

**HOW TO GET A FARM, AND
WHERE TO FIND ONE: SHOWING
THAT HOMESTEADS MAY BE HAD
BY THOSE DESIROUS OF
SECURING THEM. PP. 1-341**

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How to Get a Farm, and Where to Find One: Showing That Homesteads May Be Had by Those Desirous of Securing Them. pp. 1-341 by Edmund Morris

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EDMUND MORRIS

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HOW TO GET A FARM,

AND

WHERE TO FIND ONE.

SHOWING THAT

HOMESTEADS MAY BE HAD BY THOSE DE-
SIRIOUS OF SECURING THEM:

WITH

THE PUBLIC LAW ON THE SUBJECT OF FREE HOMES,
AND SUGGESTIONS FROM PRACTICAL FARMERS;

TOGETHER WITH

NUMEROUS SUCCESSFUL EXPERIENCES OF OTHERS, WHO, THOUGH
BEGINNING WITH LITTLE OR NOTHING, HAVE BE-
COME THE OWNERS OF AMPLE FARMS.

BY THE AUTHOR OF

"TEN ACRES ENOUGH."

New York:

PUBLISHED BY JAMES MILLER,

(SUCCESSOR TO C. S. FRANCIS & CO.)

522 BROADWAY.

1864.

PREFACE.

THE rich man needs no such work as this. His ample purse will enable him to purchase land wherever his fancy may lead, paying for other men's improvements, and lavishly expending his means on new ones. He has his idols in common with the poor man. The first thought of the former is to improve and embellish; that of the latter is simply to acquire.

The now wealthy man was at one time actuated by a similar impulse. Henceforth his ambition is to spend. As the poor are always with us, there is a constantly existing crowd whose aspirations are identical with those which he once entertained. Many of them are equally deserving with their successful predecessors. Many of them have no thought of achieving fortune by commerce, trade, or manufactures, or the national vice of office-seeking. Their attention is directed exclusively to agriculture, and the acquisition of land. They have either been brought up as farmers, or a passion has been born with them to become such, or disappoint-

ment elsewhere has turned their thoughts in the same direction.

In all these cases, they are aiming for a common goal—the securing of a farm. Multitudes succeed in their object, while other multitudes fail—some from ignorance, some from incurable incapacity, others from misdirection. The man who digs for gold at random will invariably become poor, while he to whom the precise spot has been pointed out wherein the precious deposit lies concealed, will, with a fraction of the same industry, become rich. To be successful in any thing, effort must be directed by intelligence. Fortunes may be stumbled on occasionally, but stumbling will be found to be a very precarious dependence.

So far as misdirection may be a cause of failure, it can to some extent be avoided. My object is to show how such result may be prevented, by suggesting practical methods for insuring success—some original, some derived from the ripe experience of others. I write with no reference to mere land speculation, such as induces men to purchase to-day for the sole object of selling at a higher price to-morrow, the new buyer selling a week later to a still newer one, while neither has, in the interval, expended a dollar in improvements. I treat almost exclusively of gradual increase of value, and only incidentally of sudden enhancement. Incidents of

the latter do occur without the owner's having ever contemplated them. While not to be disregarded as incidentals, they are not adopted as primaries.

My effort has been to group together in the following pages some of the many remarkable openings for agricultural enterprise which exist in our country. Wherever we turn they are to be found. The great West has long abounded with them, and the South will soon be equally prolific. The Middle States, New Jersey, Delaware, and Maryland, contain thousands of these openings, where cheap lands within reach of cash markets have long been waiting for purchasers. But they have remained comparatively unknown to the agricultural public. The owners have not prized them as they deserved to be, and the speculators have overlooked them. The great West has carried off the honors as well as the population.

It is believed that an acceptable service will be rendered to inquirers, by bringing together, in a single compact view, a description of these several classes of openings. By thus having them in a hand-book, they can be readily and conveniently examined. Each inquirer can read and determine for himself. The variety may be pronounced confusing. No other country offers a tithe of the inducements that are held out to all classes in this. Wherever a man may incline to settle, there some eligible open-

ing will be found to exist, no matter whether he contemplates engaging in agriculture or not. In endeavoring to show all how to get a farm, it was important to inform them where it might be had. On both points they will here find abundant information;—the action must be taken by themselves.

An effort has been made to draw attention to the great but unappreciated value of the numerous tracts of swamp-lands which are to be found among the centres of population in all the older States. The subject might have been further elaborated by suggesting the application of organized capital to this enterprise on a large scale. It has been thus organized and applied in Europe; but our country is probably too young, and land too abundant, for an extensive undertaking of that character to be entertained.

Particular reference has been made to the vast quantities of cheap lands for sale in the three States of New Jersey, Delaware, and Maryland. The information touching these lands and their productions, has been derived, in some instances, from correspondents on the spot. In others, as in Delaware and New Jersey, my account is mainly from personal inspection. I could reach them conveniently, and had the fullest opportunity for making a very thorough examination. I conversed with many per-

sons who had settled there from other States, saw their improvements, as well as their crops, and received candid replies to all inquiries as to how they liked their new locations, and how they were succeeding. The facts thus acquired are reported without suppression or exaggeration.

I have travelled over most of the Illinois Central Railroad, and seen the astonishing improvements to which that great enterprise has given birth. Europeans, in common with Americans, are familiar with the wonderfully liberal terms on which the Company are offering their fertile lands to actual settlers. They have made thousands of industrious families the possessors of noble homes, and will enable other thousands to become equally independent. I have given a connected history of the Company's lands, with some items of information heretofore unpublished, which will be useful both to foreign and domestic readers.

It is known that foreigners are now seeking this country in larger numbers than for several years past. This coming stream of immigration promises to expand into greater volume than ever. Multitudes of these are ignorant of our true condition, and need correct information. The majority are in search of land. Even our own citizens are deplorably ignorant of where to find the most eligible, and how to secure it. The facts contained in these

pages have been collated with especial reference to the wants of both these classes of inquirers.

Some pages, not mentioned as quotations from other writers, may be recognized by the reader as having already appeared in the columns of different newspapers. All such were written by myself. Where the labors of others in the same field of inquiry have been used, the proper acknowledgment has been made.