WHAT ARE THE FIRST STEPS TO TAKE TO GET A FARM?

Can I make my farm into a place that I can sell at a higher figure?

This rich land will go up in value very quickly as you clear it, and you can sell it at any time that you want to do so, but it would be a great mistake to sell a farm in this country, for it is doubtful if you could find another farm any place else as productive and that you can make as much money on. Many farms in this district are worth $200.00 an acre and more, and the National Land Colonizing Company guarantees to buy back your land at $100 an acre when it is completely cleared and stumped and plowed. This guarantee is made to give you proof of the value of this land.

What is the first thing I should do if I want a farm?

You should talk this proposition over with your wife, and decide if you want to come up to this splendid country where you can get a fine farm for yourself at such a cheap figure and on such easy terms. You should figure out if you can get ahead as fast as you want to where you are now, and figure out if you will be better off if you get one of these fine farms for yourself. Read all our literature and decide with your wife what you want to do.

What is the next thing to do?

Open Bulletin No. 4 to the middle pages and study the map showing the railroad connections to our big colony. Figure out the best connections. Also, it would be a good idea for you to see your local passenger agent in regard to connection, and in regard to rates. Many railroads are now offering Home Seekers' rates. Or else write us, and we will give you railroad connections and tell you whether or not you can get Home Seekers' rates.

When is the best time to come to your field office?

Farmers are coming to our field office at all times and picking out many new farms, and we always have men with cars at our field office to take you around free of charge and show you the country and the farms that you can pick out. The best time to come is just as soon as you can, because we will show you the land at any time when you arrive. It is a good idea, however, to drop us a line or a wire before you leave, and we will have someone at the depot to meet you when you arrive.

How can I find your field office?

Ask anyone in the town the location of the office of the National Land Colonizing Company and they can direct you.

Will I be under any expense while at your office?

The only expense you will have will be for meals and room at the hotel if you stay over night. Our men will take you out in cars free of charge to see the country.

How long should I stay?

You can stay just as long as you wish. Some men want to stay a good while and others can spend only a day. One train arrives early in the morning, and by going out in a car with the men all day, you can see the country, can look over the farms and pick one out if you want one, and you will then have plenty of time to make out your papers in the evening before taking one of the trains that leave at night. Most of the men take only one day to go over the country and buy, because it is so good that it does not require a very careful investigation after they see the many valuable farms, and with an auto at their disposal they can see a great deal in one day.

Buy Your Land Cheap and Develop a Valuable Farm Like This

If you come to look this country over, you will find many beautiful and valuable farms that men have built up in the last few years. The farm in this picture is no better than dozens that we can show you right in the same neighborhood as our ready-to-start-farms. This is a wonderful country for a farmer to come to develop a good farm for himself.
WHAT ARE THE FIRST STEPS TO TAKE TO GET A FARM?

Will you allow my railroad fare if I get a farm?
Yes, we will allow the railroad fare of one trip to the colony for one man, and will credit this on his farm at the time he buys. This saves you your railroad expense in case you buy.

Should I bring money for a down payment?
Yes, because there are many men at the colony all the time picking out these new farms and starting on them, and we do not hold a farm unless a man makes some payment on it at the time he picks it out.

Will I be pestered to buy?
No, sir. You are the judge. You know what you want. You can come and look over these valuable farms, and we will do all we can to show you around the country, and will show you what you can make by starting on one of these places.

but our men will not do anything to pester you to buy. We have hundreds of men come in each year to look at these farms and pick out places, and unless they are absolutely satisfied, and unless they feel that the best thing for them to do is to take one of these farms, we in no ways urge them to make the move. You are just as welcome if you do not buy as if you do buy, and we are glad to show this wonderful country to anybody who comes up to our field office to see our Ready-To-Start-Farms.

Who will make out the papers if I buy?
The men in the field office will make out all the papers for you if you pick out a farm, and after you have told them whether or not you want buildings, they will figure out all the payments for you, and you can sign the papers to buy the farm right at the field office, and from then on you are the owner of your good new farm.

THE NATIONAL "INCREASE IN VALUE" GUARANTEE

We guarantee to buy back your farm at $100.00 per acre when you have cleared and plowed it, if you sell it back on the same terms that we turned it over to you.

The cost of clearing this land will average about $25 per acre. This includes your own labor. You can verify this cost of clearing when you come to investigate, and you will find this figure about right. If you brush your land first, and put it in hay, thus letting all your hardwood stumps rot out, it will cost you less than $25 per acre to clear.

Therefore, you can see that you make a tremendous profit by clearing this land, and we make this written guarantee to prove the value and the quality of this land to you. We know that your farm will be worth more than $100 per acre when cleared and plowed, and that you would be foolish to sell it back to us at $100 per acre, but at that, at only $100, this guarantee absolutely gives you assurance of a big increase in value profit.

There has never before been such a chance as this to get a farm—we doubt if there ever will be again.

The National "INCREASE IN VALUE" Guarantee

This is to certify that Mr. has today applied to the National Land Colonizing Company to purchase a Ready-To-Start Farm consisting of acres, the legal description being as follows:

The farm must be entirely cleared and plowed. No matter how quickly this farm is cleared and plowed, this guarantee to buy it back at $100.00 per acre holds good. But it must be completely cleared and plowed, every acre of it, so that it will show up as a fully developed farm.

The conditions of this agreement are that this guarantee is not transferable, and in case the farm is sold to anyone else, this guarantee ends and is void. And it is further agreed that this guarantee is void after one year after the date that the farm has been completely cleared and plowed if the National Land Colonizing Company has not been requested to repurchase the farm at $100.00 an acre. And it is further agreed that if the National Land Colonizing Company is requested to repurchase the land at $100 when fully cleared and plowed, Mr. must recall it to the company on the same terms and for the same down payment on which he bought the farm in his original transaction. The deferred payments will be made the same amount per year, but because of the total amount being larger, the payments will have to be spread over a greater number of years.

Mr. does not need to sell back his farm, and can always keep it if he likes, or he can sell it to anyone else at a higher figure if he so desires.

There is no red tape about this guarantee and there are no strings tied to it, except the fair conditions outlined above.

NATIONAL LAND COLONIZING COMPANY

By: A. J. C. i

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