

Iowa TAYLOR, J. W.

ML79
pam

John W. Taylor's Descriptive Pamphlet. No. I.

The West.

DESCRIPTION OF IOWA.

INFORMATION FOR THOSE SEEKING NEW HOMES
OR PROFITABLE INVESTMENTS.

PUBLISHED BY

JOHN W. TAYLOR,

AT HIS

Real Estate and Collection Office,

DUBUQUE, IOWA.

JULY, 1860.

LIBRARY OF THE
UNION
THEOLOGICAL SEMINARY
NEW YORK

CONTENTS:

CONDITION OF THE WEST
GEOGRAPHICAL POSITION,
SOIL, MINERALS, &c.
CLIMATE AND HEALTH.
TIMBER AND FUEL.
WATER.
RAILROADS.

STOCK RAISING.
GRAIN RAISING.
OTHER AGRICULT'L PRODUCTS.
MARKETS.
EDUCATION AND SCHOOLS.
CHEAP LANDS.
GOV'T LAND SALES.

READ AND CIRCULATE.

DUBUQUE:

DAILY TIMES BOOK AND JOB PRINTING HOUSE, 50 AND 55 MAIN STREET.
1860.

LIBRARY OF THE
UNION
THEOLOGICAL SEMINARY
NEW YORK

Land, Loan and Collection Office

OF

JOHN W. TAYLOR,

DUBUQUE, - - - IOWA.

FOR SALE.

A large amount of improved and unimproved Farming Lands in Iowa, Wisconsin and Minnesota at very low prices; and to actual settlers on very favorable terms of payment.

Taxes Paid, Titles Examined and Abstracts Furnished.

In Iowa, Minnesota and Wisconsin; also Patents procured from the General Land Office, or District Offices. Investments and collections made in the above named States.

SPECIAL AND PERSONAL ATTENTION GIVEN

To the adjustment or collection of past due claims. Bills received before due are remitted for, if paid at maturity, at current rates of exchange, *without charge*.

If such bills are not paid at maturity, correspondents are advised of the reasons and instructions asked.

Correspondence Solicited.

IOWA LAND OWNERS.

I am now making an Abstract (to be published) of all the Land for sale in the State of Iowa, including Town Lots. If you have any for sale, send me *number and price*, and I will insert it in this Abstract free of charge. The numbers must be in my possession by the first of February, if possible. A great part of this land can be sold if the owner is known.

Dubuque, Jan. 2, 1865.

J. W. TAYLOR, JR.

ADVERTISEMENT.

To disseminate accurate and reliable information in relation to the agricultural resources and condition of the State of Iowa and the Great West, and to save the labor of answering a large correspondence, this pamphlet has been compiled, and will be sent to any person who will forward his address.

The subscriber is making out a full and complete list, so far as can be ascertained, of all of the lands held for sale in the Central and Northern Counties of this State, and solicits from all parties owning lands in Iowa, Southern Minnesota or Western Wisconsin, a description of the same, with the lowest price and best terms for which they can be sold.

A systematic method of paying taxes, examining titles, furnishing abstracts of title, plats and descriptions of land, has been adopted, which will greatly increase the ease and accuracy with which this labor can be performed.

There is yet a fine opportunity for locating Military Bounty Land Warrants in Western Iowa and Nebraska upon the most fertile land, which cannot fail to prove a good investment; and the subscriber has extraordinary facilities for securing the best locations.

There will be issued from this office early next fall a descriptive catalogue of lands, with prices affixed, arranged by counties, which will be mailed to any person who may desire information on this subject.

