

C. Y. TRICE, Land Advocate.

TRICE GETS THERE.

C. Y. Trice the Kansas Land Advocate is a Hustler.

Good, Fair, Honest Dealing,
Has Won Him Fame.

WHAT MANY OF OUR EXCHANGERS
HAVE TO SAY ABOUT HIM.

Plant a Home.

"Young beginners, in life's morning,
Don't forget the rainy day;
Sunshine cannot last forever,
Or the heart be always gay,
Save the dime and then the dollar,
Lay up something as you roam;
Choose some blooming spot of beauty—
Some fair lot, and plant a home.

"You too, who have babes around you,
Coming up to take your place,
Give them something to remember—
Homestead memories let them trace.
Would you feel the pride of manhood,
Let the sun your dwelling greet;
Breathe the blessed air of freedom—
Own the soul beneath your feet.

"You too, who perchance have squandered
Life's fair morn—'tis not too late—
Start at once to woo bright Fortune,
Rail no more at so-called fate;
Sow the golden seeds of saving,
In the rich and quick'ning loam;
Spend your last days not with strangers,
Enter heaven's gate from home."

In this great land of ours there is no business more prominent than the land business. Land is the foundation of fortunes and thereby the stepping stone to financial greatness. Land is the one thing that is as true to its owner as the word of God. Gold may melt; silver may melt; greenbacks may burn up; it may all be stolen away in the night by thieves; personal property and money are liable to take wings and fly away. But once a person has land it never can be stolen, and never will leave the owner through any action of its own. Its a friend that sticks closer than a brother, not only when it is muddy but all the time. Speaking of land makes us always think of our friend Trice, the Kansas Land Advocate. He is a model man in his profession, and it is a profession, and has all those qualifications that go to make up a successful agent. He is always good natured; has a wealth of knowledge regarding lands everywhere; is agreeable to one and all; can talk serious and intelligently on any subject; can tell a good story and enjoy a joke with the best of them; is liberal to a fault; is a true friend to every man that's all right; and when it comes to business, why, "business is business."

C. Y. Trice is a native of Missouri, and resided in Columbia, that state. He has been engaged in selling lands in all parts of Kansas and Missouri, but has recently confined his business to Butler county, Kansas. He is thoroughly a "land advocate." He has been engaged in the real estate business for about eleven years, and his success has been just what he has made it, wonderful. That will be seen more clearly as the reader peruses the ex-

tracts from many of our exchanges, which we publish in connection with this article. Mr. Trice has been operating in Livingston and neighboring counties for the past year, and has taken car load after car load of land seekers to Kansas at his expense, and a large majority of them have invested in lands, and we have yet to learn of one man that has come back with anything but words of praise for C. Y. Trice, the land advocate. That is speaking volumes for him, as some of the best men in this part of the state have been his guests. This great reputation has all been gained in eleven years. His first land owning was a claim he pre-empted in Butler county Kansas, about eleven years ago.

Mr. Trice has a happy faculty of gathering able and pleasant assistants around him. His business has so increased that this has been necessary, and he has C. H. Lovell and I. E. Myers, associated with him, and they are every inch gentlemen and understand their business and are loyal to their chief. In Dwight, Mr. Trice makes his headquarters at the Pennsylvania House, where he or his assistants may be reached at any time. Anyone wishing to invest in Kansas land in any manner, will do well by interviewing Mr. Trice or his assistants before going further. We now present to our readers the following articles from papers published in different parts of the country, which bring conclusive evidence of which any man may well be proud. One thing is sure. Many a poor man now has a farm of his own in Kansas, that would not have had one for years only for Mr. Trice.

SUCKERS.

Welcomed by

JAYHAWKERS

AT ELLET'S OPERA HOUSE

TO-NIGHT.

Turn out everybody and welcome C. Y. Trice's excursionists from the Sucker State. Lots of fun! Short speeches by leading citizens! The El Dorado glee club will be there and don't let it elude your memory! Come tell our visitors what we are and are to be. Come whoop it up for Trice the great Kansas dirt disposer.—Daily Walnut Valley Times, El Dorado, Kas., Oct. 27th 1892.

An Odd One.

The oddest and yet one of the pleasantest meetings ever heard of was held in Ellet's opera house last evening, a reception to the 50 excursionists, a Pullman full of C. Y. Trice's spys-out-of-the-land. There was a big and jolly audience. Brief addresses were made by Mr. Trice, C. C. Turner, Hon. A. L. Redden, Judge G. P. Aikman, and Hon. J. W. Robinson, all in praise of Kansas, confirming all the Illinoisans had seen and adding to

their fund of information. Some of the speakers took particular pains to make comparisons of the various farm, live stock and garden products and the statements of the Calamity Wailers for Political purposes that must have opened the eyes of the visitors. Still nothing needs be said farther than hundreds of "old settlers" attest that this portion of the great American Desert (of the geographies 40 years ago) was bare of everything but prairie grass and sunshine, where now are smiling fields good farm houses, hedges, groves, roads, bridges, school houses, churches, 12 good towns in the county, (El Dorado with 5,000 population), two hundred miles of railway, 23,000 souls and a taxable valuation of five and a quarter millions of dollars—not one-fifth of actual value. Now the reasoning is this, that if Butler county has not an excellent climate and soil why have these people come here, why do they stay here, why do they build and improve, why have railways girdroned our territory? If this is a land of poverty, of hunger and nakedness and wretchedness why should these things be?

