

BIG LAND OPENING

76,000 Acres of Choice Fruit and Agricultural Lands Thrown Open—Most Wonderful Opportunity for Those Who Are "Land Hungry" Ever Known in the History of Land Openings—A Proposition that Will Probably Never Again Be Equalled!

ACT NOW—No Chance For You to Lose—Registrations Accepted BY MAIL

If you are Eligible according to the Classifications given below—and if you are weary of the drudgery and toil of a small wage or salary or from renting someone else's land, with the cost of living soaring skyward—or if from any cause you have failed to realize the freedom and independence you have longed for—why don't you send in your Registration for this great Land Opening NOW? You have everything that makes life worth living to GAIN, you can't possibly lose.

LISTEN! Down in the Missouri Ozarks, about 4 hours' ride by rail southwest of St. Louis (the fourth city in size and importance in the United States) there's a tract of 76,000 Acres of Fine Agricultural and Fruit Land that has been thrown open. It's all high land—1,000 feet above sea level—not an acre of swamp land in the entire tract. Right in the Missouri Ozark Fruit Belt. Finest kind of soil, too—mainly a rich, sandy loam, varying from deep black to coffee color. It is a soil remarkably adapted to the production of the very finest fruit, both in quality and color. Besides growing many kinds of fruit in abundance, adjacent lands are now growing as high as 75 bushels of corn per acre, fine wheat, oats, alfalfa and all other staple crops. The climate is most healthful and invigorating—typhoid, malaria and ague are practically unknown, and there is an abundance of exceptionally fine spring water, and besides—wells sunk to a depth of from 20 to 100 feet find an unfailing supply of pure water. Ponds and cisterns are easily made and an ample annual rainfall of 42 inches keeps them filled.

Why Has Development Been Delayed?

A natural question—the reason is also a natural one—Previous Lack of Railroad Transportation. We NOW have a railroad—The Missouri Southern Railroad—runs right through the 76,000 Acres and about 70 per cent of same lies from adjoining to within 3 1/2 miles of the Railroad. So now the next step is to get the people. No doubt you remember when a few years ago the Northern Pacific (from a portion of their extensive holdings) gave away one 160 Acre Tract out of every 640 Acres, as an inducement to settle up the country. Railroads on account of having a money-making-after-consideration-in-view can easily do what private companies cannot afford to do, therefore, to accomplish our purpose, a portion of our Extensive Holdings is being included in this most remarkable, unusual and

liberal Land Opening, the like of which we feel quite positive will never again be equalled in the HISTORY OF THIS COUNTRY, the disposing of which will, of course very naturally increase the value of the remaining Acreage to many times what it would have been without this Opening and the Settlers. Then, BESIDES, there's our NEW Townsite of FRUIT CITY which we have recently "Laid Out," located on the Missouri Southern Railroad adjoining the big 3,000 Acre Orchard. There will be 5,000 Business and Residence Lots in Fruit City, but NONE of the Lots will be included in this Opening. Fruit City has a great future. There is no doubt in our minds at all but what it will reach the 5,000 mark in less than twenty-four months after the Opening. A FULL BLOCK upon which

to erect the Court House will be set aside; and since five-sixths of the people NOW in the Country live along the railroad, we should experience but very little difficulty, if any, in moving the County Seat to Fruit City when the time comes to vote, as the County Seat is at present located at a little inland village eight miles from the railroad with a population of 300. Well then, what does all this mean to Fruit City? It should mean a thriving, prosperous and substantial City of several thousand within a very short time after the Opening and at least a HALF MILLION DOLLARS NET to our Association from the Sale of the 5,000 Lots. Not a LOT will be offered for Sale in this anticipated future Metropolis until ON and AFTER the OPENING DAY.

