# WOULD YOU, TOO, TRADE $200 FOR SEVERAL THOUSAND

## IN EXACTLY THE WAY THAT MANY OTHERS HAVE?

## PEOPLE LIVE IN TENTS AS NEW HOUSES BUILD

All Hotels, Rooming Houses and Many Private Families Crowded to Overflowing—Rental Property at Premium

## 58 APPLY for ONE DWELLING

Carpenters, Brick Layers, Oil Rig Men and All Classes of Labor in Big Demand—30 Houses Built in 60 Days.

ANOTHER BURKBURNETT has seemingly developed at Walters, county seat of Cotton county, Oklahoma. Oil and gas in wealth-producing quantities are being struck with such rapidity that the Oklahoma town is rapidly rivaling its Texas neighbor. It is interesting to compare the Walters of one year ago with the same town today. For instance—

**Walters, Oklahoma, One Year Ago.**
Population, 2,000.
County seat of Cotton county.
Located on Rock Island railroad.

Grade and high schools, churches, electric lights, city water, etc., etc.

About 32 miles from Burburnett, Texas.

Present oil and gas development just starting.

In other words, Walters was the average, up-to-date Oklahoma county seat with "possibilities." But see what happened within one short year:

**Walters, Oklahoma, Today.**
Population — No accurate figures obtainable. Growing too fast.

**COUNTY CLERK WRITES**

Walters, Okla., April 10, 1919.

To Whom it May Concern:

This is to certify that I have bought two lots in the Porter Addition to the Town of Walters and expect, when conditions get normal, to build home on same.

In the opinion of the writer the lots are worth all that the company is asking for them at this time and further it looks like a good business proposition to buy the lots to hold as the town is building very rapidly and this is the nearest addition to the town proper, being only three blocks from the main street.

The location for the municipal Oil well is on the tract adjoining this addition on the north.

(Signed) A. E. RATER, County Clerk.

Every hotel, rooming house and many private families taxed to capacity with newcomers. Rent houses at a premium and tents being occupied till more houses can be erected.

Thirty new dwellings built in 60 days—more going up as rapidly as lumber can be supplied.

Several brick business houses under contract.

Three oil well supply houses under construction.

Railroad yards busy unloading carload after carload of building material, rig timber, oil machinery, supplies, etc.

**Labor in Demand.**

Every line of business, stores, hotels, restaurants, garages, etc., overrun with new business brought by incoming residents and workers.

Carpenters, rig builders, bricklayers, oil field men and all classes of labor in constant demand.

Burkburnett still 32 miles distant with Walters looming as leader in gas and oil production.

The thirty dwellings put up in 60 days were taken quickly. But no building program could possibly keep up with the rush. So tents were requisitioned.

Porter Addition to Walters is a 40-acre tract but three blocks from the main part of town. It developed unexpected value when a municipal oil well site was located on a tract adjoining it on the north. Remembering Burkburnett, where town lots offsetting oil wells brought leases as high as $5,000 plus royalties, it is unlikely that these will be on the market for more than a few days. This is the way in which they are offered by the local company:

**The Lots—Specifications.**

There are but 338 lots in the Addition.

All lots are 25x140 feet, facing north and south.

Main streets are 80 feet wide, side streets 68 feet, and alleys 20 feet.

**Their Location.**

Porter Addition lies three blocks west of the main part of town, three blocks from the high school and four to five blocks from churches.

On the north it adjoins the tract upon which the municipal oil well site is located.

The Rock Island passenger station is one and one-half blocks distant.

Porter Addition is NOT isolated. Building has already leaped over the plat and extended westward.

**Easy Terms for Buyers.**

$200 for inside lots, 25x140.

$225 for corner lots, 25x140. Corner lot buyers must, however, purchase the adjoining inside lot, making a purchase price of $425 for the two properties.

Fifty percent with application for reservation. On receipt of this, contract for deed is immediately forwarded to purchaser.

Twenty-five percent thirty days, 25% sixty days.

A clear deed, free from all incumbrances and lease clauses, is given each buyer.

