

The Carlsbad Current

TWENTY-EIGHTH YEAR.

CARLSBAD, NEW MEXICO, FRIDAY, APRIL 23, 1920.

NUMBER 21.

INVESTMENTS --- CARLSBAD AND EDDY COUNTY

(By N. O. Shanks,

Carlsbad and Eddy county offers probably more diversified forms of attractive investments than any district in the southwest country. This remark is not made because it would be a "boost" remark from the typewriter of a publicity agent, but in all sincerity.

Of particular interest is city real estate. While the values have increased from twenty-five to fifty per cent within the past few months, there is more activity, more cash sales than ever before in that number of years. Every day or so a place sells. And most of this is being done by home people. Folks who have rented for years find it incumbent on them to buy a home to have a place to live in. New people are coming in to locate and are purchasing homes. Even though the prices have advanced on city property, the values are still within reason—in fact the prices set on the places are below what one could build now for owing to the increase of lumber and labor. Already the young men of the city have inaugurated a \$100,000 building campaign for this year; the chances are that this will be more than doubled. Home people are beginning to realize that even at the increased valuations that Carlsbad property is a good investment.

And this is not based altogether on the finding of oil, although naturally the oil activity within a few miles to the north of Carlsbad; the coming in of the Bell well a little over a half hundred miles to the south of this city, is having its effect. But when one considers that just the past year the cotton crop under the Carlsbad irrigation project brought into the channels of commerce more than one million two hundred and fifty thousand dollars; besides the cattle and sheep and goat industry wealth and the other crops of the Carlsbad district alone, one does not wonder that values are increasing. Couple those facts with the knowledge that lands of the east and the middle west are soaring beyond the pocket books of the small farmer of those districts, and knowing that those farmers are hunting for lands in the southwest, are coming here to get them, and the raise in the price of Eddy county lands is realized as quite natural.

Which leads up to the point that farm lands in this district are just as good and safe and profitable investment as city property. Lands that produce the crops such as here cannot long stay at their present valuation. And one good feature of the land movement and activity is that people who farm these lands who know these lands are buying at the increased prices.

Vacant lots in Carlsbad are probably one of the best buys of any commodity in the Eddy county life. While they have advanced slightly, they have not kept pace with the prices of residence and business property. But this phase of investment life in Carlsbad is going to improve, which today makes city vacant lots a more than fifty-fifty bet for the investor. More houses are going to have to be built; more people are coming and the man of means must provide rentable homes for this immigration; and when the general public fully realizes that the prices of building material are not going to take a decline, they are going to wake up to the advantage of "the rent house form of investment". Increased rent prices are going to force this.

Another form of investment which has come within the past year is the oil lease—and to some extent royalties. Oil leases have become

TWO NEW MEXICO OIL STRIKES DURING WEEK

An oil strike of a small quantity is reported from Tularosa where a 7 foot sand was penetrated between 600 and 700 feet. The drilling was continued.

The Palomas Basin company drilling near Hot Springs also encountered a slight flow of oil, said to be about 2 barrels a day, at 200 feet depth.

Born, Thursday morning April 22nd to Mr. and Mrs. Frederick Monroe Hudson, of Malaga, a nine pound daughter. Best wishes to all concerned.

MAJOR'S PROCLAMATION.

TO THE CITIZENS OF CARLSBAD, NEW MEXICO, GREETING:

