

FILLING SOUTH DAKOTA'S FERTILE PLAINS

SOUTH DAKOTA'S SPLENDID FUTURE

Soil, Climate and People to Make a Great State Are There, Says Governor Chas. N. Herreid.

The Cattle Man Has Made Money and So Has the Man With the Plow.

Governor Charles N. Herreid says that good crops and good prices have swept the state and that the people are enjoying a great prosperity. He puts it this way:

Probably no state in the union has experienced a more vigorous and healthy development during the last two years than South Dakota. We have the soil, the climate and the people which respond with marvellous energy to the conditions which will make an era in the history of the great northwest. Good crops and good prices have swept the state and the people are enjoying a great prosperity. This has given us a class of farmers with experience, with large holdings of the choicest lands, out of debt, prosperous and happy.

When the north half of the state was settled, about twenty years ago, every settler could take three claims—a homestead, a pre-emption and a tree claim—of 160 acres each. Thousands of "claimers" were taken by men and women who had no idea of becoming farmers—teachers, lawyers, doctors, clerics, clerks, traveling men, speculators and adventurers—all eager to get free lands. These were duly "proved up," and thousands of these tracts became known as "non-resident" or "unoccupied" lands. These are now for sale and are being bought by the thousands who are pouring into the state from Iowa, Illinois and other states. South Dakota real estate has doubled in value in the last three years, and that it will again double in value in the next three years, as far as the north half of the state is concerned, is a fact conceded by all who are familiar with prevailing conditions.

People Rich and Independent.
Discussing the boom now commencing in the Missouri slope country east of Pierre, Thomas H. Ayres, president of the Gas Belt Land and Abstract company of Pierre, says:
For the last ten years this region has been given over to stock-growing, and the people have grown rich and independent in the cattle business. They have had an immense range on which to run stock and have grown careless concerning agricultural pursuits. So long

LAND ON THE BOOM

Gregory County Not Riding on the Back Seat.

SALES AT \$25 TO \$35 AN ACRE

Values Are High Notwithstanding the Newness of All the Region.

Special to The Journal.
Bismarck, S. D., April 5.—Gregory county is experiencing one of the greatest real estate booms ever known in the history of the state. Land that went begging for buyers at \$20 an acre last year is now being sold at from \$25 to \$35 an acre, and the prospects are good for a continued advance for a year to come at least. The county is full of land buyers from Iowa, Nebraska, Minnesota and states farther east. The county is practically new, having first been settled in 1891, and while \$35 an acre for western land may seem rather high to some people, it must be remembered that Gregory county has never yet had a failure of crops, and that last year, while the greater portion of the country was drought-stricken, Gregory county produced a bountiful harvest, corn yielding on an average of 35 bushels an acre, and wheat 13 bushels.

The soil is inferior to none, being a dark rich sandy loam with a clay sub-soil, and with the same conditions prevailing produces as good crops as the states of Iowa and Illinois. Some of the grain has been sown and the soil was never in better condition to germinate the seed.

Several transfers of real estate have been made the past ten days at prices ranging from \$25 to \$35 an acre. The Gregory County Real Estate association, a firm located at Bismarck, sold three farms last week at an average price of \$28 an acre.

Rain has fallen here and the ground is saturated to a depth of five feet. Every acre of cultivable land will be put to crop this season and with favorable conditions Gregory county will have the greatest harvest in the history of the state.

SPEAKS FOR STATE

Governor Herreid Tells of Opportunities in the West.

YOUNG MEN OF EAST WELCOMED

History Repeats Itself in the Immigration Rush Felt in South Dakota.

New York, April 5.—The Daily News published the following interview with Governor C. N. Herreid of South Dakota. "The west is the east transplanted. Between the two sections there are only such differences as there may be between brothers and sisters, parents and children. Success is the same everywhere. It is entirely a question of personality and character. The man who is successful in the west will be just as much successful in the east. The west offers an opportunity which the land beyond the Mississippi offers to ambition and efforts that brings about a large number of so-called success stories. The man of energy has not one field, but a half dozen open to him. If he is not a successful rancher, he may become a merchant or miner. There are openings for men of intelligence in all lines. Selection of a business or profession is governed solely by personal adaptability or liking.

In a cramped, overcrowded city men must perform their duties in the presence of an unusual energy or influence, move in broken tracks. After a time the irksomeness of doing something for which he has no love wears a man down. In the west, on the other hand, hope and ambition. The equipment of a man out for success is not, then, a matter of latitude and longitude, but of opportunity. This the west offers to all.

