

POINTERS.

ISSUED BY THE SOUTHERN REAL ESTATE EXCHANGE.

CLARKSBURG, W. VA., 1895.

West Virginia.

[Selected from Manufacturer's Record, Baltimore]

In telling the story of West Virginia it is indeed difficult to deal in sober language. She has 17,000 square miles of coal, unsurpassed on the globe, with mineral wealth greater by far in its magnitude than all the mineral resources of Great Britain. In the production of coke she is now the second State in the Union and her great oil field, yielding a product worth near \$20,000,000.00 annually, easily allows her to lay claim to the greatest producing oil field on earth, and its development has only just commenced. The State has fifty five counties, forty-five of which are penetrated by railroads and all except three have coal in abundance.

In institutions, educational, humane, &c., the progressive spirit of her citizens may be seen to the best advantage. The reports show an expenditure of more per capita for education in West Virginia than in Pennsylvania and many of the older States.

Active as has been the development in the State for ten years it must double and quadruple in the near future.

HARRISON COUNTY W. VA.

The city of Clarksburg has, at no time during the recent financial stringency, been materially retarded in her progress. While stagnation has been apparent elsewhere, Clarksburg during the past year shows improve-

ments greater than the aggregate of the ten years previous.

It is easier to understand why this is true, when we remember that Harrison county is one of the best counties in West Virginia. Located almost in the center of the State in the great coal and oil territory, with railroads entering from four directions, this county and its chief city, Clarksburg, must necessarily play a prominent part in the future development of a State of marvelous resources. Harrison county is only half as large as some counties of the State, yet the Auditor's report for '93 shows that her land values, excluding buildings, is \$814,000 more than any other county in the State. Her horses, cattle and sheep are valued, in the same report, at \$168,000 more than those of any other county.

The annual product of Clarksburg's machine shops is equal to the combined annual product of any other five towns in the State, excluding railroad shops.

The resources of West Virginia may be considered ilimitable. There is coal enough in the mountains of the State to supply not only the United States, but the world, for centuries. About three-fourths of the area of the State is covered with forests of black spruce, white pine, poplar, walnut, white oak, cherry and maple, and one of the largest bodies of hardwood timber in the United States is untouched by the ax. The oil belt extends two hundred miles across the State; iron ores are found inexhaustible in quant-

ity and with the other resources, it is probable that West Virginia will be as great a manufacturing center as Alabama, Tennessee and Pennsylvania - *Baltimore Sun.*

Clarksburg, West Virginia, with a population of 5,000, almost 100 stores, also schools, colleges, churches, and seven manufactories, is a point worthy to be considered by home seekers and capitalists. If the advantages of Clarksburg and the contiguous territory were better known, it would result in the establishment of numerous industries there. As a location for a furniture factory, and in all kinds of wood working establishments, there is none better. Surrounded by hundreds of acres of the finest coal, and all kinds of hard wood lumber, and splendid railroad facilities, make it a most desirable point. It is admirably located for wholesale houses of every character. The land is of the best soil, being in the blue grass region of Central West Virginia. It has a fine system of water works and an electric light plant; a street railway will be built during the present summer. The survey is now being made. Possessing, as it does, an abundance of coal, lumber, fine soil, healthful locations, Clarksburg's advantages are solid. All she wants is development. Who will be the first to utilize the resources of wealth and gain success thereby?— *B. & O. Field.*

OUR FARM PRODUCTS.



WEST VIRGINIA is not only rich in coal, iron, oil and timber, but her lands are very fertile and productive, and well suited for the cultivation of wheat, corn, oats and buckwheat, tobacco and potatoes.

apples, pears, plums, cherries, and quinces, raspberries, blackberries, huckleberries, cranberries, etc. Also all kinds of garden vegetables. She is also noted for the fine quality of timothy, clover and blue grass, produced. The farmers here do not know anything about cyclones and severe storms, nor extreme hot and cold weather.

Why spend your money traveling hundreds of miles to settle in a cyclone swept west, where you cannot raise any more per acre than you can here? Admitting that you can raise more, why will you toil in the oppressive heat to raise your crops, then have a cyclone come along and sweep everything away which the grasshoppers and drouth had left?

