

OUR HELP MEANS YOUR SUCCESS

One way to get a farm is to buy from an individual, a "land department", or a city real estate firm. You take your own chances on the soil, and you take your own chances on the co-operation you get after you buy. Many land sellers are honest and fair and have good land to sell, but many more are only interested in getting you to make a big payment on any piece of land they can talk you into buying, because they get a big slice of the down payment as a commission. Then they are through with you.

Another way to get a farm is to buy a soil surveyed Ready-To-Start-Farm. You take no chances at all, because this company owns each piece of land it has soil surveyed, and you absolutely know that you have a rich piece of agricultural land that you can soon make into a beautiful and a very valuable farm. You know that you are moving onto the best, the richest, and the surest piece of cut-over land that our soil experts could locate. You know that you and your family will not have any worries about the future, because you are absolutely positive that your soil surveyed farm can be developed into a very valuable place.

And besides knowing that you are getting such a fine piece of land, you know that you are going to get much personal service and co-operation in developing your farm, if you want it. This organization does not sell you a Ready-To-Start-Farm on which it gets a commission, but it sells you a piece of land that it owns, and sells you with the intention of having you make a valuable Wisconsin farm for yourself. Our men live right where you buy, they are in touch with you all the time, and you become a friend and neighbor.

In the first place, we give you a map of your farm, showing you how we think it should be laid out into fields. You may want to change these plans some to suit your own personal ideas, but you will find this map a great help and a sure guide to success.

Then, we have our development men, who work with you just like a county agent, only they can see you more often and give you a more personal service.

These men will explain the kind of seed you should get and the kind of crops you should plant to get the best yields and make the most money.

If you don't know how to clear land, they will come right onto your farm if you ask them to, and will show you how to safely, cheaply, and quickly shoot your stumps. This is a very simple proposition when a man knows how.

Our development men will show you how to pick, judge and breed good dairy cows. If you are short of money, we will lend you the money to buy one more good dairy cow every time you brush an additional five acres of land and plow two more additional acres. In this way, we help you to breed up a good dairy herd quickly. And you must remember that if you use the right methods, you can soon breed up a dairy herd that will be worth as much money as your farm itself. Think what it means to get a loan for another fine Wisconsin dairy cow to add to your herd every time you brush five acres and plow two acres. All we ask is that one of our men pass on the animal you buy, so that you will be sure that you are getting a good cow for your herd and getting value for your money.

Our development men will also teach and help your wife to develop a valuable flock of good chickens.

Each year, we have big contests and give valuable prizes to the men who brush the most acres, and to the women who build up the best flocks of chickens.

In the summer, we advance all the new fruit jars to a woman that she wants. She cans as many of the wonderful raspberries that grow wild so thickly every place, and as much of her garden stuff, as she needs to feed her family over the winter. In the fall, she gives us enough filled cans of berries, tomatoes, pickles, beets, and such things as are required to pay for all the jars that we advanced to her. We sell the canned goods we get back, thus paying for the jars.

Once every month or so, we have a specialist come to the Farmers' Club from the University of Wisconsin, or from the Farmer's Institute, or some such source, to give a free lecture on land clearing, dairy cows, potato raising, or some such topic in which he is a specialist.

Each month, we publish and mail free to each one of our settlers our own little magazine, which we call our "Settlers News Letter". It tells how to build root cellars, raise peas, brush hay land, and everything a settler wants to know.

The legislature of this state has passed a law exempting a farmer who buys and moves onto a new farm in Wisconsin from paying the taxes on forty acres for three years. Buy a forty acre Ready-To-Start-Farm and you have no taxes to pay for three years. Buy more than forty acres and you only need to pay the taxes on the amount of land you have over forty acres.

Now here is what the National Land Colonizing Company will do to save you making cash interest payments on your contract, so you can use all your money on your farm. If you move onto your land and only brush five acres and plow two acres each year, the company will take your note for your interest and add it to your contract. This is done up until the time you get a deed. Of course, any good man will clear and plow much more than this each year, but all he needs to do is this much to save him the cash payment of his interest.

These are just a few of the things we do to help a man along. If a man is a very good farmer, he may not need this help, but if he is not, then, it is a very valuable aid.

And most important of all, we help a man pay for his farm. When he has cleared, stumped and plowed only five acres, we will cancel all his contract payments and give him a deed to his farm, he giving us back a long time mortgage for all he owes us on his land, and on his buildings and cows, if he got buildings and cows from us. Just think what this means to a farmer in getting a fine farm, free of worries, and sure of the future. All he needs to do is to clear and plow five acres, and we cancel his payments on his contract, and take back a mortgage for all he owes. This is a greater opportunity than a U. S. Homestead. We have given deeds to farmers who have not even been on their land six months, but who have made the necessary improvements to protect us. Just think of a farmer moving onto one of these fine farms, making only a small payment down, and then owning it on deed in less than six months. This, we believe you will agree, is the easiest and cheapest way to get a valuable farm in a good neighborhood that has ever been offered by any company in this country. Without the resources and without the men behind it that the National Land Colonizing Company has, such an opportunity could never be given by any company.