All the western states have been settled by young men, for it is these naturally who find less pain and discomfort in breaking home ties. The loss of a loved one is not a decided gain for the west. Youth is at all times the bone and sinew of a country. Theodore Roosevelt out on his Dakota ranch, writes of them in the end of his book, "The Young Men of the West," "I mean—the young man of fearlessness, integrity, ambition, energy—conquering everything from a cow pony to a grizzly. The qualities which lent distinction to the men of the west commanded the respect of his cowboys and the others around him, whom he yet never patronized; are the very qualities which have made him the greatest man of his time and elevated him to his high position.

FARMING IN SO. DAKOTA

Roscoe, S. D., April 5, 1902.—I came to South Dakota in 1883 from Kankakee, Ill., where I was section foreman for the Big Four railroad and getting \$65 per month. I saw no possibility of getting a farm in that country or probability of laying up any money for old age, so decided to come west. I located in Edmunds county on a quarter section, which later was within the limits of the Big Four railroad. I had very little means with which to commence farming, but had two horses, two cows and three pigs. One of my horses died, and the next spring I took the last \$3 I had and bought two bushels of wheat and two bushels of oats. From that I raised a fair crop. I threshed 105 bushels of wheat and 105 bushels of oats. I had all the potatoes we needed and an abundance of garden stuff. By working out and going slow, keeping out of debt as much as possible, I have got along well. I now have 640 acres of land, clear, with good buildings, three and a half acres of water, nine head of horses, sixty-six head of cattle and a host of chickens, ducks, geese and other fowls.

I have never paid any price on my property, and do not care whether it is worth \$1,000 or \$10,000; I can make a good living on it for myself and family, and it is growing in value every day. Had I remained in the east the probabilities are it would be broken down in health, old before my time, and nothing saved for a rainy day.

My son, just past 21, has 160 acres of land, and is starting out for himself with cattle and horses and good prospects for success. Yours truly,

—Julius Schlipke.

A bad complexion never gets better of itself. Doctor with Sulfon-Skin Cream, gaining healthy skin—S. C. 25c.

A good spring tonic—Hamm's Back Beer.

SO. DAKOTA: LAND

OF OPPORTUNITY

Testimonials From Those Who Have Proved the Richness of That Productive State.

Still There Is Room For Thousands to Find Homes and Prosperity There.

Opportunity dwells in South Dakota. Its farmers have accumulated wealth. Its business men know the meaning of prosperity and all classes are certain that the state furnishes a chance for thousands more to reach the realm of the well-to-do.

Nothing argues so well as results. Nothing succeeds like success. Men who have gone to South Dakota without a dollar have won competence. Homesteaders have found its soil a source of wealth and investors who had a decent measure of faith in the state have realized healthy returns. Some who have gone into the state have lost heart and left because the expected fortune did not accumulate itself and that within a year. Others more industrious and persistent, who have worked on the right lines, have the results of their faith and labor deposited in the banks. Generally speaking, South Dakota is one of the most prosperous and promising states in the union. Its wealth per capita is greater than any other state in the union.

Evidence from Spink County.

D. N. Hunt of the D. N. Hunt Land company of Redfield, S. D., has written the following letter to the editor of the Spink County Record:

I came into Spink county, South Dakota, twenty-two years ago, when the owners of the county of Redfield were the granting ground of the antelope. I have watched all the ups and downs of this section, from the time when the snow stands on the richest and most productive sections of the northwest. I have seen men who came here with means, have been two days; but at the same time I have seen his nearest neighbor, with but two hands and a determined will, gradually accumulate wealth, until he now owns all the land originally possessed by the first settler, while his buildings and improvements would put to shame many an eastern farm. We have had some failures, but what we have seen is that it is a safe and reliable place to make a home and raise a family and a grain and stock raising country as are any of the middle and western states. The average yield and quality of our grains are unsurpassed. Many of our farmers are now getting the top notch prices of the Chicago market for beef finished on home raised corn. We have the best of society, and with our colleges and high schools, educational advantages cannot be excelled. Our railroad facilities are first-class, placing us in direct communication with the great markets. Land values are gradually appreciating in value, prices are firm and owners are not anxious to sell. My faith in the future of the state has grown from year to year, and I believe, and I believe that for the capitalist who is seeking a remunerative investment, or for the foreign neighbor, while his buildings and improvements are being put to shame many an eastern farm. We have had some failures, but what we have seen is that it is a safe and reliable place to make a home and raise a family and a grain and stock raising country as are any of the middle and western states.