The average yield and variety of her products West Virginia will compare favorably with any country under the sun.

COAL.

The Southern Real Estate Exchange, offers the following tracts of coal for sale, viz :

A field consisting of about 15,000 acres, in Preston county, West Virginia, (Preston county adjoins Fayette county, Pa., in which the famous Connellsville coal field is situated) fronting about three miles on the B. & O. railroad. This field has two seams of coal, viz : Upper Freeport and Kittanning, seven and

seven one half feet thick respectively. The Freeport coal is noted for its fine coking qualities as well as for gas and steam purposes, and while the Kittanning is a number one article it is not considered equal to the Freeport for coking. Mr. Morrell, of the Cambria Iron Works, made an analysis of the coke made from coal taken from this field with the following result, viz : Carbon, 92.65, sulphur 0.53, ash, 6.82. This entire field is offered at the remarkably low price of \$13.00 per acre. Title perfect.

TRACT NO. 2.

A field consisting of 900 ACRES in Harrison county, West Virginia, on the Monongahela River, with railroad frontage of eight hundred feet. There are two seams in this field, one 4 to 6 ft. thick and the other 9 ft. thick.

The nine foot vein is the famous PITTSBURG SEAM of which an eminent geologist said : "It is the same bed which furnished the coal for the manufacture of the famous Connellsville coke. The universal excellence of this coal for all purposes of fuel, gas, coke and every other use to which coal can be put, renders this field in question the most valuable in the country, or in the world for that matter." Analysis of this coal as follows, viz : Fixed Carbon 72.184, volatile matter, 19.406, water, 1.018, sulphur, 0.793, ash, 4.486. It shows the highest fixed carbon and lowest sulphur of any coal in the district.

This can all be mined by drifting, as it lays about forty feet higher than railroad, Natural drainage, perfect location. A fine farm of 100 acres, highly improved land at the front on railroad, goes with the coal. Dwelling house thereon which cost \$2,500.00, Price, \$45,000.00. On easy terms, or will lease on royalty.

TRACT NO. 3.

400 acres in Harrison county

on B. & O. railroad, Pittsburg seam, 9 to 10 feet thick, \$25,000.

TRACT NO. 4.

About 1,000 acres fronting on B & O R. R., Lower Kittanning seam, of steam coal from five to six feet thick; \$20 per acre.

TIMBER LAND.

A tract of 10,000 acres in Mercer county, West Virginia, virgin timber and underlaid with coal. Timber alone has been valued at \$80,000.00 by expert lumbermen. A railroad will shortly be built through this section. The coal will then be worth at least \$20 per acre. Price now, \$175,000.00.

TRACT NO. 2.

A tract of 1,480 acres, in Upshur county, West Virginia, of virgin timber, consisting of poplar, oak, hemlock, cherry, etc. Will sell a sixth-seventh interest in same for \$6,000.00 cash, which is a ridiculously low price for this valuable property, which should bring \$12.00 per acre, but must be sold. It will be worth at least \$15 per acre within two or three years. The title is good.

TRACT NO. 3.

600 acres in Randolph county, West Virginia. Poplar, oak, etc. "Not a stick amiss"—within four miles of railroad. Price, \$2,500.

TRACT NO. 4.

734 acres in Randolph county, twelve miles from county seat and railroad; 200 acres of which is cleared and in blue grass, balance virgin timber. Price, \$3,670.

TRACT NO. 5.

500 acres on Little Kanawha river, in Upshur county, West Virginia, all heavily timbered. Principally poplar and oak. Not a tree missing. Underlaid with a 6 foot vein of coal.

TRACT NO. 6.

500 acres near Pickens, West Virginia; valuable timber land.

OIL, OIL, OIL.

20,000 acres valuable oil territory leased in Harrison and Doddridge counties, West Virginia,

in the oil producing belt. Will sell quantities to suit purchasers. Prices depend upon location. Will also give inducements to parties desiring to operate.

FARMS.

275 acres near Mt. Clare, West Virginia, within half mile of W. Va. & P. R. R. Convenient to schools, church and post office. All improved, and under cultivation, bearing orchards, two dwelling houses, with convenient outbuildings to each. Wells of excellent water. Farm well watered and especially adapted to grazing. Price, \$8,000.00 on easy payments.

