

1888.

WESTERN LAND AGENCY.

IOWA, NEBRASKA, KANSAS, MINNESOTA.

Titles Perfect, Rich Soil, No Rocks, Stone or Gravel; Well Drained, Climate Healthy Water good, Convenient to Railroads, No Fencing needed. In the Corn Belt, Extra Choice School Lands for Sale, or held under Twenty-Five Year Leases in Eastern Nebraska. All Tracts described and Guaranteed. Maps and information free.

Round Trip Tickets at Excursion Rates. Correspondence Solicited.

ADDRESS

J. A. BENT,
WHEATON, ILLINOIS.

LIST OF LAND FOR SALE.

(1) Improved 80 acre farm and house within $\frac{1}{2}$ a mile of Court House, Lyons, Rice County, Kansas. \$2,500.

(2) 3 sections or 1920 acres of fine prairie in Atascosa Co., Texas. On head waters of Clear Creek, 30 to 40 miles south of San Antonio, and on or near, the International & Great Northern R. R. Fine for sheep and cattle and farming. \$3 per acre.

(3) 240 acres in Hamilton County, Iowa, 1 mile from Stanhope station; 3 miles from Boone River, timber, coal and rock near 10 miles south of Webster City, county seat very rich soil, fine for grain and stock purposes. 3 railroads near. \$10 cash, and \$11.50 on time.

(4) 280 acres, 30 miles by railroad from Minneapolis, Minnesota, and 3 miles north of Elk River, county seat of Sherburne Co. Fine for grain and dairy. Watered. Rich, rolling soil. Timber near. \$7.00 per acre.

(5) 960 acres, in one body in Chase County, Kansas, near Cedar Grove, spring on it, rich soil. \$8.50.

(6) 50,000 acres of rolling grazing land in Madison, Boone, Greely, Valley, Sherman and Howard Counties, Nebraska. A large part of these lands have a very rich soil, are convenient to running water. Accessible to R. R., and are specially adapted for extensive stock and sheep operations. On these tracts are much good smooth farming land, \$4.50 to \$7 per acre.

(7) I have a large number of choice early selected and gently undulating prairie lands in and near the famous Logan valley in Dixon Cedar and Wayne counties, Nebraska. No better land in the state. Near the recently built railroads leading to Sioux City, Iowa, and Omaha. Water abundant and pure. Price from \$5 to \$12 per acre.

(8) A large number of 160 acre tracts in Southern and Central part of Cedar Co. Rich soil. Surface gently rolling, in a well watered region. Superior for stock ranches and farms. \$7 to \$10 per acre.

(9) 320 acres in Duel Co., Dakota. Rich, nearly level. Near school. In a fine neighborhood. Between two R. R., and 5 miles from station. Fine for grain and stock. Excellent grass. This near Goodwin and

(10) A fine 200 acre farm 55 miles east of St. Louis, near two railroads; all in cultivation except 20 acres. In a fine wheat, corn, grass and fruit region; house, well, some trees in a thickly settled neighborhood; school house near, and only 3 miles from a junction of railroads where all trains stop, Shattuc Station in Clinton county, Ill. \$30 per acre.

(11) Some very fine tracts near Ord, in Valley county, Nebraska, \$6 to \$8 per acre. Some smooth lands southwest of Norfolk, in Madison county, near stations, at from \$6 to \$10.

(12) Some very fine State School Leased lands in Wayne, Cedar and Pierce counties, specially adapted for stock and farming. All rich soil, watered, in fine grazing and corn regions. The holders of leases can have these leased tracts appraised with a view of purchase of the state. If attended to in time, they can usually be had at the minimum price, \$7 per acre. The first payment being one-tenth, or \$112 on a 160 acre tract. The balance can run 20 years, at 6 per cent. annual interest, or \$60 per annum until paid for; or while under lease they are exempt from taxation. This in the long terms of years, is worth \$2.50 per acre off; so that it is really getting the land for some \$4.50 to \$5 per acre of the State. Buyers at liberty to pay up in full, or in part, at any time, and stop interest. Most of the leased tracts cost under present appraisement \$14.40 each in six months on 160 acres. At the end of each five years a new appraisement is made. The lessee choosing one, and the County Treasurer one appraiser, and they two a third disinterested freeholder, and their appraisement holds for five years. Most of the leases are at 6 per cent. on appraised value the minimum rate. They were mostly leased in 1882-1883, at an average of \$3 per acre, or 18 cts. per acre. To secure a tract of 160 acres at \$2.50 for leases will be, \$400 for lease; and a semi annual payment of \$14.40. This is all the cost of getting hold of a number one 160. In case of settlement on the tract, some credit would be given the buyer on the \$400, if necessary. On the whole this is the best chance there is now for a man of moderate means to secure a choice tract of land in the older counties near railroads and good settlements. To secure U. S. lands of good quality, one must now go far back from railroads, and also far west of the older counties, where expense will be greater for things bought, and prices lower for things raised to sell. Some of the leased tracts are from 2 to 5 miles of railroad station. Some are from 5 to 12 miles back, and are superior for stock operations as there is a fine unoccupied range around these more re-

