

# Profits Grow Quickly In Irrigated Districts

Irrigated Land is Now Selling for \$400 per acre, in the Mesilla Valley of the Rio Grande, just 48 miles north of El Paso, Texas. The Mesilla Valley and the El Paso Valley join each other. El Paso is located about the center.

The subject of irrigation is a bugbear to a majority of eastern and northern farmers. There is a settled idea among them that the necessity for irrigation is a drawback. It is not necessary to tell anyone who has resided in the Rio Grande Valley of El Paso, Texas, even for a brief period, of the benefits of irrigation. They are too manifest. The greatest results in agriculture and horticulture are obtained by irrigation in regions of continuous sunshine, where the process of growth is kept up without the interruption of cold and cloudy days. Such conditions, with the addition of water, are ideal for the rapid development of vegetable life. Success hinges on the supply of water, both for early and late irrigation. With the assurance of sufficient water, the irrigating farmer may become the most prosperous farmer in the world. Success under such conditions becomes a mathematical certainty. The farmer who embarks in his calling on an irrigated farm in the Rio Grande Valley can calculate in the beginning, approximately, what crops he will harvest under intelligent cultivation and what revenue he will derive from his land. This certainty of success has been sufficient to attract many thoughtful and ambitious men to the valley lands, who are being followed by others who, through publicity, are becoming acquainted with what the valley offers the industrious farmer in this land of opportunity. Farming by irrigation is the ideal method of agriculture. If the farmer be the owner of an unfailing water supply, he is able to produce all the field and orchard products suited to this latitude at a less cost in time and labor than any farmer anywhere under conditions such as prevail in the eastern and central states. In the Rio Grande Valley and under the irrigation ditches he is independent of weather conditions, and all crops are reasonably sure if he gives them the care that good practice requires. It is impossible to imagine families more independent than those who are established on irrigated farms. Under analysis such a condition makes a close approach to the ideal.

People who have cut the tap roots that held them in their northern and eastern homes and have transplanted themselves to the irrigating regions of the southwest, have become quickly weaned of their longings to return to their former abode. This fact is for those who are afraid they won't like it. Those few exceptions who have pulled up their new stakes and have gone back to their former haunts almost without exception come trailing back to the southwest declaring that the east was not what it was, their ideas having changed.

When you contemplate a lake 40 miles long with enough water in it to drown three small states and swelled besides by a river that feeds on the snow of the Rockies, which will be created by the Elephant Butte dam, now under construction, it does not take much assurance of engineers to convince one that there will be enough water there for the irrigation of the 180,000 acres of land having rights under this system, making it possible for thousands of those who now reside in the snow bound regions, where the blizzards grip the land in ice clutches in the winter and the humidity makes one gasp like a fish out of water in the summer, to procure homes in the sunny, temperate Rio Grande Valley—a land where the frost never damages in the colder months and the dryness of the atmosphere in the summer precludes the possibility of the distressing "steam bath."

Here in the Rio Grande Valley, in the "Land of Sun-

shine," where nature has bestowed her gifts with a bounty unrestrained, the husbandman may spend his days and employ his energies upon farms having an adequate and perpetual supply of water, where there will be no crop failures caused by drouths, no sunstrokes, blizzards or cyclones, and where one can plant with an assurance of realizing a full reward for one's labor.

To live in this region means a delightful existence. Health attends the residents and the greatest returns are received for the minimum ratio of toil. The building and operation of the proposed electric railway, with its swiftly moving trains, down the valley will be realized. The immense water power to be created at the dam and along the canals will generate electricity for its operation. As the Elephant Butte reservoir will be the largest artificial body of water in the world, a sight that every tourist will want to see, there is every reason why Elephant Butte will become one of the most attractive pleasure resorts in the southwest.

Farming by irrigation in the Rio Grande Valley, in which a man of moderate means can engage, is the best and surest business. First, he has his home and living from his own acres. The surplus is "velvet." That surplus is whatever he may wish to make it. Water makes crops sure. The farmer here runs no chances. A little farm well tilled in the Rio Grande Valley of El Paso will insure a comfortable living and a competency. There are homes for 10,000 farmers within two hours' ride of El Paso in the Rio Grande Valley, and the farmer and investor can make no mistake in buying a farm or lands in the valley, lands that are remarkably productive, as proved by the fruitful farms already in cultivation, where men have become prosperous by growing alfalfa, orchard and garden fruits and the hardy products of the north.

The Yuma County Water Users' Association of Yuma, Arizona, say: "Claims of 160 acres sold here five years ago for \$500 to \$1500. When the government project is finished we expect to see land jump to \$100 per acre, and in five years to \$200 per acre."

The Umatilla River Water Users' Association of Hermiston, Ore., say that five years ago a private ditch company reclaimed a small portion of land and the water right for \$60 per acre. Two years ago government engineers investigated the proposition with the result that \$1,000,000 was loaned to the Water Users' Association which will complete a system of canals to irrigate 20,000 acres. Land is now selling from \$50 to \$200 per acre and some of it at \$600 per acre.

The Payette Boise Water Users' Association of Caldwell, Idaho, state that land has doubled in value in the last three years and is now worth \$150 to \$200 per acre. Where special attention has been given to orchards the land is worth \$500 per acre.