"These" Circumstances Make Possible "Your" Opportunity

This 76,000 Acre Tract is to be divided into 5,000 Farms as follows: 3,600, 10-Acre Farms; 1,200, 20-Acre Farms; 100, 40-Acre Farms; 50, 80-Acre Farms; and 50, 160-Acre Farms. It does not follow, however, that the first 5,000 Registrants will secure the 5,000 Farms. This Opening will be conducted in a manner somewhat unlike the method which has prevailed at Government Land Openings, the important difference being as follows: When the Government conducts a Land Opening, the NAME of each Registrant (regardless of the NUMBER of Registrants) is included in the Opening, consequently there are always considerably more Registrants than there are Farms to be distributed. To guard against disappointments of this nature, we have made the following provisions: The opening will include, besides the 5,000 separate Farms, a 3,000-Acre Orchard, consisting of 2,500 Acres of Apples, 300 Acres of Peaches and 200 Acres of Grapes, Now being Developed, Improved and Equipped, at an expense of about Four Hundred and Fifty Thousand Dollars. It will be one of the largest, and most highly developed and finest equipped Orchards in the world. It is being equipped with 40 Tenement Houses; 1 Winery, including all necessary Presses, Tuns, Cellars and Build-

ings; Complete Vinegar Plant, including all up-to-date Equipment, Electrical and otherwise; 1 Complete Cider Mill Plant, including Storage Tanks and all up-to-date Equipment, Electrical and otherwise; 1 Complete Canning Factory and Buildings, including all up-to-date Equipment, Electrical and otherwise; 2 Evaporating Houses; 2 Fruit Packing Sheds; 40 Fruit Spraying Outfits; 1 Large Cold Storage Plant; 1 Large Cool Storage Warehouse; 1 Large Hotel; 5 Large Barns; 100 Head of Mules and Harness; 50 Farm Wagons; 50 Turning Plows; 50 Cultivators; 50 Double Shovels; 50 No. "A" Harrows and a number of Sprouting Hooks, Pruning Knives, Saws, Axes and a lot of other miscellaneous Equipment sufficient to thoroughly equip an Orchard of this magnitude.

Now every person whose Registration is accepted for this Land Opening will secure either a Farm or 100 Shares of Orchard Stock but no Registration will be accepted unless the Registrant pays the small Registration Fee of \$15; this entitles him to one Contract and a Full-Paid-Up-Certificate and he will be sure to receive at the Opening (without having to pay us any more than the \$15) one of the 5,000 Tracts of Land or 100 Shares of Stock in the 3,000-Acre Orchard. Remember, that the

Abstracts are held in Trust by the OLD COLONY TRUST & SAVINGS BANK, of Chicago, Ill., and that they CERTIFY every Full-Paid-Up Certificate that goes out to each Registrant. The Deed and Abstracts will be turned over by the BANK on Day of Opening and will show the 76,000 Acres FREE of ALL incumbrances.

You will be given a Warranty Deed and Abstracts to the Land, which means that you will be the sole and undisputed possessor of that particular Tract of Land. No additional cost will be made for the preparation of Deed and Abstract. Moreover, while we are very anxious to have everyone who gets a Farm move on to it, you are under no obligations to do so. You don't have to live on it, improve it, or do anything with it unless you want to. If you get 100 Shares of Orchard Stock there will be no further assessments, because the Stock is Fully Paid and Non-Assessable. You will simply own 100 Shares of Stock in what promises to be the most complete, best equipped and biggest paying Fruit and Orchard Enterprise this country has ever seen. However, each Unit included in the Opening will be of as nearly equal value as humanly possible.

Opening to be at Fruit City—You Don't Have to Attend

The Opening will be held at Fruit City and will occur as soon after the closing of Registration as arrangements can be made. The date of same will be announced at least 30 days in advance, and Plots of the Land and Orchard will be mailed to each accepted Registrant. From the way Registrations are

now coming in the DATE of the Opening cannot be far distant. You do not have to be on the ground on Opening Day or send anyone to represent you unless you want to, for there will not be the slightest favoritism shown to anyone. ALL, rich and poor alike, have an equal opportunity. You will im-

mediately after the Opening, be notified as to just what Tract or Interest you have secured, but you NOW KNOW in advance that it will be either a 160, 80, 40, 20 or 10 Acre Farm, or 100 Shares of Orchard Stock—No blanks—No disappointments.