(13) 5000 acres in tracts to suit of very fine leased School and Agricultural College lands mostly in T. 30, 31, and 32. Range 1, west Cedar county, at from \$1 to \$1.50 per acre for the leases, interest paid up to Jan. 1, 1886. Cost per annum to carry a 160 acre tract \$20.80. This is an extra good chance to get hold of a fine tract and have long time to pay in. A new railroad surveyed to run near these lands. Soil rich clay loam, and many of them watered.

(14) Some choice railroad lands on long credit in south-west Minnesota and south-east Dakota, at from \$5 to \$8 per acre.

Extra for grain and grass. Well watered and near C. & N. W. Railroad.

(15) Several good 160 acre tracts in Greeley Co., Neb., at \$5 to \$6.50 per acre.

(16) 8000 acres of fine lands in Norton, Phillips and Decatur Counties, Kansas, near two railroads. Whole lot at \$4.50 per acre, at retail from \$5 $\frac{1}{2}$ to \$8 per acre.

(17) Some good lands in Wabunsee, and Lincoln County, Kansas, at from \$5 to \$10 per acre.

(18) 50,000 acres of rich land in western Kansas, at from \$4 to \$7 on long credit. And 50,000 acres in western Nebraska, at from \$3 to \$5 per acre on long credit at 6 per cent. These lands specially adapted for large cattle operations.

(19) Timber claim, 8 miles s. w. of Pierce

in Pierce Co.; 10 acres set to 28,000 trees; lays well, in good settlement. \$800.

(20) Fome fine tracts from 2 to 5 miles from Hartington County Seat, and Railroad terminus. Several tracts at same distance from Coleridge Station. \$6 to \$12.

(21) Some choice, well watered whole sections, suited for large farms and stock ranches in Wayne, Pierce, Cedar and Valley Counties. From \$5 to \$10 per acre.

(22) 640 acres one mile south of Munson Station, 7 miles from Norfolk, Madison Co.; good soil, $\frac{1}{2}$ bottom, extra for grass, lays smooth, level and gently sloping. \$10.

(23) 400 acres, very rolling, good soil; near Bow Creek, Sec. 2, 31, 2 E., fine for stock, just off the valley. \$5 per acre.

Brief Account of North-Eastern Nebraska.

The soil in Dakota, Dixon, Cedar, Wayne, and adjacent counties is remarkable for its uniform richness, being a dark loam underlaid by a lacustrine deposit [Loesse] from 20 to 100 feet deep. This soil is itself rich in all the elements of good soil. It also acts as a sponge to take down and hold all excess of water, and yields it back by capillary action in a dry time. Hence the land is free from mud and stagnant morasses, it can be worked early in the spring and immediately after rains. It is of the same formation and equal to the famous corn lands in the Missouri River Valley. While the elevated and rolling character of it, renders it superior for fine pasturage, and good grass for hay. The valleys in Wayne, Cedar, Dixon, Madison and Pierce are very wide, the spring brooks are very numerous, and the climate in winter is clear, dry and not snowy, hence cattle can range out much of the time. There are no natural advantages for malaria and disease. The Government land being gone, nearly all the land is taxable, and the burden is divided among all and is light. New Railroads radiate out in five directions from Norfolk and afford good facilities for good fuel, lumber, etc. Time, 20 hours from Chicago to Omaha or Sioux

City, Iowa. A few hours more will take one to any part of this region. Round trip tickets at reduced rates, are sold to Land Seekers, at coupon offices on all the leading railroads to Lincoln, Columbus, Neligh and Norfolk. Land has already advanced in value since the new railroads have been built, but still the prices are very moderate. 25,000 acres of choice B. & M. railroad lands Antelope County. These are principally in south half of the county.

