

Kansas as she is

Section 1, Pages 1 - 30

This is an emigrants' and settlers' guide containing information on living in the state of Kansas. The guide reports on various topics such as the state's climate, its cities and towns, railroads, and the character of its people.

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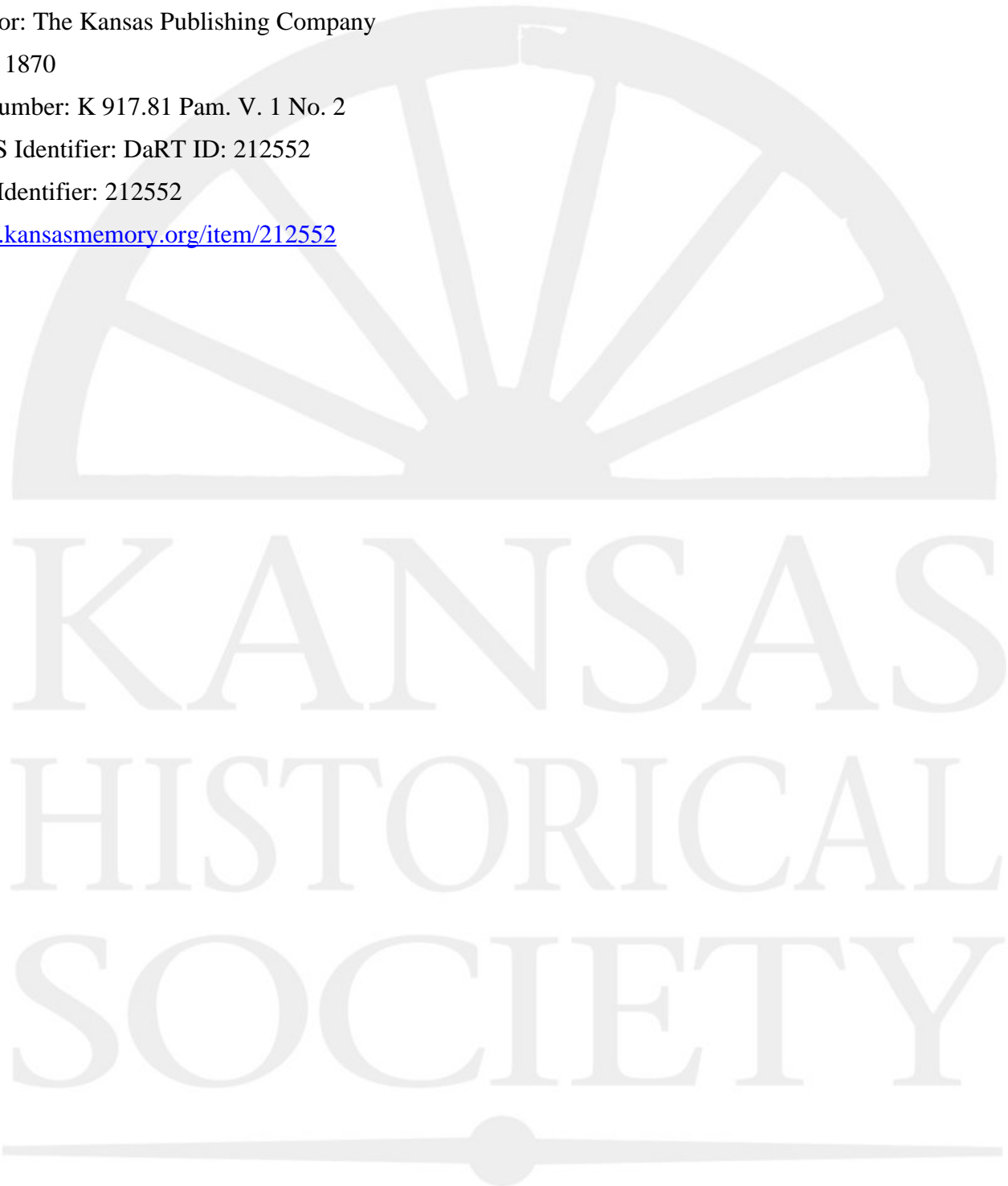
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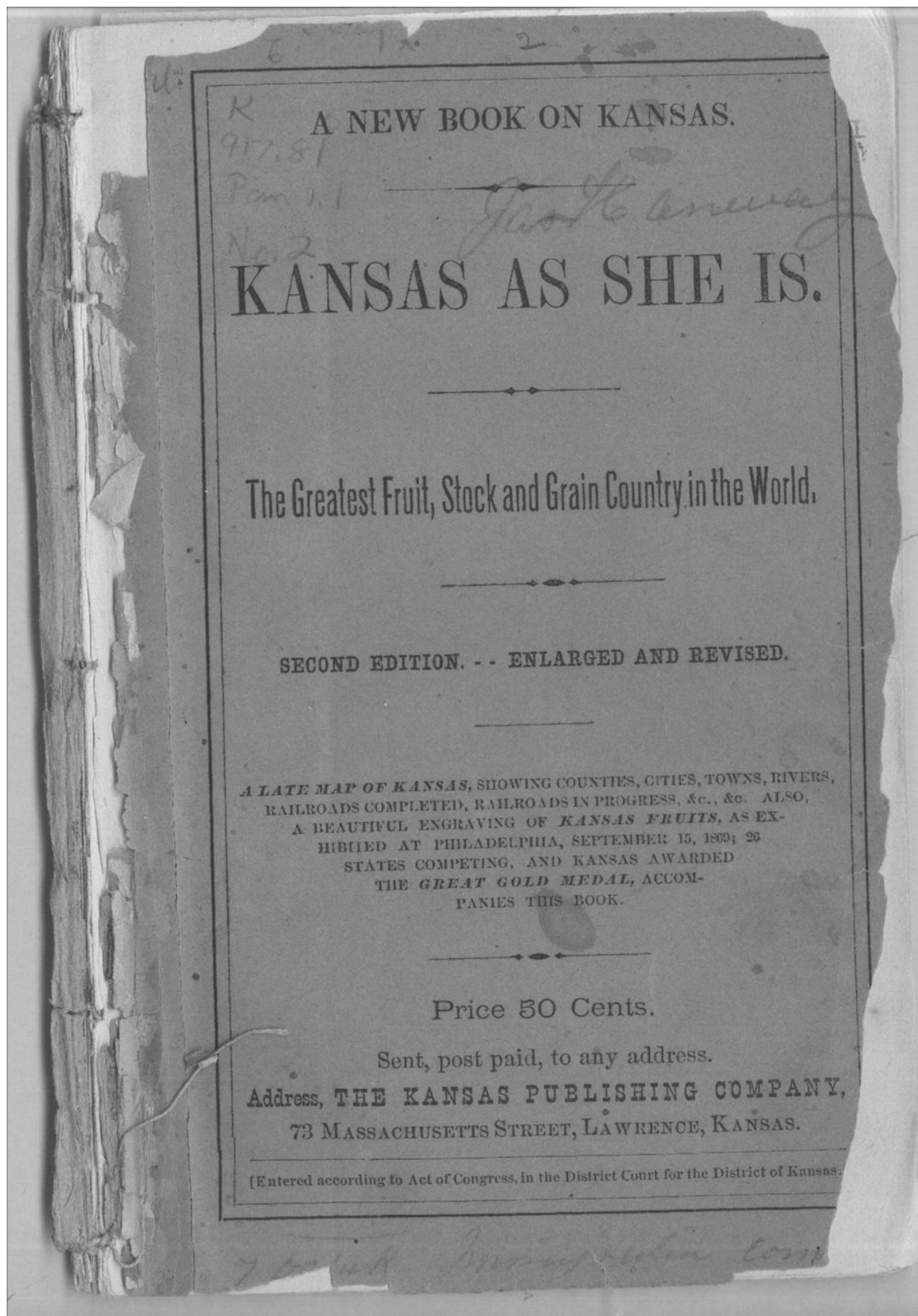
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WESTERN HOME JOURNAL:

THE GREAT KANSAS PAPER.

Published Weekly, at Lawrence, Kansas, by

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T. D. THACHER, and
M. W. REYNOLDS,
EDITORS AND PROPRIETORS.

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KANSAS STATE
HISTORICAL SOCIETY
SOME GENERAL PRACTICAL INFORMATION

IN REGARD TO THE

"Great State of Kansas."

The Greatest Fruit, Stock and Grain Country in the World.

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LAWRENCE, KANSAS.

1870.

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INTRODUCTORY REMARKS.

The writer having interested himself in *Kansas* affairs, has endeavored, without prejudice, in presenting the following sketches of Kansas, to set forth reliable, practical information respecting the different portions of this great State. He is frequently applied to by intending emigrants and others, for "Kansas information," and many times, too, of the most simple and primary character. To reply by letter to a multitude of inquiries of this order, entails on him a somewhat monotonous correspondence, as well as costly, while to take no notice of their communications would be uncivil. Therefore he adopts the plan of just throwing together what may be called the leading "facts and figures" of the *Great State of Kansas*, so that at trifling cost or trouble they may be sent in satisfactory reply, it is hoped, to the thousands who desire to know something in regard to our State before emigrating to it, and at the same time it is believed that they may not prove unacceptable to those who, without any idea of emigrating, may, nevertheless, desire to see the *outlines* of a young State, calling herself, with prophetic aspirations, nothing less than "*The greatest Fruit, Stock and Grain Country in the World.*" He has sought to outline *Kansas as she is*, and believes that all which is stated about her herein, is substantially and fundamentally accurate and true. While he has copied from various late official publications, he has seldom done so without permission, and has intended invariably to fortify such extracts by citing the authority from which they were taken. He has heartily to thank the many throughout the State, who have so promptly answered his letters of inquiry. His aim is that this little book shall be a *practical one*, and at trifling cost. Books costing three to four dollars are too expensive for the masses of the people; and after all, many times do not contain the practical information desired. He hopes it will be kindly received, and that it may benefit those who seek *new homes*, and promote the good of our State.



FREE HOMESTEADS IN THE GARDEN OF THE WORLD.

Everything indicates that immigration to the United States, and from the older States to the new States of the Far West, will be greater the coming season than ever before. Hard times in Europe and the Eastern States are beginning to be felt by the poorer classes, and many thousands will be driven by the need of labor to seek localities where labor is plenty, living cheap, and homes free. ALL SUCH WE INVITE to KANSAS. Here labor is in demand; here living is cheap; here homes are free. The homestead act throws open to settlers thousands of acres of unoccupied land in Kansas—a gift from the Government to the poor. No OTHER COUNTRY UNDER THE SUN OFFERS SUCH INDUCEMENTS TO THE TOILING MASSES, and enables all her citizens, “without money and without price,” to become independent lords of the soil.

Under the homestead law, a farm is within the reach of the humblest citizen. KANSAS OFFERS TO-DAY THE MOST INVITING FIELD OF LABOR OPEN TO INDUSTRY, and we invite all who can to come and enjoy it with us.

The Great State of Kansas.

KANSAS.

Kansas is one of the youngest and largest States in the Union. It was admitted as a State January 29th, 1861, with a population of 107,000, which is now estimated at 400,000, and increasing very rapidly. The State embraces an area of nearly 57,000,000 acres of land, of which, according to the authorities of the General Land Office, about 40,000,000 are yet unsold and open to settlement.

No State in this Union has a brighter future than Kansas. It was settled by a different class of persons from that of any other new State. The contending elements of slavery and anti-slavery brought to our Territory only a class of minds the most fearless, determined and energetic. The conflict was so terrible that none but the best class of minds could endure to the end. It has all passed, and leaves those minds, made purer by the conflict, to develop our young State, until she is fast becoming *the* State of the Union. From 1855 until 1860 the war for slavery was waged, but the glorious old Free State banner triumphed. One year of severe drouth followed. Then commenced the four-years' war of the rebellion, when our people suffered by the sword and torch as few others suffered. After passing through all these things we still have half a million people within our border; princely dwellings, bearing orchards and fields of wheat that lead one to think of the ocean as it waves. We have farms, in all their appurtenances, vieing with the richest fields of the East; but still we



have just begun to grow. The future will disclose the fact that *Kansas will be the greatest, the richest, and most desirable State in the Union.*

What a glorious future stands up in glowing colors before us! She is fast becoming known and appreciated by the thousands that are on the march westward. Thousands of the intelligent, industrious and enterprising have already selected their future homes in this fine State within the last few months, and the cry is, "Still they come!" Each of these late settlers is writing to his friends and relations, and the common report is, "that the half has not been told in favor of Kansas." Crops were never better in any State, than they now are in Kansas. The harvest is great, and the yield is bountiful. Prices are liberal, and every inhabitant is, or at least *ought* to be, happy and contented. Come on, ye tens of thousands—our acres are broad, our climate inviting and healthy. Our State is now being traversed by railroads in every direction, towns and cities are springing up almost spontaneously all over our fair domain. Prosperity lies before us on every hand to gladden the heart, to fill the granary. *Don't settle in the bleak, cold North, where winter lasts half of the year, and where frost causes both man and beast to suffer from its effects. Come and see our fair land—a visit is all we ask.*