Striving Times Ahead.
J. G. Lund, of Lund's land agency, Canby, Minn., says:

Judging from present indications, the year 1902 is going to witness the largest activity in real estate ever known. A great tide of homesteaders is preparing to enter these western states, driven here by the high prices of land and the impossibility of handling same by men of small means. The year 1901 was a great year, but in my estimation 1902 will far exceed it.

The people who are settling in this country are mostly American citizens from Iowa, Illinois, Wisconsin, Nebraska, Indiana and the other eastern states. There are many German, Bohemian, Norwegian and other nationalities, who make some of our best and most thrifty citizens. The class of people who come into this country, as a rule, is good, but South Dakota has proved its value largely to the homesteaders and the farmers who are here to stay, satisfied with the country and its possibilities, and what is best of all, making money. Another result is that land is no longer a speculation, but a safe and reliable place to make a home and raise a family and a grain and stock raising country as are any of the middle and western states.

Movement Is Natural.

The firm of Wrightman, Babcock & Labrie of Redfield, S. D., composed of E. Wrightman of Watertown, S. D.; H. A. Babcock and A. F. Labrie of Redfield, and J. E. Labrie, Jr., of Doland, S. D., all members of the firm, have been residents of the state for twenty years or more, and have practical knowledge of farming as well as much experience in the land business. These qualifications, together with their financial resources, have enabled them to handle lands to the advantage of themselves and patrons.

This firm operates mainly in three districts: The valley of the James river, the country between the Missouri and the James rivers, and the country between the Missouri and the James rivers.

The principal office is at Redfield, S. D., with branch offices at Doland, Gettysburg, Watertown and Aberdeen. Mr. Wrightman says:

I have lived in South Dakota and what used to be part of the then Territory of Dakota for the last twenty years and have seen the wild prairie land of that section of country changed to one of the most fertile farming sections in the United States. "Thousands of our farmers in the James river, Blue Bluff and Big Sioux river valleys have become wealthy raising corn and wheat, cattle and horses, and by following the dairy business. These men came here to seek a home; they found it and during the hard times of the panic in the nineties they were at work on the farms making money.

I have watched the tide of immigration coming into the state from the south and the east and as the settlements became thicker and thicker land values have advanced from \$5 up to \$20 and \$50 per acre. By making purchases early when prices were yet low we are enabled to offer land at a great quantity for sale at from \$8 to \$20 per acre, and which we are satisfied will double in value within the next year. The present rush of immigration into the state is not a boom, but is caused by the fact that good land can be had in considerable quantity at a low price and this rush will not abate until the price of land has reached a point where the revenue producing power and the selling price balance each other. Nowhere in the United States is good corn land offered as cheaply as it is in South Dakota to-day and those who fail to take advantage of the present prices will never have such an opportunity offered them again.

Opinion of Good Hustlers.
Kelley's land agency, incorporated under the laws of the state of South Dakota, began doing business as such corporation in 1900. Since then it has branched into all parts of South Dakota; also Iowa, Minnesota, Wisconsin and Illinois. It has become one of the strongest and most successful land agencies in the northwest, and now

because it is settling up with good, thrifty farmers, mostly Germans from Illinois, Iowa and Eastern Minnesota. There has been a great change in South Dakota in the last three years, while then it was almost impossible to get people to settle in South Dakota, to-day we are getting more people for South Dakota than any other state. It offers cheap land that is well adapted for general farming and the people of Iowa and Minnesota are just beginning to learn the advantages that South Dakota offers.

Coming from Illinois.

F. E. Gerlach, of Elkhart, says that Illinois is sending many homesteaders into South Dakota. They are a thrifty class of people. Mr. Gerlach corrects an eastern impression of South Dakota climate in the following statement:
Most people in the east imagine this to be a cold and inhospitable climate; nothing is further from the truth. The writer has traveled all over the western and southern states, from Chicago west and south, and can say that this country has as mild winter weather as Wisconsin, Iowa, eastern Minnesota and northern and central Illinois. During the winter of 1897, just past, there were few days that it was necessary to wear an overcoat on the street. The thermometer did not go below zero at any time during the month of January, and scarcely a day but what we had thawing weather. Of course, in this northern latitude, heavy snowfalls must be expected at times, however, and this country is no exception to the rule; but when stock can feed nearly all winter on the open prairie, it certainly cannot be called a very severe climate. The United States signal service bureau will tell you that the time of last frost in the spring and earliest frost in the fall at Brookings, S. D., is, on an average for five years, the same as at Cedar Rapids, Iowa.