180 acres highly improved land within five miles of Clarksburg, West Virginia, beautifully situated and well watered. Mostly in fine sod. Modern brick residence with hardwood finish, containing eight rooms. Convenient outbuildings. Two barns, one of which will stable 25 head of horses. Splendid orchards and never failing supply of water. All enclosed with good fences. Price, \$10,000.00.

108 acres, six miles from Weston, West Virginia; two miles from railroad station, at the junction of two good county roads, and on Big Skin Creek, 20 acres of which is in timber; balance improved, under cultivation and in good sod. All, except creek bottom land, underlaid with coal, which is mined and used for domestic purposes. School house on the premises; church, post office and stores one mile away; two young bearing apple orchards, one peach orchard, new two story house of five rooms. Good outbuildings, and everything in good condition. Price, only \$3,700.00; one third cash, balance in one and two years with interest. A bargain.

68 acres adjoining Weston, West Virginia. Good land, comfortable house thereon and out-

buildings, underlaid with coal. Fine stone quarry. Exceedingly low at \$2,000 00.

16,000 acres in Randolph county, West Virginia. No improvements; timber reserved; near railroad. This is productive land and well suited for farming and grazing, when cleared. A good chance for a colony to get cheap property. Timber can be bought for buildings and fences *very* low. It is all well watered. Price, \$5.00 per acre. Will be worth \$15 or \$20 within two or three years. New railroad being built through it. Title is good.

141 acres eight miles from Clarksburg, West Virginia, within two miles of village; church and school adjacent. Handsome two story frame house of six rooms, almost new. Good stable and outbuildings; about fifteen acres wood land. Good soil, well suited for grazing, or cultivation. This land lays well and is well watered. New fences. On line of proposed railroad. Good indications of oil. Price, \$6,345; one third cash, balance on terms to suit purchaser.

130 acres, four miles from Clarksburg, two miles from thriving railroad village. A beautiful location; story and a half cottage of seven rooms, situated amid a grove of stately oaks. Four acres in orchard of fruit bearing trees. Large maple orchard, known in the vernacular as "Sugar Camp." Five or six acres of timber; commodious outbuildings of all kinds. About 15 acres coal underlying. Bank opened for domestic purposes. Limestone in abundance. Blacksmith shop, mill, and school within 300 yards of house. Everything in good condition. Price, \$5,000; one third down, balance on terms to suit purchaser.

511 acres on Little Kanawha River, in Upshur county, West Virginia, four miles from an in-

corporated town. Two story frame house of six rooms, two barns and other outbuildings. Tan yard on premises. Bearing orchard. This farm lays well, and well watered. There is a six foot seam of coal underlying same, and 360 acres of heavy timber thereon. The timber consists of poplar, oak, cherry, etc. 15 acres improved. School house on the premises; three churches within two miles. An oil well within two and one half miles. Price, \$7,665, on easy terms.

40 acres in a nice village on the West Virginia & Pittsburg R. R. Post office on this property. This is all in sod, and well watered. The railroad runs through it. The soil is very fertile; nice location for truck or poultry farm. Price, \$1,900; one third cash, residue in one and two years with interest. Also

10 acres fine bottom land in the same village; creek on one side, railroad on the other. Small building thereon. Excellent manufacturing site, or can be cut up into town lots and sold at a handsome profit. It contains a fine sand for the manufacture of bricks; said to be no better in the country. Price, \$1,000, on same terms as above. Also

2 acres in the center of above village. Small house and barn thereon; can be divided into building lots. Price \$1,000, on same terms

Ten, twenty and fifty acre farm tracts in West Virginia, on river and railroad, two and half hours to Washintown, 6 hours to Pittsburg. Price, \$25.00 per acre; one third cash, balance in ten years. For particulars, address THE SOUTHERN REAL ESTATE EXCHANGE

325 acres on river and R. R. Berkeley county, West Virginia, fruit belt, \$15 per acre.

180 acres fruit and stock farm

near Berkeley Springs, West Virginia, on river; 3 railroads. Live stock, farm machinery and tools; and growing crops; 8 room house, stone cellar, large barn and stable, smoke house, spring house, etc., etc. Peach and apple orchard, fine soil. Railroad station on the farm; 70 trains daily. Price, \$12,000. Plans and full information on request. THE SOUTHERN REAL ESTATE EXCHANGE.

