

# JOURNAL OFFERINGS

## The Best Farm Bargains of the Entire Midwest are Below

Every one is priced below its real value, and every one will net the purchaser a Handsome Profit.

### Iowa Farm Bargain near Market

This farm, which consists of 154 acres is in Palo Alto County, and lies just one half mile from a small railroad town with bank, three elevators, school, creamery, lumber yard, etc.

It is in the northern part of the state, in a section which grows excellent crops, is unusually prosperous, and in which the price of land is advancing very rapidly. According to the government census report, the average value per acre of improved farms throughout Palo Alto County more than doubled between 1900 and 1910, and at the present time the value of the better class of improved farms close to town, to which this farm belongs, is from \$100 up, some of them being held considerably higher than this.

This farm is in a splendid neighborhood of mixed nationalities. It is a rich black loam, containing a small amount of sand, which makes it a warm, quick-growing soil, and very productive.

It is a beautiful farm, smooth, and nearly level, but with just slope enough for tile drainage, and nearly all of it has been tilled. More than 125 acres are drained perfectly in this way. The remainder, which does not really need it, is now in tame hay, so that it is all tillable, and all in cultivation.

The buildings are in good average condition. They include a residence 16x24, one and a half stories high with a one story addition 16x24; a barn 40x40 with 16-foot posts; a corn crib and granary 30x30; a poultry house 12x14, etc. There is a good well with windmill. It is all fenced and cross-fenced, and there is a grove and some fruit.

It is a place of many advantages. It is close to market, to school, and to a creamery. It has fertile, black, quick soil. It has a perfect lay and is well tilled. It has good buildings in as good condition as those on the average farm. It is a desirable farm in every respect, and it is offered at much less than its real value.

The price is \$87.50 per acre. It will carry a mortgage loan of \$55 or more per acre, or about \$8,600. The balance of \$4,875 is asked in cash.

### A Fertile Farm on Easy Terms

To some man of limited means, who wants a first class quarter section farm, I will sell the place described below for \$57.50 per acre.

It lies just one half mile from a railroad station in southern Minnesota, in a section where the average yield of corn is 50 bushels per acre, the average yield of wheat 20 bushels, of oats 50 bushels, and barley 30 bushels.

The soil is a rich black loam with a clay subsoil; the surface is gently rolling with good drainage; it is all tillable, but there are about five acres containing gravel. The remainder is excellent in every way.

There is a five-room house in fair condition, and a good, large barn. Other buildings are: a granary, corn-crib, poultry house, and a machine shed all as large as necessary and all in good condition.

I will sell the place at the above price and accept from \$2500 to \$3000 cash, with yearly payments on balance.

### One of Iowa's Finest

This is one of the most desirable quarter-section farms now offered for sale in the entire state of Iowa. It lies just 80 rods from the corporation line of Charles City, which is one of the most beautiful and prosperous cities of 6000 people in all the state.

It lies very gently rolling. The soil is Iowa's richest, blackest loam over clay subsoil. There is not a foot of waste land on it. It is in a high state of cultivation and is on a main traveled road into the city.

The house is brick and nearly new. The main part is 18x23 with a one-story addition. It is built with an air space in the walls and is very warm and dry. There is a good basement barn 32x40 with oak frame and plenty of other good buildings. The cattle shed is 22 by 100 feet and has a stone wall.

Many farms, no more desirable than this, have sold in Iowa at \$200 to \$300 per acre. This one must inevitably reach some such figure within a short time, though it is offered now at \$132.50 per acre. A reasonable loan may be made upon the place, and the owner wants the balance in cash.

### Farm Bargain Stands Alone

A magnificent farm of 528 acres, adjoining a small railroad village, between Charles City and Cedar Falls, commands attention just now as one of the greatest bargains in all Iowa.

It is in a very rich section where crop yields are big, farms are highly improved, and everybody is prosperous.

About 400 acres of it are beautiful, very gently rolling plow land. The remainder, lying along a stream cannot be cultivated to advantage, but is unusually good pasture land.

The soil is the finest alluvial black loam, shading on one side to a very rich sandy loam. All crops have been fed on the place for years, so that it is in fine condition as regards fertility.

