

Uncle Sam, as a land auctioneer, is attracting considerable attention in Oklahoma by an unique method of selling the red man's heritage in the form of good tillable land. That the farmer and investor appreciate the plan and have confidence in it is demonstrated by the fact that within the past twelve months approximately one million dollars have been paid for Indian land to the United States government through the United States Indian superintendent at Muskogee, Okla.

For several years the question of land titles in that part of Oklahoma, formerly Indian Territory, had not been looked upon, favorably by those desiring investments. Land that will raise one bale of cotton to the acre, sixty bushels of corn season after season, better than one hundred bushels of oats, two crops of potatoes in one season, averaging one hundred bushels to the acre, and adaptable to raising a corresponding crop of any of the staples, has gone begging and remained idle on account of the title bugaboo. The same grade of land in Missouri, Illinois, Iowa, Kansas and the other agricultural states, was bringing from \$65.00 to \$150.00 per acre, while the Indian lands in Oklahoma were taken by the weeds for the lack of purchasers at ten and fifteen dollars.

Within the past year, however, things have greatly changed. The government decided to sell the restricted lands for the Indian and supervise the proceeds from the sale of such lands. The Indian is, as a rule, inexperienced and in any business pertaining to his land, such as renting or leasing, only succeeded in getting the title clouded, hence the scare of poor titles.

The plan of the government officials is to clear the land of such clouds, appraise the land and improvements and offer the same to the highest bidder, thereby insuring perfect title, the deed being prepared in the office of the United States Indian superintendent.

From the beginning the plan proved an excellent one and before the third monthly sale the lists of land were sought by people in all the states. The United States Indian superintendent has today on his mailing list of monthly land sale notices some five thousand names of interested persons in other states, who are desirous of purchasing the Indian land.

The average acreage offered monthly by the United States Indian superintendent is 20,000, and some months the list more than doubles that. The October sales now being advertised show fifty thousand acres, a majority of which is susceptible to the highest state of cultivation and will raise in abundance all the crops of the temperate zone.

These tracts are appraised by two competent land men, one a regular land appraiser and the other the District Agent in the locality where the land is situated, and who is familiar with the conditions in this locality.

The land is advertised for thirty days in the newspapers of the state and by printed posters distributed by the mailing list system. The bids are opened on the day specified in the advertisement and the highest bid, if it exceeds the amount stated in the appraisal, gets the land.

At the time of sale ten per cent of the amount offered must accompany the bid and the balance to be paid on receipt of notice from the Indian superintendent to the effect that the deed has been executed and is ready for delivery.

There is no doubt as to a clear title to land purchased in this manner as the records are carefully examined by the representatives of the Indian superintendent and if no clouds affecting title are found the land is advertised. When an Indian makes application for the removal of restrictions upon the sale of his land the same is submitted to an appraiser for an investigation as to its quality, improvements and value—consideration being taken as to the distance from market, kind of market and the roads. At the same time the district agent is given a description of the land and he checks the county records wherein the land is located to ascertain whether there are any illegal instruments of record. If such instruments appear of record the superintendent will not advertise the land until the title can be cleared.

The land advertised through the office of the United States Indian superintendent is of every quality, found in any state, there being open prairie, timber, first-class agricultural land,

and large tracts of rough land suitable only for grazing purposes. The better grades during the past year have sold at prices ranging from \$10 to \$20 per acre, while grazing land along streams the land is covered with has brought from \$1 to \$5 per acre.

In the southern part of the state and merchantable timber, and in the eastern part of the state the land is underlaid with vast beds of mineral—lead, zinc, iron and coal. The central portion of the state from north to south has the famous oil pools—probably the largest in the world—and the land offered for sale is from every portion of Oklahoma, formerly known as the Indian Territory, so rich in these resources.

Professor Charles N. Gould, state geologist, has made a careful investigation of this part of the country and in his report, recently submitted to the state officials, stated that, in his estimation, there are many undeveloped pools of oil—in fact, that this product may extend to many parts of the eastern half of the state.

The United States Indian superintendent is now sending out the lists showing lands advertised for sale during the month of October, which lists describe every tract offered, give its location, and price at which sale will be made. It is expected that the October sales will bring the Indians a total approximately of \$225,000.

That special arrangement we've made with The Weekly Inter Ocean and Farmer, \$2.00 for it and The Review for one year, has made a hit. 37-tf

To barbor fretful and discontented thoughts is to do yourself more injury than it is in the power of your greatest enemy to do you.—Mason.

Is he a "Rube"?

Exchange: Down through the centuries the farmer has been the butt of many jokes and gibes. The funny papers illustrate him with chin whiskers, carrying a carpet sack, buying gold bricks from smart confidence men. He is run over by the cars. He is an easy mark. He has seen in his hair.

Now for a passing moment, I turn the searchlight of my intellect upon the farmer.

Is he such a rube? Is the city man so darnation smart? The farmer sells for spot cash everything he raises. He buys everything on credit. In the meantime, his cash is out on "intrust." As he is perfectly good, the merchant is afraid to dun him for his money. When cotton prices do not suit Mr. Farmer, he forms a combination, holds his cotton for an advance in price, and calmly tells the merchant, when he asks for his money, to go to—

Then the government sends him expensive books, free of charge, on the subject of farming. He receives free seeds from his congressman. Thousands and thousands of dollars are being spent annually by our paternal government on farm experiments—all for the benefit of the so-called hay-seed.

