass for cattle. My opinion is that this county will soon discount any county where grain raising is the only industry." Yours truly,

J. H. WISHEK.

W. M. BRATTON OF STERLING, N. D., WRITES:

STERLING, N. D., March 11, 1901.

HACKNEY-BOYNTON LAND CO., St. Paul, Minn.

Gentlemen: I came to North Dakota in June, 1883. Since that time I have been engaged in farming and the stock business. This country is adapted to diversified farming, where people who came here with nothing are now well off by following same. Since living here I have never seen spring open up with brighter prospects for the farmers. There will be an unusually large acreage sown to small grains this year. About fifty car loads of fat cattle were shipped to the Chicago markets from this point last fall. These cattle were fattened on our native grass, and compete with Eastern corn-fed beef. Corn is raised here to a great extent. There are thousands of acres of free homestead lands adjoined by cheap farm lands, which are steadily increasing in value. Within the last two years lands have increased fully 50 per cent in value. Farmers are buying lands adjoining their farms. These lands will pay for themselves with one crop. There is no place in the United States where the country is adapted to sheep raising with such success as in North Dakota, with our dry winter climate and abundant grass on ranges in summer where the stock can be fattened ready for market on cheap lands. This country is open for settlement, where free homes can be obtained. We have good public schools throughout this country. If a man wants to become independent, now is the time to come to North Dakota.

W. M. BRATTON.

Letters of the same character from hosts of others can be furnished. They tell of the success of the wage-earner and renter in securing a home of his own. It is within your power to score the same result.

# GET A HOME OF YOUR OWN!

Write for Particulars.

## HACKNEY-BOYNTON LAND COMPANY

6th Floor Germania Life Bldg. ST. PAUL, MINNESOTA.