

changes the entire aspect and character of the soil in a marvelous degree, and the longer it is cultivated by irrigation the better it produces. While the soil may seem, on a superficial view, to be destitute of organic matter, it is yet of exceeding fertility under the influence of water; though it is a clay it is at the same time friable, and the nutritious substances which are yielded are generous in the extreme, possessing a wonderful power for the absorption of both heat and moisture. Without irrigation, it is true the value of the land would be nominal, being only fit for grazing with water—a universal solvent—its capacity for production is almost beyond computation.

CLIMATE.

The Climatic conditions, with reference to agriculture, are especially inviting. The average winter is short and a large portion of that is open and mild, permissive of outdoor work comfortably. The spring season opens early and the autumn holds late so that throughout practically the entire year there are comparatively few days when outdoor labor is in any sense uncomfortable.

This section has the healthiest and most beautiful climatic conditions that can be found in any portion of the United States or of the world.

The average elevation is about 5,000 feet. The hottest summers, as the rigors of winter, are tempered by altitude and a southern declivity. This diversity of temperature and consequent climatic conditions is the source of a corresponding diversity in the industries and products—staple and otherwise. The fruits, grains, vegetables and cattle is ample guarantee of the permanence and prosperity of all. This country thus holds out the two most inviting conditions essential to pleasant and successful colonization:

First. A more than ordinary certainty of financial reward of judicious investment and hard work; and,

Second. A climate unsurpassed anywhere and not equalled in the eastern and middle states for health and comfort.

The prime factor that makes this section an especially inviting one for immigration is that though it exports many articles, such as beef, wool, coal and minerals, it does not produce one-quarter of the agricultural product consumed, and has for the present to depend upon the farming portions of Kansas 500 miles away to make up this deficiency.

Right here at home the best markets will be found. The cattle and sheep men are not producers of hay, grain and fruits, nor do they even raise garden truck; but they buy oats by the ton; they buy bacon, garden truck and fruit in large quantities.

The miners who delve for coal, copper and gold are many in numbers, and they buy our produce at good prices, so that the home market will consume everything that can be raised. The market is within easy wagon haul from these lands and in the surrounding settlements, good prices for everything raised can be obtained.

Building material is reasonable, or, if you desire, you can build your building of so-called adobe, or sun-burnt brick. Dwellings built of this material resist both heat and cold, and they are cheap and comfortable.

Fuel, both coal and wood, can be obtained within easy distance at nominal prices.

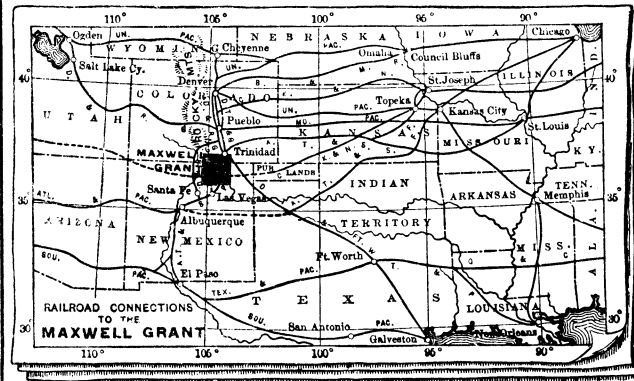
The lands under the Springer Irrigation System will be sold, including permanent water rights, in tracts of from twenty acres up. Reasonable terms can be had; perfect title guaranteed. The main object of the Maxwell Company being to have the lands settled by capable, industrious and intelligent farmers, no land will be sold for speculation. The price asked for this land is about one-half what is asked for similar land 200 miles north and south under not nearly as good conditions. What this country needs are farmers—professional men we have plenty of—but we are in dire need of good intelligent farmers.

The Maxwell Land Grant, contains 1,714,765 acres; title perfect; United States patent confirmed by decision of the United States Supreme Court. Within its boundaries are the prosperous towns of Raton, Springer, Elizabethtown, Maxwell City and Catskill, and the city of Trinidad is six miles north of the Grant. In addition to the lands under the Springer Ditch hereinbefore fully described, the Maxwell Company has for sale lands under the Vermejo Ditch System, large bodies of grazing lands and timber lands. Mining claims within its mineral territory can be acquired under regulations as favorable as the United States laws. Copy of such regulation will be mailed on application.