Reservations will be made in order of their receipt.

The company reserves the right to return all checks in case of over sale.

Reservations can be made by mail, wire or telephone.

**Looks Good for Owners.**

On April 4, 1919, an experienced oil company paid $20,000 for 160 acres adjoining and offsetting the municipal tract.

Buyers of these lots will be able to offset the municipal site and, in event of a "strike," can cash in at big profit.

SPECIFICALLY, your lot is worth $200 solely as a building site.

GENERALLY, the influx of population will increase its value without effort on your part.

PROBABLY, as an oil or gas lease it will return many times its cost. Similar conditions at other points have enabled owners of single town lots to retire with enough to live in comfort the remainder of their days.

POSITIVELY, 338 lots at this price and WITH THESE CONDITIONS INVITING OWNERS, will not be long on the market.

## Scene Near Walters, Okla.

**One of Many 500 Barrels Daily**

This new gusher, 4 miles from Walters, came in as a 40,000,000 cubic foot gasser in the early part of April. It caught fire from friction of pebbles against the casing, burned the derrick and could not be put out for several days.

At the end of ten days it was again turned on—with this result: There are TWO tremendous streams of oil. One, shooting horizontally to the left is barely indicated in the photograph. It is fully as large as the vertical stream.

**READ THIS AFFIDAVIT**

STATE OF OKLAHOMA }
COUNTY OF COTTON } ss.

B. H. Howle, of lawful age, being first duly sworn, upon his oath states: That he is the owner of a lot in the southeast corner of Block 28 of Walters Heights, an addition to the original town of Walters, Cotton county, Oklahoma, and completed a small, three-room residence thereon about April 10, 1919. That during the period of construction of such house and to the date of this affidavit, affiant has received 58 applications to rent said premises at a rental of $25 per month.

That affiant has purchased two lots in Porter Addition to the town of Walters, Oklahoma, and is about to construct thereon a four or five room modern bungalow. (Signed) B. H. HOWLE.

Subscribed and sworn to before me this 19th day of April, 1919.
L. WOODRIFF, Notary Public.
My commission expires Feb. 2, 1920.

## MUNICIPAL OIL WELL PROMISES "OFFSET" WEALTH

40,000,000 to 80,000,000 Ft. Gas and Oil Gushers Coming In As Trend of Development Nears Town

## LARGEST GAS WELLS IN U. S.

Local People Buy Town Lots to Offset Municipal Well — Oil Company Pays $20,000 for 160 Acres That Adjoin Municipal Tract.

A MUNICIPAL OIL WELL is a novelty, even for Oklahoma where it takes something more than ordinary "strikes" to occasion comment. At Walters, county seat of Cotton county, the city's most representative business men are backing a Municipal well which, seemingly, has every chance of success.

Geological surveys and expert geologists are strong in their reports that undoubtedly the Municipal tract is underlaid with a rich store of oil.

**$20,000 for 160 Acres.**

Private companies seem to concur, for on April 4, this year, the McCloud farm of 160 acres, ADJOINING THE MUNICIPAL TRACT, was purchased by a big oil company. The purchase price was TWENTY THOUSAND DOLLARS.

Porter Addition to Walters, now offered in 338 building lots 25x140, also ADJOINS THE MUNICIPAL TRACT. A "strike" on the Municipal tract will mean that these lots, too, will be offsetting it and have lease values of hundreds of thousands of dollars. The lots, as explained elsewhere on this page, can be had on easy terms at $200 each.

**Answer This Question.**

If an experienced oil company pays $20,000 to offset the Municipal tract is it worth $200 for you to do likewise—and at the same time secure your investment with valuable building property in a thriving oil center?

**Wells "Threaten" Business Section.**

The center of production in the Walters oil and gas fields is but FIVE MILES from the heart of town. Wells are producing 40,000,000 to 80,000,000 cubic feet of gas and oil daily.

It is but 2½ miles from the main part of town to a PRODUCING GAS WELL with a daily flow of 40,000,000 cubic feet.

