

How and where to get a living : a sketch of "the garden of the West"

Section 2, Pages 31 - 50

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HOW AND WHERE TO GET A LIVING.

until the purchaser has brought it into a good paying condition, and has secured a comfortable home for his family and himself.

It has been demonstrated in hundreds of cases, on the lands comprising their grant, that a man, with a little means to make a start with, can improve his farm and bring it to the highest state of cultivation, can build him a good house, and surround himself with the comforts of life, and pay for all these, and the cost of his land besides, out of its products, by the time the whole of the principal is payable. And in order to give the man of small means, who could not hope to do this elsewhere, the opportunity to accomplish it here, this company inaugurated the system of LOW PRICES, LOW INTEREST, AND LONG CREDIT for its lands. The lands can be bought from one and a half to eight dollars an acre. In order that the purchaser may use his money on the land, a credit of eleven years is given at a rate of interest lower than is demanded in any of the Western States.

By availing themselves of these generous advantages, which this company was the first to offer, hundreds who might have earned only a bare living from day to day, or who would have passed their lives as tenants on the farms of others, have secured for themselves farms and homes of their own, and are to-day prosperous and thriving men.

SCHEDULE OF TERMS.

TERMS No. 1 is on *eleven years' credit* with seven per cent. interest. The first payment at date of purchase is one-tenth of the principal and seven per cent. interest on the remainder. At the end of the first and second year only the interest at seven per cent. is paid; and the third year and each year thereafter one-tenth of the principal, with seven per cent. interest on the balance, is paid annually until the whole is paid.

EXAMPLE.

On one hundred and sixty acres at \$5 an acre, bought January 1st, 1876, the payments would be as follows:—

Date of Payments.	Principal.	Interest.	Total.
Jan. 1, 1876, (date of purchase).....	\$80.00	\$50.40	\$130.40
" 1877		50.40	50.40
" 1878		50.40	50.40
" 1879	80.00	44.80	124.80
" 1880	80.00	39.20	119.20
" 1881	80.00	33.60	113.60
" 1882	80.00	28.00	108.00
" 1883	80.00	22.40	102.40
" 1884	80.00	16.80	96.80
" 1885	80.00	11.20	91.20
" 1886	80.00	5.60	85.60
" 1887	80.00	.....	80.00
Total of payments at end of 11 years.....	\$800.00	\$352.80	\$1,152.80

TERMS No. 2. *Eleven years with seven per cent. interest. No part of the principal due for four years.* During the first four years only the

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interest is required, and in the last eight years one-eighth of the principal, with seven per cent. interest on the balance, is paid annually.

EXAMPLE.

On one hundred and sixty acres at \$5 an acre, bought Jan. 1st, 1876, the payments would be as follows: —

Date of Payments.	Principal.	Interest.	Total.
Jan. 1, 1876 (date of purchase).....	.....	\$56.00	\$56.00
" 1877 .....	.....	56.00	56.00
" 1878 .....	.....	56.00	56.00
" 1879 .....	.....	56.00	56.00
" 1880	\$100.00	49.00	149.00
" 1881	100.00	42.00	142.00
" 1882	100.00	35.00	135.00
" 1883	100.00	28.00	128.00
" 1884	100.00	21.00	121.00
" 1885	100.00	14.00	114.00
" 1886	100.00	7.00	107.00
" 1887	100.00	.....	100.00
Total of payments at end of 11 years.....	\$800.00	\$420.00	\$1,220.00

The terms of Sale No. 2, where only the interest is paid for the first four years, are applicable only to lands lying west of the west line of Reno County, on the south side of the Arkansas River, and west of range 18 west, on the north side of the Arkansas River. East of these lines the land can be sold only on our Terms No. 1, No. 3 and Number 4.

TWO YEARS' CREDIT.

TERMS NO. 3. Three payments. In consideration of the purchaser's paying one-third of the principal at time of purchase, with ten per cent. interest on the remainder, and the balance in two annual payments, we make a discount from the appraised price of twenty per cent., and the payments will come as follows: —

EXAMPLE.

One hundred and sixty acres at \$5 an acre, bought Jan. 1st, 1876, would amount to \$800. Twenty per cent. off would reduce it to \$640, and the payments would be as follows: —

Date of Payments.	Principal.	Interest.	Total.
Jan. 1, 1876 (date of purchase).....	\$213.34	\$42.66	\$256.00
" 1877.....	213.33	21.33	234.66
" 1878.....	213.33	.....	213.33
Total of payments at end of 3 years.....	\$640.00	\$63.99	\$703.99

CASH PURCHASE.

TERMS NO. 4. This is a sale where the whole amount of purchase money is paid down and deed given. For cash we make a discount of twenty per cent. from the appraised price.

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EXAMPLE.

Jan. 1, 1876, 160 acres at \$5 per acre.....	\$800.00
Cash discount of twenty per cent. off.....	160.00
Total amount of payment.....	\$640.00

PAYING UP IN FULL ON LONG CREDIT PURCHASE.

All persons who buy on long credit are allowed to pay up at any time they desire to do so, and obtain a deed to their land, and they will receive a liberal discount for payments made some time in advance of maturity.

HOW TO SELECT LANDS.

The only satisfactory course for purchasers is to *see* the country and make their own selections. All the Company's land has been carefully examined, and in the general office of the Land Department at Topeka, Kansas, can be found plats and descriptions of every lot, which are freely open to the inspection of all enquirers, and experienced men who are personally familiar with the lands will give any information desired.

The Company have a local agent at each of the stations along the road. These agents are reliable men, are furnished with plats and prices of all the lands in their vicinity, and they will cheerfully afford you every facility for examining and selecting the lands for sale.

You can, at their offices, make application for the land you select, paying the first payment on the same, and receive credit for your Land Exploring Ticket, should you have one. All subsequent payments are made to the General Land Office at Topeka, and the system of payments which has been established will render the duties of every one who purchases land perfectly easy and eminently satisfactory to him.