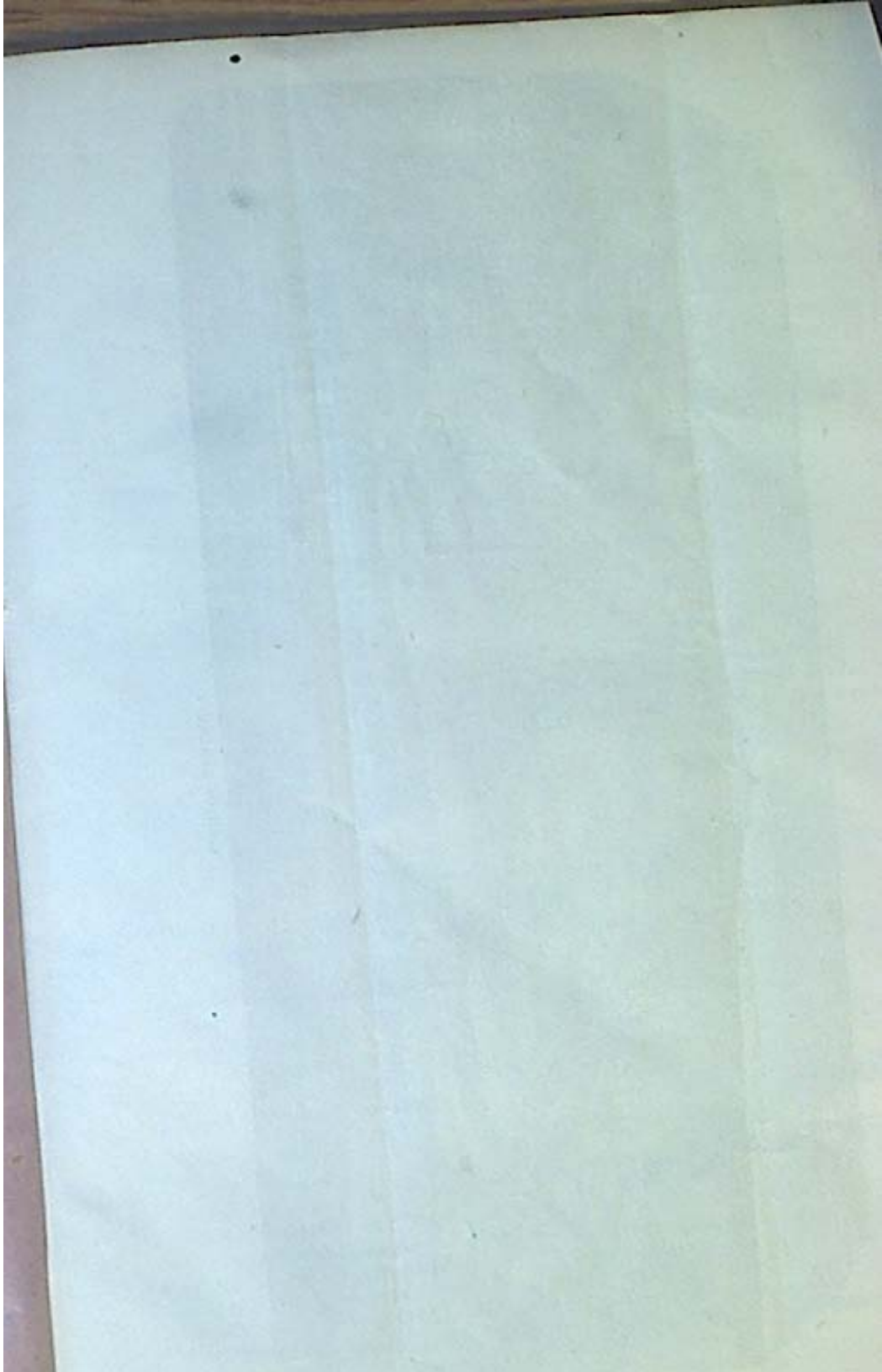
JOHN W. TAYLOR.