The house is a splendid structure 28x36, full two story with full basement, and one story addition 16x16. It is furnace-heated and has good cistern.

Other buildings are: Basement barn for horses with addition on three sides.

Stock barn 40x60 with hay in the center.

Barn 32x32 for hay and machinery.

Double corn crib 24x76 (note the size).

Granary 16x24 with sheds on each end.

Five hog houses.

Three poultry houses.

Small ice house, smoke house, etc.

A conservative value of this farm should be between \$105 and \$115. Farms no better in other parts of the state command \$150 to \$180. This one is offered at \$90 per acre on terms as easy as the price. A cash payment of \$3000 is required and \$7000 more next March. Balance will be carried TEN years, interest rate during first five years to be 4 1-2 per cent, and during next five years 5 per cent.

### Rich Prairie Nearly Gone

The rich, gently-rolling prairie, out of which northern Iowa and southern Minnesota were formed, has vanished. In its place today are tens of thousands of the most fertile, beautiful, and highly improved farms of the great Midwest.

One of the very few excellent pieces of it still left unimproved, is an eighty-acre tract near Le Sueur in the best part of southern Minnesota. It is the richest, blackest, loam, and every foot of it is plow land, sixty acres now being under cultivation. Only a few miles away, improved farms are now selling at \$90 to \$115 and swiftly rising. Yet it is absolutely as good as they; and it can be bought just now at \$42.50 with a cash payment of \$2,200, and three years' time on the balance.

It is certain that this eighty will double in value within a few years. It is an IDEAL small investment, where idle money will grow steadily and surely.

### An Iowa Farm Not in Iowa

There is a beautiful farm, located, not in Iowa but near it, that is in a class with Iowa's finest and best, and that merits just now the attention of every homeseeker in the land.

It is four and a half miles from St. Peter, a busy southern Minnesota city of 5,000 people, and county seat of Nicollet County.

Nicollet County actually surpasses many of our very best counties in all round grain production. Corn, for example, in Story County, Iowa, which is one of our banner counties, made an average yield of 38.6 bushels per acre in 1909, which was Iowa's banner year; but in the same year, Nicollet County, Minnesota, yielded an average of 39.9 bushels per acre.

From St. Peter to this farm the road is graveled all the way. It is on a rural mail route, has a telephone, and the distance to school is one half mile. It is in a rich community, and surrounded by highly improved farms.

It consists of 230 acres of deep, rich, black loam, over clay subsoil. It has a beautiful lay, being almost smooth, but having excellent natural drainage.

All buildings are in good repair. There is a good eight-room house, a big barn 40x60, plenty of out-buildings, windmill, cement tanks, etc.

It is in a neighborhood where land is selling for \$100 to \$115 per acre, and rising very fast, owing to its splendid quality. But this farm can be bought for \$77.50 per acre, and the cash required is only about \$4,000, balance in yearly payments if desired.

### A Rare Piece of Virgin Prairie

This tract consists of 360 acres in Lincoln County, Minnesota. It is one of the best pieces of virgin prairie land left in southern Minnesota. The surface is slightly rolling and the soil a fine, black loam. A living stream cuts off about 20 acres from one corner. One crop of flax would pretty nearly pay for this piece of land. Price \$42.50 per acre. A cash payment of \$6900 is required, balance to be agreed upon at 6 per cent.

### Can You Judge a Farm?

If you are a good judge of land, as most Iowans are, I want you to weigh this quarter section farm carefully, and decide what, in your own personal judgment it is actually worth.

It is located in one of the best counties of southern Minnesota, about twenty miles from the Iowa line, and nearly north of Mason City. It is two miles from one railroad station, three miles from another, and four miles from a third. It is surrounded by splendidly improved farms, is forty rods from school, and is on a rural mail route and telephone line.

It lies from level to gently rolling with excellent drainage. There is NO waste land on it. Every foot is tillable. The soil is a fine, rich, black loam, as fertile as Iowa's best. Last year's corn crop averaged fifty bushels per acre, oats forty bushels, and barley twenty bushels. All crops were injured by the drouth, but you may compare it with Iowa's best years if you choose. It has always been well stocked, and the soil is in a high state of fertility.

