

MODERN CITY BUILDING AND FARM HOME MAKING

A Revelation Covering Soil Development in the Wonderfully Fertile Mouse River Loop Country Tributary to Towner, McHenry County, North Dakota

In Opportunity's Circle

(By John A. Monger.)

It is the purpose of this article to unfold the amazing growth in city building and farm home-making in the fertile Mouse River Loop country tributary to Towner, McHenry county, North Dakota, that has made such progress under the new propaganda of better farming since 1910, a state-wide filling up of farm lands best, many predict will give North Dakota a million population in 1920 when the next United States census is taken. This marvelous increase in population and wealth is the outgrowth of diversified farming, wheat growing being side-stepped, not that No. 1 northern wheat is not always profitable and money-making crop, but that crop rotation will take the place of robbing the soil of its wonderful fertility, tripling its earning capacity in crop yields, besides building up the soil, making North Dakota's vast domain of 70,176 square miles the premier agricultural zone of the Central Northwest for diversified farming, cereals, crops, alfalfa, tame grasses, small fruits, root crops, hogs, dairying and stock raising, all of which spells better farming, the real money-making crop. The legacy of wheat growing has been handed down to the North Dakota tillers of the soil from their brothers in New England, the Ohio and Mississippi river valleys. In new agricultural zones went wheat crazy, until the soil refused to give profitable yield, and North Dakota has been no exception. When the farmer cropped nothing but wheat his bank account was on the wrong side of the ledger and his farm was priced at from \$20 to thirty acres, when he adopted diversified farming, cereals, crops, corn, timothy and clover, hogs, dairying, and stock raising, poultry and root crops, his bank account jumped into the thousands and his farm lands increased from \$150 to \$250 an acre. Just as that of North Dakota will in the coming few years. Fertility of soil does not necessarily make for success in agricultural pursuits in the Mouse River Loop country, any more than in the Mississippi valley. It all depends upon the cultivation of the soil, how the crops are marketed, not markets, as North Dakota has the same facilities open to the tillers of the soil as any other Iowa or Minnesota in railroads and primary markets for everything grown or produced on the farm. All of these statistical facts will be fully covered under appropriate headings, that the farm homeseekers may know the real conditions as they actually exist. This is not a heart article, but a treatise on fertility of soil, prosperous farmer home-makers of the Mouse River Loop country and what the city of Towner has to offer as a place to live and do business in the trading metropolis and county seat of McHenry, the educational and church center, in the good road section of farm lands best.



HON. A. M. CHRISTIANSON, Candidate for Judge Supreme Court.

office, built in 1907 at a cost of \$85,000. The basement story is built of concrete and the other two, Helicon press brick with sandstone trimmings. The first floor is devoted to the offices of the auditor, treasurer, register of deeds, clerk of the court and probate judge. Second floor, court room, judge's chambers, jury rooms and superintendent of schools, while the basement has the offices of the state attorney, justice court room and the hearing plant. Then there is the sheriff's residence and county jail, a two-story brick, built in 1908 at a cost of \$15,000, on a site in the Court House square. It is a model in its way, for the safe keeping of the prisoners.

McHenry county is in the pink of financial condition, having the lowest county tax rate of any county in the state, the tax rate being 11.9 mills, based on an assessed valuation of \$8,500,000. This is something for the farm home-seeker to consider when selecting a new location. To again illustrate the general prosperity of the tillers of the soil of this county, all that is necessary is to state that there are 232 owned automobiles of which number the citizens of Towner own 35.

McHenry County Schools.

In school advantages no county in the state has better educational advantages than McHenry county, with a school attendance of 5,444, one-fourth of the students are in the consolidated and grade schools. There are 232 certificated teachers employed, many of them graduates of normal or state universities. No permit teachers are employed. The teachers' salaries run as high as \$85 a month for rural one-room schools. The county schools rank first as to medical inspection in the state.

The superintendent of the schools of McHenry county is A. C. Berg, who

Towner's Financial Institutions.

