

# Kansas Memory



## Lands in Kansas

### Section 2, Pages 31 - 49

This Union Pacific Railway Company pamphlet advertises cheap and affordable land in Kansas for purchase.

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### STATISTICS.

	1889	1890	1891	1892
Wheat, acres .....	46,017	42,851	83,069	92,583
Wheat, bushels .....	1,196,402	385,658	996,790	1,850,920
Corn, acres .....	14,402	.....	8,137	10,564
Corn, bushels .....	374,452	.....	244,110	105,640
Rye, bushels .....	195,932	31,437	6,075	69,960
Oats, bushels .....	165,718	42,786	94,80	135,972
Barley, bushels .....	2,937	4,416	15,06	97,680
Potatoes, bushels .....	39,600	4,075	29,040	.....
Sweet Potatoes, bushels .....	1,785	90	300	.....
Sorghum, acres .....	5,905	4,993	4,175	1,463
Sorghum, syrup, gallons .....	31,100	24,600	12,480	.....
Castor beans, bushels .....	.....	4	.....	.....
Flax, bushels .....	.....	12	140	.....
Hemp, pounds .....	19,200	5,400	36,000	.....
Tobacco, pounds .....	.....	300	.....	.....
Broom-corn, pounds .....	5,174	1,266	3,202	.....
Millet, tons .....	119	135	318	.....
Tame hay, tons .....	7,819	8,160	2,518	.....
Prairie hay, tons .....	15,773	16,166	14,560	12,153
Cattle, head .....	1,257	1,259	597	143
Horses, head .....	4,275	5,788	4,812	5,560
Swine, head .....	1,638	1,755	2,038	1,796
Fruit trees, bearing .....	12,597	16,539	9,896	.....
Fruit trees, not bearing .....	23,455	29,841	19,020	.....
Timber, acres .....	828	1,618	12,001	.....
Total value of agricultural products .....	\$1,041,066	\$ 755,384	.....	.....
Total assessment for taxation .....	1,917,464	1,873,592	.....	.....

NOTE—Statistics for 1892 are only partly published.

At the west end of the county is the City of Ellis, the principal division station on the railroad, and a fair sample of the busy, hustling, growing western town that ensures a continued and profitable market for the farming country about it.

Peculiar objects in this county are the fine villages, built, according to the old country custom, around a church or chapel, with a parochial school, and, perhaps, a store and office, all inhabited by farmers, who don't mind going a couple of miles to and from their fields, which inconvenience is largely balanced by the social advantages of having near neighbors. These villages were founded by Russo-Germans, in 1876; the people have become thoroughly Americanized, are good citizens, good neighbors, frugal, industrious, and saving. Many came into the country with hardly any means, now they are all well-off, excelling in raising wheat.

### ROOKS COUNTY.

The company has for sale in this county about 9,500 acres, ranging in price from \$5 to \$7.50 per acre. Most every tract has some tillable land. In half a section, one is sure to have enough ground for tillage and for pasture.

The Union Pacific, Lincoln & Colorado Railroads enters the county in the southeastern township, on Paradise Creek, a beautifully timbered water-course; here on

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*Yost's Flouring Mill, Hays City, Kansas.*

HAND-MCNALLY CO.

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the line between Ranges 16 and 17, is the young town of CODELL, in which the company offers eligible lots for business or dwelling houses on very easy terms.

PLAINFIELD, on the same line, is quite a busy little place, supported by a prolific farming region. It has a school to accommodate 500 children, churches, two banks, two elevators, and a wind grist mill.

ZÜRICH, about six miles farther west, is a young station in the midst of a well-to-do farming settlement.

PALCO, farther west yet, a town quite new, has already a couple of stores, good farming country surrounding, and timber growing quite thrifty on the creeks. This and the following-named town have been laid out by the railroad; lots in them will be sold on the same easy terms as in Codell.

DAMAR, the last station on the west line of the county, is quite a young place, in the midst of a good cattle-producing country.

### THOMAS COUNTY.

Thomas County lies in what is called the northwestern portion of the State, and is, in many respects, a wonder in the way of productiveness, and increase in population, and material wealth. In 1880, Thomas County had a population of 161 persons; in 1890, 5,538; an increase of 5,377, or 3,339.75 per cent. Its principal town is Colby, on the Union Pacific Railway, a growing place with excellent schools, newspapers, banks, stores, and all the equipment of modern civilization. The population of Colby will soon pass the thousand mark, and its citizens are characterized by activity and thorough-going qualities, that will eventually make it an important western city. Thomas County is best reached by the tourist and home-seeker, via the Union Pacific Railway, from Kansas City to Oakley, from which point the train is to be taken to Colby, its county seat. The stations of Spica, and Altair, are passed on the way; small places now, but like many other western towns, none can predict when they will rise to the dignity of important places.