The visitors seemed pleased with their reception. They must have regarded it as novel, that leading citizens should volunteer to explain away the libels of alliance leaders when the evidence was presented to their eyes and minds as they drove about the city and county.

Mr. Trice and those associated with him came in for many compliments from the speakers for their enterprise in acquainting the outside world with our resources and cheap, rich lands. Several of the party have invested and undoubtedly others will. One thing is certain, these excursionists must realize that a whole community—an opera house full of people—corroberate Trice and the evidence of their own senses made a clinching argument in favor of investment in our rapidly advancing real estate.—Daily Walnut Valley Times, El Dorado, Kansas, Oct. 28 1892.

A Grand Army.

C. Y. Trice & Co., the land men, are establishing agencies in every township in the agricultural portion of Kansas, Iowa, Illinois and Missouri. This firm has bought sold and exchanged more land during the last few years, than any other firm in either of the states mentioned above.

Now they intend to increase their business many fold. Their plan of operation enables the farmer to negotiate the sale of his farm or the purchase of another, through the local agent, with whom he is acquainted. This extensive system of agencies enables Trice & Co. to sell more land in a month than they could in a year, by operating on the old plan. They receive weekly reports from their agents and know every piece of land for sale, with the description and price, and they also know every prospective purchaser and what kind of a farm he wants. This information enables them to suit purchasers in the least possible time and at the least possible expense. They buy land just as readily as they sell it, and their agents get well paid

for the time spent in the work. They appoint good reliable farmers for their agents and do all their business in a strictly legitimate way, and will neither buy nor sell a piece of land unless it has a perfect title.—Mulvane Record, Mulvane Kansas, Nov. 13, 1891.

"Kansas or Bust."

Trice & Co. left Streator Tuesday evening with fifty men who are making a prospecting tour to Kansas. The car they occupied was decorated with banners seventy feet long, and the crowd was a jolly one and lots of fun was had on the trip. Trice & Co. are doing a good business in Western lands.—Dwight Star and Herald, Sept., 1892.

C. Y. Trice.

C. Y. Trice, Esq., a man well known in this portion of Kansas and very well known by the people of this county, has been in the land business for a number of years, not only here but in other portions of the country. He is a man of most excellent judgment—in other words, a man of an unusual amount of horse sense. Besides this he carries an extraordinary amount of energy around with him every day in the week.

He knows the exact value of almost every quarter section of land in this region. This is valuable to him. Then he is an excellent judge of human character. During the boom period he over speculated, got involved and lost all he had; but he kept right on and today is on the up grade.

During the last few months he has sold large bodies of land in this county to eastern men and to a class of men who have money and who are coming here to settle.

He says there is a demand in the east for lands and that it is growing and he thinks in the next two or three years all the men in this section of the state who want to sell can do so at good prices; and he is not alone in this opinion.

But what we started out to say is that C. Y. Trice is in the land business daily and hourly, is bringing some good people to Kansas, is turning an honest penny for himself but is never so busy that he will not stop to tell you a good story.

To meet him and talk with him a few minutes turns clouds into sunshine, despondency into hope. He is a living embodiment of everything that stands for Kansas and we trust he may prosper in his dealings.—El Dorado Republican, El Dorado, Kansas, 1892.

Attended his Employe's Funeral.

C. Y. Trice, of the firm of Trice & Co., land agents for the Atchison, Topeka & Santa Fe railroad, arrived home last evening from Sumner, Mo., where he went to attend the burial of the remains of Alonzo S. Markee, his salesman, who was killed in the Santa Fe wreck at Revere, Mo., Wednesday night. The funeral took place at 2 o'clock, and the services were impressively touching.

Mr. Trice stated to a Journal reporter that Mr. Markee has been in his employ for a little over two years, and was very popular, owing to his jovial disposition and his extreme courtesy.

"I had known his family for several years," said Mr. Trice, "and when his father died, he made me promise to take the young man, who was then 25 years old, to Kansas City and bring him up in business, which I did, and I never had a more faithful man, nor expect to get one.—Kansas City Daily Journal, K. C., Mo., 1892.

More Prospectors.

C. Y. Trice, the indefatigable Trice, and those associated with him are again here with a Pullman car full of prospectors from Illinois. They were out in livery rigs this morning taking a look at the city and country with which they can't help but be pleased. Mr. Trice and his coadjutors have called the attention of many men of states east of Kansas to our wonderful fertile lands—lands that are not only rich but cheap—lands that will increase rapidly in value since the public domain is exhausted. No more free homes and therefore cheap lands must make homes for the landless and the very best investment for the capitalist. Mr. Trice's endeavors to attract capital and people here should receive the warmest commendation of our people. We want more people, more homes, more grain and live stock products, more wealth. It costs less to run a county with every acre productive or useful than to have but one-half the acreage utilized.