Kansas has grown and prospered beyond all precedent, and out-stripped all other territories of our own age, in wealth and population. Even California, with her innumerable gold and silver mines, has not increased with more rapidity than Kansas. California commenced settling in 1849, though there was even at that time a mixed population of several thousands in the Territory. In 1860—eleven years after the rush to the gold mines—there were but 379,994 souls, including 14,555 native In-



dians, leaving the actual population of California at that date, only 442,091. Kansas was settled in 1855, though emigration did not really set in until 1856. In 1867, we had a population of something over 300,000. *The population of Kansas nearly doubles that of our sister State, Nebraska, which was opened for settlement at the same time.* Notwithstanding we have gone through a civil war, and furnished a greater number of soldiers in proportion to our population than any other State in the Union, *our growth is without a parallel in the history of the United States.* When the census is taken in 1870, the population of Kansas will be about 450,000. A very fair exhibit for a young State just emerging from war and famine. In 1810, the great commonwealth of Illinois contained a population of 12,282. In 1840, thirty years afterward, it was only 476,133. *Illinois was fifty years in acquiring a population of 500,000.* The population of Kansas will reach that number within *fifteen years from the time actual settlement commenced.*

Kansas is moving forward with a firm tread to her great destiny. Population is rapidly increasing. The avenues of travel are crowded. The hotels are full. Every tenement in town and country, that affords a shelter, is occupied to its utmost capacity. Farm lands and city property are rapidly appreciating in value. The increase is an hundred fold, and even more, in a single year, and, in some cases, in a single month. Inducements are held out to men of large means, but especially to men of small means, such as no old country can offer. In a few years, Galveston, on the Gulf of Mexico, will be as near the heart of Kansas as New York and Boston are to the counties of Ohio and Indiana. Pine lumber will soon be as accessible to the prairies of Kansas, as Michigan lumber to Illinois.



Kansas is no longer a border State. It is in the very heart of the great republic, and possesses boundless resources. It is destined to be the home of a great, rich and happy people, provided virtue and religion keep pace with the increase of population and wealth.

We find the following in a pamphlet, briefly setting forth the resources of Kansas, published by authority :

CLIMATE.

The climate of Kansas is, without exception, the most desirable in the United States—it is better than that even of the same latitude, east of the Mississippi river.

The winters are short, dry and pleasant, with but little rain or snow. The grass is green in the forests and on the prairies until midwinter. And very often herds of horses, mules and cattle roam at large during the entire winter, without any additional feed or care.

At the close of February, we are reminded by a soft, gentle breeze from the south, that winter is gone; and the grand prairies, interspersed with every variety of flowers, and dotted by numerous herds of fine stock, or perhaps a train of emigrants wending their way in search of new homes, assume their usual green robes of carpet, and present a scene of superb grandeur.

During the summer, there is always a cool, refreshing breeze, which makes even the hottest days and nights pleasant and delightful.

* * * * *

Since the year 1860, the State has been blessed with an abundance of rain; and the average yield of crops has been equally as great as that of other States. The oldest inhabitants universally agree that the drouth of 1860 was the only one of any consequence that ever visited Kansas.

SOIL.

The soil is rich, deep and fertile; in the valleys extending to the depth of four feet, and resting upon a clay subsoil, and upon the table-lands and broad prairies, to the depth of from one to three feet, resting on a subsoil composed of clay and sand. The richness of the soil is demonstrated by the luxuriant growth of prairie grass which is yearly produced.



SCHOOLS.

No new State affords better facilities for educating her children than the State of Kansas. By act of Congress, sections sixteen and thirty-six in each township were donated to the State for the use of common schools; seventy-two sections for the use and support of a State University, and seventy-two sections for other educational purposes. Through the energy and efficiency of the State superintendent, a thorough and complete organization of common schools has been perfected throughout the State, so that at present the children of no district are deprived of educational privileges.

RIVERS.

Kansas River.—The Kansas river is the largest in the State, and one of the most beautiful streams of water in the West. It is formed by the junction of the Republican and Smoky Hill, near Junction City, in the central part of the State, and flows in an easterly direction, for a distance of one hundred and fifty miles, through a rich, fertile valley, from three to seven miles in width, and empties into the Missouri river at Wyandotte City, the eastern terminus of the Kansas Pacific Railway.

Republican.—The Republican river comes down from Colorado, through the northwestern portion of the State, coursing in a southeasterly direction, through a rich, wild region of country, for a distance of over three hundred miles.

Smoky Hill.—The Smoky Hill derives its source from the confluence of several smaller streams in the eastern part of Colorado, and flows to the east through the central part of the State, to its junction with the Republican. Along the rich valley of this river, a daily line of stage coaches passes, from the western terminus of the Kansas Pacific Railway to Denver City.

Neosho.—The Neosho river rises near the center of the State, and flows to the southeast, through a rich agricultural and stock-growing country, emptying into Grand river near the southeast corner of Kansas. The Neosho valley is from three to seven miles in width, and contains some of the most beautiful, rich and desirable lands in the State.

Arkansas.—The Arkansas river, collecting the snows of the Rocky Mountains, flows in an easterly direction,



through the southwestern part of the State, for a distance of three hundred miles.

Great Nemaha.—The Great Nemaha rises in the north-central part of the State, and flows east, emptying into the Missouri river at the northeast corner of the State. There is a sufficiency of timber on its banks for all practical purposes, in the country through which it passes.

Osage.—The Osage courses through a fine region of country in Southern Kansas, about midway between the valleys of the Kansas and Neosho. The Pottawatomie and other smaller streams flow into the Osage. The valleys of these rivers contain some of the most valuable farms in the State.

Big Blue.—The Big Blue, from Nebraska, flows to the south through the north-central part of the State, emptying into the Kansas river at the city of Manhattan.

Solomon.—The Solomon rises in the northwestern part of the State, flows in a southeasterly direction, and empties into the Smoky Hill about thirty miles west from Junction City.

Other Rivers.—The source and general direction of the Verdigris, Cottonwood, Grasshopper, Grand, Saline, and all other Kansas rivers, may be seen by reference to Ream's map of Kansas. In addition to the above, is the Missouri river, which washes the eastern shore of the State, for a distance of over one hundred miles. This river, navigable at all times, is a source of great value to the State, and especially to Leavenworth, Atchison, Wyandotte, White Cloud, Doniphan, and other cities that stand upon its banks.

