A HOME
IN THE FAMOUS

WHEATLAND VALLEY

OF
WILBARGER COUNTY
TEXAS

Courier Print, Elgin, Texas.
Dewey Wilson  J. R. McIlhaney

Vernon, Texas, August 16, 1907

To Whom It May Concern:

We the undersigned officers and citizens of Wilbarger County have known and have been intimately associated with Messrs. J. R. McIlhaney and Dewey Wilson, members of the firm Wilson-McIlhaney Land Company, since they came to this county. We consider them both thoroughly reliable business men. We feel confident that neither of them would offer anything to the public that lacked merit and real worth.

We consider Tolbert an excellent location for a good town. It has tributary to it a large area of the best farming lands in this county.

Very respectfully,

J. A. Nabers, County Judge
W. N. Stokes, County Attorney
J. T. Williams, Sheriff
E. M. Rogers, County Assessor
W. B. Townsend, County Clerk
C. E. Basham, Cashier Waggoner National Bank
R. W. Hall, Mayor
To Whom It May Concern:

This is to certify that we, the undersigned officers and citizens of Bastrop County, have known Mr. Dewey Wilson, now of Vernon, Texas, for quite a number of years, most of us from birth or early childhood. He was born and raised in this county and lived here among us for 29 years.

He is one of the very best families in the county. He is valued by his many friends for his strict, honest, high ideals and real worth. He is a thorough-going business man and puts his best thought and energy into whatever he undertakes.

We feel sure that anything he takes hold of will be done with all the zeal and energy at his command. We cannot think that he would be guilty of offering anything to the public that was lacking the least in real genuine merit.

Very respectfully,

W. H. Grimes, County Clerk
W. W. Townsend, Sheriff
G. W. Davis, Tax Collector
C. C. Chalmers, County Treasurer
Thos. H. Parks, District Clerk
Jack Jenkins, County Attorney

To Whom It May Concern:

We, the undersigned, have known J. R. McIlhaney, formerly of this county, but now a resident citizen of Wilbarger County, for a number of years, as he was born and grew to manhood in this county. We gladly commend him to the business public as a man of exemplary habits, good character, trustworthy and reliable in business transactions. His representations can be relied on and he will make good his word to those with whom he deals.

Respectfully,

Pat M. Neff, County Attorney
Thos. A. Caupfield, County Clerk
G. W. Tilley, Sheriff
R. V. McIlhaney, Clerk District Court

THE SALE

1140 lots of uniform size, exclusive of the few now owned by private parties, have been cut out of the half section on which is located the original town of Tolbert. These lots comprise most of the choice business and residence on the site, including nearly all those on the Square. It is also so arranged that all lots offered in this sale are "close in" to the business center. These lots are sold at the uniform price of $40 each, and on easy terms.

After the lots have been distributed by the purchasers among themselves, about 30 whole blocks and several half and three-quarter blocks on the townsite, one handsome new residence in the most desirable residence section and seven 40 acre tracts of very desirable farm lands about three miles from Tolbert will be given by J. R. McIlhaney to the purchasers for distribution as they may decide.

Our agent will explain anything regarding sale, terms or distribution that you may not understand. Come and be one of us.

All properties have been deeded to a trustee and will be held in trust by him till the day of distribution.

About 400 cars of farm products were shipped from Tolbert each of the past two years when there was no station nor market. What ought such a country do for a town when it is a town? When there is a family on every 160 acres Tolbert ought to be a great little city.
THE TOWN AND ITS TERRITORY

Tolbert, also known as Wheatland, is the only rail road town in that great area of rich valley lands lying between Red and Pease rivers and in Wilbarger County. Its territory amounts to over 250 square miles or 16,000 acres, about 97 1-2 per cent being tillable land. The population is now estimated at about 4,000 or over one-half the entire farming population of the county. In time this territory will support a population of 20,000 or 25,000 people and the town itself ought to have a population of at least 2000 within two years.

When Mr. J. R. McIlhaney bought the townsite of Tolbert last year there were only about two or three houses on the site. A small grocery store and postoffice all in one building with the rail road switch were all there were to promise that there would ever be a town. Mr. McIlhaney laid off a few lots soon after he bought and offered them for sale. They were bought so eagerly and buildings put up so rapidly that he decided to offer more lots for sale and on different plans and on easy terms. Within about five months after he began offering lots for sale there had been something like 15 or 20 buildings put up, and now the town has two large general stores, lumber yard, grocery store, post office, nice depot that would be a credit to many larger and much older towns, besides black smith shop and other smaller shops.

A good strong bank will be organized and begin business in a few weeks. This bank will be one of a chain of banks owned and operated by one of the strongest financial concerns of the kind in north-west Texas. Plans are on foot for the organization of mercantile establishments that the growth of the town and country demand at once.