The improvements are worth at least \$5,000. There is a good house, a big barn 32x60 with lean to on both sides, good granary, corn cribs, hog house, poultry house, etc. It is fenced and cross-fenced. There is a good orchard with plenty of small fruit.

Note the proximity of markets, rich soil and big crops of small grain as well as corn, the total absence of waste land, and the excellent improvements. The fact is of course that Iowa farms with not all of these advantages are selling commonly nowadays at \$150 to \$200 per acre.

WHAT IS IT WORTH? Decide for yourself.

I can sell it at \$75 per acre on the following terms: \$1,800 down, \$3,200 next March, and balance carried on farm at five per cent.

### Farm Adjoining Prosperous Village

One of the greatest farm bargains in the entire Middle West is a 600 acre farm, located in Nicollet County, in southern Minnesota, and adjoining a village of mostly German people on the C. & N. W. R. R.

About 500 acres of it are tillable, the balance being timber pasture. All of it slopes gently to the southward. More than eighty per cent of the farm is a rich black loam, the remainder shading to a rich, sandy loam.

There are three good dwellings on the farm, all with stoned cellars. The principal one is 16x24 feet, with wings 16x16 and 12x16. Other buildings are a cow barn 26x80, a silo 16x20, horse barn 40x40, cattle shed 26x60, meal room 12x16, machine shed, hog house, two corn cribs, milk house, etc.

The farm has never had a failure of corn crops. A big herd of dairy cows is kept upon it, and as a rule several cars of cattle are fed on it every winter.

It is a highly productive farm, and the location is ideal. It is worth, according to prices of surrounding lands, from \$85 to \$90 per acre. But the owner is a very wealthy man, living in California, who offers it at \$72.50 per acre. He asks any reasonable cash payment to insure that the place is sold, and will give easy terms on balance.

### Rich Farm in German Community

This is one of the richest half section farms west of the Mississippi. It is located in southern Minnesota, about forty miles from Spirit Lake, Iowa. It is six miles from town, on rural mail route, and in a prosperous and highly improved locality in which Germans predominate.

The man who owns it has twenty children. He keeps 75 cows, and 300 hogs, which indicates how productive the farm is.

It is a magnificent body of land. It slopes very gently to the southward, and drains perfectly. Every acre of the farm can be cultivated.

The soil is the richest of black loam, with clay subsoil. The county in which it is located produces more corn per acre than the average Iowa county, more oats per acre, more wheat per acre, and more barley per acre than most Iowa counties.

The buildings are in first class condition. The house is a large one 30x34 feet, two stories high, with a one-story addition. It contains nine rooms. The barn is 40 by 80 feet, double-boarded, and very high. Other buildings are large and good. It is all fenced and crossfenced, about twenty acres being hog tight. There is a plentiful supply of water pumped by a gasoline engine.

This farm will produce as much as \$150 land in Iowa. As farms are selling in that locality, it is worth about \$85 or more, and land values are rising very rapidly. But it is offered just now at \$66 per acre. It will carry a loan of \$12000 and the balance may be paid as follows: \$3,000 down, \$6120 next March, when possession will be given.

### Iowa Beauty on Bargain Counter

A magnificent half-section farm, highly improved and exceedingly productive, is offered for sale just now at a sacrifice price, and on unusually easy terms.

It is located in one of the best sections of the state, about twenty miles south of Mason City. It is three miles from a good town, and one half mile from school.

The soil is the finest black loam with clay subsoil. It is as fertile as that of ANY section of Iowa. The farm has always been heavily stocked, and the soil is in a highly productive state.

The land is gently rolling, with all low spots tilled out. It is all tillable except about ten acres where the buildings stand. The entire 310 acres are as fine land as anyone ever put a plow into.

The buildings are practically new all having been built within four years. There is a fine 8-room house; a barn 48x64, which cannot be beat; a large double crib and granary; an auto shed; a cattle shed 40x100 feet, a poultry house and other buildings. There is a windmill with water piped to the yards. A quarter section of it is fenced and cross-fenced hog tight.

This farm is absolutely in a class with those, which in other parts of Iowa have been selling at \$150 to \$200 or more per acre. But it is offered at \$100 per acre. A cash payment of one fourth down is required.

# JOURNAL EXTRA