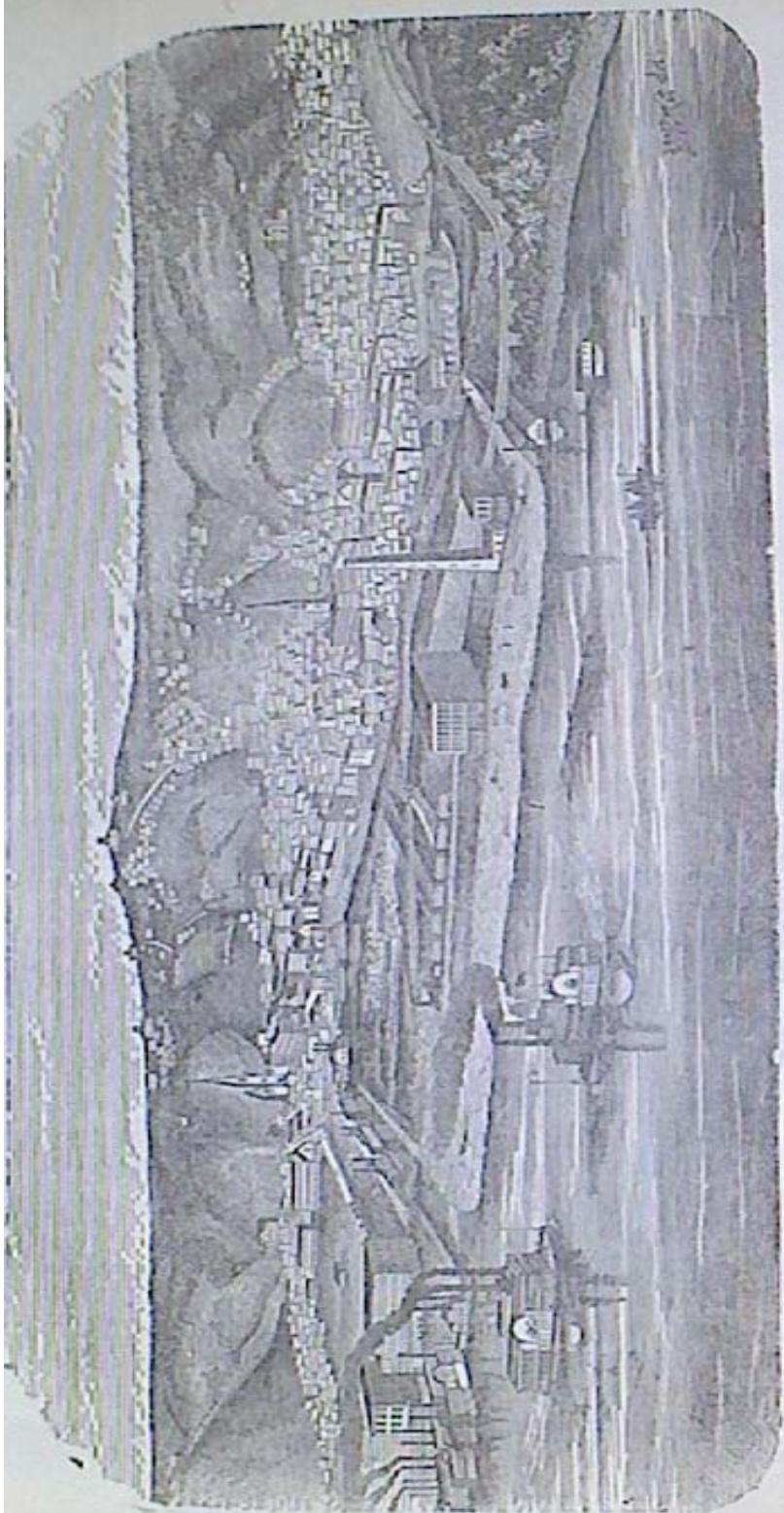
DUBUQUE, JULY, 1860.

NOTICES OF THE PRESS.

IMMIGRATION AGENCY—By reference to our advertising columns it will be seen that John W. Taylor has resumed his former occupation, of dealing in lands in Iowa and Minnesota. No person has done more than Mr. Taylor to induce the immigration that has so well developed the rich agricultural resources of the interior counties of this State. From his extensive experience in this branch of business, and his intimate acquaintance from actual inspection with almost every section of land in the north half of the State, he is peculiarly well qualified to make this business a success. We commend him to all who may wish either to sell or purchase lands in the section of country where he proposes to operate.—*Dubuque Times*.

REAL ESTATE, &c.—John W. Taylor, one of our old citizens, and well known from his connection with banking interests, in this town, has started a Real Estate, Collecting and Emigrant Agency, in Globe Building. No man in the world is better calculated for this very position than Mr. Taylor—possessed of the highest business qualities and strictest integrity, he is familiar from personal examination with every inch of land in Northern Iowa. Business men by reference to the advertisement in another column will obtain full particulars of the scope and character of his business.—*Dubuque Herald*.





VIEW OF DUBUQUE.

John W. Taylor's Descriptive Pamphlet. No. I.

IOWA,

The "Great Hunting Ground" of the Indian;

AND THE

"Beautiful Land" of the White Man.

INFORMATION FOR IMMIGRANTS.

PUBLISHED BY

JOHN W. TAYLOR,

AT HIS

Real Estate and Immigrant Office,
DUBUQUE, IOWA.

JULY, 1860.

DUBUQUE:

DAILY TIMES BOOK AND JOB PRINTING HOUSE, 66 AND 68 MAIN STREET.
1860.

ABSTRACT OF THE NEW TAX LAW OF IOWA.

The tax lists are placed in the hands of the County Treasurer for collection on the first Monday of November of each year. If the taxes are not paid before the first of February following, they become delinquent, and draw interest at the rate of 1 per cent. per month until the first of October, when the lands upon which the taxes remain unpaid are sold for taxes and costs. After the sale 30 per cent. is added to the amount for which the lands were sold, and they can be redeemed at any time within three years from day of sale by paying the whole of said amount, with interest at ten per cent. per annum from day of sale. If the land is not redeemed within three years, the title becomes absolute without further proceeding.