A better location for a town of two or three thousand
people could hardly be found. Mother Nature has contrived, with great high sand hills on the north-west, and with Pease and Red rivers on the other three sides, to make it impracticable for people living in the Wheatland country to go out of their territory to trade or market.

Wheatland Valley is an old waste way or short cut of Pease river. It begins over in the edge of Hardeman County and extends clear across the north end of Wilbarger County to Red river. It is from 5 to 10 miles in width, and is one of the richest pieces of valley land in Texas. At the same time it is about as healthy a country as one could find.

It lies about 50 to 100 feet above the present bed of the river and about 1400 feet above sea level. The altitude makes it an ideal resort for people suffering with lung troubles, and also frees the atmosphere of malaria.

At the same time the seasons are not too dry and short, nor the altitude too high for the most successful growth of corn, cotton, wheat, oats, alfalfa, all kinds of fruits and berries and many other crops that do not produce so well in less favored climates.

The rainfall will usually average about 35 inches, many years (as in the last two) it amounts to about 60 inches. Up to July 15 this year (1907) the rainfall had been about 35 inches. However some years it drops down to not over 20 to 25 inches, but it is found that this amount of water well distributed is quite sufficient for the successful growth of most all the staple crops in this soil.

It is a rare thing that the thermometer will drop lower than 20 above zero in the winter. However, some winters zero weather is experienced for a few hours at a time. This will only last a few hours and happens only often enough to prevent the great insect pests that ruin fruit, cotton and other crops in many of the coun-
ties south. Summers are usually very pleasant with cool refreshing nights.

The Wheatland country is divided into three distinct belts. That lying south of Tolbert and along Pease river is a black land belt and in the raw state has a fine growth of mesquite timber that usually pays easily for the clearing in fire wood and fence posts. This is essentially a wheat belt. During the summer when harvesting and threshing is on hand such wheat scenes as are reproduced on other pages in this book are numerous throughout the Wheatland country, but especially in this black land belt.

Next north of this comes the Wheatland Valley, already mentioned. This is a belt of black sandy loamy land, the richest we ever saw. This on account of the "sheet" water with which the entire belt is underlaid at from 6 to 20 feet in depth is more particularly adapted to the growth of alfalfa. Cotton promises (August 1st) to make one-half to one bale per acre. Corn has made 40 to 60 bushels. Fruits of all kinds do well in this belt.

Then north of the Valley comes the Sand Belt, or better the Fruit and Melon Belt. In this belt is found some as fine orchards as one can find in Texas. Peaches, pears, apples, plums and apricots, as well as grapes and berries of all kinds attain the highest quality. One 40 acre orchard nets the owner as much as $4,000 some years and averages about $3,000 per year. This belt furnished 80 to 90 cars of canteloupes and water melons to be shipped from Tolbert when it was only a switch, and known as Wheatland. Fine water in inexhaustible quantities is found at a shallow depth throughout the entire sandy belt.

It should be remembered that all these belts grow
very successfully all the crops mentioned, and many others, but that they are naturally best adapted to the crops mentioned.

Many farmers in the Wheatland country own one or more sections of land. This they have long been stock farming and wheat farming and for the last several years many of them have been running large acreages in corn cotton and other crops. But owing to the pressure that is constantly being brought to bear, many of them are consenting to cut their lands into quarters and halves and sell to smaller farmers.

We have many of the best of these lands listed at present, at from $20 to $35 per acre for all tillible tracts and usually with more or less improvements. Some few tracks of broken land can be bought for less money. We have both lived on and farmed some of the best black land farms in Central Texas, that are today selling at from $75 to $150 per acre, and we with hundreds of other good farmers from ours and adjoining counties, are thoroughly convinced that Wilbarger county lands are worth far more, so far as productivity is concerned, than any of the black lands of Central Texas.

W. A. Vaughn's Gin, Tolbert
Letter from J. F. White.

Tolbert, Texas, August 20, 1907.

To Whom It May Concern:—

I came from Montague county, Texas, to Wilbarger county in 1890. I settled on the farm on which I still live, 6 miles northeast of the present town of Tolbert.

On my farm I raise cotton, corn, wheat and oats besides many other smaller crops such as berries, and grapes together with all kinds of melons and truck. I also have 40 acres in a mixed orchard of apples, pears, peaches, plums, apricots, etc. This orchard has been bearing quite a number of years. It nets me an average of about $2500 to $3000 per year. Only one year it dropped to $1200 or $1400, and it has run as high as $4,000 a year. The fruit is sold at the orchard without the expense of delivery on my part.