The lands of the Company are so vast in extent and so varied in character, that the wishes of almost every one can be met, if the intended purchaser will make them known.

In another part of this circular we give a list of our local agents at the several stations, and also a list of our agents in other places.

SUGGESTIONS TO LAND BUYERS.

Before coming to purchase lands, see to it that you have the necessary means, and make careful consideration as to their expenditure.

COUNT THE COST.

None should come without proper forethought and needful capital, but with these the way is open and the prospect bright.

It is difficult to make progress anywhere without capital, and nowhere is the need of money more keenly felt than in a new settlement.

You will require money for the expenses of transportation for yourself

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and family, and such household goods and stock as you may determine to bring; for the first small payment on the land purchased; for buildings and other improvements; for farming tools and provisions until you can raise and grow and sell a crop.

THINGS TO LEAVE.

It is not advisable to transport heavy or bulky material any great distance. Agricultural implements adapted to the soil of the region, and household goods in all their variety, can be purchased here as cheaply as in the Eastern or Middle States, after adding the cost of transportation. Cattle and horses should not be brought, unless of some superior class, as ordinary breeds can be purchased for much less than they could be landed here.

HALF FARE TO FAMILIES OF PURCHASERS.

Purchasers of our land, moving to their lands with their families, can obtain tickets for themselves and the members of their family at our offices in Atchison or Kansas City *for one half the regular rate*, upon presenting their contract for land bought of the Company, or a receipt for the first payment.

Tickets will be sold under this arrangement to all points between Cottonwood and Kinsley on the main line of the road. Parties moving into Wichita Branch can buy these tickets to Newton, and pay local fare from Newton to destination.

Land seekers will notice how much better this arrangement is than that of paying the whole amount for the tickets, and then having to go through the tedious and annoying process of getting a portion of the money back again.

EXPLORING TICKETS.

Land Explorers' Tickets can be purchased at the Company's offices in Atchison and Kansas City, and of our principal State and county agents, a list of which will be found in another part of this book.

A certificate will be given to each purchaser of a Land Explorers' Ticket, containing the following agreement:—

"In consideration that the party to whom this Certificate is issued shall, within sixty days from the date of this Certificate, purchase one hundred and sixty acres of the Lands of the Railroad Company, on the terms proposed in either of its terms of sale, numbered 1, 3 or 4, and surrender this Certificate, the said Railroad Company will allow such person on the first payment on such contract the sum of (being the sum stated in the certificate), or one-half of said amount in case eighty acres are purchased; or one-fourth of said amount in case forty acres are purchased; and if the purchaser prefers to make his purchase under the terms numbered 2, one-half of the above amount will be allowed. But one rebate will be allowed on any one purchase of land."

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These exploring tickets permit the purchaser to stop off at the different stations going and returning, to examine lands and see the country.

TITLE TO LANDS.

The land comes to us by patents from the United States and the State of Kansas, and when full payment is made we give *Warranty Deed* to the purchaser.

WHAT HAS BEEN DONE.

(OTHERS CAN DO THE SAME.)

Mr. Lyman Cone, of Burrton, in Harvey County, purchased of the Railroad Company the southwest quarter of section 21, T. 23, R. 3 west, cornering with the town of Burrton, in 1874, at \$10 an acre on eleven years time. He had forty acres broken, and in the fall of 1874 sowed it to winter wheat. Below we let him tell his own story of the result:—

Breaking 40 acres.....	@	\$3.00 per acre,	\$120.00
Stirring 40 acres.....	@	1.50 " "	60.00
Harrowing 40 acres.....	@	.60 " "	24.00
Seed, 60 bu.....	@	1.00 " bu.	60.00
Sowing.....			5.00
Harvesting and Stacking.....	@	2.00 " acre	80.00
Threshing.....			54.00
Value of land, 40 acres.....	@	10.00 " "	400.00
			\$ 803.00
1080 bu. wheat sold.....	@	1.15 per bu.	1242.00
			\$439.00

Leaving a net profit after paying for the land at the high price of \$10 an acre (it being valuable land immediately joining the town site), of nearly \$10 an acre. This result was obtained by a man who was engaged in business in the town, is not a farmer by profession, and hired all the work done.

STATEMENT OF JERIEL WILDAY,

of Augusta, Butler County. Drilled in the Gold Drop, a variety of winter wheat resembling May wheat, on bottom land, in the forks of Walnut and Whitewater Creeks. Harvested over SIXTY-THREE bushels to the acre. The ground had been in cultivation five years, and had been planted in wheat for several previous seasons. Plowed six to seven inches deep, and used one and one-half bushels of seed per acre.

Henry Stull, near Augusta, had on a field of twenty-six acres forty-five bushels per acre.

Wm. Mellison, of Marion Centre, Marion County, raised over sixty bushels of wheat per acre. It stood over five feet high.

STATEMENT OF C. KIRLIN,

of Newton, Harvey County. In the latter part of September, 1874, I sowed broadcast and harrowed in the variety of wheat known as "Red

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Genesee." I also sowed in corn stubble, and plowed in with a cultivator some of the same variety, in all about fifty acres. I harvested in the latter part of June, and obtained thirty bushels per acre. This wheat weighed sixty-four pounds to the bushel. The soil is a black sandy loam, second bottom prairie, and has been in cultivation two years, the first crop being sod corn.

The cost of producing was as follows : —

Seed, per acre.....	\$1.25
Planting, per acre.....	1.50
Harvesting and stacking, per acre.....	2.00
Threshing, per acre.....	3.00
Total cost, per acre.....	\$7.75

STATEMENT OF COL. R. C. BATES,

of Marion Centre, Marion County. I raised five varieties of wheat the past season. The best yield was the Lancaster, forty-five bushels per acre. I had twelve acres of Gipsew wheat, which averaged thirty-seven bushels per acre. This latter variety is a bearded white chaff. I drilled it on black loam bottom land, which had been in cultivation five to six years. I plant corn and small grain alternately. I drilled this wheat in on the 15th day of September, and harvested the crop on the 20th day of June. The total cost per acre was as follows : —

Plowing.....	\$1.50
Seed.....	1.50
Drilling.....	.50
Harvesting.....	2.25
Threshing.....	3.70
Total cost per acre.....	\$9.45

I regard this as a superior variety of wheat for this soil and climate, and I prefer drilling in grain to broadcast sowing. I gave it a fair trial last year. My neighbor sowed the same seed on the same soil and harvested twenty-five bushels per acre, while I harvested thirty-seven bushels.

