



OPPORTUNITY!

The 460 acre farm known as the "E. M. Cooke" place, now owned by William I. Ward of Graham and located three miles from Graham, and just across the river from Swepsonville, has been sub-divided into small desirable tracts and will be sold by us at Public Auction on easy terms, Tuesday, March 26th, at 10:30 A. M.

The sale will positively take place, rain or shine, and on your own terms. You can buy a piece of land that is already developed, well watered and perhaps just to your liking.

Better read that description of location again. Remember this land is divided into small desirable tracts within three miles of Graham and just across the river from Swepsonville.

Could there be a more desirable location for a small truck farm? The school available to your children, the big mill town always ready to buy your products, and Graham and Burlington right at hand; this means always a market, and it means that land located like this must increase in value.

Remember That Every Year Land Near Graham and Swepsonville Goes Higher and Higher

There was a time when a land sale didn't mean much, when people talked about old fields, but in the last few years the farmer and truck grower has come into his own and the prices are not going to be any lower for many years. Two strong reasons present themselves. The first is, the land is within a stone's throw of Swepsonville; a mill town that is growing and must expand. Land close to a prosperous mill town is more valuable than land lost in a swamp many miles from anywhere.

The mill town must eat and does eat, and, therefore, a market for the trucker is within walking distance. If the mill town does not take the product the large town of Graham, only three miles away, will—therefore you have a city price for all you raise. Lots of difference in raising truck away out in the country and spending a half day in getting it to market and perhaps the market is a poor one.

Because of the location the man who raises produce on the "E. M. Cooke place" will get practically New York prices for it. In fact New York sets the price of produce sold in Graham, Burlington and Swepsonville. These items give value to the land we are talking about.

The "E. M. Cooke place" which we are going to sell at auction Tuesday, March 26th, will bear the closest inspection. It is a combination farm—it will grow fine to-

bacco, fine wheat, corn and oats and is admirably situated for truck raising. If you grow truck the mill town is your market, if you grow tobacco, corn, oats and wheat Graham and Burlington are your markets. You don't have to pay any freight, you don't have to give up a day going to market. Just three miles one way, or walking distance the other, according to the market you select.

On this farm is located a handsome ten-room residence, a No. 1 roomy barn, good out-houses, three tenant houses and plenty of water. To get right down to bed rock and talk business, this is a proposition that must appeal to every man who has a few dollars, and who has concluded to invest in something that will be secure and that will perhaps double his money in a short time and pay interest while the property is enhancing.

Think again of that location—but three miles from Graham, a stone's throw from Swepsonville. Compare that location with say ten miles out from Graham, and yet people ten miles out make money and their land is enhancing all the time. The terms of this sale are such that no energetic man can say he is unable to secure a tract of land, may be the foundation of his fortune. Planting your money in real estate, if the location is right, is the first step to fortune which all men know.

Every Man Who Has A Few Dollars A Possible Customer In This Bargain Sale

Every man who has a few dollars is a possible customer in this important sale. But especially the mill men living in the vicinity of this land—the man who is earning a salary and can spare a few dollars from it each week, is the one to whom this rare opportunity should most strongly appeal. We all know that in the north land around mill towns is very valuable and we know it will be the same here.

We haven't been in a mill town country in many years—the industry is just starting in the South. True it has made wonderful progress, but a few years more and business will be trebled. Therefore, we say that the man living close to this land, where he can watch it and look after it, can buy it and rent it and still make big money.

There is a feeling of independence if you own a small farm—more than if you have the same amount of money in an automobile. You feel that your wealth is increasing—you get busy saving more money and before you know it you have started on the road to fortune and nothing but death can head you off.

There are 460 acres in this "E. M. Cooke Farm," and, of course, everybody can't buy it. There will not be enough to go around, but every man can have a bid on it—it is going at the bidder's own price—no matter what it is. Remember you can make a living on this farm, one of the small tracts, or two of them if you are lucky enough to buy two; you can send your children to school and you have a market, and you are close to three growing towns.

And remember in this sale, as in no other, the thing not to forget is: The same REASON THAT INDUCED YOU TO BUY WILL INDUCE THE OTHER FELLOW IF YOU WANT TO SELL. The school is going to be there always; the mill is going to be there always but growing bigger all the time—Graham and Burlington are located for good and growing all the time.

You are WHERE THE LAND MUST INCREASE IN VALUE. You don't have to wait for all these things to come, they have arrived and values are increasing each year. Young men especially should get busy on some of these valuable bargains and start on the road to independence.

Tuesday, March 26, 1918, at 10:30 A. M.

IS THE DATE

The Famous Penny Brothers, the World's Original Twin Auctioneers, WILL CRY THE SALE

Free Transportation—Music by Live-Wire Band—Free Lunch on the grounds. Be on hand, don't wait until it is over and then regret it.

American Land Company, Agent

J. M. MILLIKAN, General Manager,

GREENSBORO, N. C.