It is impossible to draw a line of distinction between different localities, the whole State being supplied with an abundance of pure, clear, cold water. Besides the clear, running streams and cool, refreshing springs in the different localities, the best quality of water is also obtained by digging wells on the high prairies, ranging from ten to thirty feet in depth.

FORESTS.

Kansas, although a prairie State, is well supplied with almost every variety of timber. Along the entire valleys of the rivers and smaller streams may be found the best quality of timber in sufficient abundance. The timber contained in these valleys is from three to

ten miles in width, and from one to three hundred miles in length, and consists of oak, walnut, hickory, ash, gum, elm, cottonwood, hackberry, sycamore, and every other variety that is usually found in the Western States.

The Osage Orange is used extensively for fencing purposes. Its growth is so rapid that during the third year it makes a fence of the most permanent and substantial character, at a very light expense to the farmer.

PRODUCTS.

The following table shows the average yield of produce per acre:

Corn,	from	50	to	70	bushels.
Wheat,	"	20	"	40	"
Barley,	"	40	"	70	"
Oats,	"	40	"	80	"
Rye,	"	30	"	50	"
Potatoes,	"	100	"	300	"
Sorghum,	"	100	"	300	gallons.
Hungarian Hay,	"	3	"	5	tons.
Prairie Hay,	"	2	"	4	"

Tobacco, hemp, flax, cotton, &c., are also raised in large quantities.

The strictest attention is being paid to the culture of fruit. Almost every farmer has a fine growing orchard, consisting of apple, peach, pear, plum and cherry trees, together with every variety of grapes and other fruit usually grown in the South and West.

The prairies and forests abound in wild fruit, such as grapes, plums, strawberries, blackberries, raspberries, gooseberries, currants, pawpaws, crab apples, &c.

KANSAS THE GREAT STOCK-GROWING STATE.

Kansas is destined to become one of the greatest stock-growing States of the West. Her rich soil, broad prairies covered with fine heavy grass, which during the fall months is cured by the sun into hay, the abundant supply of pure water, the easy and cheap facilities for procuring hay and other forage, the dry, mild, short winter seasons, and the gentle, refreshing showers of summer, are only a few of the advantages offered those



engaged in this important enterprise. The plague and other contagious diseases so prevalent among stock in other States, are never known in Kansas, except when occasionally brought with herds from abroad.

Wool growing is rapidly becoming one of the most extensive and profitable branches of industry. During the present year, large herds of sheep have been driven to the State from Ohio, Michigan, Indiana, Illinois and Iowa, while arrangements have been made for bringing many more during the ensuing year. The facilities for raising cattle are equally great, and the business is fully as profitable as that of growing wool. The fine herds of cattle and horses owned by the Indians in Southern Kansas and the Indian Territory, feeding on the prairies the entire winter, prove conclusively that Kansas, as a stock-raising State, is unsurpassed.

In the central and western portions of the State, millions of buffalo, deer and antelope roam upon the boundless prairies, supported during the winter by a fine delicate grass cured into hay. Where these wild animals subsist, there can be no difficulty in raising domestic stock, since fifty sheep or five English cattle can be supported on what would be necessary for the sustenance of one buffalo.

The State also abounds in a great variety of other wild game, such as bears, wolves, wild cats, raccoons, rabbits, otter, minks, beaver, muskrats, prairie chickens, turkeys, geese, ducks, pigeons, quails, &c.

The *Junction City Register* says :

"Nature has clothed the prairies of Kansas with the most luxuriant and nutritious grasses, which have from time immemorial afforded summer and winter subsistence to innumerable herds of buffalo; soon the wild bovines must give place to the patient ox and golden-footed sheep. This has already become one of the greatest beef-producing States of the Republic, and will,



within a few years, take the first rank for the production of both beef and wool. Cattle and sheep thrive wonderfully upon the native grasses, the prairies yield from one to three tons per acre, and make as good hay as the cultivated varieties, if cut at the right time and properly cured. The good people of the older States, who are under the necessity of stabling and feeding their cattle from five to seven months, can hardly realize with what ease and how little expenditure of either labor or money, cattle can be raised here, where they are never stabled and require so little care. When our cattle are fattened—wholly upon the native grasses—they are transported to the great cattle market of Chicago, at an expense of five dollars a head. Of the fifty million acres within the State covered by this luxuriant growth of grass, at least forty million acres are practically untrod from one year's end to the other by grazing animals, this immense growth of nutritious herbage going to utter waste in the autumnal fires.

"Can you imagine millions of acres of the finest pasturage, unclosed and unoccupied, which any one can avail himself of, rent free, if he only has the capital necessary to purchase the cattle to convert this grass into beef. Estimating the value of this grass at only two dollars per acre, fully eighty million dollars' worth of a food-producing element that is readily utilized, yearly goes to waste. There can be no more safe or profitable investment of capital, than Kansas offers to those who will engage in the production of beef and wool."

SHEEP RAISING.

Kansas yields the palm to no State in respect to sheep raising. Its advantages are so great, in comparison with more northern States, that they attract the attention of the wool-growing interest all over the North. The mildness of the climate, the early, sunny spring, and the little winter feed necessary, give Kansas advantages that Minnesota, Iowa, Wisconsin and Michigan do not possess. With equal flocks, sheep raising is fifty per cent. more profitable in Kansas than in more northern attitudes. There is no other business that pays better.



The diseases incident to sheep in more severe climates, with long winters, fierce storms and deep snows, are not known in Kansas. Wool growing cannot be over-done. There is no business or production so secure in result, so certain to pay generous profits, as this.

REPORT OF THE SURVEYOR GENERAL FOR 1869.

From the report of *Hon. C. W. Babcock*, Surveyor General of Kansas, recently *submitted to Congress*, the following facts and statements are gleaned :

All surveys contracted for out of the appropriation of July 20, 1868, are completed. Out of special deposits there have been surveyed the strip of land lying south of Cherokee Neutral Lands; the 20-acre tract of Leavenworth Coal Company, and wagon road 100 feet wide, along south side of Fort Leavenworth Military Reserve. Four contracts have been entered into out of the appropriation of March 3d, 1869. The deputies are now in the field, and expect to complete their work this present month. Settlers residing in the country lying between Arkansas river and Osage Trust Lands, have petitioned for a survey. They describe the country as very fertile, well adapted to cultivation, and rapidly filling up with a farming population.