Lands in the vicinity of Burley, Idaho, range in value from \$60 to \$100 per acre. Three to five years ago \$10 to \$40 per acre.

Land near Carlsbad, New Mexico, sold in 1904 for \$20 per acre. These lands are now worth \$75 to \$125 per acre. The government completed an irrigation system just north of Carlsbad at a cost of \$600,000.

Lands near Delta, Colo., are now worth about \$100 per

acre, which is twice the amount paid three to five years ago.

The Elephant Butte Water Users' Association of Las Cruces, N. M., report that land is now worth from \$100 to \$150 per acre. A few years ago this land belonged to the government and could be entered at \$1.25 per acre.

The Okanogan Water Users' Association of Okanogan, Washington, state that irrigated lands are worth \$100 to \$200 per acre without improvements. Five years ago this land could have been entered at \$10 to \$20 per acre. No person can have more than 40 acres.

The Sunnyside Water Users' Association of Washington report that irrigated lands in their vicinity are worth \$300 per acre. Fruit lands sell rapidly at \$1000 per acre. Five years ago land in the Sunnyside district could be bought for \$30 per acre.

The Strawberry Valley Water Users' Association of Payson, Utah, report that irrigated lands are now worth \$50 per acre. Fruit lands \$200 to \$250 per acre. A few years ago the land could be bought for \$15 per acre.

In the Yakima Valley of Washington irrigated lands are worth \$35 to \$1000 per acre. About 25,000 acres of land belong to the government. The water right costs \$60 per acre, payable in ten installments. Private lands can be bought for \$25 per acre and government land can be entered for \$1.25 per acre. Four or five years ago this land could be purchased at about one-fifth of its present value.

At Gooding, Idaho, the Manning Realty Co. advertises land unimproved at \$200 to \$360. "The land will not be sold to a speculator," says the ad. "To the man who buys and improves it and builds a home. You must enter into a contract to reside on the land one year from date of purchase. No more than twenty (20) acres will be sold to one person."

The Yakima Land Co. of North Yakima, Wash., advertises in a recent edition of the Yakima Daily Republic as follows:

"We are putting our choice holdings in the Cowiche Valley on the market at the phenomenal low price of \$200 an acre in ten-acre tracts." Think of \$200 as compared with the low price asked for El Paso Valley land.

The Arcadia Orchards Co. of Spokane advertises a limited amount of land at \$400 an acre. The Her Investment Co. of North Yakima have \$250 raw lands for sale near Yakima. Grape land in the Fresno, California, district costs \$125 an acre up, unimproved, according to numerous land ads issued on that district. The Bitter Root Valley Irrigation Co. of Montana is selling unimproved land especially adapted to apple growing at \$400 an acre. Their lands are nearly all sold.

Raw lands under the Tieton project in Washington now sell for \$150 per acre, including water, according to the Tieton Water Users' Association.

Unimproved fruit lands can be purchased in the Union Gap Valley of Washington for \$275 to \$325 per acre, according to F. S. Weed, secretary of the Irrigation Co.

Land in the El Paso, Texas, Valley is Now Advancing in Price Daily, Caused by a Heavy Demand and Many Improvements. It is Not the Price of Land that Counts, It is the Amount of Yearly Revenue it Will Bring to the Owner. Further Information Can be Had by Addressing Any of the Following:

WRITE TO ANY OF THE FOLLOWING FOR FULL AND COMPLETE INFORMATION

NEWMAN INVESTMENT CO., 226 Mesa Ave., El Paso, Texas.

AUSTIN & MARR, Caples Bldg., El Paso, Texas.

A. P. COLES & BROS., 204 N. Oregon St., El Paso, Texas.

WM. MOELLER, Herald Bldg., El Paso, Texas.

MAPLE & CO., 209 1/2 Mesa Ave., El Paso, Texas.

J. R. FISK, Trust Bldg., El Paso, Texas.

LOOMIS BROS., 202 Texas St., El Paso, Texas.

LATTA & HAPPER, 207 Mesa Ave., El Paso, Texas.

MATHEWS-CHAMPLIN REALTY CO., 117 N. Stanton St., El Paso, Texas.

BUCHOZ & SCHUSTER, Caples Bldg., El Paso, Texas.

H. L. HOWELL, Herald Building, El Paso, Texas.

ANDERSON-FILLER REALTY CO., 27-28 Bassett-Edwards Block, El Paso, Texas.

CASSIDY & DAVIDSON, 211 Mills St., El Paso, Texas.

HATTON REALTY CO., City Nat'l. Bank Building, El Paso, Texas.

LONE STAR LAND CO., 213 Texas St., El Paso, Texas.

R. C. BAILEY LAND CO., Orndorff Bldg., 306 Mesa Ave.,

JOSEPHUS BOGGS, 15 Morgan Bldg., El Paso, Tex.

FELIX MARTINEZ, 14 Plaza Block, El Paso, Texas.

PETERMAN & LANSDEN REALTY CO., Ysleta, Texas.

PENCE BROS., 217 Texas St., El Paso, Texas.