STATEMENT OF ED. R. BONNELL,

of Larned, Pawnee County (county new). Thus far we have only had sod crops. Acreage of fall wheat small, seven hundred and forty-eight acres, which yielded from fifteen to twenty bushels per acre. Barley, drilled on sod broken last fall (1874), averaged twenty bushels per acre, of good quality. Spring wheat, drilled on sod, averaged twelve bushels per acre, quality good. I broke sod during the month of March and first days of April, which I harrowed twice over, and drilled to oats on the 12th day of April, which yielded twenty-two bushels per acre, extra quality. The kind of oats were of the barley variety. Sod corn yielded an average of twenty bushels per acre, quality good. The acreage of fall wheat sown this fall is at least 400 per cent. above that of last year, which looks exceedingly well. Soil, a black sandy loam, matted with buffalo grass.

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STATEMENT OF HON. JOSEPH ROSS,

of Newton, Harvey County, formerly of Pittsburgh, Pa. Purchased of the A., T. & S. F. R. R. Co., section 27, T. 23, R. 1 west, 640 acres, at \$7.75 per acre, on eleven years' time. In 1874 had fifty acres broken and sown to wheat, with the following result :—

Breaking.....	@ \$3.00 per acre,	\$150.00
Stirring.....	@ 1.50 " "	75.00
Harrowing.....	@ .25 " "	12.50
Seed, 75 bushels.....	@ 1.25 per bushel	93.75
Drilling.....	@ .25 per acre	12.50
Harvesting and stacking.....	@ 2.00 " "	100.00
Threshing 1,250 bushels.....	@ .05 per bushel	62.50
		<hr/>
Cost of land, 50 acres.....	@ 7.75 per acre,	\$387.50
		<hr/>
1,250 bushels wheat.....	@ 1.15 per bush.	\$1,437.50
		<hr/>
Net profit.....		\$543.75

SOMETHING ABOUT STOCK.

Kansas possesses superior advantages for stock raising. The dry winters, splendid ranges, and low price of lands have induced the profitable investment of a large aggregate capital, which is being augmented every year. And, except to say that the average grade of cattle is far better than is usual, probably higher than in any other State, we shall let the following exhibits tell their own story. (See Tables VI., VII., VIII., and IX.)

TABLE VI.

LINE-EXHIBIT OF INCREASE OF CATTLE FROM 1865 TO 1875.

SCALE: 200,000 head to an inch.

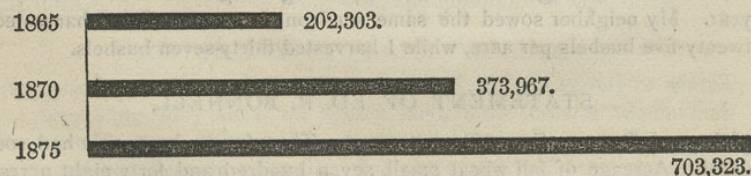
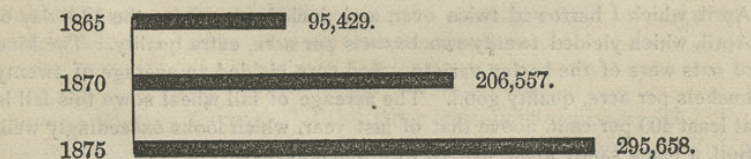


TABLE VII.

LINE-EXHIBIT OF INCREASE OF SWINE FROM 1865 TO 1875.

SCALE: 120,000 head to an inch.



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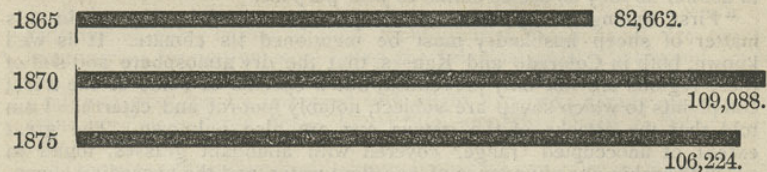
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TABLE VIII.

LINE-EXHIBIT OF INCREASE OF NUMBER OF SHEEP FROM 1865 TO 1875.

SCALE : 30,000 head to an inch.

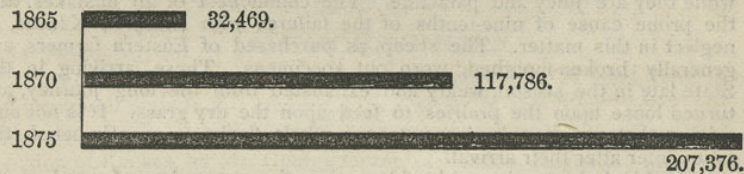


It is probable that the census of 1870 showed a larger number of sheep than would have been the case had the facts been collected as carefully as in 1875. In other words, we doubt whether there are now fewer sheep in the State than there were then.

TABLE IX.

LINE-EXHIBIT OF INCREASE OF HORSES FROM 1865 TO 1875.

SCALE : 60,000 head to an inch.



There is no valid reason why Kansas should not rank among the first States in the Union for stock raising. It is the uniform testimony of those who have had experience in the Eastern States that our nutritious native grasses are unsurpassed for butter and cheese. The cured hay does not seem to retain the nutritious qualities of the green grass ; and it is necessary to feed more or less grain during the winter. The buffalo grass on the plains affords good stock range all winter.