Surrounding Colby, and especially south of the town, are magnificent reaches of fertile prairie that await only the touch of the honest home-seeker to blossom like the rose. It is a country in which the cereals give the best returns to the farmer. When we consider that the census of 1880 showed but 161 persons in the whole county, it is phenomenal, but strictly in line with the march of progress in the West that we can record the acreage of winter wheat in 1892 as 48,140, which yielded 625,820 bushels. There were 26,217 acres in spring wheat, producing 314,604 bushels. Of oats, Thomas County had 7,124 acres, making in all 206,596 bushels. Of rye, 6,616 acres produced 32,624 bushels; 2,789 acres gave as a result 75,303 bushels of barley. There were also 1,158 acres of broomcorn, and 3,233 acres of sorghum. Of horses, 3,349; mules,

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359; milch cows, 2,990; other cattle, 5,431, and swine, 2,917. There were but 90 sheep in the county in 1892, and this shows to the experienced agriculturist that the country is not one of large ranches and outlying waste land, but a place where the farmer plows, sows and reaps magnificent harvests. In the southern half of Thomas County the Union Pacific has yet thousands of acres of land, capable of producing as great, or even greater, crops than here recorded of the other portions of the county.

### LOGAN COUNTY.

Logan County is next, but one county, to the Colorado line, and the Union Pacific Railway runs quartering through it from the northeast corner to its western middle. Logan County was organized in 1888, and has presented the usual wonderful growth incident to all the counties adjacent to the Union Pacific Railway. In 1890 its population was 3,384, and is now much more, and it is destined, in the near future, to show the growth and development incident to the settlement of its magnificent farming lands.

Monument, Boaz, Page, Winona and McAllaster are promising stations on the line of the road, and are the shipping points for the adjacent country. Some of these places are pleasant and growing villages, in which homes of refinement and elegance are to be found. Schools are everywhere, and on a scale and an equipment utterly unknown in the old East, where a hundred years are often required to bring a town to the stage of development, one decade witnesses here. The reason for this growth is not hard to find. It lies in the enormously productive land of Logan County, the paradise of the farmer, just as it has been the home of the sheep-raiser, when the settlements were fewer and farther apart. The sheep industry still claims the attention of the large rancher.

Logan County has a number of large ranches, among them the horse ranch of Sears & Sons, near Oakley; farther south, on the Smoky Hill River, the Rochester Cattle Company's and Hathaway's; Ziegler's on the Smoky Hill, in Township 14, Range 33; Nudd's, on the south line of the county, in Township 15, Range 33; Stannard's horse ranch, in Township 12, Range 34; Reed's on the Twin Butte Creek, in Township 15, Range 36; and H. F. Teeter's, on the North Fork of the Smoky Hill, in Township 11, Range 37. But it is not in the line of live stock that Logan County excels, nor is its future to be gauged by the sheep industry. Blessed with a soil of unequalled fertility, of ideal composition for wheat raising, it is destined to become a land of small holdings, well filled, and yielding ample returns to her farmers. In evidence of this, in a county that twelve years ago had no existence, we quote from the Report of State Board of Agriculture for 1892: Logan County had 34,617 acres in winter wheat,

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which yielded 519,255 bushels; of spring wheat 9,848 acres, producing 98,480 bushels; and 3,517 acres, gave 70,340 bushels of oats; of rye there were 3,750 acres, and 48,750 bushels. There were but 342 acres in barley, but the product was 10,260 bushels; 87 acres in flax netted 522 bushels of seed; 241 acres were in broom-corn, and 3,287 in sorghum. In 1892, in Logan County, there were 2,328 horses, 271 mules, 2,117 milch cows, 5,582 other cattle, 1,826 sheep, and 766 swine.

The Union Pacific Railway offers for sale a continually decreasing body of land in Logan County, and the home-seeker who would surround himself with all the advantages of an older civilization, and secure for himself and his posterity an unsurpassed home amid the golden wheat-producing prairies, would do well to give Logan County a large share of his attention, while on his tour of investigation.

### SHERMAN COUNTY.

Sherman County lies next to the Colorado border, and presents the same topographical features as the adjoining counties. Great stretches of wheat land lie waiting for the pioneer to turn over the sod and wait the harvest of yellow grain. In the southern half unequalled opportunities wait the settler. In 1880, Sherman County had a population of 13; in 1890, it had 5,261. Goodland City, the county seat, has over 1,200 population. In 1892, the county had 3,179 horses, 298 mules, 2,934 milch cows, 4,954 other cattle, only 26 sheep, and 2,468 swine. Of winter wheat, 10,387 acres produced 228,514 bushels, and 49,833 acres of spring wheat threshed 847,161 bushels; 4,501 acres in oats resulted in 148,533 bushels; of rye, 8,275 acres and 148,950 bushels; and over 95,000 bushels of barley was the crop from 2,789 acres. Well watered and possessed of every natural advantage conducive to the success of well-directed agriculture, the southern half of Sherman County is presented to the attention of the home-seeker, with the belief that among the thousands of acres of Union Pacific land a selection for a home can certainly be made to advantage.

### WALLACE COUNTY.

Wallace County is in the extreme western portion of the state, and has a population of 2,468. It is cut squarely in two by the Union Pacific Railway. Wallace City has a population of 350, and Sharon Springs City 178, by the census of 1890. Weskan is a thriving little town within four miles of the Colorado line. Wallace County also has a number of large, flourishing ranches—among them Robidoux's, on the Smoky Hill, in Township 11, Range 38; Stevens Bros. and J. M. Haley's, on Turtle Creek, in Township 12, Range 38; Madigan's on Turtle Creek, in Township 11, Range 39, established in 1868; the Pleasant Valley Ranch of T. S. Hays, adjoining Wallace Station

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and the old Fort Wallace Military Reservation, with the water-works for the station; H. A. Clark's ranch, on Rose Creek, in Township 14, Range 39; W. Holmes' sheep ranch, on Turtle Creek, in Township 11, Range 40; M. Kershner's, on Goose Creek, in Township 12, Range 41; James Yoxall's, on Eagle Tail Creek, in Township 14, Range 41; S. D. Yoxall's large sheep ranch, on the Smoky Hill, in Township 13, Range 42; McLean's, in Township 11, Range 42, on Goose Creek. Twelve miles south of Weskan there is a prosperous settlement of Swedes at a place named Stockholm in honor of their native land.