The best index as to the fertility of the soil as represented in annual crop productions covering the famous Mouse River Loop country is reflected in the capital and deposits of its three banks, The First National, Towner Merchants and the Farmers State Bank of Towner, having a combined capital of \$62,200 and an average deposit of \$265,000. Every dollar of this money has been harvested from the soil and in addition has built its capital for the development of the tributary farming zones. No other section has made greater strides in the better farming under the new propaganda of the future upbuild will double and triple that of the past in the earning capacity of the soil. The wheat crop will give way to corn and alfalfa, hogs and cattle, dairying and root crops, poultry and small fruit, the real money-makers in the agricultural pursuits. Land that is now priced at from \$20 to \$40 an acre, in the next few years will be priced at \$100 and \$150, and farm homesteads will be a thing of the past, the state-wide filling in by the eastern farmers will bring this about. The Iowa, Illinois and Missouri farmers understand the situation and realize that the earning capacity of the farms in the Mouse River Loop country in crop yields acre for acre that are only priced at \$20 to \$40 per acre, have the same earning capacity as the \$200 and \$250 per acre improved farms of those states, and have the same twentieth century environments as to markets and trading centers, railway passenger, freight and telegraph service, best of county roads,

water supply comes from the Turtle mountains sheds, some thirty-five miles distance and is filtered through subterranean stratus of sand and gravel veins which accounts for its absolute purity, being filtered by nature's own process. It is the best of water in the state and one of the reasons why the proposed State Insane Asylum should be located at Towner, in order to give the wards of the state the benefit of this elixir of life, pure water, and for the further reason that McHenry is entitled to it owing to its geographical condition.

A Unique City Government.

When one looks over the wreck of mismanagement of a municipal affair from one end of this great republic to the other one cannot but commend the citizenry of Towner, in American commonwealth of American municipality or city government, but this does not apply to Towner. While this is a small city its municipal affairs are handled by men of ability, successful business men. The present officials consist of H. H. Berch, mayor, (Mr. Berch is also register of deeds of McHenry county and is now serving a third term); W. E. Sommerdorf, one of the principal merchants; H. H. Thompson, one of the most successful business men and financiers in this part of the state; J. J. Finnegan, owner and manager of the Title & Trust company; A. J. Lee, a leading banker; J. A. Fox, ex-state senator and prominent farmer and land owner, and A. M. Christianson, one of the leading members of the state bar, and now a candidate for the post of Judge of the Supreme Court at the coming fall election; elected state attorney of McHenry county in the fall of 1909, served four years having been re-nominated and re-elected in 1912 without opposition. Mr. Christianson was an popular in 1909 as also in 1912 that he was nominated by the republican convention

and black coffee, while this was going on there was plenty of good music, popular games and moving pictures, making it a very enjoyable event and one that brought men closer together cementing ties of friendship and wiping out old scores.

Towner's Fine Recreation Grounds.

Situated adjoining the City Hall on the main street is a plot of ground for park purposes. It is set to trees and is parked having water mains laid where a fountain will be placed in the center, and a pavilion built for open air meetings, while a band stand will be erected where weekly band concerts will be given during the summer outing season by the Towner concert band of twenty pieces. This park and recreation grounds will put Towner in a class all by itself and affords ample amusement and pastime for its citizens.

The city fathers of Towner have laid out an extensive plan of parking the streets, giving the property owners the privilege of a twenty-foot park way fronting their properties, the streets being eighty feet wide and by devoting twenty feet on each side still leaves the streets and boulevards forty feet wide. The parking of the streets of Towner means a city beautiful and in time this will be taken advantage of in the more exclusive residential portion.

Proposed State Asylum For the Insane.