There are 48 persons in this company. They are delighted with our county, our roads, our city, the crops and the crop prospect in fall wheat. We doubt not that they will find ample reason, as others who have visited our county have done, to invest in some Butler county dirt. That's the proper thing to do.—Daily Walnut Valley Times, El Dorado, Kansas, Oct. 27, 1892.

To Whom It May Concern.

As there is a large emigration from Central Illinois to Kansas this year, and considerable interest awakened in regard to the state of Kansas, and having made a trip through Iowa, Missouri and the principal part of Kansas, I thought I would give the benefit of my observation to all it may concern gratuitously. We Illinois folks have a wrong impression about Kansas. We all read about the "hot winds" having burned all the crops up in Kansas.

There has not been a puff of hot wind in the state this year. The crops are fine, corn, wheat, oats and flax. I saw corn that would make sixty bushels per acre. Stock is looking well. I have heard a great deal about the land the Trice Bros. sold, not being of any account. I must say that I have seen the Fox, James, Fergusons, Spencer, Seymour, Flood and several other farms that they sold, and in my judgment I consider the good pieces of property and good farming land.

I made it a part of my business while in El Dorado and vicinity to inquire about Trice Bros., and found that they were all right.

I traveled at my own expense and am not booming Mr. Trice or no one else, but I believe in giving people their merit while living, and not wait till they are dead, and then say something fair about them. I believe in encouraging them while living.

Men that have good farms in Illinois I would not advise them to sell, because we all know if our land here is properly tilled and with our proximity to Chicago market, our situation is hard to beat. But men that contemplate a change or that their farms are so small or that want to go into stock raising, they would do well to look over Kansas before buying elsewhere.

Good farming land can be bought for \$15 per acre, and sometimes less, in Kansas. The state of Kansas is well supplied with schools and churches. The people seem to be very civil and intelligent.

Respectfully
J. T. CAEY,
Campus, Illinois.

Among the real wide-awake, live, rustling rustlers is C. Y. Trice, the real estate man. He is a typical Kansan.

A man of business and one who never waits for things to "turn up" but constantly turning things up. I came to Kansas and to Butler county when it was comparatively a wilderness, endured the privations and hardships incident to frontier life, and steadily worked his way up through adversity until he has amassed considerable property. By his persistent effort he has been the means of bringing more people from eastern state to Butler county than any man interested in it. He not only is very generous with printer's ink but he visits the east in person, arranging excursions at the lowest possible rates and gives them his immediate and personal supervision. He has located hundreds of Butler county farmers who to-day are doing well and are contented and happy. He is, perhaps, one of the best known men in his line of business in the west, his acquaintance extending over several states. If Kansas had a few more such rustlers as Mr. Trice, not only would it prove a boon to the country, but a blessing to those in the east who are anxious to change location and want cheap lands.—Daily Walnut Valley Times, El Dorado, Kas., Sept. 15, 1892.

OFF TO KANSAS.

A Big Excursion Party Leaves Over the Santa Fe Last Night.

A party of fifty men took supper at the Plumb last night. Landlord Murphy has entertained many distinguished parties in his time, but it is safe to say that there never was a similar number of men in the hotel at one time who represented so much solid wealth. They were the leading farmers and stock raisers of Livingston county, and the name of each is a synonym for financial responsibility in the community which he lives.

They were here as the guests of C. Y. Trice, the well-known Kansas land agent, and it is needless to say that his treatment of the party was pronounced "out of sight" by all. These men were on their way to Eastern Kansas to see opportunities for investing some of their surplus wealth in Kansas soil. There is much misapprehension as to the state of Kansas. The eastern portion of the state is one of the most fertile regions in the world. Its crops are in many respects superior to those of Illinois. At least so say the figures of that great statistician, S. T. K. Prime.

Mr. Trice is energy and gentility combined. That is abundantly shown by his methods of doing business and conducting these land exploring trips which are private not public excursions. The would-be purchaser of western lands simply accepts the invitation of Mr. Trice and goes down to the train and Trice does the rest. He buys the railroad tickets and pays the hotel and livery bills. No greater evidence could be cited of his faith and confidence in the country which he represents.

Among the crowd at the Plumb house last night was Mr. Jas. Brown, of Dwight, Ill. For years past Mr. Brown has been one of the cattle kings of Livingston county. He was very enthusiastic in his recommendations of Mr. Trice, his methods and his lands. Mr. Brown was out on a similar excursion a few weeks ago, and bought 1,000 acres. Mr. Trice will probably sell from 10,000 to 12,000 acres this trip.

The party left at 8:50 last evening in a finely decorated car over the great Santa Fe route.—Streator, Ill. Daily Monitor, Oct. 26, 1892.

C. Y. TRICE, Land Advocate.