In Wallace County there is ample room for the home-seeker, on land that has never failed to produce a crop adapted to its conditions. In 1892, Wallace County had 12,078 acres in winter wheat, yielding 205,316 bushels; in spring wheat 12,041 acres, and 156,533 bushels; 1,435 acres of oats, making 38,745 bushels; 2,109 acres of rye, producing 27,417 bushels; 2,047 acres of barley, returning 59,363 bushels; 71 acres in flax, making 497 bushels; 920 acres of broom-corn, and 2,407 acres of sorghum. She had 1,454 horses, 171 mules, 1,450 milch cows, 3,807 other cattle, 8,361 sheep, and 586 swine.

The experienced agriculturalist will notice the number of sheep, and the consequent large bodies of land ready for the home-seeker. There is, perhaps, no other county along the line of the Union Pacific, in Kansas, in which such possibilities lie waiting for the farmer. The land in Wallace County is a practically inexhaustible wheat soil, and the returns of those who have put out their land in this cereal, show conclusively that at the price at which the land may be bought of the railroad, one crop will pay for the whole purchase. In connection with Wallace County it might be said, as well as of the others mentioned in this pamphlet, that if the reader is not a farmer, but an artisan, there is perhaps no better opening for any trade than in these western villages and towns. Many of them are without a shoemaker, blacksmith, or kindred worker.

One remarkable fact in Wallace County, and in all Western Kansas, and which the intending settler would do well to weigh heavily in its favor, is the healthfulness of the climate. Good water, pure air, and moral surroundings, are characteristic of the high altitudes of these western plains.

### OTHER COUNTIES.

Immediately south of Wallace County are Greeley and Wichita Counties, on the northern borders of which railroad land may be had in all respects identical in productiveness with that of the surrounding counties. In neither of the counties of Greeley or Wichita need the home-seeker search long for an ideal resting place.

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### KANSAS KERNELS.

#### CORN IS KING.



**Y**ES, a good title for this American grain, American in its wonderful development in the past century; American in its characteristics of speedy growth, importance in the world, and the great possibilities in its production. The total corn crop of the country for the year 1888 was 2,000,000,000 bushels, and Kansas, on a little over 5,000,000 acres, raised 168,000,000 bushels, or about one-twelfth of the whole amount.

See the rapid increase in Kansas of the production of this cereal:

In the year 1874, 1,000,000 acres raised 15,000,000 bushels.  
In the year 1880, 3,500,000 acres raised 101,000,000 bushels.  
In the year 1886, 5,000,000 acres raised 139,000,000 bushels.  
In the year 1888, 5,150,000 acres raised 168,500,000 bushels.  
In the year 1889, 7,500,000 acres raised 276,520,000 bushels.

This immense crop is fed at home, on the small farms and on the large ranch, to cattle, hogs, sheep, horses, and poultry. The ranchman can afford to buy thousands of bushels right at home, at a fair price, and, feeding it to his cattle and hogs, still realize a good profit. He has a first-class market in Kansas City all the year round.

#### WHEAT.

Kansas has, for several years, maintained a good record in the list of wheat-producing States. She has raised more wheat to the acre, and more in the aggregate, than even such fertile and well-tilled States as Illinois, Indiana, Ohio and Pennsylvania, in the same latitude. In 1889 she led the Thirteen wheat States in general average, as quoted by the official report from Washington, which gives the following averages of the 1889 crop for fall wheat, and the States given are the thirteen of considerable production of that article.

#### HERE IS THE LIST.

Kansas.....	18.4 bushels to acre.
Illinois.....	16.0 bushels to acre.
Michigan.....	14.7 bushels to acre.
Indiana.....	14.7 bushels to acre.
Ohio.....	14.6 bushels to acre.
Minnesota.....	14.6 bushels to acre.
Wisconsin.....	14.2 bushels to acre.
New York.....	13.8 bushels to acre.
Iowa.....	13.1 bushels to acre.
Missouri.....	13.0 bushels to acre.
Pennsylvania.....	12.3 bushels to acre.
Nebraska.....	12.0 bushels to acre.
Dakota.....	8.0 bushels to acre.

#### OATS.

For stock feed and to manufacture in oatmeal, Kansas produces of this grain a bountiful crop.

In the year 1880, 477,000 acres raised 11,484,000 bushels.  
In the year 1885, 890,000 acres raised 30,000,000 bushels.  
In the year 1888, 1,656,000 acres raised 54,668,000 bushels.  
In the year 1889, 1,800,000 acres raised 72,000,000 bushels.  
In the year 1890, 1,227,000 acres raised 29,175,000 bushels.  
In the year 1892, 1,559,000 acres raised 43,723,000 bushels.

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### NUMBER OF FARM ANIMALS.

