

# GRAND SALE OF LOTS IN THE TOWN OF COLFAX Colfax County, New Mexico

This new town centers near the crossing of St. Louis, Rocky Mountain & Pacific, and the El Paso & Southwestern railroads where these companies maintain a joint station formerly called Vermejo. New Mexico Land Sales Company, general offices, Cimarron, New Mexico, offers to the public all the lots,

**2,000 in Number**

in the town of Colfax as shown by the official plat of said town, duly filed in the office of the county recorder of Colfax County.

## These Lots Will All Be Sold For The Same Price **\$40 EACH**

WITHOUT RESERVATION OR RESTRICTION, SO THAT THE PURCHASER WILL GET ALL THE BENEFIT OF THE RISE IN VALUE, INSTEAD OF THE TOWNSITE COMPANY, AS IS USUALLY THE CASE. THEY ARE DIVIDED IMPARTIALLY INTO GROUPS OF TEN AVERAGE LOTS TO EACH GROUP, ONE GROUP BEING ON SALE AT EACH OF THE PRINCIPAL CITIES AND TOWNS ALONG A. T. & S. F.; ST. LOUIS, ROCKY MOUNTAIN & PACIFIC; E. F. & S. W. AND ROCK ISLAND RAILROADS IN NEW MEXICO AND ADJACENT STATES.

THE CERTIFICATE OF THE COUNTY CLERK OF COLFAX COUNTY, PUBLISHED HEREWITH IS A GUARANTEE THAT EACH PURCHASER WILL GET A GOOD TITLE AND A SQUARE DEAL.

### CERTIFICATE.

TERRITORY OF NEW MEXICO)

County of Colfax. )SS.

I hereby certify that I have examined the title to all the lots in the TOWN OF COLFAX as designated on the official plat thereof duly filed in my office on the 24th day of February, A. D. 1908, as said title appears on the records of Colfax county; and such examination shows that on this date, March 2, 1908, said lots belong to New Mexico Land Sales Company free from tax or other liens; and that said Company is duly organized and authorized to sell and convey the same.

(SEAL).

(SIGNED) E. G. TWITTY,

Clerk of the Probate Court and Ex-officio County Recorder of Colfax County, New Mexico.

# COLFAX

is located in the Vermejo valley about 500 feet from the Vermejo River, a permanent mountain stream which heads in the snow capped Sangre de Cristo Mountains. It is on the St. Louis, Rocky Mountain & Pacific Railroad, near the junction of that road with the Dawson railroad, a part of the El Paso & Southwestern System. These two railroads connect with the A. T. & S. F., Colorado & Southern and Rock Island Systems.

## The Town is in the Heart of the Richest Coal Mining And Agricultural District of Northern New Mexico

It is only five miles from the extensive coal mining and coking camps of the Dawson Fuel Company where already there are over 4,000 people. The coal mining camps and coke ovens of the St. Louis, Rocky Mountain & Pacific Company are within one hours ride of Colfax. Other coal openings have been made and veins discovered in eight different canons within a few miles of Colfax, many of which will doubtless be developed.

The rich agricultural lands in the valley belonging to Charles Springer & Company, the Ruston Ranch, Maxwell Farm lands and the 50,000 acres of the French Land & Irrigation Company, some adjoining and all near and tributary to this town, are being subdivided into tracts suitable for farms and are being sold to settlers.

This town would have been taken up and settled some years before but for the fact that the former owners of the land and of the large tracts surrounding this place have always, until now, refused to subdivide and sell the same.

These splendid agricultural lands are in great demand and are selling rapidly at prices ranging from \$10 to \$100 per acre.

Lying as they do along the timbered foothills of the Rocky Mountains and traversed as they are by permanent mountain streams, these lands with their attendant advantages of minerals, timber, water, hunting, fishing and scenery, are infinitely more attractive to settlers than lands far from the sheltering mountains.

The town is laid out on a level plateau near the foothills covered with evergreen timber.

It is a beautiful place with a delightful climate and by reason of its location, surroundings and excellent railroad facilities, Colfax is bound to become an important industrial center.

Applications for lots have already been received from parties who will put up general stores and also applications for lots for lumber yard, hotel, restaurant and postoffice and real estate offices and other business houses.

These people will build as soon as they can secure suitable lots from purchasers of lots in some of the groups, as lots are not offered for sale in any other way, no preference being given.

The purchaser of any lot in any group will make a good investment and may be able to sell it within a short time for many times what he pays for it.

Any purchaser of lots desiring to sell same may do so by listing them with E. H. Fisher, Real Estate Agent, at Colfax, whose postoffice address will be Colfax, New Mexico, via Cimarron, for the present, until the mail route is changed.

Mr. Fisher refers parties caring to make inquiries as to his standing and reliability, to New Mexico Land Sales Company, Cimarron, New Mexico. To Cimarron Townsite Company, Cimarron, New Mexico; to St. Louis, Rocky, Mountain & Pacific Railway Company, Raton, New Mexico; First National Bank, Raton, New Mexico, and to Fisk & Robinson, New York.

# New Mexico Land Sales Co.

GENERAL OFFICES; CIMARRON, NEW MEXICO

AGRICULTURAL LANDS IN THE CIMARRON VALLEY CITY PROPERTY IN COLFAX