As development proceeds it is believed that PRODUCTION WILL STRIKE THE TOWN SQUARELY IN THE CENTER. It is not at all improbable that within another year some, if not all, of the present business section will have been demolished and great oil derricks erected on the site.

**New Well Each Three Days.**

One year ago the Walters field consisted of a few scattered derricks. Today there are more than a hundred drilling and producing wells. **Think of a field so rich that for a year there has been an average of one new well drilled about every three days!**

There is strong reason, founded upon geological reports and surveys, for believing that the Walters field is the northeast extension of the fabulously rich Burkburnett field—distant but 32 miles.

The effect upon the town of Walters has been electrical. In addition to what has been related in another column the Blue Ribbon Refining company started work on a refinery April 18. A contract has been let for a pipe line to connect with the field.

**THE COMMERCIAL CLUB**

Walters, Okla., April 11, 1919.

To the Public:

Statement of facts concerning the Walters Municipal Oil & Gas company.

CAPITAL STOCK $100,000. Shares $1.00 each

Duly organized under the laws of the state of Oklahoma. Charter issued.

The above organization has been approved by the Commercial club and all citizens of Walters. Tentative contracts have been made for all purchasing and operations. Work will begin as soon as material can be placed on the ground.

The location has been made near the center of the northeast quarter of northeast quarter of section 26, township 2 south, range 11, W. I. M. Royalty has been bought, making entire production for stockholders.

This statement is signed by the board of directors of the organization and president of the commercial club.

GEO. W. GRAHAM,
R. H. SULTAN,
ROSS R. WAY,
HUGH GARRISON,
L. B. SELMAN,
Directors.

D. W. BOYER, President Chamber of Comerce.
L. O. WILLIAMS, Sec'y Pro Tem. Chamber of Commerce.

**More Building Activity.**

A new laundry has located and will start the erection of a modern plant at once. There is a $100,000 hotel project under way. The Oklahoma State bank will erect a 3-story brick building as soon as the present site can be cleared. Men and mules are hard at work clearing a site for a new theater.

Here, then, is EXACTLY the opportunity for the man that cannot pay $20,000 for a quarter section. The purchase of a town lot couples a SAFE investment in land with a more-than-likely chance at BIG RETURNS FROM OIL PRODUCTION.

**Real People Wanted.**

You can, without risk, buy one or more lots in Porter Addition. That will make your investment SECURE. You'll reap the certain benefits of growing population and commercial activity. And if, as seems more than likely, the Municipal well comes in a gusher you can cash in at anything from a handsome profit to an independent fortune.

Local people, those on the spot and who know from first-hand knowledge, are buying these lots in exactly the way and at the same price offered you.

A real opportunity awaits real people. YOU can be one to ACT QUICKLY and seize the chance before it's gone. Use coupon below.

**Slip This In Your Pocket If You Go to Walters**

**OUR GUARANTEE TO YOU**

We will pay the round trip expense of any representative of a club or party of prospective buyers who purchases as many as ten lots for himself individually or for the club collectively. We invite you to come to Walters on these terms at our expense.

BENNETT-BORING INVESTMENT CO.
Walters, Oklahoma.

**Finally—If Oil Is Struck on the Municipal Site You've Made a Small Fortune—If Oil Does Not Come In Your Lot Is Worth its Cost**

## BENNETT - BORING INVESTMENT CO.

**Walters, Oklahoma**

**Clip, Fill Out and Mail Today**

**RESERVATION COUPON**

BENNETT-BORING INVESTMENT CO.,
WALTERS, OKLA.

Enclosed find check/money order for $....., for which please reserve for me.....lots in Porter Addition to Walters, Oklahoma.

This amount is 50% of my full payment and entitles me to immediate reservation and contract for deed. I agree to remit another 25% within 30 days and the remaining 25% within 60 days from date. On completion of my payments you are to deliver to me a clear deed, free from all incumbrances and lease clauses.

(If cash in full accompanies reservation application, 5% may be deducted by purchaser.)

NAME .....

ADDRESS .....

Date.....