YEAR.	Cattle.	Horses and Mules.	Sheep.	Swine.
1875.....	703,000	227,000	106,000	292,000
1880.....	1,115,000	410,000	426,000	1,280,000
1886.....	2,000,000	650,000	652,000	1,900,000
1888.....	2,361,000	789,000	402,000	1,433,000
1890.....	2,201,000	684,000	351,000	1,190,000
1892.....	2,340,000	884,000	241,000	1,605,000

### CREAMERIES.

A large number have lately been established, and find a ready sale for all the butter and cheese they can produce. The farmer in Kansas is especially benefited by them, by receiving the ready cash for his milk product.

### HOW THEIR MILEAGE INCREASES.

#### WE REFER TO KANSAS RAILROADS.

In 1880, there were..... 3,000 miles in operation.  
In 1884, there were ..... 4,500 miles in operation.  
In 1886, there were ..... 5,000 miles in operation.  
In 1888, there were ..... 8,600 miles in operation.  
(And Kansas led all the States in railroad building in 1888.)  
In 1889, there were ..... 8,652 miles in operation.  
In 1890, there were..... 8,721 miles in operation.  
In 1891, there were..... 8,901 miles in operation.

### THE "FARTHEST WEST."



THE country from Ellis westward to the State line, 300 to 444 miles from Kansas City, is, in fact, the eastern part of the "Plains," so often described by the early California and Colorado emigrants. Since the times when these first path-finders struggled through it, an immense development has taken place, and as its nature and conditions become better understood, it is bound to grow to be a wonderfully rich territory. The "lay of the land" leaves almost nothing to be desired; the surface is often, by whole townships, without a single break in its smooth, almost level, well-sodded prairie stretches, very gently sloping—first in one, then in another, direction—with a uniform and steady rise toward

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the Colorado line. In Ellis, we are 2,056 feet above sea level, and at Weskan, four miles from the State line, 3,803 feet.

The soil is a very fertile clay loam, the very perfection of "wheat land." The top and subsoil are rarely separated by a line of sharp definition; the rich, brown, granular surface soil may be followed downward often for several feet before the subsoil can be made out with certainty.

The climate is that of an elevated region; here spring-time comes two or three weeks later than in Eastern Kansas, and the fall correspondingly earlier; nevertheless, the growing season is in all respects ample for most of the crops of the temperate region, including such semi-tropical plants as corn and sorghum. Rains come generally in sudden showers, sometimes very heavy and accompanied by hail.

Wheat, rye, and oats, which get the benefit of all the spring rains, are much more successfully grown than corn, whose period of growth extends through all summer and fall. Sorghum, in all its varieties, is the favorite crop; its stalks and blades make the best provender and give a crop two or three times as great as that obtained from timothy, to say nothing of the sugar and syrup it furnishes; the seeds of many varieties, like Kaffir corn, milo maize, etc., are equal in yield to Indian corn and superior to it for many uses to which corn is put. Broom-corn is sure to prove a profitable crop in this Western, as it long has been in Central Kansas.

All through this western country are to be found young and growing towns, in all of which are school opportunities unexcelled in any of the older States, and every village has its churches. It is often a matter of surprise to the Eastern man to find all the concomitants of civilization in the West, present even to a greater extent than in the East. Colleges abound, schools are everywhere to be found. The church at home, which was left with regret for the far West, is found with a greater membership, and new methods and increased zeal. The glare of the electric light, and the whirr of the motor car are seen and heard in towns such as would not even dream of similar improvements in the East. But his wonder will increase as he witnesses the vast piles of golden corn and wheat, often heaped on the earth for lack of proper storage. Architecture in the larger towns will be found, that might enrich the oldest city of the East. The busy, hustling, hurrying people, cause him to stand aside and wonder how these things can exist, and what the end thereof will be. It is not within the scope of prophetic vision, to say what the future of this great inland empire will be.

Happily the remote future does not concern us. It is of today that the worker must think, and for tomorrow he should provide. The conviction is forced upon one, that for the tiller of the soil there is no place on earth where

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competency can be better sought, or more readily found, than in this western country, even in the land of sunflowers and sunshine, of which this pamphlet is descriptive. Every reader now on the shady side of life, would have been on the high road to wealth, had he come West years ago. The moral is plain. What Ohio, and Illinois, and Iowa are today, Kansas, Nebraska and Colorado will be in the next few decades. In the march of improvement, the laggard is ever left behind. Let no reader hoping for a home of his own, delay longer. Communicate with any of the people, whose addresses are in this book, and be put on the highway to health, wealth, and wisdom.

### STATISTICS.

COUNTY.	Population.				Valuation for Taxation.		
	1887	1888	1889	1890	1888	1889	1890
Thomas.....	5,629	6,174	5,445	5,532	\$1,646,236	\$1,986,594	\$1,537,659
Logan.....	.....	3,540	3,529	3,377	1,603,986	1,344,394	1,344,638
Sherman.....	3,879	5,115	5,902	5,220	1,220,379	982,716	1,224,578
Wallace.....	.....	2,644	2,541	2,463	1,125,091	1,087,954	1,043,353

COUNTY.	Wheat, Bushels.				Rye, Bushels.			
	1887	1889	1891	1892	1887	1889	1891	1892
Thomas.....	17,208	93,249	773,980	940,424	27,084	126,282	111,150	92,624
Logan.....	410	46,605	374,440	617,735	1,504	34,594	35,808	48,750
Sherman.....	2,079	30,080	358,382	1,075,675	23,595	78,696	114,226	148,950
Wallace.....	.....	5,268	138,659	361,849	.....	9,405	21,828	27,417

COUNTY.	Corn, Bushels.						
	1887	1889	1891	1892	1887	1889	1891
Thomas.....	121,308	838,880	501,929	436,128	.....	.....	.....
Logan.....	24,180	333,720	169,452	86,916	.....	.....	.....
Sherman.....	113,160	1,037,246	518,780	435,116	.....	.....	.....
Wallace.....	.....	101,950	145,100	104,839	.....	.....	.....