CONDITION OF THE WEST.

The effects of the financial crisis of 1857 are rapidly passing away. In nearly every portion of the Eastern States the price of property has returned to its former standard. In the West the sales of the present year indicate the return of a healthy prosperity. This is particularly the case at present in reference to Iowa. Its fertile soil and other advantages attracted the attention of non-resident capitalists a few years ago to such a degree that a large amount of the best lands were bought at Government price with a view to profitable investments by selling at second hand. The principal part of such lands, purchased just previous to the general depreciation of property, can now be bought for half the price at which they were held in 1856-7. Since that time railroads have been extended into some of the best portions of the State and large tracts of the lands referred to, including also the lands of some of the railroad grants, are now in market at a very low price.

The revival of business and the bountiful crops of the last, and the remarkably promising crops of the present year, have again turned emigration to the West and the agricultural interest, more important indeed than any other, is receiving a new impetus as a consequence.

The quantity of good land entered in Iowa is so much greater than is required by the resident population that no other western State or Territory offers such inducements to those seeking new homes or opportunities for safe and profitable investments.

The rapid increase in the value of real estate six or eight years ago in Wisconsin, Illinois, and in some other of the Western States, never took place to such a great extent in Iowa. Unimproved lands in Illinois, valued six years ago at fifteen to twenty dollars per acre, may now be bought for ten or twelve dollars, and Iowa lands, valued then at eight and ten dollars per acre and having equal market advantages by newly constructed railroads still

being extended, can now be obtained at from two to five dollars, and in many cases at from a dollar and a quarter to a dollar and a half per acre. The same favorable contrast exists in reference to city and town lots as well as farms. The present cash prices will soon be increased on account of the renewed immigration. There are, however, good farming lands as well as city and town property which can be purchased on favorable credit terms. This fact, as well as the low cash price, makes the present year the right time to buy. It is very probable that an increase of ten to twenty per cent. in price will occur annually for several years, as occurred a few years ago, based however upon a sound commercial and agricultural prosperity instead of wild speculation. These remarks are more applicable to Northern Iowa and to Southern Minnesota than to any other part of the West.

GEOGRAPHICAL POSITION.

Iowa, situated between the fortieth and forty-third parallels of latitude, avoids the heat and fevers of the Southern States, and also the long and severe winters of more northern regions. It occupies also a central position in reference to the trade of the upper portion of the Mississippi valley and the Missouri river, and is nearly midway between the eastern and western limits of the Union. Bordered on the West by new Territories and on the north by the new State of Minnesota, it will have for some years a good market in those directions. Its railroads reaching from the interior and connecting with navigable rivers afford all the market facilities required for an exchange of products with the East and South.

The navigable rivers upon the east and west borders of this State are open about two months longer every year than eastern canals, and have an unlimited capacity for the rapid and cheap transportation of freight.

The fortunate geographical position of Iowa makes it the heart of the West, and a reference to a map of the country will convince any observing and reflecting mind that the few details enumerated in the following pages point to a land where agricultural industry and careful investments in unimproved lands or other property, are certain to secure a most profitable return.

SOIL, MINERALS, &c.

Iowa has several varieties of limestone, and in its central and southern portion a coal field of 20,000 square miles in extent. Inexhaustible beds of gypsum occur on the Des Moines river, near Fort Dodge. Good clay for brick making is found in almost every county, and in some counties in every township.

The rich lead district, mostly in Dubuque county, gives employment to several thousand miners. Unlike most mining regions, the good agricultural quality of the land is not lessened in the immediate vicinity of the mines except in the use of the small spots occupied in raising the ore.

On the borders of some of the rivers the soil is a sandy loam, but the sub-soil of most of the State is clay, with a suitable mixture of sand. The surface is almost uniformly a dark rich soil, one to two feet deep, and in many counties this rests directly upon the limestone rock.

On the prairies the annual decomposition of the heavy growth of grass and other plants has for ages enriched the earth by the deposit of a rich vegetable mold ready for the plow. These undulating plains, perfectly drained by the gentle slope toward the neighboring rivers, are natural meadows, dry enough for the culture of all products adapted to this latitude.

The recent Geological survey of Iowa has shown that this State possesses such a remarkable combination of all those natural elements, especially in the quality of the soil, as will make its agricultural interest exceedingly prosperous. The broad prairies ready for culture will return a crop the first year sufficient to pay the expense of plowing and cultivating. This leaves the soil in good condition for succeeding crops. Every acre of such land in a new county is a rich element of undeveloped wealth. In making a prairie farm, the cost of clearing the land and the ten or fifteen years obstacles of stumps and sprouts are all avoided, besides the saving of one year's time in gaining an immediate crop.