During the 12 years that we have been raising cotton we have always made cotton. I have never had to buy corn, but have for the 17 years made corn a plenty to do, and usually sell several thousand bushels each year.

This is a very fine farming land. I came from the fruit belt of Montague near the little town Fruitland, but I am convinced that this is a better fruit country than that, especially for pears and apples.

Tolbert is a fine location for a good town, and a few good live business men there can draw trade from a large area of the best farming land of Wilbarger county.

Respectfully

J. F. White.
Wickson Plums as they Grow in Wilbarger County.

Post Office and Rural Route Carriers, Tolbert.
CHURCHES AND SCHOOLS.

Wilbarger county has as fine a lot of schools and churches as most any county of its population in the state. There are some very fine churches in Vernon and the smaller towns and country communities have good substantial church buildings.

The county all over is unusually well provided with good schools. In the Wheatland country a white country school house is found in every community testifying to the high aspirations and the class of its citizenship. The schools are usually longer in session and the teachers better paid than those in the eastern and central counties. Hence the Wilbarger boy and girl has fine educational advantages from the very day he enters school till he graduates from the high school.

Two denominations, the Methodists and Baptists, have good new churches at Tolbert. The Methodist parsonage there would make lots of towns of 2,600 or 3,000 population blush with shame. It is expected that two or three other leading denominations will erect nice church edifices at Tolbert within a few months.
Letter from B. C. Wood.

Tolbert, Texas; August 15, 1907

To Whom it May Concern:

I lived in McLennan County, farming and merchandising, for 29 years. I know the advantages, and value of Central Texas thoroughly. I came to Wilbarger County in November, 1905, and bought a half section improved land joining the present townsite of Tolbert. I paid $3500 for the tract. Within five months I was offered $8,000 for my half section, and within seven months I was offered $9,600 for same, and up to this time I had spent no money in further improving the farm.

In 1906 I made as good or better corn than I ever made in McLennan County; this year my corn is better. My cotton last year made over a bale per acre; from some I gathered fully a bale and a half per acre. This year cotton promises to be very fine, but as the season was late and it is rather early yet it is impossible to say what it will make.

I have made in the less than two years that I have been in the county almost as much clear money as I made the whole 29 years that I lived in McLennan County.

I consider Wilbarger County a far better ALL PURPOSE farming country than any Central Texas county. And for fruits, and all kinds of berries, grapes and truck there is no comparison.

Very respectfully,

B. C. Wood.

B. C. Wood's New Residence near Tolbert

This is one of about 250 new frame homes that have been built in the Wheatland country within the past eight or ten months.
L. K. McDonald’s Residence, Tolbert.

L. K. McDonald’s Store, Tolbert.
Scene on the Kincheloe Farm about 8 Miles South of Tolbert.

Wilbarger County Farm Scene, Alfalfa in Foreground
CORN, ALFALFA AND HOGS

The cut on the opposite page shows the three easiest made and greatest money crops in the county. This picture was made in a ten acre alfalfa patch on the alfalfa and hog farm of Mr. John A. White in this county. Mr. White keeps 60 to 75 head of hogs running on this patch thru the growing season, and then mows about a ton of hay per acre every 25 or 30 days. This statement will sound incredible to those not familiar with the rapid growth of alfalfa on sub-irrigated soils, but is fully verified to all visitors to the farm during the summer and fall months.

All the best alfalfa lands in the county are what are termed sub-irrigated "Sheet" water in inexhaustible quantities is found at from 6 to 35 feet. After it is two years old alfalfa on these lands is ready to mow every 25 to 30 days whether wet or dry.

Any man with a reasonable amount of wit and energy can, with a small field of alfalfa, a few acres in corn and a small bunch of hogs make a fortune before he realizes it. It doesn't take a field full of negroes to make and save a crop of alfalfa. Your alfalfa and hogs make you money while you sleep in the shade or go fishing. Your old neighbors down in the central part of the state will be fighting crab grass and cussing negroes.

The finest and healthiest alfalfa we have ever seen is on the alfalfa farms in this county. The heaviest yields we have ever heard of were reported in this county this season.

There is hardly an acre of land in Wheatland valley that will not doubly pay for itself the first year if run in alfalfa.
Melons like these grow in the Fruit and Melon belt north of Tolbert.
Mr. Jasper Randal's Home in Farmers Valley.
If it is the Best

FARM LANDS

In the World that you want, let us show you a farm in

Wheatland Valley

We have many of the best farms in this and adjoining counties listed at bargain prices and many of them on easy terms. We show you the country and if you don’t buy, there is no harm done. We make it a rule to treat our customers fair.

OUR MOTTO...The Golden Rule and Do It Now.

WILSON-MCILHANEY LAND CO.,

Vernon and Tolbert Texas.