

Plain Facts About
Dawson County
Montana



A Good Home
at small cost

Some free homesteads
still to be had

Moved to
683 Metropolitan Life Building,
Second Ave. South & Third St.
REED & SMITH

315 Railway Building
Minneapolis
Minn.

Harvard College Library

Oct. 28, 1910

Gift of

Howard Elliott

KIMBALL-STOKER PRESS
MINNEAPOLIS, MINN.

FOREWORD

WE place this little booklet in your hands to assist you in selecting land for a home, or as an investment. It explains concisely, without cut or illustration, the reasons why you should secure land in Dawson County, Montana. ¶ We have been interested in the development of the Great Northwest for many years, and bought lands in Dawson County when the "wise ones" were skeptical. We were instrumental in the establishment of the first settlement of farmers in Dawson County. We have had a part in the development of the country from a stock range to a community of happy and prosperous farmers, who, if possible, are more enthusiastic in their praises of the merits of the country than we ourselves are. Our many years experience in selecting Western lands and their settlement is worth a good many dollars to the new settler, and we give you the benefit of that experience, promising that when you deal with us you will be fairly treated, whether you are a large or small purchaser.

Reed & Smith

*315 Railway Building
Minneapolis, Minn.
February 1, 1910*

*Moved to
533 Metropolitan Life Building,
Second Ave. South & Third St.*

DAWSON COUNTY, MONTANA

OPPORTUNITIES FOR INVESTMENT

THIS booklet contains a plain statement of facts. It is not designed to eulogize the firm of Reed & Smith, but to call attention to that portion of Montana toward which the tide of emigration is running in ever increasing volume. What does this hunger for land mean? In all probability it means that very soon there will be no good agricultural land left for the man of moderate means. Within six years values of lands in Western North Dakota have increased from \$8.00 and \$10.00 per acre to \$25.00 and \$50.00 per acre. (During the fall of 1909 land in the Golden Valley of North Dakota, near the eastern line of Montana, sold from \$25.00 to \$50.00 per acre.) Six years ago these same lands were purchased at \$8.00 to \$10.00 per acre.

We are offering lands in Dawson County, Montana, within thirty miles of the North Dakota line, at from \$8 to \$18 per acre. Our lands are the equal in fertility of soil and surface to those of North Dakota. They are supplied with a greater abundance of pure spring water and numerous living springs, and an inexhaustible supply of pure water is obtained from wells at a depth of from 10 to 40 feet.

Is it not reasonable to suppose that with soil of equal fertility and water and fuel more abundant, the lands of Dawson County will advance to \$40.00 within the next five years?

PRUDENT INVESTORS

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homeseeker. Land that is not good for the settler is not good for the investor.

A good investment in land demands fertile soil, a smooth or undulating surface, good pure water and fuel, at reasonable expense. These conditions, together with sufficient moisture to insure the maturing of crops, and an available market, have brought the homeseeker, and with him comes the advance in land values.

Dawson County meets all of these conditions as no other portion of the northwest has met them. Settlers already understand this, and are going to Eastern Montana in large numbers. They are producing fine crops and are satisfied and happy.

CLIMATE

The climate of Dawson County is moderate. The cold of winter is not as penetrating as that of more easterly regions in the same latitude. Cattle, horses and sheep run upon the ranges throughout the winter months without any shelter save that which nature has provided for them. The summers are truly delightful, full of long, bright, sunshiny days, excellent for growing crops and free from sweltering heat. The evenings are usually cool and comfortable.

RAINFALL

The rainfall is ample to produce abundant crops. The Government records kept at Glendive for a period of twenty years show an average annual precipitation of a little less than sixteen inches, while the precipitation on the prairie or bench lands where the largest area of farm land is found will average eighteen inches and occurs largely during the crop grow-

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ing period, namely, during the months of April, May, June and July.

WATER

The greatest necessity, as well as the greatest blessing, to the settler is an abundant supply of pure water. We offer you a home where it will not require a small fortune to obtain a water supply. You have it in beautiful springs, and clear running streams, or in wells, at a depth of ten to forty feet.

There are millions of acres of land in the various sections of the northwest where it requires an expenditure of \$100 to \$1,500 to sink a well. In many places water is only obtained in artesian wells at a cost of several thousand dollars, and oftentimes unwholesome and unfit for household uses after thus obtained.

A few days' work with spade and pickaxe will secure an abundant supply of water on our land. Don't forget that where an abundant supply of good water is obtained so near the surface you can expect to raise good crops. Actual test has proven this to be true.

SOIL

The soil is a rich brown loam, underlaid by a porous subsoil of clay, and is capable of the greatest productiveness. It is free from rock and stone. There is no tiresome clearing off of brush and timber. It is carpeted with a green sod, and a good crop awaits the breaking of the land.

Prof. Shaw, of the Minnesota Agricultural College, discussing Eastern Montana soil, says: "The soil is brownish in color, more or less a volcanic ash in its texture, and it is exceedingly rich in mineral elements of plant growth."