This year's immigration exceeds largely that of any preceding one, and is estimated at one hundred thousand. There is no doubt of an increase next year; and a further extension of public survey is necessary.

The estimated area of the State of Kansas is 81,318 square miles, or 52,045,520 acres. Of this there is surveyed 48,318 square miles, leaving thirty-three thousand square miles unsurveyed. The area of land covered by Indian Reservations, is 8,214 square miles, 5,257,376 acres—not including lands owned by the Wyandotte, Shawnee and other Indians not having reservations.

The area of agricultural land is 60,918 square miles, or 38,977,520 acres, including 17,000 square miles of mineral land. The area of land exclusively mineral is 3,000 square miles—making total amount of mineral land 20,000 square miles.



The grazing lands cover an area of 20,400 square miles, or 13,056,000 acres.

Swamp lands and mountain ranges do not exist in the State. The very small portion of sterile lands may be reclaimed by fruit trees and irrigation.

The area of timber land is 4,000 square miles, or 2,560,000 acres.

Kansas has at present 19 cities of first and second-class, and 297 towns.

The aggregate length of railroads completed, is 744 miles; in progress of construction, 285 miles; and projected 587 miles. Of the roads now in progress of construction, at least 100 miles will be completed by the 1st of January next.

Across the Missouri river at Leavenworth, the building of a railroad bridge, of iron substructure and superstructure, is in progress; and to be completed next spring.

The educational interests of Kansas are in a most flourishing condition. There are 1,472 school districts; number of white persons of school age, 71,160; number of colored ditto, 4,900; number of persons enrolled in public schools, 45,140, of whom 1,940 are colored children; number of pupils in other than public schools, 2,160; number of male teachers, 746; of female teachers, 854; amount paid for teacher's wages, \$203,878.54; number of school houses, 953; value of same, \$813,062.76; total productive school fund, \$518,813.79.

Besides the public schools, Kansas has five universities, four colleges, two institutes, one seminary, one normal school and two asylums.

During the past year no new discoveries of minerals of any importance have been made. There are beds of iron in the sandstone in Central Kansas, and extensive beds of the same are probably found in the western portions of the State. Kaolin has recently been discovered near Sheridan. Brown coal or lignite is mined on the Smoky Hill and its tributaries, and used as fuel by the Kansas Pacific Railway Company. In the eastern counties coal is now mined to a considerable extent, and is found in large quantity and of superior quality. The Leavenworth Coal Company in shafting for coal, discovered a stratum of marble over twelve feet in thickness, and of a composition more indestructible than Italian marble.



The climate of Kansas has undergone vast changes. Every year there has been a noted increase of the fall of rains. These remarkable changes have, unquestionably, been brought about by the cultivation of the soil and the planting of forest trees and orchards. The forests are increasing instead of diminishing.

The crops of the past year have been, by far, the most abundant ever raised in Kansas—notably of wheat, corn, oats, barley, potatoes and fruit: there will be a large surplus for exportation. In Doniphan, Leavenworth, Douglas and Riley counties, there are large vineyards, and considerable attention is paid to wine making.

KANSAS OFFERS INDUCEMENTS TO IMMIGRANTS.

An Act to encourage the growth of forest trees. Approved February 15, 1866.

SECTION 1. Every person planting one acre of prairie land, within ten years after the passage of this act, with any kind of forest trees, and successfully growing and cultivating the same for three years, or one half-mile or more of forest trees along any public highway, said trees to be so planted as to stand at the end of said three years, not more than one rod apart, shall be entitled to receive for twenty-five years, commencing three years after said grove or line of trees has been planted, an annual bounty of two dollars per acre, for each acre so planted, and two dollars for one half-mile so planted, to be paid out of the treasury of the county in which said grove or line of trees may be situated. The bounty to be paid so long as said grove or trees are cultivated and kept alive and in growing condition.

That the county assessor shall not assess lands planted and encumbered with forest trees, any higher than the lands adjoining, on account of the said lands being so encumbered.

An Act to encourage the growing of hedges and building of stone fences. Approved February 20, 1867.

SECTION 2. That any person planting an Osage or hawthorn fence, or who shall build of stone a fence of the height of four and one-half feet, around any field, within ten years from the passage of this act, successfully growing and cultivating the same, or keeping up



said fence until it successfully resists stock, shall receive an annual bounty of two dollars for every forty rods so planted and cultivated, or built and kept up; the bounty to commence as soon as said fence will entirely resist cattle, and to continue for eight years thereafter. Said bounty to be paid from the treasury of the county in which said fence may be situated.

IS KANSAS SUBJECT TO DROUTH ?

Since the first settlement of Kansas, now some fifteen years, we have experienced but one year when there was any general failure of crops from dry weather. That was the year 1860. The country at that time was sparsely settled. There were no stocks of grain on hand as there are in older settled communities. The incoming emigrants from other States consumed all the surplus; the people were greatly impoverished by the political difficulties which attended the early settlement of the Territory, so that the failure of crops that year was a much more serious matter and created a wider impression, both at home and abroad, than it would have done, had it occurred in any of our older communities, or than it would now create in Kansas.

All portions of the Union are subject to occasional drouths which do more or less damage to the crops; but we believe that a candid and intelligent study of facts will demonstrate the truth that Kansas suffers as little from these afflictions as any other part of the country. We have not only the experience of the fifteen years occupancy of the State by white settlers, but we have also the testimony of the civilized Indians and their missionaries, who have occupied the country for a generation, to the same facts.

Baptiste Peoria makes affidavit to the State Geologist, that he has cultivated his farm in Kansas for thirty-five years, and during that time has *always raised good*

crops, except in 1860. What farmer in any of the other more than Western States can say this?

But we have additional testimony in the meteorological records kept by officers of the Government at Fort Leavenworth and other military posts, and in the tables published by the Department of Agriculture at Washington. From these we learn the following facts, which will be somewhat surprising to those who have been accustomed to hear Kansas called a "dry" country.