The Fourth Annual Report of the Board of Agriculture gives several letters from the chief sheep-raisers of the State. We reproduce parts of three or four of these letters : —

“AGRICULTURAL COLLEGE FARM, Manhattan, Nov. 13, 1875.

“DEAR SIR: I am very glad to do anything within my power for the advancement of sheep husbandry in this State ; for I believe that Kansas possesses certain natural advantages which, when our people are properly educated, will make it one of the ‘great wool-growing states.’ I say, ‘when our people are properly educated,’ for wool growing is a different matter from growing corn or wheat, or cattle herding ; it demands a good degree

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of natural taste and special knowledge of the work, and the difficulties to be encountered in it. The considerable successes, no less than the disastrous failures that have been made in wool-growing in this part of the State, will, I think, bear me out in this statement. Without attempting to reply to your questions in the order in which they are propounded, I will endeavor to answer as fully as seems suited to your purpose.

"First, among the 'peculiar advantages' possessed by Kansas in this matter of sheep husbandry must be mentioned its climate. It is well known, both in Colorado and Kansas, that the dry atmosphere and soil of these regions are not only preventive, but a specific of some of the worst complaints to which sheep are subject, notably foot-rot and catarrh. I am told that the attacks of the *æstrus ova* are also unknown. The great extent of unoccupied 'range,' covered with abundant grasses, found in every township, the abundance of excellent water, and the exceeding cheapness of hay for winter forage, must also be placed among the advantages possessed by our State in this matter.

"But sheep husbandry as practiced East, namely, as part of a system of a farm management, is hardly possible in Kansas, except in rare cases. Here, sheep must be kept in considerable herds, with the herdsman constantly in attendance, and the range must not be limited. The reasons for this are, 1st, the abundance of dogs, wolves and coyotes; 2d, expense of fencing; 3d, and most important, the general absence of 'tame grasses' in Kansas, and impossibility of pasturing closely the native grasses without destroying them.

"Sheep introduced from the East should reach here as soon as possible after shearing, in order that they may become accustomed to our grasses while they are juicy and palatable. The commonest of all mistakes, and the prime cause of nine-tenths of the failures with sheep in Kansas, is neglect in this matter. The sheep, as purchased of Eastern farmers, are generally 'broken-mouthed,' worn out specimens. These, arriving in the State late in the season, weary and exhausted from the long journey, are turned loose upon the prairies to feed upon the dry grass. It is not surprising that, under such circumstances, whole flocks frequently perish the first winter after their arrival.

"In this latitude sheep should receive the protection of good sheds during the winter months, and the grass around the winter sheds should be allowed to attain as heavy growth as possible, so as to furnish feed during the fine weather of winter. To best accomplish this it will generally be found desirable to have the summer 'corral' and winter sheds a considerable distance apart. For sound and healthy sheep hay will generally be found a sufficient winter food, but aged sheep and lambs should have a little grain every day, and will pay well for such extra care.

"Respectfully yours,

"E. M. SHELTON."

Under date of November 13, 1875, Mr. D. N. Barnes writes from Leavenworth:—

"I raised sheep in New York, and have kept them in Michigan, Illinois, Iowa and Kansas, and find that the climate of Kansas is the best for the purpose I have tried. My loss has been less than one per cent. annually from natural causes, and almost absolute freedom from disease.

"Sheep need open sheds here, with range, summer and winter. Will fatten on any of the tame grasses or hay, but if kept on prairie hay should have one pound of corn per head a day."

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C. G. Stone, Esq., of Peabody, Marion County, says : —

"My experience with both fine and coarse wool sheep is greatly in favor of the West as a locality, especially Kansas.

"My choice of sheep are the American Merinos ; and I think the same of them as you write of the Berkshire pig, the purer the blood the better. Fine sheep are like fine pigs, they require good care ; though I would not recommend every farmer to raise thoroughbred sheep, as we are too far from market for mutton, wool being the principal object, but would advise the use of thoroughbred rams on grade ewes, as, in that way, flocks and quality of wool can be improved with slight expense. Grade Merinos will stand herding in large flocks better than any other sheep, as they require less care and attention, and will clip more wool.

"One great advantage in this State is that we can raise as much wool on land worth from five to ten dollars per acre as can be produced in New York on land costing one hundred dollars per acre ; and we can send our wool to their market for three cents per pound.

"Another advantage is, no grass is so well adapted to sheep raising as that on the wild prairie uplands, these uplands being a sure cure for the foot-rot so prevalent in the Eastern States ; and for protection from cold winds and storms a few poles covered with hay or straw, which many farmers burn to get out of the way, answers an admirable purpose. Every farmer in the State of Kansas can keep one sheep to every acre of land he owns and in no way interfere with his farming and crops, converting every straw that grows on his farm into wool and the best of manure.

"My experience with sheep in Kansas for five years past is quite as favorable, if not more so, than formerly in the State of New York."

A MAMMOTH HERD.

One of the largest and most interesting experiments at stock farming on a mammoth scale in this country, says a writer in the *New York Times*, is that which was instituted, some three years ago, in the then uninhabited region of Kansas, by Mr. George Grant, of London, England. Mr. Grant's estate is known as the Victoria Colony, and is situated in Ellis County, Kansas, 250 miles west of Kansas City. In 1873 Mr. Grant, who was then in this country, was induced to visit that region, with a view to investing in real estate ; and after travelling over various portions of Kansas, finally settled at the point named, and purchased the greater part of Ellis County. His first purchase gave him an area of 250 square miles, to which he has since added several other purchases, so that he now owns probably the largest tract of land ever owned by any one individual in this country.

In the matter of stock farming Mr. Grant's experiment has been upon a very large scale and eminently successful. Although his crops for the first year were nearly destroyed by grasshoppers, that did not materially interfere with the feeding of cattle upon the buffalo grass of the plains, which is affirmed to be the most nutritious grass that grows, even more so than the famous blue grass of Kentucky. Mr. Grant's specialty is sheep. He began about eighteen months ago with a flock of 3,555 breeding ewes and sixty long-woolled English rams of the highest pedigree and from the first flocks in England, consisting of Oxford Downs, Leicesters, Lincolns, Cotswolds and Southdowns. Taking the past year as an average of the

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next ten years, the profits of this flock, allowing fifteen per cent. less than shown in the last year's increase, will amount to at least \$2,000,000, on the plan of reinvesting yearly two-thirds of the proceeds of the sales of wool, mutton, wethers, &c., in the purchase of fresh breeding ewes.