No Reaction Probable.

M. G. Carlisle, vice president and general manager of the Brookings, S. D., Land and Trust company, says:
The movement in northwestern lands which commenced about four years ago has now reached such a state as to make many conservative men inquire as to how long it will continue, and as to whether it is not speculative, and that, consequently, a reaction must soon set in which will prove harmful if not disastrous. I think that a careful investigation of this country and the conditions prevailing, and a study of the past history of South Dakota, will convince any thinking man that, while reaction may set in on certain lines, the eastern part of South Dakota will not suffer any loss of value. The stage of cultivation and improvements and the crop history of this region is such that we need fear no calamity.

There is no part of the northwest which has suffered less from climatic conditions than South Dakota in the eastern and southern part. Unfortunately, in the early days of immigration thousands of people rushed into the state and crowded to the westward, occupying the vast region between the Jim and Missouri rivers, homesteading the same land and breaking up the country with a view to farming it. Having little means to withstand the misfortunes, and experiencing a few years of adverse conditions, they were forced to leave the country and to seek their fortune in the east. The country had treated them badly, and for many years have inveighed against Dakota without discriminating as to the locality. But South Dakota has proved its value largely to the homesteaders and the farmers who are here to stay, satisfied with the country and its possibilities, and what is best of all, making money. Another result is that land is no longer a speculation, but a safe and reliable place to make a home and raise a family and a grain and stock raising country as are any of the middle and western states.

Big Profits Made.
Lee Stover Tells of an Experience That Attracts.
A Journal representative from Lee Stover, register of the state of South Dakota, land office at Watertown, S. D., and senior member of the Stover Real Estate Exchange, whose home office is at Watertown, S. D., obtained the following statement:
I do not consider that there is what can be called a boom in the state of South Dakota at this time. The people who are settling in this country are mostly American citizens from Iowa, Illinois, Wisconsin, Nebraska, Indiana and the other eastern states. There are many German, Bohemian, Norwegian and other nationalities, who make some of our best and most thrifty citizens. The class of people who come into this country, as a rule, is good, but South Dakota has proved its value largely to the homesteaders and the farmers who are here to stay, satisfied with the country and its possibilities, and what is best of all, making money. Another result is that land is no longer a speculation, but a safe and reliable place to make a home and raise a family and a grain and stock raising country as are any of the middle and western states.

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called a boom in South Dakota lands nor any prospect of it. I attribute the increased activity and large immigration entirely to the fact that people have at length overcome their unfounded prejudice against South Dakota and that prosperous times generally have furnished the means so that people can personally investigate. The value of an acre of land must be fixed ultimately at just what the products from that land will pay net annually on the investment. As long as South Dakota lands pay from 25 per cent to 100 per cent of the cost price each and every year the value is certainly too low. In fifteen years ownership of improved farms in South Dakota is no single year has the product paid me less than 25 per cent net on my investment and many years more than 100 per cent. The bad name for South Dakota lands was almost entirely caused by the fact that lawyers, doctors, preachers, clerks, teachers and other people unskilled in farming and with no desire to become farmers came in here in an early day and took lands under the laws of the United States, left them the moment they could make proof, frequently mortgaged them for all they could obtain, or rented them and gave the farm no personal supervision or oversight, and then because their investment had only paid them three or four times as much as they could earn in their own line of business they sold out of the country and abused it every time they had an opportunity.

Values have practically doubled in the last two years, but the beautiful prairie land in the western portion of the state can still be secured at a merely nominal price. There is room for hundreds of thousands of practical young farmers, and the most experienced young man who is at all conversant with farming and has even a limited amount of capital, can earn sufficient from Dakota soil to be able to retire from active work and live at his ease after the very few years of honest effort in South Dakota. Nowhere on earth does the soil yield more net profit to the farmers than will South Dakota lands at present prices.

GREAT CREAMERY STATES

The creamery has come to South Dakota to stay. The butter is known through the markets of the east as the equal of the best. At the annual meeting of the National Buttermakers' association held at Cedar Rapids, Iowa, the last week of February, 1896, nearly every state in the union was represented. The best creameries in the United States were competitors for the high honors there awarded. Judges the most experienced were chosen to pass on the quality of the dairy exhibit. The result of this great competitive exposition was that the great dairy states of the east had to relinquish the long held and highly prized honors to the northwest.

Minnesota stood over all. She had thirty-seven exhibitors in competition, and her highest mark was reached by the Batavia creamery, 97.32.