The great World War, in which the leading civilized nations of the earth were lately engaged, has greatly disturbed the political, social and economic conditions all over the world. Closely following the actual cessation of hostilities, great changes have taken place, first, one after the other, principally among the European nations that were engaged in that war; governments that had existed for centuries crumbled and disappeared, and upon the ruins of those ancient monarchies, popular governments have been attempted with rather indifferent success, and more often than otherwise, such attempts have resulted in chaos, in anarchy, and in total failures. Economic conditions have experienced and undergone similar changes, with the net result that the various groups of men who heretofore had been cooperating in harmony, the ones with the others, in a coordinated effort to build up the industries of the world, and to secure the comfort and happiness of mankind, are now arrayed against each other, each in its own way and following its own methods, attempting to get the upper hand over their fellows. Thus it happens that they who are engaged in dispensing the necessities of life to the consumer, have arbitrarily, and without just cause, raised to abnormal proportions the price at which the people must obtain those things that of necessity enter into the support and comfort of human existence. In order to meet this abnormal condition, the wage earner, the laboring man, have banded together in common concert to demand wages which are apparently unreasonably high, but which are alleged to be absolutely essential in order to meet the unreasonably high cost of living. This last named condition is not at all confined to European countries, but has invaded our own shores; nay, more than this, revolutionary ideas and doctrines are being widely circulated and preached among our people by those who are wantonly seeking to destroy this government under which we have grown and prospered even far beyond the hopes and expectations of the fathers of the republic under which, indeed, we have prospered so that we unquestionably today occupy the first rank among the nations of the earth; the first rank in wealth, the first rank in happiness and general contentment, the first rank in everything that enters into the enjoyment and comfort of human life. Under the plea of bettering the conditions of the great masses of the people these outspoken agents and apostles of revolution, of Bolshevism and of anarchy do not hesitate to openly avow the destruction of this government as their ultimate object and purpose. That such an unnatural struggle between the industrial groups of the nation should exist in our country is certainly very much to be regretted, but that this abnormal condition will ultimately find an early and wise solution at the hands of intelligent and patriotic Americans is not to be doubted. No true American can for one moment believe or entertain the idea that our troubles can be solved and adjusted by a change in our form of government and by the adoption of those principles and doctrines of communism, Bolshevism and anarchy that now seem to control so many European nations that are today groping in darkness and struggling for a mere existence. It follows that it is the duty of every true American to devote his best energies and efforts in the preservation of this government of which we are so justly proud, and to the end that our loyalty to our institutions be made publicly known and that the agents and disciples of Bolshevism and anarchy may understand and realize the futility of their efforts in free America.

There is also quite a percentage of the lands of this state, owned by the state and the oil rights to these are leased direct from the state. All lands to which the state title in fee, in this part of the state, have been leased and are now dealt in between individuals and companies. At present prices these five year state land leases afford a good chance in holding for values or final development.

Other forms of title to oil rights and the ones most common in the field are the leases on privately owned lands and the buying of this land in fee. Conditions are such in this state that the percentage of deeded land is very small, being confined in this section to the irrigated farming district along the Pecos river and the Santa Fe railway. Deeded land is also to be found in scattered small tracts in the outlying country at points held for ranch headquarters and watering places by livestock interests in order to control the grazing lands of the open range.

Much state land in these parts are selling for \$1.00 per acre, commercial lease; leases on various kinds of lands in the eastern New Mexico field close to location of a well, or where well is drilling, are selling from fifty to one hundred dollars per acre.

Prices on these different means of obtaining interest in the oil prospects vary from: state leases twenty-five cents to \$15.00; deeded land \$.50 to \$50; and land in fee from \$25 to \$100 per acre.

Many people ask: what is a royalty?

A royalty bears the same relationship to the oil industry and the oil stock market as the best of the municipal bonds do to wall street and the big markets. There is no better investment to be had than a good producing royalty. It is the chosen method of bankers, lawyers and even oil operators themselves, who are in a position to know what's what in investing their funds.

An oil royalty is that part of an oil production given to the owner of the land as rental by the company operating the lease. Usually this is one-eighth of all oil produced, and saved. And is delivered to the pipe line, free and clear of all expense.

The operating company assumes all the expense, all the risk, and pays all the drilling expense and operating the lease. Royalties in this field are particularly reasonable now, but it will not be long before they will increase rapidly. Many people are confident of production this summer.

The wise investor is going to take a long look at the diversified forms of investment in the Eddy county country, with a good focus on Carlsbad.

OFFICIAL VOTE OF DEMOCRATIC PRIMARY

REPORT OF UNITED STATES GEOLOGICAL SURVEY INDICATES AREAS WHICH MAY PROVE FAVORABLE FOR DRILLING.

The following is the official vote cast at the Democratic primary held April 10, 1920, as canvassed and given out by the Democratic central committee which held their meeting last Saturday.