CLIMATE AND HEALTH.

The first facts a person proposing to settle in a new country desires to learn refer to climate and health. There were some districts in Ohio, Indiana, Michigan, and Illinois, settled from ten to twenty-five years ago which proved to be unhealthy until cultiva-

tion and artificial drainage rendered the soil more dry. This is also the case in some portions of Missouri, and perhaps in the extreme southern part of Iowa. Fevers or other diseases arising from local causes in Iowa are almost entirely unknown. The same may be said also of Wisconsin and Minnesota.

It appears from the tables of the last general census that Vermont, Wisconsin, and Iowa are the three healthiest States in the Union, and that Missouri is the most unhealthy.

The annual fall of rain in Iowa only slightly exceeds one-half that of the Eastern States, the number of fair days is greater and the quantity of snow generally not one-fourth as much. The Spring is from two to three weeks earlier than in the same latitude at the East, and the pleasant weather of autumn continues as much later. Three-fourths of the annual amount of rain falls in the spring and summer. The dry atmosphere is especially beneficial to persons who have a tendency to consumption. It is very rare indeed that persons who have resided several years in this State are afflicted with any pulmonary complaints. Even the hereditary tendency to consumption is frequently counteracted by the bracing effects of the dry climate and pure air. The mortuary statistics show a high degree of health both in the country and in the cities when compared with the more Southern States of the great valley, or with most of the States and cities east of Lake Michigan.

TIMBER AND FUEL.

The Government surveys designating the condition of the surface show that about one-tenth of the State of Iowa is timber land. All the principal rivers and most of the smaller streams have belts of timber on each side of them. There are, besides, occasional groves scattered like islands on the prairies.

There are but few places where timber for fuel, fencing, and building cannot be procured within four or five miles. Timber lands in small lots are often sold to those purchasing neighboring prairie land. The prairie soil is well adapted to the growth of timber, and as the prairie fires are less frequent as the country becomes settled, the groves extend, and new groves spring up spontaneously. Locust, chestnut, or any valuable wood for fencing will grow from the seed large enough for that purpose in eight or nine years. Some of the best timbered districts of the newer counties are those lying on the Cedar and neighboring rivers. In some of the other counties

further south, any deficiency in fuel is compensated by a supply of bituminous coal of a good quality, and easily obtained. In many of the Northern Counties there is a sufficiency of timber, even if all the prairie land should be occupied by farms.

WATER.

The strong current of the Upper Mississippi and Missouri rivers, and the rapid descent also of all their numerous tributaries that flow through, or out of Iowa, indicate a well drained country. Nearly all the streams in the north half of the State flow over pebbly or smooth rock bottoms, affording frequent and good fording places.

In a number of the northern counties are frequently found springs of a sufficient size for mill purposes only a short distance from their source. Springs are more frequent in the timber lands and their vicinity, yet they often occur on the open prairie. The purity of the water forms a striking contrast with that in some other districts in the West. In several of the north-eastern counties the speckled trout are a very attractive proof of pure water and good fishing.

The average depth of wells yielding a constant supply probably does not exceed twenty or twenty-five feet. The quality of the water is unexceptionable as might be expected in a country so well drained naturally that a marsh or swamp is seldom seen.

Water power is abundant, especially in the best timbered counties. Mill-sites may be obtained in most of the new counties in almost every township.

Instead of an extended description to show that Iowa is the best watered and best drained State in the Union, the reader is referred to any map of the State large enough to indicate the division into counties. It will be seen that there is not one poorly watered county. Three-fourths of the interior rivers have a general south-east direction, flowing diagonally across the State into the Mississippi.

RAILROADS.

Six Railroads are now in operation extending from cities on the Mississippi to the interior of the State. The starting points are Keokuk, Burlington, Muscatine, Davenport, Clinton, and Dubuque.

The Dubuque and Pacific Railroad already extends through or near seven counties, a distance of eighty miles. It is located to the Missouri river at Sioux City, three hundred and twenty miles, by the line of the road, directly west of Dubuque. This road will pass through or near twenty counties, the whole way through a good agricultural and grazing country, and also through the north part of the coal region. It is one of the land grant roads, and will be completed as to Cedar Falls this year, and to Fort Dodge, a distance of one hundred and ninety-two miles, in 1861.

The Dubuque Western Railroad forms a junction with the Dubuque and Pacific at Farley, twenty-three miles from Dubuque, and is completed to Anamosa, Jones county, fifty-three miles southwest from Dubuque, and will soon be extended to the Cedar river.