COUNTY.	Sorghum, Acres.				Broom-Corn, Pounds.		
	1887	1889	1891	1892	1887	1889	1891
Thomas.....	3,112	8,139	5,720	3,233	414,000	385,800	453,000
Logan.....	1,389	6,436	3,841	3,287	226,800	214,200	145,000
Sherman.....	1,918	6,750	6,061	4,549	105,000	584,400	1,438,000
Wallace.....	.....	2,734	3,665	2,407	.....	193,300	355,000

COUNTY.	Cattle.				Horses.				Sheep.			
	1887	1889	1891	1892	1887	1889	1891	1892	1887	1889	1891	1892
Thomas.....	4,480	8,122	7,253	8,421	2,727	3,025	2,814	3,349	1,267	277	3	90
Logan.....	1,469	5,433	6,750	7,700	754	1,944	1,846	2,328	120	446	1,363	1,823
Sherman.....	1,844	5,644	7,374	7,888	1,600	2,590	2,829	3,179	22	8	18	26
Wallace.....	.....	2,795	5,367	5,257	.....	659	1,175	1,454	.....	1,950	6,707	8,361

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### UNION PACIFIC RAILWAY COMPANY'S LANDS FOR SALE IN KANSAS.

JANUARY 1, 1893.

COUNTIES.	Number of Acres for Sale.	PRICE PER ACRE.	
		Lowest.	Highest.
Johnson	85	\$10 00	\$20 00
Douglas	6	6 00	10 00
Pottawatomie	402	6 00	10 00
Wabaunsee	268	6 00	10 00
Riley	659	6 25	10 00
Geary	6,786	6 25	8 00
Dickinson	21	6 00	10 00
Clay	322	6 00	12 00
Saline	6,811	6 00	12 00
McPherson	1,045	6 25	13 50
Lincoln	712	6 00	10 00
Ellsworth	12,747	5 00	15 00
Rice	2,082	8 00	15 00
Osborne	6,289	4 00	10 00
Russell	56,236	4 00	12 00
Barton	1,811	6 50	10 00
Rooks	9,596	5 00	7 50
Ellis	66,720	4 00	10 00
Rush	1,090	6 00	11 00
Trego	13,519	5 50	10 00
Gove	29,510	4 00	7 50
Thomas	112,995	4 50	15 00
Logan	197,611	4 50	15 00
Wichita	2,442	5 50	6 00
Sherman	31,318	3 50	6 50
Wallace	140,730	4 50	15 00
Greeley	18,083	4 50	7 00

#### TERMS OF SALE.

TEN YEARS' CREDIT.—One-tenth of the purchase money is paid at the time of sale. At the end of the first year, no part of the principal is due; but interest, at the rate of 7 per cent. per annum, is paid on the deferred principal. At the end of the second year, and each year thereafter, one-tenth of the principal is due, together with interest on deferred amount, at the rate of 7 per cent. per annum.

EXAMPLE.—One hundred and sixty acres, sold March 1, 1892, at \$4 per acre, \$640. Payments would be due as follows:

PAYMENTS.	When Due.	Principal.	Interest.	Total.
First	March 1, 1892	\$ 64 00	.....	\$ 64 00
Second	March 1, 1893	.....	\$ 40 32	40 32
Third	March 1, 1894	64 00	40 32	104 32
Fourth	March 1, 1895	64 00	35 84	99 84
Fifth	March 1, 1896	64 00	31 36	95 36
Sixth	March 1, 1897	64 00	26 88	90 88
Seventh	March 1, 1898	64 00	22 40	86 40
Eighth	March 1, 1899	64 00	17 92	81 92
Ninth	March 1, 1900	64 00	13 44	77 44
Tenth	March 1, 1901	64 00	8 96	72 96
Eleventh	March 1, 1902	64 00	4 48	68 48
Total		\$640 00	\$241 92	\$881 92