The undersigned has for over a dozen years been engaged in examining lands in the New West, to aid such as are seeking new homes and he is ready to give free information to any who may seek it. He can assist any who wish to invest in the cheapest and best lands now in market. There is no surer way to have money well invested, than in good low-priced land in a rich, growing and accessible part of the New West, in the right latitude, in the Central Golden Corn Belt away from the extremes of cold and heat, and in the region where the widest range of grain, vegetable and fruit production is possible. Take notice, the cheap railroad lands in desirable regions will soon be gone. If you mean to have a tract of land, act at once. Correspondence solicited.

Sioux City is to have several new trunk lines soon—The Wabash and the Chicago & Northwestern Railroads. The proposed extension of the Chicago & Northwestern Railroad Westward from the Missouri River. Then the Northern part of Nebraska will vie with the Central part for transcontinental business.

The country described can be easily reached by rail from Sioux City, Blair, Omaha and Lincoln, Nebraska.

Special Reasons for Buying Land in Northeastern Nebraska.

1 It is cheaper than elsewhere in the Corn Belt.

2 Long credit and low rate of interest.

3 High average fertility and freedom from sloughs, rocks and gravel.

4 It is perfectly underdrained, easily worked and free from mud.

5 Taxes are low and railroad competitions sharp.

6 It is well watered and wells are not deep.

7 Coal and lumber come by air line routes.

8 The latitude is the very best for cattle, sheep, hogs and dairies.

9 Grass and all kinds of grain and vegetables do well.

10 It is in the heart of our country and has direct communication by railroads and rivers with the Best Markets in all directions.

11 Fruit does well, and rainfall is abundant.

12. The climate is salubrious, sunny and bracing,

13 Schools are good, and the people are enterprising and energetic.

Routes from Nebraska to Chicago.

Round Trip Tickets, good for 40 days, to Lincoln or Columbus, \$24.40. To Grand Island, \$28.10. It takes 24 hours to reach Lincoln. To Norfolk and Neligh, via C. & N. W. Railroad, about the same as to Lincoln. From Coupon Offices, rates still lower West of Chicago. Address

J. A. BENT,
WHEATON, DuPage Co., ILL.

WESTERN LAND INTELLIGENCE AGENCY.

ESTABLISHED IN 1872.

CHEAP LANDS A SPECIALTY.

Iowa, Minnesota, Kansas, Nebraska and Dakota

Choice Prairie land in Iowa from \$10 to \$15. In Eastern Nebraska from \$6 to \$10. In Western Nebraska \$3 to \$5. In Central and Western Kansas from \$5 to \$8. In Minnesota and Dakota from \$5 to \$6. Timbered land within fifty miles of St. Paul, Minn., \$5 to \$6. Fine land in the Red River Valley, Minn., \$5 to \$6.

LANDS FOR SALE IN NORTH-EASTERN NEBRASKA.