You Can Register By Mail Now And Get Your Money Back Any Time Within 30 Days If After Fuller Investigation You Wish To Withdraw.

It can be very safely predicted, comparing this Land Opening with those of the past, that there will be far more Registrations than there will be Contracts for, therefore, we would advise that you send in your Registration NOW, if you are Eligible, or else you are liable to be TOO LATE, for there will be but ONE Registration accepted for each Contract included in the Opening and no more, and the BANK will Certify only ONE Full-Paid-Up Certificate for each Contract included in the Opening and no more. This being the case, and Registrations now being received by the hundreds, it will behoove you to reach our Committee with your Registration before the Contracts are all gone—When all have been spoken for there will be no more available, consequently we shall be forced to REJECT all EXCESS Registrations and return the Registrant's Money. You can pay the \$15.00 all in cash or at the rate of \$3.00 per month. There is only one way for you to make sure that your Registration will reach us in time and that is by sending in your Remittance (either the entire \$15 or the first installment of \$3.00) at once. We will then send you full descriptive literature explaining the "Big Opening" in detail and you can take your own time to investigate. If after a thorough investigation you desire to forfeit your Contract, all you need to do, is to notify us to that effect any time within 30 days after sending in your Remittance and we will promptly refund every penny of the money sent us.

Make your Remittance direct to The Railroads Unimproved Land Association, in Care Of Registration Committee, using the Registration Coupon to your LEFT for that purpose. All Remittances will be duly acknowledged and Receipts covering same promptly mailed as outlined and GUARANTEED in our Registration Coupon.

Respectfully,

The Railroads Unimproved Lands Assn.
CHICAGO, ILLINOIS

REGISTRATION COUPON

ACT NOW! REGISTRATIONS ACCEPTED BY MAIL. THE FOLLOWING ARE ELIGIBLE AND CAN REGISTER.

1. Any Man or Woman (married or single) over 21 years of age, who does not now own over 40 Acres of Land.
2. Any Widow, regardless of age, who does not now own over 40 Acres of Land.
3. Any Orphan, over 15 years of age, who does not now own over 40 Acres of Land.

THE RAILROADS UNIMPROVED LAND ASSOCIATION

In Care of REGISTRATION COMMITTEE

14th Floor, Great Northern Building, Chicago, Ill.

Gentlemen:—I find from your Classification that I am Eligible to Register in your "Big Land Opening," therefore you will find herewith enclosed this Registration Coupon properly filled out, accompanied by a Remittance of \$..... If my Registration is accepted please send me a Receipt covering the amount of my Remittance, which will guarantee that immediately upon the payment of my Registration Fee of \$15.00 in full, I will be entitled to One Contract and will RECEIVE a Full-Paid-Up Certificate, Certified by the Old Colony Trust & Savings Bank, of Chicago, Illinois. The said Full-Paid-Up Certificate is to and will further guarantee that I will not be required to pay you one penny more than my Registration Fee of \$15.00 either before or after the Opening—and that I WILL BE SURE TO RECEIVE at the Opening—without having to pay you one penny more than the \$15.00, either a 10, 20, 40, 80 or 160 Acre Tract of Land, out of the described 76,000 Acres, or 100 Shares of Fully Paid and Non-Assessable Orchard Stock, in the described 3,000 Acre Orchard—and that the FIFTEEN DOLLARS ALSO INCLUDES the preparing of the Deed and Abstract, if I get a Tract of Land, or the Preparing of the Stock Certificate, if I get 100 Shares of Stock.