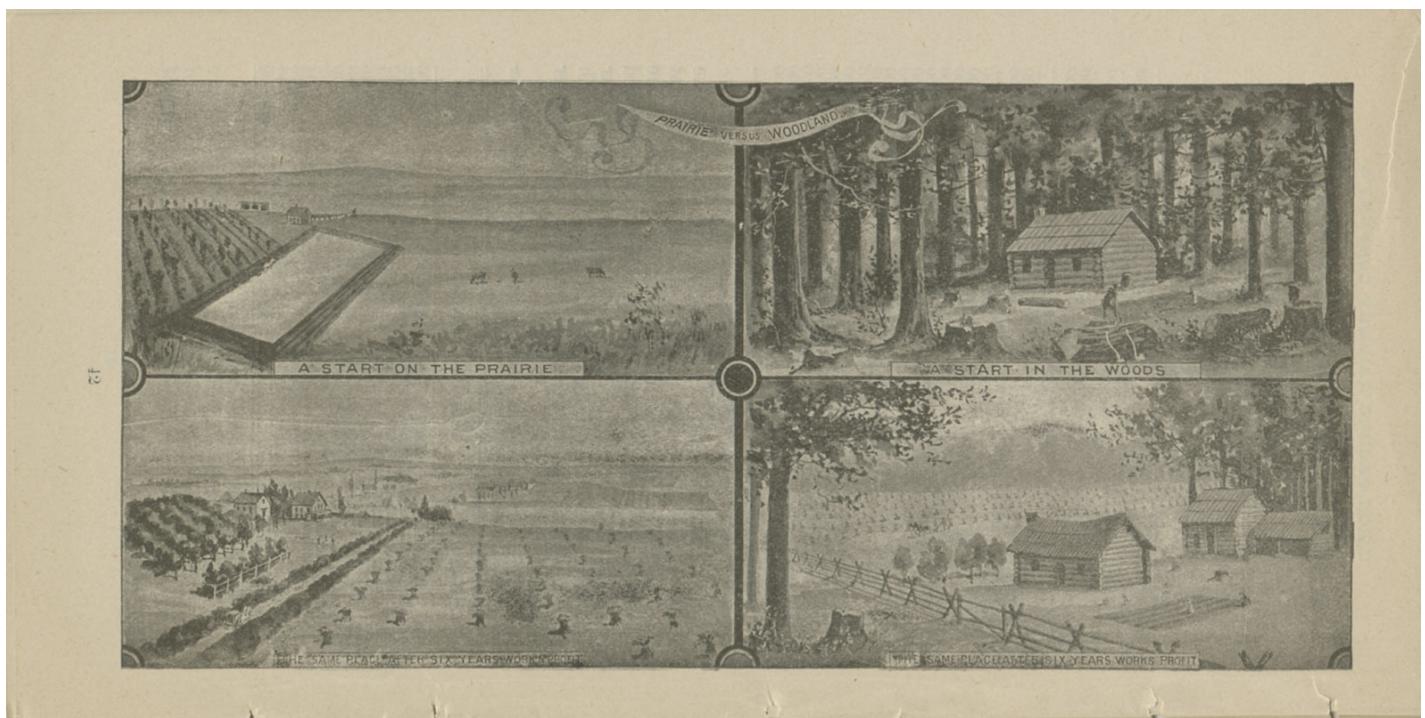
No discount allowed for cash.

Contracts may be paid up in full at any time before maturity, and interest will be charged only to the date of final payment; but no discounts will be granted in case of anticipated payments.

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**REBATE ALLOWED.**—Purchasers of land in Thomas, Gove, Logan, and counties west thereof, in Kansas, who settle on the land and erect a habitable dwelling thereon, within two years from date of contract, will be allowed a rebate of 20 per cent. of the price of every acre cultivated by sowing or planting in a good farmer-like manner within that time. Satisfactory evidence of breaking and cultivation must be furnished to the land commissioner before the expiration of two years from the date of sale, and the rebate will be credited when the next succeeding principal payment is being made.

### HOW TO ENTER KANSAS.

#### THE KANSAS CITY GATE,

1038 UNION AVENUE.

To the person living south of or in the southern half of Ohio, Indiana, Illinois, or in Missouri, we would say: Be sure to enter KANSAS at the SOUTHERN GATE—KANSAS CITY.

There are many lines leading thitherward, and you can secure best of accommodations on all lines centering at that point.

#### REFUNDING FARE ON LAND PURCHASES.

When purchasing your railroad ticket, have the ticket agent give you a receipt showing the amount of fare paid and describing the ticket which you hold, and if you purchase railroad land, send the receipt with the application and down-payment to the Land Commissioner at Omaha. This will entitle you to a refund of a portion of the railroad fare paid by you, as follows:

If you buy 320 acres, you will receive a check for the full amount of fare paid over the Union Pacific Railroad.

A purchase of 160 acres will entitle you to one-half of such amount, and a purchase of eighty acres to one-fourth.

#### THE OMAHA GATE,

COR. NINTH AND FARNAM STREETS.

To the person living north of or in the northern half of Ohio, Indiana, Illinois, or in Michigan, Wisconsin, or Iowa, we would say: Be sure to enter KANSAS by the

#### NORTHERN GATE—OMAHA.

There are many lines leading thitherward, and you can secure best of accommodations on all lines centering at that point.



*A Cattle Ranch on the Lower Smoky Hill.*

### LAWS

*Relative to Acquiring Title to Government Lands.*

#### HOMESTEAD—WHO CAN HOMESTEAD.

Any person, a head of a family, of whatever age.

Any person over twenty-one years of age.

If they are citizens of the United States, or have declared intentions to be, can homestead 160 acres or less.

But no one owning more than 160 acres of land in the United States can homestead.

#### HOW TO MAKE THE ENTRY.

No settlement required before filing application. Must appear at the United States Land Office in person, and present filing and affidavit, and pay \$10 on 160 acres, or \$5 on eighty acres.

Must begin residence within six months, build a habitable house, have ten acres of ground broken by the end of five years.

Must not be absent from land over six months at a time, and the intention of the law is to actually reside on the land continuously.