Farming is also being carried on by Mr. Grant on an equally extensive scale, the crops being used only for the feeding of his own stock. The past season's crop has been very successful in rye, wheat, oats and Hungarian grass. One eighty-acre field of the latter produced no less than 476 tons of hay and 5114 bushels of seed. The price of Mr. Grant's lands is from \$2 to \$10. Most of the lands purchased, up to the present time, have been of the highest grade, well supplied with water and wood on the banks of the streams.

Mr. Grant thus writes, under date of Dec. 20, 1871, to Alfred Gray, Esq., the Secretary of the Board of Agriculture:—

"DEAR SIR: In reply to your inquiries, I have great pleasure in laying before you a statement of my experience in sheep husbandry at Victoria for the past year, together with an abstract of expenses and returns connected therewith for the same period.

The winter of last year, although an unusually stormy one for Kansas, proved exceedingly favorable for sheep, and, in fact, for stock of all kinds. With the exception of three or four days in January, I might say that my sheep were never confined for a single day in corrals. They grazed on the open prairie all day long, feeding in the ravines and broken ground, while the weather continued cold. I fed about one-half pound crushed corn to each sheep while the snow remained on the ground; but this supply was not given regularly until about two months before lambing, when all the breeding ewes were fed daily, and the allowance increased. I found this method, although a little expensive, corn being so high in price last year, to be of incalculable benefit. It preserved old ewes, which otherwise would have succumbed to the cold. It increased the wool clip, and gave the ewes an opportunity of raising strong, healthy lambs. To good substantial shelter, proper attention, and moderate corn feeding is due the low rate of mortality I had among the sheep last winter. Constant care is, of course, highly requisite to make sheep raising a success. Extra attention, however, is amply rewarded, even at the end of the first year. The wool realizes more than is sufficient to repay expenses, leaving a surplus over to meet current expenditure. The following is an abstract of my expenses and wool returns for the first year, which includes everything, herding, shearing, cost of dipping ingredients, &c.: Number of sheep, 5,907; year's expenses, \$3,890.05; cost per head, 66 cents; wool returns, \$5,436.85; surplus, \$1,546.80.

"To the above number I have since added 1,500 additional breeding ewes, and I think that, for the current year, I can furnish you with different results.

"It would be difficult to determine, there being so much controversy on the subject, which is really the best kind of sheep for Kansas. Although I have changed my ideas in some respects relative to the different breeds of sheep raised in America, yet I will always maintain that a cross between the graded Merino ewes and English rams, such as the Oxford Downs, Southdowns, Lincolns, &c., produce a sheep which will never fail to be in demand in the market, and whose wool will find a readier sale than that of the fine-bred Merino. What we want in this country, in short in any

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country, but more especially in this, is a wool which will meet not the requirements of a few, but that of the mass of the population. Such a wool is the one I describe. Let the Eastern States, whose close proximity to the woolen factories, cheap transportation and superior advantages in feeding and handling, continue to raise the fine-wooled sheep. It will pay them and at the same time supply the wants of the nation; but on the plains, where the country is unsettled, where land is so cheap, grass and water so abundant, we have advantages for entering into the industry which they never can embrace in a thickly-populated country. I do not know a State in the Union so well adapted for sheep husbandry as Kansas, or any which is destined in the future to take such a prominent position in this particular industry. If Colorado, with her meagre herbage of bunch grass, California, with her injurious sand burrs, hot and rainy seasons, or Texas, with her brush and galling insects, prove to be a desirable home for the sheep, why should not Kansas, with her rich, rolling prairies of buffalo grass, her pure streams and dry, genial climate, prove doubly conducive to the raising of an animal so essentially necessary for the clothing of mankind? The industries of Kansas are yet in their infancy, but every year reveals more or less of her large resources. Her efforts at agriculture have occasionally been thwarted, but her adaptation for stock raising has not been yet questioned.

Yours very respectfully,

"GEORGE GRANT, B.D."

THE STRONGEST EVIDENCE.

THE CHOICE OF SETTLERS.

Generally persons intending to settle in the West carefully canvass the claims of various States and sections before buying land. The lands of this Company have been chosen from all others by many hundreds of purchasers. Kansas leads all other States in the ratio of increase of population, and returns from the section of Kansas through which the Atchison, Topeka & Santa Fé Railroad runs show that the lands here spoken of are the choice of settlers. In his report to the stockholders in 1874, President Nickerson says:—

"The population is rapidly increasing along the road. Indeed, the ratio of increase is greater there than in any other part of the State. According to the tables of the last Report of the State Board of Agriculture, Kansas had, in 1870, a population of 364,234, and, in 1874, it had 530,367. The increase in the four years was 166,113, or about forty-six per cent. But the same tables show that in thirteen of the eighteen counties through which our road runs, the increase was 41,221 (from 64,440 to 105,661), or *more than sixty-four per cent.*

"We here present the figures which show the increase of the cultivated area along our line. They are taken from the last report of the State Board of Agriculture, and show the *growth of a single year.*

"In the State at large in 1873 there were 3,031,957 acres under cultivation. In 1874 there were 3,669,769 acres, an increase of 638,812 acres, or twenty-one per cent. But in ten of the counties on our road the cultivated area, which in 1873 was 561,785 acres, had increased to 711,248 acres; an increase of 149,463 acres, or about *thirty per cent.* In the other counties, which are mostly new, the ratio is larger; but it is not reckoned here."