All of our State lying as far west as Ellsworth, has, during the whole four months of the year when crops need moisture most, a greater average fall of rain than any of the following States. While crops are growing, during May, June, July and August, the following meteorological tables, published by the Department of Agriculture, show what our climate promises. During a period of ten years, the average fall of rain through the above four months was as follows :

Kansas,	- - - - -	19.19 inches.
New Jersey,	- - - - -	17.21 "
Iowa,	- - - - -	17.05 "
Connecticut,	- - - - -	16.70 "
Massachusetts,	- - - - -	16.47 "
Pennsylvania,	- - - - -	16.28 "
Maryland,	- - - - -	16.12 "
Kentucky,	- - - - -	16.12 "
Maine,	- - - - -	16.10 "
Minnesota,	- - - - -	15.21 "
Ohio,	- - - - -	15.75 "
Indiana,	- - - - -	15.50 "
Missouri,	- - - - -	15.37 "
New York,	- - - - -	15.25 "
Nebraska,	- - - - -	14.96 "
Vermont,	- - - - -	14.69 "
Illinois,	- - - - -	14.68 "
Rhode Island,	- - - - -	14.45 "
New Hampshire,	- - - - -	14.27 "
Wisconsin,	- - - - -	14.15 "
Michigan,	- - - - -	14.01 "



Thus Kansas has 23 per cent. more rain, when it is needed, than the average of the other great agricultural States.

We do not have the snows of their winters, our springs are earlier, our soil warmer. A yield never known in other States is easily obtained here. Kansas has remained for years at the head of the wheat States, (except California), as shown by the report of the Agricultural Bureau at Washington.

In addition to these facts it must be borne in mind that the character of our soil renders it less susceptible to the evil effects of drouth than many of the older States. The depth of our soil is such that it admits of very deep culture, the roots of the growing plants penetrate the earth to a great distance, and we can raise crops here in the face of drouths, which in some other States, prove fatal.

The same quality of soil connected with the general excellent drainage of the country, renders us equally safe from the effects of excessive rains—an evil from which some of our Western States have suffered very severely. Taking one year with another, we believe the farmer in Kansas has as little to fear from immoderate drouth or excessive wet as his brother cultivators of the soil anywhere in the Union.

In the Monthly Report of the Department of Agriculture for January, 1869, among other interesting items concerning Kansas, we notice that the fall of rain is put, for 1868, at 37.48 inches. What a dry contry! Only about $3\frac{1}{8}$ inches of rain each month, on the average, or nearly an inch each week. Too bad, too bad! The report also shows that the mean temperature for 1868, was 53.36 degrees, and there were no frosts from April 10 to September 17. The frost of September 17 was very light, not sufficient to injure vegetation, and after



that a frost came September 27 (both uncommonly early), and then there was no frost till late in October. There was an extraordinary fall of snow in Kansas in 1868-9, reaching the total depth of $27\frac{1}{2}$ inches. As much comes down in one storm in the Eastern States.

Since writing the above we have been favored with a perusal of the annual meteorological report by Professor Snow, of the State University, at Lawrence, for the year 1869. From it we glean the following interesting facts:

"Whole amount of rain 38.51 inches (including melted snow), being 1.03 inches more than in 1868. Mean monthly rainfall, 3.21 inches. Least rain-fall, in October, 0.69 inches; greatest, in June, 7.57 inches. Rain fell upon 92 days. Greatest rain-fall on any one day, 2.49 inches, of which amount 2.25 inches fell during 55 minutes. During the season when rain is most needed (from March to October), the longest time which elapsed without rain was ten days, this being from July 28th to August 6th; and during the remainder of the year, the longest period without either rain or snow was 16 days, being from February 23d to March 10th. The number of thunder storms was 33. Last severe frost of spring, April 13th; first severe frost of autumn, October 23d. Last touch of frost in spring (very slight), May 17th; first touch of frost in autumn, September 26th.

EXEMPTION LAWS OF KANSAS.

The laws of Kansas exempt to householders a homestead to the extent of 160 acres and all the improvements thereon (regardless of value), or of *one acre* within the limits of an incorporated *town or city* occupied as a residence by the family of the owner (regardless of value), together with all the improvements thereon.

No property, however, is exempt from sale for taxes, or for the payment of obligations contracted *for the purchase* of said premises, or the erection of improvements thereon.

Whenever a levy is made upon the lands and tenements of a householder, whose homestead has not been set apart, such householder, his agent or attorney, may notify the officer in writing at the time of making such levy (or at any time before



the sale) of what *he regards* as his homestead, with a description thereof, and the remainder alone shall be subject to sale under such levy.

Every person residing in the State, and being the head of a family, shall have exempt:

The family Bible, school books and family library, family pictures, and musical instruments used by the family; all the wearing apparel of the debtor and his family; all beds, bedding and bedsteads used by the debtor and his family; all stoves and appendages necessary for the use of the debtor and his family; one sewing machine, all spinning-wheels and looms, and all other implements of industry, and also other household furniture not exceeding in value five hundred dollars; also two cows, ten hogs, one yoke of oxen, one horse or mule, or in lieu of one yoke of oxen and one horse or mule, a span of horses or mules; also twenty sheep, and the necessary food for the support of the stock mentioned for one year; also other farming utensils, including harness and tackle for teams, not exceeding in value \$300; also grain, meat, vegetables, groceries and provisions on hand, necessary for the support of the debtor and his family for one year; also all the fuel on hand, necessary for the use of the debtor and his family for one year; the necessary tools and implements of any mechanic, and in addition thereto stock in trade not exceeding \$400 in value; the library, implements and office furniture of any professional man.

INFORMATION RELATING TO PUBLIC LANDS AND THE ENTRY OF THE SAME.

We are indebted to the Register and Receiver for the Humboldt Land District, for information relative to the public lands within their jurisdiction, the manner of entering the same, &c.

LIMITS OF THE DISTRICT.

The district embraces all those lands lying south of and including township 23, and running to the west line of the State.



OFFERED AND UNOFFERED.

All the lands between the north line of township 23 and the south line of township 26, from the eastern border of the State, as far west as the east line of ranges 5, 6 and 7, are offered lands, while those lying beyond as far west as the western limits of the State are unoffered.

Lands that have been offered—*i. e.* put up at public sale—are subject to private entry, as well as homesteads and pre-emption; but lands that have not been offered are only subject to entry under the homestead and pre-emption acts.

Lands within railroad limits, and tracts upon which homestead entries have been made, but subsequently canceled, are treated as unoffered, even though they might have once been offered.

CASH ENTRIES.

Entries may be made upon any unentered or unclaimed offered lands without any preliminary action, all that is required being a written application, and the payment of the purchase money. It is not absolutely necessary for parties so entering to be present at the office. They may transact their business through an agent.

LAND WARRANTS AND AGRICULTURAL COLLEGE SCRIP.

Land warrants may be located wherever cash is receivable, except on those lands—the Osage lands, for instance—which the treaty or law expressly provides must be paid in cash.