Must prove up within two years from close of the five years.

Must appear at land office in person, and pay the final commissions, \$4 on 160 acres, or \$2 on eighty acres.

#### COMMUTING A HOMESTEAD:

After fourteen months' residence, if party does not wish to reside on the land five years, they may make proof of continuous residence and cultivation during the fourteen months, and pay for the land at \$1.25 per acre, and receive patent.

#### SOLDIERS' CLAIMS.

Any soldier who served ninety days in the war of the rebellion, can, by power of attorney, or in person, file on a quarter-section of Government land by paying \$2; this will hold it six months, during which time he must file his homestead papers in person, paying the regular homestead fee, \$14.

He must reside on the land five years less the term of his service, or his enlistment term, should he have been discharged for disability: but in every case, he must live at least one year on the land, and, when residence is completed, pay \$4 and receive patent, any time within two years, as in case of homestead.

#### THE GOVERNMENT LAND OFFICES IN KANSAS.

For full information regarding the public lands in the northern part of the State address: Register U. S. Land Office at

SALINA, for the counties of Ellsworth, Lincoln, and Russell.

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WA KEENEY, for the counties of Ellis, Graham, Trego, Ness, Gove, Lane, and the far west counties.

KIRWIN, Phillips County, for the counties of Osborne, Rooks, Graham, and Norton.

OBERLIN, Decatur County, for Decatur, Sheridan, part of Graham, and other far northwest counties.

Correct list of public lands subject to entry January, 1892:

Rush County.....	40 acres.
Ellis County.....	15,600 acres.
Rooks County.....	2,020 acres.
Graham County.....	560 acres.
Trego County.....	9,360 acres.
Ness County.....	2,440 acres.
Sheridan County.....	1,900 acres.
Gove County.....	25,120 acres.
Lane County.....	8,680 acres.
Thomas County.....	480 acres.
Logan County.....	36,680 acres.
Scott County.....	11,800 acres.
Sherman County.....	4,720 acres.
Wallace County.....	45,430 acres.
Wichita County.....	1,760 acres.
Greeley County.....	14,280 acres.

### WASTED OPPORTUNITIES.

FARMERS IN THE EASTERN AND MIDDLE STATES PAYING EVERY YEAR, AS RENT, THE PRICE OF A FARM IN KANSAS.

MANY farmers in Iowa, Illinois, Indiana, and Ohio are renting farms and paying prices so high that they are unable to save any money or better their condition. They look longingly to the West, the place of low prices for land, and of rapid increases in value; but are either kept at home by fear of taking the chances on a change to a new country, or a lack of sufficient ready funds to start with.

It is for these farmers that this article is especially intended. They are now paying \$3, \$4, and, in some instances, \$5 per acre as rent for farming land, and at the end of the year find the rent has taken all their profits, and they are fortunate if they have obtained a living without falling in debt. If they succeed in saving a little money by hard work and careful saving, they find the price of the land about them so high that they can not buy, and one year of sickness or bad crops will see their profits and savings swept away.

Such men are only living and working for the benefit of others. They can not make a home, and all the additions and improvements made to their farm and farm-buildings only add to its value for the owner and place the purchase farther beyond their reach.



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How can they better themselves, own their own farms, obtain the benefit of their own labor in improvements, and make a home which they can enjoy, and the ownership of which will enable them to leave their families in comfort and independence? We answer: By going to the West, where a farm can be purchased for the amount they pay out each year as rent; where the soil is better and the markets are as good. Kansas offers many such opportunities, where rich and fertile land, capable of producing twenty-five bushels of wheat or forty bushels of corn to the acre, may be purchased at \$5 an acre, or even less.

To those who hesitate to leave their rented homes—no not homes; living places—in the East for fear they will find a wild, pioneer country, where they will have no advantages of schools, churches, or society, we say: There are thousands who have taken the chances ahead of you, and you will reap the benefits of their work. The school system of Kansas is not surpassed in any State, and there is no district in Kansas where you will not find the advantages of schools, churches, society, and markets that you want, and, in many cases, with better facilities than you now have in the East.

To those who fear to start out for themselves without more ready money, we say: You do not need much. The terms of purchase of lands in Kansas are extremely liberal, and were especially designed for you. You can purchase 160 acres of the best land at \$5 per acre, and the cash payment required for this is only \$80, or 50 cents per acre. The second year only an interest payment of  $3\frac{1}{2}$  cents per acre is required, and altogether you have ten years in which to pay for your land. In no one year is a cash payment of over  $8\frac{1}{2}$  cents per acre required, as against \$5 per acre you pay rental now, and at the end of ten years, the land upon which you have made your improvements, and which you have cultivated into a high state of production, with a large consequent increase in value is yours. Have you ever stopped to compare the results of ten years thus spent in the East and West? Look at the figures themselves. They are more convincing than language. For a farm of 160 acres, you pay in ten years:

IN THE EAST.

Rental, at \$4 per acre.....	\$6,400.00
(At the end of ten years, you have no land nor improvements.)	

IN KANSAS.