There has been considerable rivalry developed throughout the north central portion of the state to secure the proposed new state Asylum for the Insane and while there are many counties that are actually in the race for it, still of the number McHenry county is the natural location geographically being situated in the north-central section on the Great Northern railway and its connections would make Towner the most available location and was so recognized by the session of the legislature that would beyond doubt vote to locate it at Towner and to give McHenry county one of the state institutions, that it is so fully entitled to. In natural advantages Towner has much to offer being fringed by the Mouse river with its soil inspiring scenic beauty with its delta, splendid groves of natural timber and beautiful valleys renowned for their wild flowers, ferns that present ever changing scenery of all colors of the rainbow, reflected in the sunlight of the mirrored waters of the Mouse river. Then there is the perfect drainage area of a gradual fall of the highlands and an inexhaustible supply of water ranging from sixteen to eighteen feet underlying the whole, and absolutely pure water, free from alkali and organic impurities so stamped by Prof. Ladd after an analysis. This is a very valuable asset to the health and well-being of the wards of the state, and one of the reasons why it should be located here. The great fertility of the soil and its wonderful yields in all kinds of plant life makes this another valuable location as the wards of the state can successfully cultivate the soil and produce everything that is desirable for the maintenance of the institution. Towner is in close range with all kinds of building material, brick, sand and gravel, the natural material for making concrete, in fact all the natural advantages that any other county in the state has to offer and many more. It is not conceivable that the state legislature in locating this new state insane asylum will consider any county located on the Northern Pacific railway for the reason that Jamestown already covers this area and to equalize the condition and to serve the north-central section of the state as covered by the Great Northern system and on other connecting lines of this territory. Towner is in the premier class of candidates for this state institution which will appeal to the members of the legislature when they cast their vote in deciding the location. Then again McHenry county in the past has been ignored, overlooked when the good things of the state were being passed around and it would now seem only fair and just that this additional state insane asylum should be located here and it will be of the greatest fairness displayed, and will be if it is located to the interests of the tax payers of the state and for the future prosperity of this portion of North Dakota.



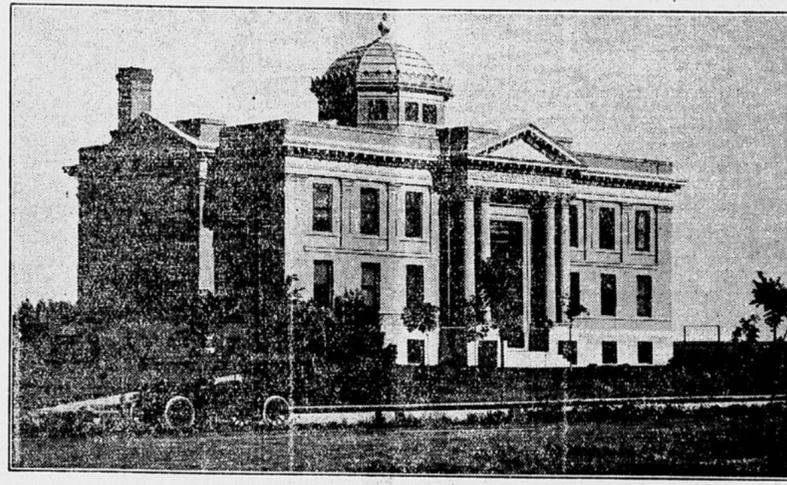
HON. D. J. O'CONNELL

The subject of this sketch is one of the most widely known men in his profession, that of law, in North Dakota. He located in Towner in 1902, coming from Burlington, Iowa, one of Iowa's leading cities in population and wealth, where he opened a law office in 1896 and for six years enjoyed a lucrative practice in all the courts. Mr. O'Connell was one of Iowa's foremost Democrats and in 1898 and in 1900 was nominated for congress from the First Iowa district, one of the black congressional districts of the state, but owing to his great popularity and ability in 1900 he ran 5,000 votes ahead of Bryan who was the presidential candidate. In 1904 he was nominated for attorney general of North Dakota, a Democrat, and after the smoke of the battle had cleared away he was appointed first assistant attorney general by his opponent. In 1912 as also 1914, he was nominated for state's attorney of McHenry county. D. J. O'Connell is a native of Ohio, born in Cincinnati and then moved westward to Iowa. He is a graduate of the Iowa university, Iowa City and also a graduate of the law department in 1896. In early life he devoted considerable of his talent to publishing and editing newspapers in Iowa and in this field gained a wide circle of friends and state-wide reputation in Iowa.