The Dubuque, St. Peter and St. Paul Railroad is projected, and will probably connect with the Dubuque and Pacific at or near Dyersville, and run northwesterly through Dubuque, Delaware, Fayette, Chickasaw, Howard, and Mitchell counties to the Minnesota line, and thence to St. Paul by the line of one of the land grant roads of Minnesota which is now in process of construction.

Another railroad in process of construction is located from Cedar Falls, on the Dubuque and Pacific, and will run up the valley of the Cedar. This road will connect at the Minnesota line with the Cedar Valley and Minneapolis Railroad. A railroad upon which considerable work has already been done is located a part of the way from McGregor to Clear Lake, in Cerro Gordo county. This road will probably be extended to the Missouri river as soon as the wants of the country require it, and its pecuniary condition will admit. Iowa has now over four hundred miles of railroad in operation.

STOCK GROWING.

There is no district in the West where stock growing can be made more profitable than in Northern Iowa. There are still in every county large tracts of open prairie land bearing a heavy growth of grass upon which immense herds of cattle and sheep may graze in summer, and where an abundance of good hay may be cut for winter use. Drovers will purchase cattle on the ground, or they may be driven to the markets in the river cities. The New York market is now supplied to a considerable extent by beef from Iowa.

The shepherd system, in the taking care of large flocks of sheep by a single individual, is unquestionably well adapted to the dry rolling prairies. Horses raised here are sold for the Southern and Eastern market, and also for the new States and Territories, North and West. Vacant lands, cheap lands, and plenty of water and grass, and remunerating prices, are so many invitations to the enterprising stock-grower to come and partake of the bounties that Providence has spread over this goodly land.

GRAIN RAISING.

A large part of Iowa is as well adapted to grain-raising as to stock growing. Corn planted as late as the first of June, six or eight weeks after the last frost, is generally ripe several weeks before the first frosts of Autumn. The soil is well adapted to Corn, Wheat, Oats, and Rye. Good crops of rye were harvested this year in Dubuque county in the last week in June.

When it is considered that land of equal fertility with that of Illinois and Wisconsin can be bought for one-fourth to one-half the present prices in those States, and that the river cities of Iowa afford a grain market with prices nearly equal to those of the lake cities, the difference being usually less than the cost of freight, it is evident that Iowa can compete successfully with any other Western State in this branch of agricultural industry. For the facts as to the kinds, quality, yield per acre of grain, as well as the quantities and value of other products, the reader is referred to the published tables of the General and State census.

OTHER AGRICULTURAL PRODUCTS.

There are many products the culture of which is well adapted to the West, and which are now in great demand, and yet are cultivated here to only a moderate extent. Among these are flax, barley, and various kinds of fruits.

The vast quantity of manufactured articles still imported from the East can be produced in the valley of the Mississippi as well as anywhere. Potatoes are generally a bountiful crop, and the manufacture of starch in Iowa could be made a profitable business. The

same may be said of Linseed Oil, brooms, and many other articles, the raw materials for which can be raised on the cheap lands at a slight expense.

If a few enterprising manufactures who are scarcely contented with small profits in the Eastern States would establish their business in or near some of the growing cities and towns in Iowa, the demand for the raw materials required by them would be immediately supplied by equally enterprising farmers.

MARKETS.

Allusion has been made to the river and railroad transportation of freight and consequent market facilities of most of the settled parts of the State. Some counties, as yet only sparsely settled, have market advantages equal to those of any of the older States. The commission agents for grain and stock buying are to be found paying good cash prices at every railroad station or steamboat landing, and the forwarding business is generally so well conducted that if the farmer prefers to ship his produce to a distant market, he can do so in a safe and profitable manner.

With the increasing immigration of the present year, the home market, even in the remote settlements, will be good. The emigration of farmers from other Western States into Iowa this year is equal to the rush for Iowa lands by the same class of settlers five or six years ago.

It has been found by memoranda kept at the ferries that an average of over five hundred emigrant teams, with stock, &c., belonging to settlers for Iowa, have crossed the Mississippi daily for nearly two months past.

This increase in population, augmented also by a steady emigration from the Eastern States, together with the introduction of manufactures and the employment of more people than before in the various mechanic arts, will create a home market for much of the farm and garden produce of the country, particularly near the cities and large towns. Grain sometimes commands a higher price on the Mississippi than in the lake ports on account of the demand for the Southern trade.



GRADED SCHOOL HOUSE.

EDUCATION, SCHOOLS, &c.