The candidate receiving the highest vote was D. M. Jackson our present efficient county clerk who held the same honor at the primary two years ago when he was first elected to an office in this county. The lowest vote polled was for J. C. Gilbert, candidate for district attorney, who is now out of that race. Latest reports from Lea county is that Dillard Wyatt beat Robt. C. Dow in that primary by only one vote, and when the large vote polled by Dow in this county is taken into consideration it is very likely he will be re-elected for a second term. Geo. M. Brinton, the present popular county superintendent, came within four votes of the highest cast at the primary, with G. R. Howard, candidate for county commissioner, from the lower valley district, taking third place. The following is the official tabulation:

NAME	Carlsbad	Artesia	Layton	Felwood	Up. Cottonwood	Low. Cottonwood	Hoppe	Hope	Q. 1/2	Loving	Malaga	Black River	Queen	TOTAL
Grantham, for Senator.....	862,494	45,967	37,555	292,719	95,400	8,200	2,115							1,347,888
Hartell, for Representative.....	857,500	46,943	36,582	294,709	93,488	8,200	2,124							1,347,846
Dow, for District Attorney.....	611,348	36,603	31,382	217,350	23,500	7,111	1,464							928,168
Gilbert, for Dist. Atty.....	51,624	4,820	3,190	18,324	12,000	2,225								82,383
Wyatt, for Dist. Atty.....	190,822	5,140	7,590	5,141	16,116	1,405								226,214
Batton, for Sheriff.....	350,271	2,222	1,514	2,613	9,211	1,111	724							363,456
Beckett, for Sheriff.....	198,233	2,222	1,056	12,348	2,222	355								216,436
Cooper, for Sheriff.....	236,137	10,284	14,222	7,813	35,171	3,222	589							307,643
McDonald, for Sheriff.....	87,813	32,633	18,244	137,321	15,322	2,049								293,432
Jackson, for County Clerk.....	864,508	46,967	37,600	296,719	95,511	8,200	2,152							1,347,857
Cunningham, for Treasurer.....	861,510	46,111	10,226	59,355	57,322	6,667								1,135,141
Lusk, for Treasurer.....	597,283	28,711	25,331	235,343	35,475	5,140	1,405							908,272
Cook, for Surveyor.....	225,358	27,525	39,164	15,191	19,178	2,495								330,017
Payne, for Surveyor.....	556,120	19,229	10,155	103,663	66,322	5,102	1,023							764,355
Brinton, for Co. Supt.....	867,510	46,999	35,294	70,954	66,322	8,200	2,148							1,135,141
Johns, for Assessor.....	460,275	21,512	32,443	144,263	30,171	4,111	1,114							673,583
Myers, for Assessor.....	399,211	24,326	4,144	43,636	36,475	7,985								515,130
Wilson, for Probate Judge.....	868,486	46,999	35,600	216,719	96,533	8,200	2,049							1,135,141
James, for Co. Commissioner.....	455,286	30,544	17,327	232,044	29,522	5,322	1,212							764,355
Smith, for Co. Commissioner.....	405,193	11,337	19,691	48,482	23,377	877								515,130
Howard, for Co. Comm.....	861,502	45,946	36,521	291,719	95,522	8,200	2,130							1,135,141
Brainard, for Co. Comm.....	254,324	26,191	19,225	119,451	18,244	2,477								430,812
Watson, for Co. Comm.....	576,186	19,682	26,322	303,494	47,355	5,153	1,361							988,953

PROSPECTS FOR OIL AND GAS IN SUNSHINE STATE

A recent bulletin issued by the department of the interior, United States geological survey, has the following to say regarding oil and gas prospects in eastern New Mexico.

The geological structure of parts of New Mexico has been under investigation during the last four years by N. H. Darton, a geologist of the United States geological survey, department of the interior, who has discovered in the beds of rock many domes and arches that may be reservoirs of oil or gas if these substances are present in the regions examined. These flexed beds are parts of geological formations that produce oil in Wyoming, Oklahoma, Kansas, and Texas, but in New Mexico little evidence of the presence of oil and gas in them has yet been found. A small amount of oil at Dayton and a few seeps and some traces of oil reported in water wells at several other places are the only favorable indications so far reported. Only a few deep

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