South Dakota had but four creameries in competition, only two excelled the product of one of the only four South Dakota exhibitors.

Ohio's highest was 94.66, Michigan's 93.66 and Vermont's 90.33 and so on through the list of states. And what of it? That was in 1896. Our creameries have increased four-fold since then, and their rank is higher to-day than ever before.

LAND Buyer's, Settler's and Explorer's GUIDE

A popular exposition of the theory and operation of land, timber and stone, and mineral laws.
Government, state, railroad and speculators' lands; manner of acquiring, terms of sale, location of and how to reach them. Complete instructions for camp outfit for homesteaders and sportsmen. Price 25 cents.

M. E. Horton,
124 Laurel avenue,
Minneapolis.

FACTS ABOUT SOUTH DAKOTA

By Prof. R. F. Kerr of the State Agricultural College.

South Dakota has earned for herself a prominent place in the northwestern galaxy of states in the last few years. She has passed through a transition period and the agricultural outlook for the coming year is very flattering indeed. We have just come to the realization of the fact that our lands are fitted for a greater variety of crops and uses than the early settlers were aware of when first arrived. The men with the one crop idea are moving farther towards the frontier or have gone out of business. Newer ideas have prevailed and we are now receiving a new infusion of energetic men, with capital enough to till their farms properly and to turn their attention to stock-raising possibilities. Every interest is possible here that is found in common with the other farming regions of this latitude and the state gladly welcomes prospective settlers who are practical enough to know how to make the most of the opportunities that are to be encountered.

Farm lands have almost doubled in value in the last two or three years, but they are not overvalued yet and there are splendid chances to get hold of good farms at reasonable figures and on good terms. Many men who came to the territory comparatively poor are now able to retire to adjoining towns and villages and live upon incomes from property they have acquired since they came. Like opportunities are just as numerous to-day and the knowing ones seem to appreciate these facts.

WHEAT AND CORN

Wheat has been the principal crop until within a few years in the eastern part of the state, but more attention is being paid to corn of late years. In fact it has been the surest and most profitable crop as far northwest as in Walworth and Campbell counties, and land prices are stiffening in many of the hitherto neglected districts. We have become a corn-raising state, and will be, if we are not already, known as the corn and hog-raising state. Corn is a profitable crop nearly everywhere east of the Missouri river. Wheat is sure in the Sioux Valley. The dairy interests are equally good in all the eastern part of the state, except where farmers think that other pursuits are more remunerative. West of the river, of course, are to be found large cattle ranches, but there is considerable grazing on the Missouri slope and in the James River valley. In other parts of the state cattle and sheep are being extensively fed for the eastern markets. We are destined to be a great hog-raising state for the reason that we are free from that porcine scourge—cholera.

THE SOIL

Dakota soil, being a drift formation, is noted for its elements of fertility and there is sufficient rainfall in most of the tillable portion of state to answer all purposes. We average as well in sureness of crops as in most of our sister states. Where the rain is not so certain there are means for irrigating the soil and experience has taught how to use the water to the best advantage. Wetting down the fields every two or three years is found to be sufficient to secure good crops. With fertile soil, plenty of sunshine, and a fairly good rainfall, the people are beginning to adapt themselves to their surroundings and it is claimed that, "for the fourth successive year, South Dakota is unquestionably in the first place for the per capita production of new wealth."

FRUITS OF EXPERIENCE

It took time and experience to learn just what methods and crops were best adapted to the conditions of our new land, and, having demonstrated all of these things quite satisfactorily, the new settler will have a better opportunity to make a good living and secure a competency for his old age than did the pioneer who had to work out his destiny without any help from others' experiences and experiments. There was a large immigration last year and every indication points to a greater this year. There is room for them and a welcome.

TOOK HIS ADVICE.

Ohio State Journal.
Bindus—Say, how does it come that you never mention that money you borrowed from me?

Hardup—Because I heard you say you believed every man ought to forget his past.

PROGRESS.
Chicago Tribune.
"This is the church where you hold your services, I suppose."

"We used to call it a church, but we have outgrown all that. It is a Temple of Progressive Thought now."

ABUNDANT PROVOCATION.

Chicago Tribune.
The imported Jersey cow, usually so gentle, made a savage dash at the visiting young woman, who was on the other side of the fence.

"Is that red ribbon you've got on you, a fence?"

"On the contrary," said the young woman, "I shall keep it on and wear it as my badge of courage."

And then the imported Jersey made another savage but ineffectual lunge at her.