

# Nearly All The Rich Men You Know Bought Land When It Was Cheap

You Have a Like Opportunity If You Will But Use It. And Your Opportunity Is In The  
**White Earth Indian Reservation**

## In the Great State of Minnesota

The state that never had a crop failure, the state that has a world-fame for its natural resources, schools and developed industries.

The White Earth Indian Reservation lies in Becker, Clearwater and Mahnomen counties. It is surrounded by a thickly and prosperous farming section in which a history of 35 years does not record ONE CROP FAILURE.

The reservation contains 34 townships and consists of a hardwood belt, dotted with many beautiful lakes and a fine level or slightly rolling prairie section on the west. This prairie belt is rated as the best open land in Minnesota. The soil is a rich black loam over a clay subsoil. No land in any state surpasses it in fertility. Plenty of hardwood timber is close at hand and this magnificent sweep of prairie will soon be dotted with homes around which the famous Red River Valley wheat will be grown. Oats and barley bring big returns. One crop of flax in many instances more than paid for the land, while timothy, red clover, and potatoes produce enormous yields.

### LAND HUNGRY WARNED BY NATION'S INQUIRY.

Federal Investigators Show "Dry Farming" Critical Proposition.

NEW REPORT IS COMING.

William E. Curtis Says Roosevelt Country Life Commission Is Writing.

One of the ablest agricultural experts in this country, who has recently made an investigation of the conditions in the "dry farming" and have urged farmers, when moving into the semi-arid sections, say west of the ninety-ninth meridian, to purchase nothing less than a section or two sections, and to combine stock growing with "dry farming, and not to undertake it at all except with enough cash capital to carry them through a period of three years. In Salt Lake City I made special inquiry of the president of the agricultural college, and others, who inform me that "dry farming" has been practiced since 1865 and that the average yield of the land which is put in wheat each alternate year, is eight bushels or nine bushels a year, and that the land will soon need vegetable matter in order to maintain its fertility. At Cheyenne I was told that the minimum of land needed for successful farming was 320 acres and the minimum of capital \$2,000; that while some men will succeed with \$1,000 or even \$500, many would fail even with \$4,000, but that \$2,000 is required to be safe. The agricultural experiment station sent out circulars, asking dry farmers as to the amount of land required to make a living, and the average given was 500 acres.

Over most of the territory west of the ninety-ninth meridian there has been 50 per cent of rainfall above the normal for the last three years. The soil is rich, most of it at least. Some of it is very easily tilled; some of it is of adobe formation which is a hard soil to manage and should never be plowed at all. The whole country from the national boundary to and including the Panhandle of Texas has been exploited for the last three or four years by companies more or less closely affiliated with the railroads who have purchased their land grants and have proclaimed far and wide the doctrine that rain follows the plow, that the East is moving west, and they are selling these lands, pleading that a homestead can be secured alongside at from \$6 to \$20 an acre. They secure about a third payment down, which is about the original cost of the land, and take mortgages running at 8 per cent interest for the balance.

If normal rainfall should return, a calamity would strike this whole area from the ninety-ninth meridian to the one hundred and third meridian, the whole length of the country, that would be a greater calamity than struck western Kansas and Nebraska in the '80s. In fact I believe that the whole agricultural population would be driven back two hundred miles, bankrupt and hopeless. The mortgages will be foreclosed on these lands and they will be converted into great ranches allowed to reseed themselves, which they will do in the course of probably ten, fifteen or twenty years.

I believe that dry farming on these soils, other than the adobe and red clay sections, could be made profitable by men of large means and of the highest skill, by deep plowing, so to speak, by putting a cistern under their farms, and by subsiding to put a lid on it, thus by continuous cultivation growing a crop of winter wheat every other year. But to send poor land hungry people out onto these lands as homesteaders and to sell the adjoining railroad lands at prices above mentioned, is cruelly heartless."

## Water Supply

The section is underlaid with an artesian water supply and splendid FLOWING WELLS are secured at a depth of from 50 to 100 feet. The water is excellent.

## Terms

We always aim to meet any reasonable request for terms on the part of purchasers, and it is a pleasure for us to show our lands at any time. We run no special cars and make no effort to "bunch" customers and herd them as if they were sheep or Angora goats. We have land that APPEALS TO FARMERS and our prices and terms strengthen this appeal.

Maps, folders and descriptive literature sent on application and correspondence given special attention.

## To the Homeseeker

We unqualifiedly recommend the White Earth Indian Reservation to the Homeseeker. No other section is so RICH IN POSSIBILITIES. The land is fertile, the world's markets are convenient, transportation facilities are on a par with the best sections of Iowa and the land hungry and the homeless we earnestly invite you to investigate the worth and merits of this locality that is ready to team with wealth and happiness.

## Railroads

The "Soo" line runs through the prairie belt of the Reserve and good young towns, five or six miles apart, are already well supplied with churches, schools and elevators.

## About Ourselves

For 38 years we have dealt in Minnesota lands and many happy homes are the result. We are never backward in meeting one of our customers and with many of them have closed many important deals. Years ago we pinned our faith to Minnesota—and we never felt that we made a mistake. We have always contended that a good farming country MUST have an adequate rain fall and on this account we have given the "dry farming" sections a wide berth.

## As An Investment

Nothing equals this land as a good, safe investment. It is selling at prices that MUST DOUBLE in a short time. The section is in the rain belt, no "dry farming" process is required here. It is the last open prairie land in Minnesota and conservative business men rate it as the best land investment in the Mississippi Valley.

Delay in Important Affairs Always Exacts a Penalty, Write Us To-day.

# The Dean Land Co., Cedar Rapids, Ia.

Interstate Phone 309.

W. R. CARTWRIGHT, Agent, Austin, Minn.

Office 209 N. Main St.

W. R. Cartwright, Agent, Austin, Minn., will go south with land seekers every Tuesday morning until further notice.