Then we have rural free delivery at a loss to the government, running up into the millions of dollars every year. All this for the Country Rube.

When he goes to town, he just cranks up his automobile or walks a few hundred feet to the interurban cars.

I guess some of these bright cartoonists had better draw pictures of the city rube—the man who goes down to work in the dark and returns home in the dark; who does not know whether the sun is shining or whether it is raining.

And when the city rube goes on a vacation then the farmer "gets his." Look at all the signs around the country: "No trespassing," "Don't shoot here," "No fishing allowed in this pond." Why, brother in the cities everything is owned by the public utilities corporations and in the country everything is owned by the farmers.

A Specialist.

"I don't see you on the messenger force any more, Jimmy," said the lad with the envelope in his hand.

"No; I've got a good job with a dag fancier," replied Jimmy, as he puffed a cigarette.

"Wid a dog fancier? What do you do—feed the dogs?"

"Naw! When a lady comes in and buys a pet dog I teach 'er 'ow to whistle."

HO! FOR THE INTERSTATE FAIR.

All Aboard for Sioux City and Its Annual Autumn Show—Bigger Than Ever.

Only one more week and all roads will be leading to the big Interstate Live Stock Fair in Sioux City. All railroads have reduced their rates of fare and all have made provision to run extra trains and add extra coaches to regular trains. The street railway company in Sioux City will operate 2-car trains one minute apart between the city and the fair grounds during the hours when the traffic is heaviest.

The fair will be the best all around show the association has ever given. The exhibit of live stock will be larger than ever before and will include the prize winning herds of the state fairs of Iowa, Minnesota, Nebraska and South Dakota.

The racing program in the horse department is well balanced, an excellent card having been arranged for every afternoon except Saturday, when the track will be given over to automobiles and motorcycles.

The automobile parade in front of the grandstand on Saturday afternoon will vie in importance with the famous parade of premium winning live stock, which always takes place on Friday afternoon.

A free vaudeville show, containing the highest class acts obtainable, being the same seen last week at the Minnesota state fair, will be presented every afternoon in front of the grandstand.

The display of farm machinery and automobiles will be the largest ever seen in Iowa.

Every foot of space is taken in the departments devoted to plants and flowers, pantry and kitchen, fine arts and household work and children.

There will be a Midway with more good, clean shows than ever before seen at a fair ground, and while the shows are of a higher grade than usual there will be the usual rattle-band and clanger of a "big show ground."

Never before—not even in the old Corn Palace days or in the days of the Mondamin carnivals—has Sioux City made such elaborate preparations for pleasing its visitors as have been made for FAIR WEEK. Every street of the business section will be brilliantly lighted and decorated at an extra cost of many thousands of dollars, and arches of welcome will greet the arrivals at every railroad station. Another arch of welcome has been erected upon the Fourth Street viaduct.

Six bands will furnish music down town every forenoon and every night, and all nights will be carnival nights with the usual grand confetti battle roundup on Saturday night.

Sioux City next week will be one of the most attractive spots on the map of our country.

REAL ESTATE TRANSFERS.

Monday, Sept. 5, 1910.
Western Town Lot Co. to L. A. Hollander—Lot 1, block 28, Schleswig, Ia. Con. \$120.00.

Mary A. Butterworth and husband to H. A. Rudd—Lot 12, block 5, Dow City, Iowa. Con. \$2400.00.

Hiram A. Rudd and wife to T. M. Sheridan and M. J. Breen—Lot 12, block 5, Dow City, Iowa. Con. \$2100.00.

Johannes Broders and wife to T. J. Kelly—Lots 12, 13 and 14, block 10, Denison, Iowa. Con. \$1800.00.

Thursday, Sept. 8, 1910.

Carl Baak and wife to B. C. Jacobson and J. H. Reissen—All that part of Outlot "E" in N½ SW¼ 23-84-41, lying west of public highway, cont. 3 acres. Con. \$240.00.

Susan E. Hillebrant, widow, to Emily T. Alexander—Lots 9, 10, 11 and 12, block 52, Denison, Iowa. Con. \$1.00.

Secretary Wilson, of the Department of Agriculture, says that the unbounded prosperity of the agriculturist is not due to chance, but is the result of intelligent, scientific business methods. A reader of The Weekly Inter Ocean and Farmer has placed before him each week the practical and approved methods to which Secretary Wilson refers. It is a good investment. Only \$2.00 for The Weekly Inter Ocean and Farmer and The Review one year. 37-tf

Pipe Gives Cadet Typhoid.

Midshipman Smith, who was stricken with typhoid fever on the Indiana at Plymouth, England, contracted the disease, it is said, from smoking a briar used nearly a year ago by his roommate at Annapolis who had a bad case of typhoid. This theory is taken as proof that concentrated nicotine cannot destroy a typhoid germ. The medical department of the navy will examine into the theory with the result that midshipmen of the future may confine themselves to their own pipes. EIGHT

Foosevelt favors the "new nationalism," but the politicians will settle the question according to whether or the state capital.



"Temperance is the principle and practice of moderation"

—Webster.

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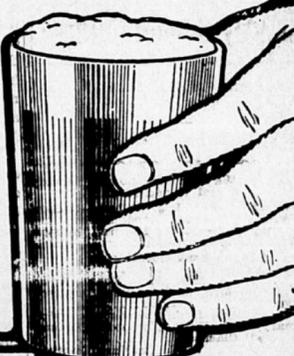
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