DESCRIPTION.	SEC.	TWP.	RNGE	ACRS.	PRICE.	DESCRIPTION.	SEC.	TWP.	RNGE	ACRS.	PRICE
Dakota Co.						Cedar Co.					
Se Se	7	28	7 E	40	\$ 7 00	Se ne	13	32	1 E	40	
E 1/2 ne 1/4	31	28	"	80	6 25	Sw ne	15	32	"	40	
N 1/2 sw	23	28	6 E	80	7 00	N 1/2 ne	29	32	"	80	
N 1/2 & sw ne	27	28	"	120	8 00	Sw sw	10	32	"	40	
Dixon Co.						Madison Co.					
Nw ne	5	28	6 E	40	6 25	Sw	7	22	1 W	160	9 00
Sw nw	9	28	"	40	6 25	W 1/2 & se 1/4	29	23	"	480	10 00
Sw nw	3	28	5 E	40	6 25	N 1/2 ne & ne nw	27	23	"	120	9 00
Se ne 1/2 se & w 1/2 sw	9	31	4 E	200	5 00	N 1/2 & se ne	1	24	2 W	120	9 00
Sw sw	10	31	"	40	5 00	S 1/2 se	11	23	"	80	8 00
Wayne Co.						Knox Co.					
S 1/2 ne 1/4	3	27	1 E	160	10 00	Nw	12	30	2 W	8 00	
Ne 1/4	1	27	"	80	9 00	W 1/2	25	30	2 W	9 00	
N 1/2 sw	23	27	"	160	10 00	Ne	2	31	2 W	8 00	
Se 1/4	27	27	"	160	10 00	E 1/2 ne	33	31	2 W	9 00	
Ne 1/4	5	27	2 E	160	10 00	N 1/2 sw	34	31	2 W	9 00	
Se 1/4	5	27	"	160	10 00	W 1/2 sw	31	31	2 W	9 09	
N 1/2 & nw ne 1/4	8	27	"	120	10 00	Valley Co.					
Se sw	7	27	"	40	10 00	Nw 1/2 & se 1/4	31	20	13	320	7 50
N 1/2 ne	19	27	"	80	10 00	Nw 1/2	19	20	13	160	10 00
W 1/2	22	27	3 E	320	12 00	Sw 1/4	18	20	13	160	12 00
Sw 1/4	9	27	"	160	12 00	E 1/2	13	20	14	320	6 50
Cedar Co.						Valley Co.					
W 1/2	35	28	1 E	320	9 00	S 1/2 & nw 1/4	5	19	13	480	6 50
S 1/2	25	28	"	320	9 00	Ne 1/4	29	20	13	160	8 50
Se 1/4	27	28	"	160	9 00	Wayne Co.					
E 1/2	15	28	2 E	320	9 00	Nw 1/2	16	25	1 E	160	\$ 2 50
All	17	28	"	640	9 00	All	16	25	2 E	640	3 00
Sw 1/4	19	28	"	166	9 00	W 1/2	16	26	1 E	320	3 00
W 1/2 sw	31	28	"	80	9 00	Sw 1/4	14	26	"	160	3 25
Sw 1/4	19	28	1 E	120	10 00	Nw 1/4	16	27	"	160	3 00
N 1/2 & sw ne	1	29	1 E	120	10 00	S 1/2 & ne nw & n 1/2 se	16	27	"	200	3 00
E 1/2 w 1/2 & w 1/2 se	1	29	"	240	8 00	Pierce Co.					
E 1/2 se	11	29	"	80	8 00	Ne 1/4	2	26	1 W	160	\$ 2 50
W 1/2 ne	14	28	"	80	10 00	Ne ne	4	26	1 W	40	3 00
Nw 1/4	29	29	1 W	160	9 00	W 1/2 & se 1/4	11	26	1 W	480	3 00
Ne 1/4	30	29	"	160	9 00	All	1	27	1 W	640	3 00
Nw 1/4 & nw sw	6	29	2 E	200	9 00	W 1/4	12	27	1 W	320	3 00
W 1/2 ne & se 1/4	16	29	"	240	9 00	Nw	13	27	1 W	160	3 00
S 1/2	16	29	3 E	320	12 50	N 1/2 & se 1/4	11	27	1 W	480	3 00
Sw 1/4	1	30	1 W	160	7 50	E 1/2 ne	10	27	1 W	80	3 00
Se 1/4	2	30	"	160	7 50	S 1/2 sw	8	27	1 W	80	2 50
Nw 1/4	12	30	"	160	7 50	W 1/2 nw	17	27	1 W	80	2 50
Sw nw	14	30	"	40	8 00	Se 1/4	31	27	1 W	160	3 00
S 1/2 se	3	30	1 E	80	10 00	Se ne	38	27	1 W	40	2 50
N 1/2 ne	10	30	"	80	10 00	E 1/2 se	36	28	1 W	80	3 25
Nw 1/2	10	30	"	160	10 00	Ne 1/4 & sw 1/4	10	31	1 W	2 50	
Ne sw	10	30	"	40	8 00	Ne 1/4 & sw 1/4	16	31	1 W	2 50	
Se se	10	30	"	40	8 00	Ne 1/4	15	32	1 W	2 50	
Sw sw	11	30	"	40	15 00	Nw 1/4	18	31	1 W	2 50	
W 1/2 & se 1/4	9	30	"	480	6 50	Sw 1/4	14	31	1 W	2 50	
Ne 1/4	8	30	1 E	150	7 50	All	16	29	1 E	640	2 50
E 1/2 se	8	30	"	80	12 00	S 1/2	13	28	1 E	320	2 50
Sw nw	8	30	"	40	10 00	W 1/2 sw & sw nw	36	30	1 E	120	2 00
Ne 1/4	7	30	"	160	9 00	Nw	14	30	2 E	160	2 50
E 1/2 se & sw 1/4	5	30	"	240	9 00	W 1/2 & se ne	16	31	2 E	120	
W 1/2 ne	16	30	"	80		Ne	16	31	1 E	2 50	
E 1/2 ne	17	30	"	80							
Se 1/4 & se sw	17	30	"	240							

Ordinary terms of sale, one-fourth down, and balance in three annual payments at 7 per cent. Prices vary according to quality and location. General range from \$5 to \$10 per acre. Prices named liable to change.