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In 1875 the sales of land by this Company amounted to 75,415 acres. The average price of the land per acre was \$5.59. The sales for the last four months of the year were larger than those of the eight months previous. Thus far the sales for 1876 have been nearly four times as large as during the same months in 1875.

The following tables show, —

I. TOTAL SALES FROM MARCH 1, 1871, TO DEC. 31, 1875.

Year.	Acres.	Principal.	Interest.	Total.	Average price per acre.	No. of sales.	No. of acres to each sale.
1871	71,801.51	\$425,013.75	\$185,531.48	\$610,545.23	\$5.91	472	152.33
1872	45,328.81	269,627.66	109,545.23	379,172.89	5.00	277	164.79
1873	133,507.30	748,977.25	289,401.82	1,038,379.07	5.61	830	160.84
1874	200,459.96	900,973.30	327,459.68	1,228,432.98	4.54	1,261	159.96
1875	75,495.22	416,629.55	184,493.00	601,112.55	5.59	656	114.97
	526,592.80	\$2,761,221.51	\$1,096,421.21	\$3,857,642.72	\$5.24	3,496	150.60

II. SALES BY COUNTIES IN 1874.

Counties.	Acres.	Counties.	Acres.
Osage	80	McPherson	31,738.26
Wabaunsee	1,062.15	Reno	21,471.40
Morris	3,921.88	Rice	15,395.09
Chase	2,387.72	Barton	21,923.74
Marion	40,243.61	Rush	240
Butler	3,279.37	Pawnee	7,609.69
Harvey	40,968.25	Edwards	1,100.67
Sedgwick	9,038.13		
		Total	200,459.96

Of the total sales for 1875, more than 60,000 acres were sold in the counties of McPherson, Barton, Pawnee, Harvey, Reno, Marion, Sedgwick.

III. THE LOCALITY FROM WHENCE PURCHASERS IN 1874 CAME, AND THE NUMBER OF ACRES PURCHASED.

From.	No. of Purch.	Acres.	From.	No. of Purch.	Acres.
Illinois	461	79,296.49	New Jersey	3	399.50
Foreign countries direct	327	51,735.22	Nebraska	3	450.64
Kansas	122	15,785.40	West Virginia	2	320.01
Iowa	89	12,786.47	Rhode Island	2	200.00
Ohio	52	8,413.90	Texas	2	189.76
Indiana	50	8,463.25	Delaware	2	160.00
Massachusetts	30	7,383.81	Maine	1	160.00
Michigan	23	3,116.30	Virginia	1	160.00
Wisconsin	22	2,953.90	Oregon	1	160.00
Pennsylvania	19	2,158.00	Mississippi	1	156.25
Kentucky	14	1,878.37	Vermont	1	80.00
Missouri	14	1,470.78	Nevada	1	80.00
New York	10	1,680.00	Georgia	1	22.00
Minnesota	7	799.72			
			Total	1,261	200,459.96

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THE MENNONITES.

There were 6,356 of these emigrants from Russia that came to this country in 1874. Of that number Dakota received 1,000, Nebraska 400, the Eastern States 750, and Kansas 2,980. Thus, it will be seen that Kansas has taken one-half of the immigration, and the prospect is that the main body as it comes over will settle in that young and most promising State. They have purchased 150,000 acres of land in Southern Kansas, in the Arkansas Valley, stretching through five counties, for the most of which they paid cash, and for the remainder getting five and eleven years' time. The Atchison, Topeka & Santa Fé Railroad Company, from which they made their purchases, has assisted them in the most liberal manner, erecting several large reception houses for them, 200 feet long, which are to serve until they can build for themselves. The Arkansas River, which runs southeasterly through Southern Kansas, waters a high rolling prairie country, the soil in part being similar to that of the famous Blue Grass Region of Kentucky, and producing according to its elevation corn and wheat and the grasses that are so admirably adapted to stock and dairying purposes. Guadanau, in Marion County, is so far their chief settlement, its name signifying the "Vale of Peace." Thirty dwellings are already erected and occupied; the greater part being constructed in the style of the homes they left in Russia. Not far from Newton, where the Railroad Company has put up temporary shelter for them, they have erected sixty four houses. They have built a dam and a grist-mill at Halstead, eight miles west of Newton, at a cost of \$20,000, and a hotel in addition. This is expected to become their chief business centre, at least for a time.

ABOUT SCHOOLS.

This is a question which every Kansan answers with special pride. The youth of this commonwealth need not go "a thousand miles from home" to obtain a thorough practical or even classical education, for, to the credit of our law-makers be it said, in no department is a more generous liberality manifested than in the cause of popular education.

Aside from the common schools, Kansas boasts of several institutions of a higher order, foremost among which stands the State University, at Lawrence, with an eminently competent faculty, and occupying a building second in size only to the State University of Michigan. At Topeka we have Washburn College and the Episcopal Female Seminary; at Manhattan the Agricultural College; at Emporia and Leavenworth each a Normal School. Institutions are maintained also for the education of the blind and the deaf mute. Business Colleges are in existence in most of the large towns of the State.

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IMPARTIAL TESTIMONY.

Joseph Arch, the great English philanthropist and agricultural agent, says, in his report to the British Co-operative Agricultural and Emigration Society,—

"I regard the soil and climate of the Arkansas Valley as the most temperate and attractive, and as offering better inducements to European agriculturalists than any other region in the world, not excepting South America."

Baron Von Brunoff, who visited America in 1873, in the interest of the Livonia Colony, wrote :—

"I consider the region traversed by the Atchison, Topeka & Santa Fe Railroad as far superior as a wheat growing country to our own ; in fact, I am free to confess that as a wheat and fruit raising region it surpasses any portion of Southern Russia."

Vice-President Wilson last year said, in his address to his friends on his return home,—

"But to you who are young, full of life, hope and ambition, I say go to our newer New England—the bright, broad fields of sunny Kansas. The Valley of the Arkansas River offers you everything that mankind can ask of nature."

WHO HAVE SETTLED ON OUR LANDS.