TOWN PROPERTY.

43 beautiful lots in BUCKHANNON, W. VA., which is noted as being the prettiest town in West Virginia, as well as a famous school town. No license for the sale of intoxicants. Good moral atmosphere, and a healthy location. Population about 2,500. These lots are within 300 yards of the court house. To those desiring to locate there and build, we will sell them these choice lots at \$100 each. A bargain! We invite investigation.

SIX CHOICE LOTS in above town, all level, but high enough to insure perfect drainage, only \$250 each.

FINDLAY, OHIO.

A new two story slate roof house, in Findlay, Ohio, containing five rooms; lot 50x140 feet. This is a very desirable property and a bargain at \$1,500, one third cash, balance in one and two years with interest, or will exchange for a good business.

CENTRAL CITY, W. VA.

A new two story frame house, of 8 rooms and bath room; complete in every respect. Modern conveniences throughout. Central City is connected by electric car line with Huntington. Excellent location. Price, \$2,500—\$1,000 cash and residue on terms to suit purchaser.

Beautiful level lots in Martinsburg, West Virginia, 25x148 feet, only \$450 each. Address THE

SOUTHERN REAL ESTATE EXCHANGE.

KANSAS.

An equity in a FINE RANCH OF 240 ACRES, in Rush county, Kansas, on Walnut creek; one mile from station, telegraph office, post office and stores. Extremely well located, and in good condition; about 70 acres fenced. House, well and outbuildings. Price, \$3,000, or will exchange for mineral or timber land in W. Va.

FOR SALE OR EXCHANGE—IN BROOKLYN, N. Y.

An equity in a desirable all year residence property near Prospect Park, Brooklyn.

It is a large modern house in Italian villa style of architecture, 40 feet front by 65 feet deep, contains 18 rooms, 25 closets and store rooms, with usual modern improvements, all in good order and condition. Improved grounds 200 feet deep by 100 feet wide, fronting on each of two streets. A beautiful and desirable location, near the business centre of the city, yet so near the Park that it commands rural advantages as well. The OCEAN at Coney Island may be reached within 15 minutes. Price, \$15,000 for the Equity, (one-half interest) or will exchange for good farm property, to include harvested and growing crops; live stock, implements, &c., &c., to carry on farming business. Water power mill in connection would be an inducement. For full particulars address, THE SOUTHERN REAL ESTATE, Clarksburg, W. Va.

MORE BARGAINS.

In addition to the bargains offered we have as many more, equally as good. Here is where they are: City and Suburban realty in New York City, Brooklyn, Philadelphia, Buffalo, Pittsburgh, Allegheny, Chicago, Washington, Atlanta and other northern and southern cities, to sell

or exchange for timber, mineral or agricultural lands in Southern States.

FINE FARMS

From \$5 per acre up in Alabama, Georgia, Florida, North Carolina, Tennessee, Virginia and WEST VIRGINIA. Prices and descriptions furnished on application.

THE SOUTHERN REAL ESTATE EXCHANGE.

CLARKSBURG, W. VA., REALTY.

If you are looking for a good place to locate, or to invest, this is where you want to cast your eye. It is the junction of three important railroads, from the North, East, South and West, and there is another road now being built from here through the great oil and coal field to the Ohio river, and a good prospect of another road extending from this point to connect with the West Va. Central and Pittsburg, near Elkins, W. Va. Clarksburg is the key to the famous oil, lumber and coal regions of West Virginia, and no man can make a mistake by locating or investing here. We have a number of properties here which can be bought at reasonable prices. We need good enterprising people, and will offer inducements to that class.

Write us about what kind of property you want and what kind of business you would like to engage in, and we will give you good honest advice as well as bargains.

N. B. All properties offered by us have perfect titles, we will not handle any other kind. We have nothing whatever to do with wild cat speculations, but confine ourselves to a legitimate and conservative business, hoping thereby to justly merit your confidence and patronage.

Yours Sincerely,

THE SOUTHERN REAL ESTATE EXCHANGE, Clarksburg, West Virginia.