LAGUNA MADRE (Mother Lake), one of the Reservoirs or Storage Basins.

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or

C. A. HIGGINS, Assistant Gen'l Passenger Agent, Chicago, Ill.

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DELIGHTFUL CLIMATE.
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Company,
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Lands Under the Springer Ditch System.

LOCATED near the town of Springer, on the main line of the Atchison, Topeka and Santa Fe Railway, they are easy of access to schools, churches, and postoffices. The large coal, gold and copper mines which are being operated here make a market for all produce raised. To raise sufficient for the home market would mean the cultivation of every acre. Prices to be obtained for farm products are the very best, and the competition would be from Nebraska and Kansas, and the difference in freight and express would, of itself, represent a large profit. The price of every product raised is far higher than eastern prices, and cost of production under irrigation no more; every year's crop being assured.

These lands are all under the Springer Ditch System, and the supply of water is drawn from the Cimarron River. A large canal takes the water from the streams to a chain of large reservoirs and lakes situated on the high prairie, and from these reservoirs lateral ditches are run on uniform grades in all directions. The fall of the rivers is about sixty feet per mile, while the canal and ditches are only five feet per mile: by which it will be seen the river waters are available for irrigation at very short distances from their source of supply. The largest reservoir in the Springer System contains 7,000 acre feet; its average depth is nine feet, which can be increased to twelve feet, thereby doubling its capacity. There are six smaller reservoirs containing an aggregate of about as much as the larger one; the whole calculated to irrigate a much larger tract of land than is available under the canal, which insures absolutely an abundance of water at all times, the reservoir system guaranteeing water during the dryest season.

IRRIGATION AND ITS ADVANTAGES.

The advantages in favor of irrigation cannot be stated in figures, but this much can be said, that there cannot be any possibility of failure of crops, either through drouth or drowning, as is too often the case in the great agricultural states; and that the ground is kept in a continuous high fertility from the constant additions of alluvial wash carried on to it by irrigation. It is estimated that lands irrigated year by year have double the productiveness of lands in the east. The natural fertility of the soil is enhanced by the fertilizing influences of the irrigating waters which keep the lands perpetually fresh, so that not only a better quality of

crops but a larger yield per acre year by year can be raised on irrigated lands from the constant combination of sun and moisture, (moisture at the roots and sunlight at the top), thus the two essential conditions of vigorous plant life are always present.

The farmer who wishes to come to this section need not hesitate because he does not understand the science of irrigation. He will have plenty of neighbors who will teach him and by close observation will learn it quickly. He will soon realize that a man who owns a farm equipped with irrigation canals and a reasonable supply of water properly stored away in the days when not needed is master of the elements.

CROPS.

Wheat is an excellent crop and the quality of the same is not excelled on the American continent. Thirty bushels to the acre is a moderate estimate. Oats do exceptionally well, and 35 to 50 measured bushels with a weight of from 40 to 50 pounds to the bushel, per acre, is considered a fair crop. As everything is sold here by the pound, heavy weight grain counts in favor of the farmer.

ALFALFA.

Is the great standby. It is a feed for every class of animals. Hogs fatten on it, so do cattle and sheep. Horses and mules will do ordinary work on it without grain. It is a great forage for another reason, which is that the young farmer can plant a field of it when he first comes west to grow up with the country, and when he is a grandfather that same field will, with ordinary care, still be producing its three to four crops of five to seven tons annually. One irrigation in the spring and one after each crop is cut is all that is necessary for alfalfa after it is well set. It takes two years to get a good start and then it will outlive a generation.

Potatoes yielded remarkably well. Everything in the way of garden truck does well. Sugar beets and all other roots give good results. Pumpkins and squashes are enormous growers. Melons are first-class and in celery we defy the world to excel us.

SOIL.

The soil of this section is by nature exceedingly fertile, and capable of producing abundantly all kinds of crops, grains, vegetables and fruits possible to this altitude and latitude. The soil is a mixture of fine sand, light clay and loam, and is generally covered with nutritious grasses. Properly and judiciously watered and worked it never fails of good returns and never wears out. A year's cultivation