In addition to the donation by the General Government of six hundred and forty acres of land in every township for school purposes, the State of Iowa has obtained additional grants of lands for the support of a State University and other institutions. The free school system of Iowa is well adapted to the wants of a new country. The lands of non-residents are taxed equally with those of residents for the support of schools. Free schools are established in all the principal cities and towns, and in each sub-district in the State. The means of education, in the cities especially, are equal to those in much larger cities at the East. In Dubuque, for instance, the largest city in the State, with a population of less than 20,000, the value of the four free school buildings exceeds \$100,000. The above cut represents one of the three buildings for the graded schools. Fifteen hundred children are educated in these four schools. School houses and churches are among the first public buildings erected in new towns.

IOWA AS A STATE TO EMIGRATE TO.

Perhaps no State in the Union has suffered from the panic of 1857 than the State of Iowa; for, of all the States, it was just in its most tender bloom when the storm came; far enough advanced to be blasted by it—not enough to recover speedily from its effects. Within three years the population of Iowa had increased about 100 per cent; the land under cultivation in a corresponding ratio; cities extended their limits and their trade to suit the increased demand of this emigration, and railroads were being built to convey emigrants further west to the interior of the State. Thus, it was perfectly natural that the price of property should advance in like manner; and it betrays a great lack of judgment when Eastern men sneer at what they term the speculative rise of Western property. Is there a surer indicator of the increase in value of landed property than the increase of the population of the district wherein it is situated? If New York were twice as large as it is now, would not the property in the city be worth about double the amount of what it fetches now? And with this increase of value of property came the natural desire to promote the further growth of the State; and everybody did his best toward the attainment of this object. Land was cultivated, farms improved, roads laid out, manufactures started and railroads built; Eastern men came and lent their money freely, though at an exorbitant rate; they increased this desire for a speedy development of the country's resources, well knowing that theirs would be the benefit, in thus creating new markets for the manufactures and commerce of the East. But suddenly the panic came. An idea had struck the people—a nightmare crept over their souls—the phantom of distrust. Supposing, said they—looking extremely frightened and sheepish—supposing that property has no value, are not all our investments worthless? Supposing—the heavens were to tumble down!

Foolish, ridiculous, as it may seem, people acted in accordance with this idea. All the Eastern capital was at once withdrawn from the West as rapidly as circumstances would permit; and, as a natural consequence, all works of improvement had to be stopped to await the reinstalment of common sense, and with it the coming again of better times. The suddenness of this withdrawal, coming as it did in the Fall of 1857, when the crops had turned out unusually bad, made its effects still more disastrous. And yet but few failures occurred in this year. Everybody thought that the blow would be but temporary, and awaited with patience and hope a return of some degree of the former prosperity. But this did not come as speedily as was hoped, and the people became discouraged. A few words about the real value of Western lands: Why should lands in Iowa, for instance, be worth less than lands in New York, Ohio, or Indiana? They are intrinsically worth far more, for they are of better quality, and of far easier and cheaper cultivation. The average production of Iowa prairie land may be estimated at 20 bushels of wheat per acre and 30 bushels of barley. For

the growth of corn there is no better soil to be found than in Iowa; it averages from 50 to 100 bushels per acre. Nowhere can cattle be raised cheaper and more profitably than on the rich prairies, extending from the Mississippi River to the Missouri slope. At present farms can be bought at a distance of from five to ten miles from the principal cities, all in cultivation and with many improvements at a price ranging from \$10 to \$25 per acre—a price which one ordinary crop will suffice to pay. In fact, there never was a better opportunity for Eastern people to acquire a homestead than the State of Iowa offers at present, where from mere discouragement people are now selling their farms at a price so low as never was dreamed of before.

It is generally thought that Iowa is altogether prairie without any timber. Such is not the case. All over the State are scattered beautiful groves; and each little stream coursing through the gentle undulations of the prairie is lined on each side with timber. But there is still another point which makes it to be regretted that the development of this state has been so suddenly checked. One-third of the State is an immense coal-field, extending even down into Missouri. And it is owing to this fact that we may with certainty look to the future establishment of manufactories all along the line of the Mississippi River. That the time will come is not to be doubted. When, depends mostly upon our Eastern capitalists. With money at so low a rate of interest as to be a drug in the market, where is there a better chance for the employment of it than in the extensive West? Let their attention be turned toward it.—*N. Y. Tribune.*

THE QUEEN STATE OF THE WEST IS IOWA.