We cannot show in a more forcible manner how widespread the interest is in the New Kansas, developed by the building of the Atchison, Topeka & Santa Fé Railroad, than in the figures of the following table, showing where the settlers came from, as taken by the State census in March, 1875, to the counties of Chase, Marion, Butler, Harvey, Sedgwick, McPherson, Reno, Rice, Barton, Rush, Pawnee, Edwards and Ford :—

Arkansas.....	110	Mississippi.....	115	West Virginia.....	271
Alabama.....	30	Missouri.....	4,896	Wisconsin.....	1,325
California.....	80	Nebraska.....	340	District of Columbia	} 152
Colorado.....	146	New Jersey.....	61	and	
Connecticut.....	60	New York.....	1,243	Territories,	
Delaware.....	21	Nevada.....	18	France.....	46
Florida.....	2	New Hampshire.....	36	Germany.....	202
Georgia.....	19	North Carolina.....	188	Italy.....	2
Illinois.....	11,690	Ohio.....	3,308	Ireland.....	60
Indiana.....	3,111	Oregon.....	6	England.....	189
Iowa.....	5,599	Pennsylvania.....	1,210	Scotland.....	41
Kentucky.....	1,186	Rhode Island.....	37	South of Europe.....	2,670
Louisiana.....	100	South Carolina.....	17	British America.....	249
Maine.....	134	Tennessee.....	380	Sweden.....	} 639
Maryland.....	86	Texas.....	233	Norway.....	
Massachusetts.....	274	Vermont.....	83	Denmark.....	
Michigan.....	1,559	Virginia.....	301	North of Europe.....	29
Minnesota.....	401				

RAPID GROWTH OF NEW COUNTIES.

The counties named here are those which lie in that portion of Kansas which we designate the New Kansas, because it owes its development

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and growth entirely to the building of the Atchison, Topeka & Santa Fé Railroad. The census was taken in March, 1875:—

Counties.	When Organized.	Population in 1860.	Population in 1870.	Population in 1875.
Chase	1859	1,046	1,975	3,116
Marion	1865	74	768	5,907
Butler	1855	437	3,035	9,852
Harvey	1872	.....	.....	5,046
Sedgwick	1870	.....	1,095	8,310
Sumner	1871	.....	22	4,925
McPherson	1870	.....	738	6,205
Reno	1872	.....	.....	5,112
Rice	1871	.....	5	2,453
Barton	1872	.....	2	2,099
Rush	1874	.....	.....	451
Pawnee	1872	.....	179	1,006
Edwards	1874	.....	.....	234

COMPLIMENTS FROM HER NEIGHBORS.

WHAT HER SISTERS SAY ABOUT KANSAS.

States are apt to be jealous of each other. They are, in a certain sense, rivals of each other. The following testimony, therefore, however flattering it may be, is that which simple justice requires. The evidence, of which only a small part that might be cited is here given, is taken from the editorial remarks found in the papers quoted. In June, 1875, a party of more than two hundred editors made an excursion over the Atchison, Topeka & Santa Fé Railroad, and here we present some of the comments of some of that party:—

From Emporia on the railroad passes through a delightful country for fifty miles. This is the Cottonwood Valley, so famous for its fertility. The corn, nine feet tall, and the bright, yellow wheat, already filled out, attest to the justice of this reputation; and the splendid-looking cattle that feed upon the long grass here would further indorse it if they could tell their judgment of the fare that is set before them. — *Cleveland (Ohio) Herald*.

No more beautiful or fertile country is to be found than the Cottonwood and Arkansas Valleys. And remembering that the entire country through which we passed was utterly destroyed last year by the grasshoppers, the crops in view were an astonishment, and the recuperation of the land a marvel. No part of the Shenandoah Valley in its palmiest days ever displayed such a production of cereals; and the sight of wheat and barely already in the shock, thousands of acres ready for the harvesters, and the advanced stage of corn, oats, &c., drew from the beholders involuntary exclamations of admiration and wonder. — *Martinsburg (W. Va.) Independent*.

For forty-five miles after leaving Emporia, the road runs up the Valley of the Cottonwood, a section of remarkable fertility, and now covered with the finest of crops. We were shown well-ripened and matured rye, seven feet high, and wheat over six feet. Samples of timothy and millet, upwards of four feet high, were brought to the cars, and corn nine feet six inches,

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and in tassel, the latter said to be an average of an eighty-acre field, from which it was taken. . . . In this valley and on to Wichita the crops surpassed anything I have ever seen. — *Huntington (Ind.) Herald*.

While we would not advise our citizens who have good homes to abandon them, yet we must acknowledge that the Arkansas Valley presents superior advantages to farmers of small means. — *Princeton (Mo.) Advance*.

For 352 miles along the great Valley of the Arkansas, no better nor more productive soil exists on this broad continent of ours; grains, vegetables and fruits of all kinds grow luxuriantly. The question has been asked me with regard to fruit, &c. I have only to say that where the country has been settled fruits of all kinds, such as apples, pears, peaches, grapes and small fruits, grow in abundance. — *De Witt (Ia.) Observer*.

The lands along the Valley of the Arkansas River are splendid for farming, and from the enormous crops raised there it is claimed to be the most productive part of Kansas. From thirty to fifty bushels of corn to the acre on newly-broken ground is the average. Oats from twenty to fifty bushels. Vines of all kinds, potatoes, beets, peas, lettuce, and every kind of plants, give enormous returns. Osage orange seed sown for hedges on the sod produce plants from three to five feet high. West of Dodge City is one of the finest grazing countries in the world. Thousands and thousands of cattle are supported there. We saw one herd which contained at least 5000 head. The climate of Kansas is especially fine, sickness being rare. Taken all in all, Kansas is one of the best States in the Union, and we advise every young man seeking a home to take the advice of Horace Greeley, and go to the Valley of the Arkansas, and grow up with the country. — *Quincy (Ill.) Herald*.