It is further understood and agreed, that if after a thorough investigation of this Proposition, it does not appeal to me as being desirable, or if for any reason I wish to withdraw my Registration, I have the privilege of notifying you to that effect any time within 30 days after date of mailing this Registration Coupon and you will promptly refund the full amount I have remitted. It is further agreed that in the event my Registration is Rejected, you will immediately refund the full amount I have remitted.

Name City
State..... Street or R. F. D. No.
Age..... Married or Single..... Widow or Orphan
Occupation Nationality
Do you own over 40 Acres of Land?..... (WRITE PLAINLY)
Have you, to the best of your knowledge, truthfully answered all the above questions?

Note:—This Registration Coupon will not be RECOGNIZED unless all the above questions are properly filled in. Every person who is Eligible can REGISTER ONCE, but ONLY ONCE and NO MORE.

a black wolf. I tell you, I'm going to look out for that wolf, and if I get him we'll see whether it's the same."

There was another long spell of silence, during which the heavy breathing of the Indian was the only sound that broke the stillness.

"Henry," whispered William again, "that black wolf is a freak, and I don't like freaks of any sort—much less wolf freaks."

"You shut up and sleep it off," Henry advised. "Your nerves are getting queer."

But once again William broke the silence. "Henry," he said, "we been on the trail twenty-one days today. That makes tomorrow Christmas Eve. I been reckoning up."

"Merry Christmas, William," quoth Henry, and thereafter William, his mind filled with alternated visions of sinister black wolves and appetising Christmas dinners, allowed himself to drift into the deep sleep of exhaustion.

II.

The Black Wolf

Early the previous fall William and Henry had made their way into the heart of their trapping ground, and scarcely had they set out their various lines of traps when one day Henry had fallen and sprained his hip. The accident troubled him little at the time, but as the winter wore on the injured limb became more and more painful, till finally Henry was compelled to keep to his bed while William did the rounds. The accident seemed so slight that both men were in hopes of a rapid recovery. "I'll be all right next week," Henry had kept on saying, but each next week that came found him worse and worse. Naturally his health suffered, and finally both men were brought to the realization that without proper surgical attention there was no hope of the injured limb healing.

At this William set out to the nearest Indian camp, and fortunately procured the services of Jim, a well known and thoroughly reliable musher. Together they cased the furs to be called for at a later date, and mounted Henry on an invalid sled. But already they had waited too long. Stores were low, and as blizzard after blizzard confined them to their camps, they were compelled to shorten the rations, and to travel harder than they otherwise would have done during the brief spells of fine weather.

William awoke that Christmas Eve to find the food problem troubling him. "Now with ordinary luck, and providing the weather keeps up, we've just about enough to take us through, but if the weather breaks or the dogs play up it will be a mighty close pinch. If game wasn't so blinking scarce—Halloa, what's wrong, Henry?"

He stared at the sick man, who was sitting bolt upright looking at him. "I seen it," said Henry. "If you hadn't taken the gun to bed with you I could have fixed him sure. About an hour after you went to sleep he came strolling up cool as you like and sat by the fire there watching us. He kept edging up nearer, nearer, but I didn't speak in case you had him marked. Then Cracker awoke and growled, and he took off."

William got up, and carefully examined the snow all round. He saw that Henry's report was correct. Next he made his way to the timber belt, and saw that along the brink the snow was trodden flat by innumerable wolf marks. He came back to Henry and nodded.

"There's a fair bunch of them from what I can make out," he said. "That black wolf seems to be leader. If we could fix him the others would make off. Say Henry, did you notice anything queer about the wolf?"

"Yep."

"What?"

"The tip of his right ear was missing."

"Gee!"

The two said no more. That morning the going was better, and Henry and William held a conversation in snatches while the sled was under way.

"Say, William," Henry began it, "if ever we get out of this alive I vote we clear this all-fired country by the spring boat."

"We can't afford—at least you can't. It don't matter about me. I've no one. You've a wife and kiddies. Remember what you told them when we hit out from 'Frisco."