There the prairie is rolling, not flat, and there is no difficulty about drainage, and no fever and ague. There is a fair amount of timber in the centre of the State, and there falls, on an average, enough and not too much rain. The soil, like that of Northern Illinois, is a rich black loam, several feet deep—in which, in the words of a Yankee, wheat and corn grow quite naturally, without any watchin'. Like Illinois, Iowa contains exhaustless beds of bituminous coal, which by the by, when wood becomes more scarce and scientific ingenuity liberates the sulphur will become a leading product of the State.

Iowa has only lately been admitted into the railroad system. Four railroads across the State—each with a land grant.

Notwithstanding the superior fertility of Iowa, immigration has not flowed into that State as freely as into Wisconsin or Illinois. Land is comparatively cheap; improved farms within four or five miles of a railroad station can be had for \$10 the acre, and unbroken land at from \$3 to \$6. The amount of unbroken land which affords capital grazing for cattle, is unlimited. Of the quality of beef and mutton raised in Iowa, it is superfluous to speak, as we New Yorkers like both well enough after they have traveled twelve hundred miles to reach our market.—*New York Herald.*

CHEAP LANDS.

In 1856 and 1857, so great was the demand for, and so rapid the increase in the price of land in Iowa, that thousands of acres were entered with borrowed money or Warrants in the expectation that quick sales would afford large profits. But the sudden revulsion in the summer of 1857 overtook many of these landholders, with their land still unsold, and disappointed their fond anticipations. The consequence is, that many of the parties who entered these lands are unable to hold them, and they are thrown into market at a ruinous sacrifice to the original purchasers.

I have now upon my books nearly 100,000 acres of these lands, generally well and judiciously selected, and lying in well settled portions of the State—many of them within from three to six miles of Railroads now in process of construction—that are being sold at from \$1 to \$1.50 per acre, and I venture the assertion that the time has never been, and never will be again east of the Missouri river, when investments in land can be made so profitably, either for actual settlement or for speculation. Generally, the \$1.25 lands are in portions of the country entirely new, where the settlers are subjected to all of the hardships of frontier life. Here lands are now offered, at that rate, of the greatest fertility, and in the midst of settlements, with bridges, churches and school houses already constructed, and mills and stores in operation, furnishing to the settler all of the conveniences and comforts of an old settled State.

 GOVERNMENT LAND SALES.

July 17th, 1860.—The Telegraph has just announced that the President of the United States has issued a proclamation for public sales of 7,000,000 acres of land in the Territories of Kansas and Nebraska in August next, and of 4,750,000 acres in Minnesota in October. It is probable that but a very small portion of these lands will be sold at the public sales. What remains unsold after the auction sale will be subject to location with Military Land Warrants.

All of the above lands will be critically examined either by myself or by competent and reliable persons in my employ, before the offices are opened for private entries.

Parties who desire to locate their warrants through this office are requested to forward them at an early day, that the most desirable locations may be secured.

NOTICE.

While this office is established chiefly for private ends, it also looks for its success to the spread of such information throughout those sections of country from which Iowa receives its immigration, as will induce those who are about changing their residence, to come and look for themselves, and judge of the advantages that are here offered. The interests of all parties owning land in Iowa and the North-West will also be subserved by the general information that will be given periodically through its pamphlet publications.

A residence of nearly a quarter of a century in the North-West, half of which time has been especially devoted to interests connected with this branch of business, has given the subscriber a large fund of knowledge in relation to this great valley which he is always ready to communicate to those desiring information.

Full and complete records of farms and unimproved lands and city property will be open to the inspection of all, and those who have property to sell are invited to avail themselves of the advantages offered by this office, to have such property entered upon the books, and thus placed, *without charge*, before the large number of purchasers who will be reached by the descriptive catalogues that will from time to time be issued.

JOHN W. TAYLOR.

TO THE PUBLIC.

We consider the enterprise in which Mr. Taylor has engaged—to wit: the establishment of an Immigrant Agency in this city, to be of general interest to this community and the public at large, and especially to those owning lands in Iowa, or desiring to remove thither, and we ask for him the hearty co-operation not only of our citizens, but of all those who are interested in the growth and prosperity of the great North-West.

H. L. STOUT, MAYOR CITY OF DEBUQUE.
J. P. FARLEY, VICE PRESIDENT D. & P. R. R.
C. H. BOOTH, TREASURER " "
L. D. RANDALL, PRES. DEBUQUE BR. STATE BANK.
T. S. WILSON, JUDGE DISTRICT COURT.
WARNER LEWIS, SUEVEYOR GENERAL OF IOWA
AND WISCONSIN.
P. QUIGLEY, LATE RECEIVER U. S. LAND OFFICE.
J. H. THEDINGA, Esq.