Purchase price, at \$5 per acre, with interest on deferred payments at 7 per cent.....	\$1,102.40
Difference in cash in favor of the West.....	\$5,297.60

In addition to which, at the end of the ten years, the Western farmer owns the land, with all the improvements placed upon it, and with the increase in value which comes to all Western land by the increase of population and growth of business during such a period. Eastern farmers can not form an opinion as to the value of such increases. Their lands do not vary in value from year to year except

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for the improvements placed upon them. In the West, there is a constant and steady increase in value as the tide of population moves farther west, and the former frontier points become centers of business. Farm lands, on an average, have increased in value in Eastern Kansas and Nebraska in the past ten years from \$10 to \$25 per acre, and in this were only repeating the experience of Illinois and Iowa when they were first settled, and there is no reason to doubt a similar experience in Western Kansas. The saving in cash, as shown above, is sufficient to erect good farm-buildings, and thoroughly stock a farm. It is impossible to think anyone can hesitate about making a change when he sees the figures.

The unsold lands in Kansas are fast disappearing. There is not much time now to stop and consider, or your opportunity is gone.

### FREIGHT RATES—EMIGRANT MOVABLES.

#### RATES FROM KANSAS CITY OR LEAVENWORTH.

Freight rates on emigrant movables, car loads, minimum 20,000 pounds, from Kansas City or Leavenworth, are as follows: To Ellsworth and all stations between Ellsworth and Hays, \$40 per car load; to Ellis, \$42; to Oakley and all stations to, and including McAllaster, \$50 per car load; to stations on the Salina extension to, and including Shipton, \$35; to Culver, \$36; to Tescot and Lincoln Centre, \$37; to Vesper and Waldo, \$38; to Iavamar and Carll, \$40; to Tasco, \$42; to Hoxie, \$46; to points between Colby and Oakley, \$50; to Wallace and Weskan and intermediate points, \$50; to points west of Weskan, including Cheyenne Wells, \$55.

The term "Emigrant Movables" will apply on straight car loads of household goods, or mixed car loads of household goods, second-hand farm implements, and vehicles, trees, shrubbery, live stock, not to exceed ten head. Lumber and shingles, not exceeding in the aggregate the equivalent of 2,500 feet of lumber; fence posts, not exceeding 250 in number; or a portable house, and property included in the outfit of intending settlers; but does not include doors, sash, blinds, provisions, grain, (unless intended for seed, or for feeding animals while in transit) general merchandise, nor any other articles intended for sale or speculation.

For full information in regard to rates on freight, apply to nearest local agent of nearest railway, or address

J. A. MONROE,

Freight Traffic Manager, Omaha, Neb.

### PASSENGER RATES.

Local passenger rates between all points in Kansas are 3 cents per mile.

Each passenger must be provided with a ticket. In the event of a disagreement with conductors in regard to tickets required, privileges allowed, etc., passengers should

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recognize conductor's authority, taking receipt for amount of fare paid, and refer the matter to the Passenger Department for adjustment, as the conductor has no discretionary power, being governed by rules he can not change. Through tickets to principal points reached via Union Pacific are on sale at all important railway stations in the United States and Canada, and passengers are allowed sufficient time to purchase or exchange tickets, check baggage, change cars, etc., after arrival of all trains at Kansas City and Council Bluffs Union Depots, previous to departure of Western trains.

Children under 5 years of age require no tickets; under 12, half tickets; and 12 and over, full tickets.

### BAGGAGE RATES.

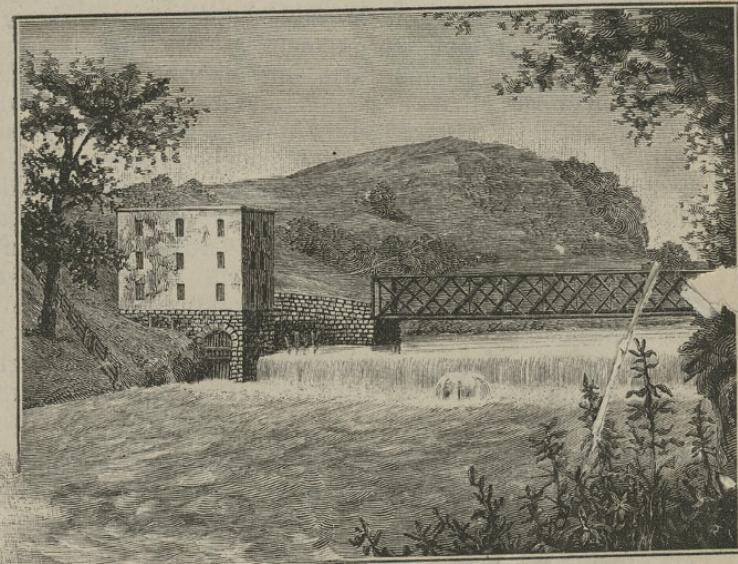
The free baggage allowance is 150 pounds on each full ticket, and 75 pounds on each half ticket of any class, to all railroad points. Baggage may be checked through from all points in the United States or Canada to Union Pacific Railway points (or beyond), including the Pacific Coast. The Union Pacific was the first line west of the Missouri River to inaugurate this system.

Extra baggage per 100 pounds, to local points on the Union Pacific, is 12 per cent. of the first-class fare.

Members of the same family can pack their usual allowance of baggage in one or more trunks, provided no trunk exceeds 250 pounds in weight.

For further information relative to passenger rates call upon your nearest railway agent, or address

E. L. LOMAX,  
General Passenger Agent. Omaha, Neb.



*Mill and Dam near Junction City.*

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