By instructions from the Commissioner of the General Land Office, no more scrip can be located in any town where sections have already been located. There are, therefore, but very few pieces in this district upon which scrip can be located. Scrip generally calls for one hundred and sixty acres, and must be located upon a legal subdivision. Where only eighty acres are selected in a body, the scrip cannot be divided; but the whole piece must be presented, and the expenses of location will be the same as if the whole amount called for on its face were taken. Unlike warrants or cash, it cannot be used in locating under the provisions of the homestead or pre-emption acts.

The land office fees for locating with warrants and scrip, are one dollar for each forty acres called for on the face.

PRE-EMPTION ACT.

Any citizen of the United States (or who has declared his intention to become a citizen) who is the head of a family, or a single man over twenty-one years of age, may pre-empt land not exceeding 160 acres. Any person desiring to avail himself of



the privileges of the pre-emption act, must, within thirty days from the time he makes a settlement upon the land selected, either in person or through an agent, file a declaratory statement that he lays claim to said land. The land office expenses for such declaratory statement are two dollars. Such declaratory statement will hold good for one year, provided that he complies with the provisions of the law, which require that he must, as soon as possible, commence improving the land, and within six months erect a comfortable house, and move into it with his family, if he has one. At any time within the year, after he has resided upon and cultivated the land for six months, he will be allowed to appear at the office with two witnesses, prove up, and pay for the land, either with a warrant or with cash, when the necessary certificates, upon which patents are issued, will be furnished him. His proof must show that he erected a house and moved on the land within six months from the time he filed; that he has broken, fenced and cultivated a portion of the land; and that he has had a continuous residence thereon from the time he moved on the land. There is no definite amount of improvement, nor number of acres in cultivation; but the improvement and cultivation must be of an extent and character equal to his ability, all the circumstances being considered, and such as to indicate the intention of the pre-emptor to make it his home.

HOMESTEADS.

All the provisions relating to the pre-emptor are applicable to the person desiring to take a homestead, with the exception that each individual is permitted to take 160 acres at the minimum, \$1.25 per acre, or 80 acres at the maximum price, \$2.50 per acre. The law is applicable to both the offered and unoffered lands.

The applicant, in addition to his application, must make affidavit that he is over the age of twenty-one or the head of a family, a citizen of the United States, or filed his intention to become such, and that the entry is made for his own exclusive use and benefit, and for actual settlement and cultivation. Upon the presentation of such application and affidavit, and the payment of the office fees, he will receive his first papers. In five years from the time his first papers are issued, his last papers (upon which the patent is secured) will be issued to him, provided that he come to the office, and by the testimony of two witnesses, proves that he has actually resided upon and cultivated the land. An absence of six months will be considered



an abandonment, and is a sufficient reason for a cancelation of his entry.

Under the provisions of both the pre-emption and homestead acts, it is not sufficient that the land shall be occupied by the employment of a tenant, but the applicant must himself personally occupy and cultivate the land he seeks to enter. Neither is it sufficient that he should simply go upon the land occasionally every six months. *He must make it his home.* He must occupy and make such cultivation and improvement as to indicate that he has no other home, and that his absence has only been for purposes of business, a visit, or for such purposes as necessity requires.

If he desires, he will be allowed, whenever he can prove that he has resided upon and cultivated the land for six months, and has not abandoned it, to commute, under the 8th section of the homestead act, and pay for the land with warrants or cash, the same as if he was a pre-emptor.

OSAGE LANDS.

On the 29th of September, 1865, a treaty was concluded with the Great and Little Osage Indians, whereby that tribe, for a certain consideration, ceded to the United States a certain tract of land embraced within the limits of what is now known as Neosho and Labette counties. Those are the "Osage ceded lands."

Under the provisions of the same treaty, the Government was authorized to sell a strip of twenty miles wide lying west of Neosho county, known as the "Osage trust lands," in trust for said Indians, for not less than \$1.25 per acre. These are known as the "Osage trust lands."

In accordance with instructions from the Interior Department, persons who have, and may desire to settle upon said lands, are now allowed to file their declaratory statement, and on and after the 2d day of September, 1869, they have been allowed to prove up, by the testimony of two witnesses, and pay for their land *cash* at the rate of \$1.25 per acre. These privileges will be given until the 10th of April, 1871, during which time no entries, except by actual settlement, will be allowed.

Within the limits of the Osage ceded lands, however, there are reserves for the benefit of the L., L. & G., the U. P., S. B., and the Missouri River, Fort Scott & Gulf Railroads.

Within the ten-mile limits on either side of the two former roads only the odd sections are reserved; but outside of these limits all the lands are reserved, while the withdrawal for the last mentioned road laps over about six miles into the eastern



part of the lands; but parties residing on those lands prior to June 22d, 1869, will be allowed to enter.

The 16th and 36th sections in each township are reserved for school purposes.

Persons who have settlements on any of the lands reserved for railroads prior to the 4th of February, 1868, and those who made settlement upon school lands prior to the survey, will be permitted to enter; but the local officers have no authority to allow those who purchased subsequent to the said dates to enter, even though settlement may have been made by the parties from whom purchased previous to that time.

On the Osage trust lands there are no reserves, except the 16th and 36th sections for school purposes, and with that exception all the lands are subject to entry, while the privileges before mentioned will be granted those who made settlement prior to the survey.

On these lands, as elsewhere, occupation by tenant will not be sufficient, but the person seeking to enter must be able to prove an actual residence and cultivation.

NO DEPUTIES.

The impression has prevailed in some localities that the land officers have delegated some of their official powers to other parties. The public are warned against any representations to that effect. The local officers have no authority to delegate the performance of any of their official duties, and have never done so. Any person may file for as many persons as are willing to place the business in his hands; that is, he may receive from parties the necessary land office fees (which are two dollars in each case), the name of the person and the description of the land, and then file for him; but all this must be done at his own risk, and the application must be made and the papers prepared and signed at the land office.

In all cases of proof, the witnesses must appear before the land officers.

PEREMPTORY RULES.

In no case will letters of inquiry be answered unless the necessary postage stamps are enclosed.

No money will be received for filings or other purposes by letter, and whenever money is enclosed for such purposes it will be returned. This rule is necessary in order that whenever letters miscarry, the officers may not be charged with a personal appropriation of the money.

The Register is the proper officer to apply to for information



relative to the status of lands, as all the plats and records are in his office.

Persons coming to the office to file homesteads, or enter with warrants or scrip, are requested, if possible, to bring small bills (ones and twos) with them, as otherwise it is impossible to keep a sufficient supply of small bills on hand.