He has a writing room, dining room, all on first floor, sample rooms for commercial men and toilet in the basement. The ladies' parlor is on the second floor. There are rooms with and without baths and all have running hot and cold water. The Hotel Pendroy is steam heated, gas lighted and electric call bells. In a word, a first class hotel run on the American plan at popular prices. E. L. Breen in the widely known land-lord, who has been one of Towner's business men for the past twenty years. He understands the needs and wants of the traveling public and caters to them.

Newspaper Publicity.

When Towner was in its swaddling clothes as a village its people recognized the importance of newspaper publicity and in 1888 the News and Stockman was established. In 1910 it was consolidated with the Towner Tribune as The Towner News-Tribune, which has since grown to be a newspaper of wide influence and circulation, and the official paper of the county. In March last, D. R. Carlson purchased the paper, coming here from Bottineau where he published the Courant for three and a half years, prior to this he published the Enterprise of Esterville, Iowa for three years. Mr. Carlson is not only a capable asset to the business men of the city and county, and for the splendid work it is doing for the upbuild for this whole section.



McHenry County's \$85,000 Court House.

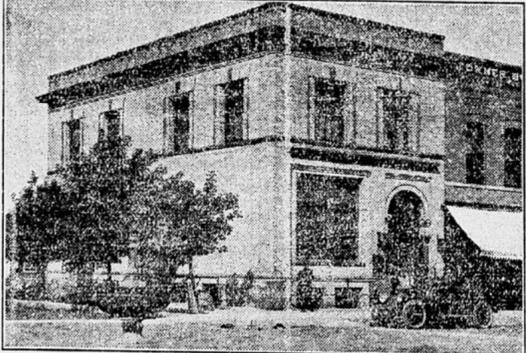
The men who are filling the county offices so faithfully and well: Horace Bagley, County Judge; Chas. E. Fouts, County Auditor; J. B. Vall, County Treasurer; E. H. Berg, Register of Deeds; S. O. Sampson, Sheriff; J. A. Wick, Deputy Sheriff; J. H. Ulrud, State's Attorney; A. C. Berg, Superintendent of Schools.

McHenry County's Importance.

In point of importance McHenry county ranks ninth in the state having 17,827 population, and in land area ranks sixth, containing 1,465 square miles, nearly every acre of which varies from a light to a heavy dark deep soil with sub-soil of clay, and at a depth of eight to sixty feet living springs of pure, bubbling crystal water are tapped, free from alkali and organic matter. This is especially true of the Northern Trading company land, comprising 27,000 acres, located some eight miles south of Towner, known as the Alfalfa Valley of the Mouse River Loop, McHenry county, so named owing to its luxuriant growth and likewise prolific yields of alfalfa and its wonderful meadows of native grasses and redtop, making it a natural dairying and stock raising section and for growing all kinds of feeding crops, corn, oats, rye, millet and root crops.

Mouse River Valley Loop Country.

Then there is the Mouse River Valley Loop Country, extending from a half to sixteen miles southwest of Towner, divided by the river, and in land area it ranks sixth, while that of the west side is a heavy black clay, unsurpassed for diversified farming and the home of No. 1 northern wheat, the county seat of its forest fringe, skirting the Mouse River, where we visited many prosperous farm homes. This is where Bickell, Kylo and Company, investment bankers, Towner, own 200 acres within ten miles of the city. Among the many farms that attracted our notice was the Riverdale, comprising 1,400 acres, located eight miles southwest, divided by the Mouse river. The country lying east of Towner for miles and miles is thickly settled and under a high state of cultivation, the only criticism being there is too much acreage of wheat, still, there is plenty of stock, and diversified farming is making room in another year or two, this section bids fair to take its place along side of the others Better Farming, that is destined to make the McHenry county farmers the most prosperous in the northwest.