We can only say of Kansas that it is undoubtedly one of the most productive States of the Union. In our State of Indiana it requires years of hard labor before we can boast of being in possession of a *farm*. Quite different is it in the Cottonwood or Arkansas Valley. There the husbandman in the second year harvests a full crop. . . . Your correspondent, in conclusion, holds it to be his duty to express his conviction that for the emigrant seeking a home there is no more promising region than Kansas. All products find ready sale at good prices. Facilities of communication are good, and the climate superior. — *Correspondent Indianapolis (Ind.) Herald*.

The atmosphere, particularly in the upper Arkansas Valley, is dry, pure and refreshing, and is peculiarly favorable for those suffering from affections of the lungs. The winters are short, snows are not frequent, and remain but a short time on the ground. In the summer, during the hottest days, a cool breeze prevails, and the nights are always cool and refreshing. — *Elyria (O.) Volksfreund*.

In the various settlements founded but a few years ago, fruit is grown of such astonishing height and voluptuousness as we never see it in Ohio. The land — a so-called alluvial soil — is in the highest degree productive, and needs but the plow to yield rich harvests. The climate is mild and exceedingly healthful, the atmosphere pure. The entire immense country seems to be intended by Providence for the future garden of Kansas. The A. T. & S. F. R. R. Co., whose line traverses these plains, puts all levers into action to lend a helping hand to the new settlers. — *Cincinnati (Ohio) Volksfreund*.

In a public hall at Wichita, Sedgwick County, June 24th, were arranged on exhibition, as the products of that immediate vicinity, four varieties of

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wheat (ripe), some stalks five feet high ; three varieties of rye (ripe), six feet high ; four kinds of oats (headed) ; corn, seven and a half feet high ; cabbages in full head ; potatoes, grown ; flax, ripe ; barley, ripe ; besides five specimens of Hungarian grass, grapes, beets, radishes, wild plums, &c. The show of products at Hutchinson was substantially the same as at Wichita. We deem it safe to say, that no section in Ohio, at a corresponding date, could make a better display than was seen at each of these points. — *Toledo (Ohio) Commercial*.

Though I am a native of Illinois, the great corn-growing State of the Union, and was reared at the plow and with the flock, yet I must confess to the superior excellence of these Valleys over anything I have ever seen elsewhere. The corn is better, the wheat is better, the rye is better, the oats are better, the potatoes are better, the pastures are better, and the vegetables and fruits are better than in Illinois, because the seasons are earlier and longer, the soil is better and the climate is warmer, and the country is sub-irrigated, which makes it proof against drouth as well as flood. — *C. C. Strawn, Special Correspondent Pontiac (Ill.) Sentinel*.

It is no extravagance to say that the rich Valleys of the Cottonwood and Arkansas constitute the garden of Kansas, if not the continent, and hence the world. They rival in richness and beauty the far-famed Cedar Valley of Iowa, and offer those seeking homes opportunities but seldom met in a lifetime. — *Cedar Rapids (Iowa) Republican*.

The Atchison, Topeka & Santa Fé Railroad leads through one of the most attractive portions of Kansas. Were a traveller to form an opinion of the entire State by conclusions drawn from a ride over the above road, particularly during the growing or harvest season, he would find himself greatly in error upon visiting some other portions interior. The entire State does not average so well as along the line of the A. T. & S. F. R. R. This conclusion does not disparage other portions of the State, however, but shows the superiority as a farming region of that particular region indicated. — *Jacksonville (Ill.) Journal*.

READ THIS CAREFULLY.

In the foregoing pages we have told a part, and only a part, of the story of Kansas. We think we have told enough to answer the questions, "How and Where to get a Living." We might easily multiply the evidence of the attractiveness and productiveness of the State, but enough is better than more. The testimony which the display at the Centennial Exhibition gives has not been recited here. It alone would fill a book much larger than this. Correspondents from all over the world have enlarged upon it, and are unanimous in the declaration that it is the BEST STATE EXHIBIT on the grounds. Doubtless hundreds who read these pages have or will have seen it for themselves. To those who have seen it any words of ours would seem exceedingly tame, and to those who have not we can convey no adequate conception of what was there arrayed for the world to look at.

We have this to say in conclusion : —

1. If you are contented and happy where you are, **STAY WHERE YOU ARE.**

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2. If you can get a comfortable living for yourself and your family where you are, and are satisfied with that, **STAY WHERE YOU ARE.**

3. If hard work doesn't agree with you, or if you can't get along without the luxuries and conveniences of New England, **DONT GO WEST.**

4. If you cannot command capital enough to equip or stock a small farm, you had better not undertake business in Kansas.

5. If you are liable to homesickness as soon as you get out of sight of your "native rocks and hills," or if you are easily discouraged, **THE WEST IS NO PLACE FOR YOU.**

6. **DON'T FORGET** that there is no chance for success in the West (of all places in the world) without **PLUCK AND PERSEVERANCE.** If you haven't these requisites, try to be content with your present condition, and make the best of it.

7. But if you are not content where you are, and feel that your efforts to get on in the world might be more successful in a new country, it is worth while for you to consider the claims of Kansas.

8. Don't make a mistake in your estimate of the *cause* of your failure if you have hitherto "failed to get on." If the main cause of it is in *yourself*, moving out West will only make the fact more apparent. But if the *conditions* of the community where you now live are mainly accountable for it—such as the high price of land and of labor, and the small return for work and capital—a change will be of advantage to you. In the West all the conditions of a fortune are favorable. Yet wealth is there won only by work. Courage and constancy and capital are sure of a handsome profit to any one who will invest them in Kansas.

CONCLUSION.

The facts are before you. You see what has been done, and may judge for yourself what can be done in this new State of Kansas. Whether it is best for you to go West at all is a question that no one can decide for you; but "what is the best part of the West for settlers," is a question which we think the foregoing pages fully answer. They point emphatically to the great Valley of the Arkansas River in southwestern Kansas. Testimony is uniform that no section of our great country gives to the plucky pioneer greater promise of health, wealth and happiness.

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