There are two other United States land offices in the State, one at Topeka, the capital, the other at Junction City, where the same general rules apply.

GOVERNMENT LANDS.

Government lands can still be had under the pre-emption and homestead laws, in Crawford, Cherokee, Labette, Neosho, Montgomery, Wilson, Woodson, Coffey, Greenwood, Howard, Butler, Chase and Marion counties; also in other counties southwest and west: lands that are just as good as any that have been settled, and which the rapid immigration and railroads will soon make valuable. Good lands, unimproved, can still be had in Lyon, Miami, Linn, Allen, Osage and Anderson counties, handy to railroads, markets, churches, schools, saw mills, &c., from \$2.50 to \$10 per acre. Probably no *good lands* can be had in Leavenworth, Doniphan, Atchison, Shawnee, Brown, Douglas, Johnson, Bourbon and Franklin counties for less than about \$6 per acre, possibly some little at \$5. Wabaunsee, Morris, Dickinson, Saline, Ellsworth, Russell, Lincoln, Ottawa, Clay, Riley, Marshall and Washington counties, are in the northern part of the State, bordering on or near the great Kansas Pacific Railway, or the Central Branch Railroad, running west from Atchison, as will be seen from the map. Homesteads and Government lands can still be had to some extent in most of these counties, *but the time is fast approaching when they cannot.* It is a very difficult matter to fix the value on lands, as the prices are constantly changing. Much depends upon their quality, location, as to water and timber, nearness to railroads, markets, schools, churches, &c., &c.

CHEAP HOMES FOR THE MILLION.

The West for years to come will offer great inducements to settlers. In this beautiful and productive Western country will center the hopes, the aspirations and ambitions of untold millions. Here labor meets with remunerative rewards; capital is



enlivened and quickened, and receives speedy returns for its investments. It is the Mecca of the young man's hopes, the place of all others where the poor man can achieve a competence and independence, and rise to usefulness and honored citizenship. Here capital finds a broader field and scope for development, and wealth accumulates more rapidly than elsewhere. On all sides are evidences of vigorous growth and generous manhood, and on these Western plains and prairies are destined to spring up the healthiest, purest and best forms of civilization. The balance of political power, the commerce and wealth of the nation, are soon to be transferred to the Mississippi valley, which properly includes the rising young States east of the Rocky Mountains. The political power, the agricultural wealth and ultimately the manufacturing industry of the nation, are to be found here. The coin to pay the national debt, the beef, bacon, flour and corn to feed the millions that will immigrate to this country, and finally, the cloth to clothe them, will be grown and produced principally in the States west of the Mississippi river. And when the corruption of an effete, purse-proud Eastern aristocracy shall fasten upon the very vitals of the National Government, the capital itself will be removed to the Mississippi valley; and all that dignifies manhood, ennobles human nature, and develops the highest order of patriotism and citizenship, will here be found to save, protect and preserve the nation.

The West offers the greatest possible inducements to settlers. Here are millions of the richest lands in the world, awaiting the hand of productive industry and toil, calling for men to build up happy and prosperous homes, and for themselves a competence and independence. Here labor can emancipate itself from vassalage to capital, and capital can secure swift returns and multiply wealth with certainty and security.

It is a mystery that men will fill our cities, starve themselves, and what is more to be regretted, their families, when plenty and independence, hand in hand, stand eager on the threshold of Kansas to welcome them.



The savings of a couple of months would buy a good-sized farm. On every side here may be seen those who, a few years ago were penniless, struck the rich soil of Kansas, and made it yield to them, thus speedily, an independence. Surrounded by herds of fat cattle, they are living reproaches to every man in the United States who has his health and pleads poverty. If the millions now living in destitution and misery, rearing children in damp basements or high attics, would come to our free prairies, they might soon hold up their heads among men, and give to their children other inheritance than poverty, and contempt for their parents. In other countries, other millions are daily slaving their lives away upon land not their own. One year of their field rent would buy a good-sized farm here, with soil no more to be compared to the worn-out land of Europe, than gold-bearing quartz to sandstone.

Of all the Western States, Kansas offers greater inducements to settlers, to laboring men and capitalists, to men of muscle and men of brains, than any other. It is the most western agricultural State, and in many respects the peer of them all, and nearest the mineral States of the Rocky Mountain range. The miners in that vast region must be fed by Kansas; but if the demand of that region should not be equal to the supply, we can, with our excellent facilities for marketing by river and railroad, compete, through our cheap and more productive lands, with the Eastern markets, so that good markets are always assured to the Kansas farmer. Kansas has 52,000,000 acres, with 40,000,000 acres susceptible of a high order of culture and tillage, and scarcely 2,000,000 acres yet under cultivation. Here are cheap lands for the millions. With 600 miles of railroad completed and in actual operation in the State, and one of the best railroad systems contemplated and projected that a new State ever conceived, the immigrant is sure of having constant access to railroads in whatever portion of the State he may settle. The Kansas Pacific road has about 400 miles of completed railway through the center of the State from east to west, and



has saved to the Government the last year nearly \$1,000,000 in transportation of Government freight. The road will soon be completed to the Mountains and Denver City, and ultimately its main trunk line will be built through New Mexico and Arizona to San Francisco, and will then become in consequence of its shorter line and freedom from snow blockades, the great national thoroughfare, with its connections, between the Atlantic and Pacific coasts. No other Pacific road can compete with it for the business of the country, passing as it does over a better route than any other, and through the great central belt of the States.

Kansas wants laboring men, permanent settlers, farmers to develop the inexhaustible riches of her prairies, and make this distinctively agricultural State the Empire State of the West. This young State also wants men of capital to engage in railroad building, and other work of public improvement, which will hasten the era of universal, material prosperity. To such, laboring men and capitalists, Kansas offers cheap lands and unbounded facilities for the prosecution of legitimate, paying business enterprises.

KANSAS SOIL A GOOD INVESTMENT.

The Lawrence *Journal* says: "To show how farming pays in Kansas, we will state that Mr. John Metsker, in this county, yesterday sold to R. S. Griffith, of this city, his crop of oats for 1868, amounting to twenty-five hundred bushels. Last year he sold the same firm two thousand bushels. In addition to this, he raised in 1867, three thousand bushels of corn, and in 1868 one thousand bushels. Mr. Metsker expects to double these figures this year. Kansas soil is a pretty good investment."

LAND INTERESTS OF KANSAS.

Few of us, however enthusiastic we may be over the future prospects and wealth of our State, can appreciate the prospective greatness of Kansas when its resources are developed, when