The First National Bank.

This bank was established in 1905 and has a capital of \$25,000, surplus \$3,200 and deposits of about \$125,000. It is a state depository and is a member of the Federal Reserve System of the United States and was the first bank to be organized in McHenry county under a national charter. It is housed in an spacious two story brick, steam heated building, and the interior finish and fittings were made especially for it. It has always enjoyed a good business and has always been known as a conservative as well as progressive banking institution. J. N. Kuhl has been cashier of the institution ever since it was first organized for four years of the Granville city schools where he did very efficient school work. The members of the Board of Education of Newport school district are all true and tried friends of the public school system. President, I. B. Cooke, Towner; clerk, Mrs. Viola Fouts and treasurer, J. N. Kuhl; directors, Mrs. Annette Soule and Ole Gilbertson.

The City of Towner.

Towner is one of the important county seat cities of the Central North-western part of the state. It is on the Great Northern railway system, 485 miles west of St. Paul and Minneapolis, 465 miles west of Duluth-Superior, 75 miles west of Devils Lake, and 42 miles east of Minot, on the Towner and Natchess division, also on the trans-continent line from St. Paul-Minneapolis via St. Cloud, Fargo, Grand Forks, Towner and Minot, and the trans-continent service from Duluth-Superior via Crookston, Grand Forks, Devils Lake, Towner and Minot, giving Towner unequalled passenger and freight service from the east to the west, especially to the high priced markets of St. Paul, Minneapolis and Duluth-Superior for everything produced on the farms of this great fertile region, known to fame as the Mouse River Loop country, McHenry county, North Dakota. As a primary market for wheat and native hay, Towner is in the fore-front. It has four grain elevators with a combined capacity of 150,000 bushels. In 1912, there were shipped 175,000 bushels in 1913, something over 100,000 bushels, while this year's shipments will exceed 150,000 bushels. A native hay there was shipped in 1913, 200 cars or 2,400 tons from Towner at \$5.50 to \$10 per ton, or \$18,000 to \$20,000. This year's crop of native hay harvested, for there were thousands of horses and cattle shipped in for winter feeding, while the extent of the native meadows were so expansive that much of the crop was not harvested. Towner being the county seat,

Towner City Schools.

The school system of Towner gives a full four-year high school course, with strong courses in manual training and domestic science. The average school attendance is 199, while the enrollment is 250. There are nine teachers employed, normal or state university graduates. The school building is a two-story brick, with basement, built at a cost of \$25,000. It is steam heated, gas lighted, has sanitary drinking fountain and venting system. One of the school features this summer was the school flower garden. A plot of ground was selected and the four seeds donated by the City Club and the merchants of the city. The students of the public school were invited to plant and cultivate it. It was more than a success as it resulted in advertising Towner as one of the beauty spots in the state.

Towner Civic Club.

This club was organized in September, 1913, and has a live membership of twenty-five, with annual dues of \$3.00 a year. The Towner Civic club was organized for enlarging and improving the commercial and educational and social activities of the City of Towner. It has succeeded admirably by putting Towner on the map as one of the five progressive cities of the state. Among other forward movements the club fostered, was the school children's flower garden with campaign that resulted in getting much very valuable advertising as a city beautiful. The officers of the club are: E. B. Haimor, president; H. H. Berch, vice-president; G. A. Soule, treasurer and J. C. Thorpe, secretary.

Eighth Annual Clam Bake.

This is one of the great get-together events of the Mouse River Loop country and is attended by all of the elite members of affairs covering a wide portion of the state. This year's Clam Bake was pulled off on Sunday, August 30 and was held on the grounds of the "C" ranch, the property of E. B. Talmadge, who organized the clam bake anniversary some eight years ago and from a small beginning it has grown to state-wide importance. The Eighth Annual Feast was one of the best events we have had the pleasure of attending in many years. The grounds were ideal, covering a splendid grove skirting the Mouse river with seats and benches scattered throughout. The feast opened at 12 o'clock and continued till 8 o'clock, consisting of baked clam, corn, sweet potatoes, clam chowder, sandwiches

Towner's Priceless Asset—Pure Water.