STATE LEASED LANDS

— IN —

North-Eastern Nebraska.

The leases have 22 years to run. Mostly taken in 1882 and 1883. Interest on most of them, 6 per cent. The holder of a lease can buy these lands at pleasure on a 20 years' contract at 6 per cent. annual interest, only one-tenth being required to be paid down. The whole balance can run 20 years. When under lease or contract for sale, exempt from taxes, with privilege of paying up in full, or in part, at any time. When bought the minimum price is \$7 per acre, and usually they can be had at that price. These lands are all first-class prairie land, and most tracts are watered. Extra for stock operations and farming, and convenient to railroad stations.

LIST OF LEASED STATE LANDS.

DESCRIPTION.	SEC.	TWP.	RNGE	ACRS.	PRICE	DESCRIPTION.	SEC.	TWP.	RNGE	ACRS.	PRICE
Wayne Co.						Pierce Co.					
Nw 1/2	16	25	1 E	160	\$ 2 50	Ne 1/4	2	26	1 W	160	\$ 2 50
All	16	25	2 E	640	3 00	Ne ne	4	26	1 W	40	3 00
W 1/2	16	26	1 E	320	3 00	W 1/2 & se 1/4	11	26	1 W	480	3 00
Sw 1/4	14	26	"	160	3 25	All	1	27	1 W	640	3 00
Nw 1/4	16	27	"	160	3 00	W 1/4	12	27	1 W	320	3 00
S 1/2 & ne nw & n 1/2 se	16	27	"	200	3 00	Nw	13	27	1 W	160	3 00
Cedar Co.						Pierce Co.					
W 1/2 & sw se	36	28	1 E	400	3 25	N 1/2 & se 1/4	11	27	1 W	480	3 00
Se ne & ne se	16	28	2 E	80	3 00	E 1/2 ne	10	27	1 W	80	3 00
N 1/2 & n 1/2 sw 1/4	36	29	1 W	400	3 25	S 1/2 sw	8	27	1 W	80	2 50
N 1/2 & sw ne	36	29	3 E	120	3 00	W 1/2 nw	17	27	1 W	80	2 50
Se 1/2 & se 1/4	36	29	3 E	320	3 00	Se 1/4	31	27	1 W	160	3 00
Se Se	16	30	1 W	40	3 50	Se ne	38	27	1 W	40	2 50
S 1/2 sw	16	30	1 E	80	3 00	E 1/2 se	36	28	1 W	80	3 25
Ne 1/4	19	30	1 E	160	3 25	Ne 1/4 & sw 1/4	10	31	1 W	2 50	
Se 1/2 & nw 1/2	31	28	1 E	285		Ne 1/4 & sw 1/4	16	31	1 W	2 50	
W 1/2	13	29	1 E	320	2 50	Ne 1/4	15	32	1 W	2 50	
All	16	29	1 E	640	2 50	Nw 1/4	18	31	1 W	2 50	
S 1/2	13	28	1 E	320	2 50	Sw 1/4	14	31	1 W	2 50	
W 1/2 sw & sw nw	36	30	1 E	120	2 00	Sw	28	31	1 W	2 50	
Nw	14	30	2 E	160	2 50	S 1/2	36	31	1 W	2 50	
W 1/2 & se ne	16	31	2 E	120		N 1/2	16	30	1 W	2 50	
Ne	16	31	1 E	2 50		Nw	17	30	1 W	2 50	
						Sw 1/4					
						19 30 1 W 2 50					
						Nw					
						30 36 1 W 2 50					

Improved farms in Iowa from \$15 upward. In Nebraska, Minnesota and Dakota from \$8 to \$25 per acre.

On most of these lands long credit can be given. The State School land in Nebraska and Minnesota 20 years.

This is to be a booming year for railroad building, and no time should be lost if one wishes to secure land cheap.

Send for maps and information, free.

The large tracts will not be divided unless by special agreement. Prices liable to change. For particulars, address

J. A. BENT,

Wheaton, Dupage County, Ill.

Iowa, Minnesota, Kansas, Nebraska and Dakota.

Choice Prairie land in Iowa from \$10 to \$15. In Eastern Nebraska from \$8 to \$10. In Western Nebraska from \$3 to \$5. In Central and Western Kansas from \$5 to \$8. In Minnesota and Dakota from \$6 to \$8. Timbered land within fifty miles of St. Paul, Minn., \$5 to \$6. Fine land in the Red River Valley, Minn., \$6 to \$9.