

WHAT YOU GET WITH A READY-TO-START-FARM

The biggest problem in America today is for a farmer to get good land cheap. There is a great amount of good land in this country, but it is so high priced that a farmer can not buy it. On high priced land, he can scarcely keep up the taxes, the interest, and the over-head, to say nothing of the tremendous principal payments. This problem of high priced land has driven many good farmers into the cities and towns, where they have to work for small wages and live like poor immigrants. Or else, if they stay in the country, they have to keep renting year after year, always poor, and knowing that they are likely to lose all they have if they buy high priced land.

The men behind the National Land Colonizing Company have had wide experience in farm matters, some of them being among the most prominent in their line in this country. After they considered all the different sections of the United States, they decided that certain parts of Upper Wisconsin was the best place to buy a farm. This land in many cases has been held back for years by some of the big lumber companies. They did not want settlers on it, because settlers raise land values, thus raising taxes and thus making a big increase in expenses to the lumber company on all their holdings. But the National Land Colonizing Company has secured the very best of some of these wonderful tracts of gently rolling, well drained, warm mellow clay loam soil, and are able to sell it on easy terms to settlers for a very cheap and reasonable price per acre.

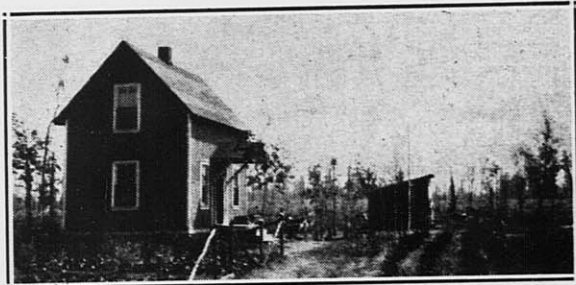
A farmer can come to our field office, look at our farms, and pick out a fine piece of land. He can pay down as big an amount as he desires, or if he wants easy terms, he can get them, as explained on the last page of this bulletin. The land is rich, virgin, cut-over land when bought. The settler can put up his own buildings, or if he wants us to do so, we will build him a good four room house on the land, ready for him to move into. This house is nicely finished, and is warm and comfortable. It costs \$850.00—our actual cost—and gives a man a good start. We also build a smaller house for \$550.00. The barn is large enough for a team and two cows and costs \$200.00. This cost of these buildings is simply added to the contract on the land, if a man takes them. It requires no bigger down payment to get the buildings than the land alone.

If a farmer wishes, the National Land Colonizing Company will help him get stock. When he locates, they will provide him with one good dairy cow for the family's use right away, and then, as he clears land, they will make him loans for more good dairy cows. So, a farmer can get good land cheap, he can get good buildings, if he wants them, and he can get good dairy cows.



You Can Get Good Land Cheap

This virgin cut-over land is gently rolling mellow clay loam. There is absolutely no sand or hills. The subsoil is well drained. It is easily cleared, and will produce bumper general crops. It costs you very little, you have very little expense, and it goes up in value fast. On this kind of land, it takes but little money to start. Living is cheap, and you can make money as well as have a happy home free of worry.



You Can Get Good Buildings If You Want Them

We have standard buildings that we put on the land, if you want us to do so. This saves you the bother of building and gives you a place to move right into. The houses are strong, well built, and neatly finished, making a warm cozy house that can easily be enlarged at a later date.



You Can Get Good Dairy Cows If You Want Them

When you locate and start farming, we will provide you with a good dairy cow for your family's use, adding the cost of the cow to your contract. Then, as you clear your land, our plan gives you loans for more good dairy cows, so you can quickly build up a big herd.