Towner has an inexhaustible supply of absolutely pure water, that Prof. E. F. Ladd of the Agricultural College of North Dakota after an analysis pronounced free of alkali and organic impurities, which makes it a priceless asset for all time to its people. This

Public Utilities.

There are thirty-five blocks of cement laid with and twenty-two cement streets, skirting the streets and avenues, selected to cover, making them the best of automobile highways connecting all sections of the valley. There is a waterworks system that originated over \$11,000 but has since been increased to \$26,000. Two miles of water main have been laid covering the business and residential portion of the city. The water is pumped into an elevated standpipe, holding 60,000 gallons, giving a hydrant pressure of fifty pounds and for fire ninety. There is a sewerage system covering four miles. The city hall and fire house, a two story, built of concrete blocks, size 24x105 built at a cost of \$15,000. There is a volunteer fire company consisting of two chemical engines, two hose carts and 1,500 feet of hose.

Towner's Pricelless Asset—Pure Water.

Towner has an inexhaustible supply of absolutely pure water, that Prof. E. F. Ladd of the Agricultural College of North Dakota after an analysis pronounced free of alkali and organic impurities, which makes it a priceless asset for all time to its people. This



HOTEL PENDROY, American Plan, Towner, N. D.

Best of Hotel Accommodations.

The traveling public and land lookers will find Towner a most desirable place to make their headquarters, there being three hotels and many modern cafes and restaurants. The Hotel Pendroy is run on the American plan as is also the Merchants hotel, while the Europan hotel is a modern restaurant on the European plan, and Bean Restaurant has excellent table service.

Hotel Pendroy.

This is the leading hotel of Towner, a modern two story brick with stone trimmings with full basement, size 100 feet front and 60 feet deep, with annex 25x40 feet, built and furnished at a cost of \$40,000. It is splendidly furnished throughout, has a large of-

nized the importance of newspaper publicity and in 1888 the News and Stockman was established.

In 1910 it was consolidated with the Towner Tribune as The Towner News-Tribune, which has since grown to be a newspaper of wide influence and circulation, and the official paper of the county. In March last, D. R. Carlson purchased the paper, coming here from Bottineau where he published the Courant for three and a half years, prior to this he published the Enterprise of Esterville, Iowa for three years. Mr. Carlson is not only a capable asset to the business men of the city and county, and for the splendid work it is doing for the upbuild for this whole section.

(Continued on the Following Page.)

Farm Homeseekers Opportunities

Covering the Fertile Mouse River Loop Country McHenry County, North Dakota

Seven Thousand (7,000) acres fringing the Mouse River, skirted by luxuriant groves of timber, a dark sandy loam to a deep black clay loam soil, located one-half to eleven miles southwest of Towner owned by

BICKELL, KYLLO & CO., Investment Bankers
TOWNER, N. D.

We have a large list of IMPROVED FARMS covering the Loop River country. Nearly all of these FARMS have splendid farm buildings, beautiful groves of timber, well water, best of soil, good schools and in the premier road section of the county. We can suit any FARM HOME SEEKER as to location, number of acres desired and as to prices. SMALL cash payment down and balance the good paper. We have our own AUTOMOBILE SERVICE to show these farms to you. We are selling these IMPROVED FARMS at \$20.00 to \$100.00 per acre. We are offering these great buys for investment and that will pay from 15 to 25 per cent on the earning capacity of the soil in crop yields. In the next few years, these farms will be selling at \$100 to \$150 per acre owing to the fertility of the soil, markets and the STATE-WIDE filling in that is now going on under the propaganda of BETTER FARMING. Write for detailed information.

Bickell, Kylo & Company
INVESTMENT BANKERS
TOWNER NORTH DAKOTA

TOWNER'S SPLENDID CITY HALL BUILDING.

TOWNER'S MAGNIFICENT PUBLIC SCHOOL BUILDING.