

Union Pacific Railroad Company. *Guide to the Union Pacific railroad lands; 12,000,000 acres best farming, grazing and mineral lands in America, in the state of Nebraska and territories of Colorado, Wyoming and Utah, for sale by the Union Pacific railroad company, in tracts to suit purchasers and at low prices.* 5th ed. Omaha, NE, 1872. pp. iii-iv and 3-23. Newberry Library call number: Graff 2408

## INTRODUCTION.

PREVIOUS to the building of the Pacific Railroad, the vast territory through which it passes was comparatively unknown, and the opinions entertained respecting its resources and utility were vague and uncertain. These erroneous opinions have already, to a great extent, been dissipated. Although less than three years have elapsed since its completion, the influence of the Railroad upon the development of the resources of the West has been felt as a mighty power of civilization. A more accurate knowledge of this immense region has established the fact that it possesses all the essential elements of material wealth and greatness. The westward movement of immigration has received a new impulse, and thousands from the Eastern States and from Europe are seeking new homes on the line of this great road. The sales of the Land Department have thus far been restricted to the Valley of the Platte, in the State of Nebraska. By a liberal system of advertising, its remarkable agricultural advantages have been made known, and a very large immigration attracted to this section of the country. It is estimated from reliable information, that at least 40,000 people were added to the permanent population of Nebraska during 1871. At this date, Nov. 1, 1872, the Land Sales of this Department have reached 650,000 acres, amounting to \$2,757,309.21. At the same time, the interceding sections of rich government lands are rapidly settling; about 1,592,652 acres were entered under the Homestead and Pre-emption laws in Nebraska during the past year. Thousands of industrious, enterprising people have thus availed themselves of the splendid opportunities presented to men of limited means to acquire homes in a rich, productive country, on the line of a great Railroad, where in connection with cheap lands are found all the advantages of civilization. The extra-ordinary inducements offered have also attracted the attention of Colonists, and several flourishing communities have been successfully located on the line of the Union Pacific Railroad. Universal satisfaction has been manifested by the individual members of these Colonies, and additions to their numbers are constantly made. Other localities, equally favorable for this purpose with those already selected, are still to be found, and representatives of Colonies are respectfully urged to give these lands and the inducements they present, a careful and candid examination before making a definite location elsewhere.

A large additional amount of land, embracing tracts in Western Nebraska, Wyoming and Utah, have been placed in market, greater facilities offered the purchaser, and the terms of payment rendered still more favorable. The present edition of the Descriptive Pamphlet has been thoroughly revised, and enlarged, The operations of the Land Department to the close of 1871, and the present condition of the lands, prices and terms of payment, are stated. New maps are

inserted, and much valuable information given designed to assist persons contemplating immigration.

### **GENERAL DESCRIPTION.**

THE UNION PACIFIC RAILROAD, Starting at Omaha, on the Missouri River, traverses the State of Nebraska, passes through the north-east corner of Colorado, crosses Southern Wyoming, and at Union Junction in the valley of the Great Salt Lake in Utah, connects with the Central Pacific for Sacramento, San Francisco, and all points on the Pacific Coast.

By the completion of the great Missouri Bridge at Omaha, the last link has been supplied, and an unbroken chain of Railroad connections established from Ocean to Ocean.

The grand project of uniting the Atlantic and Pacific Oceans by a line of Railroads, was first brought prominently before the American people by Asa Whitney of New York. At a meeting held under his auspices in Philadelphia, on the 23d day of December, 1846, a movement was inaugurated for the purpose of interesting the public mind, and securing the aid of the Government in the accomplishment of this great enterprise. Earnest discussions followed, in which the ablest minds in the nation participated, extending over a period of nearly twenty years, during which various plans were urged, extensive explorations made and the practicability of different routes thoroughly canvassed.

These efforts culminated on the 1st of July, 1862, in the passage by the United States Congress, of an Act incorporating the Union Pacific Railroad Company, and the adoption of the Central Route. The organization of this Company took place October 29th, 1863, ground was broken with appropriate ceremonies December 2d, 1863, the first contract for construction was let early in 1864, and the great work formally commenced.

The progress of the work was characterized by an exhibition of energy, enterprise and engineering skill, and by a rapidity of construction without a parallel in the annals of Railroad building, and on the 10th day of May, 1869, the junction of the Union and Central Pacific Railroads was effected, near the head of the Great Salt Lake, in the territory of Utah.

The wisdom of the selection of the Central route has been fully demonstrated in the comparative ease with which this line is operated through the entire year. The boldest predictions of its early and persistent advocates have been more than realized in the rapidly accumulating business it has been required to transact. The rich commerce and travel of the East, and of the islands of the Pacific, are fast being diverted from the channels through which they have hitherto passed, into that which insures the safer and more expeditious transit. But immense as is the through business of this great road, it is destined, at no distant period, to be surpassed by the local business springing up at every station on the long line. Its accumulating business furnishes employment to thousands of officials, mechanics and laborers, the supplying of whose wants creates a demand for the farmer and merchant, developing a reciprocity of interests and increasing the business and the income of the road. Already long trains, heavily freighted with the agricultural products of the Platte Valley, are moved westward, distributing their contents among the pastoral and mining districts of Colorado, Wyoming and Utah, and return bringing the ore, bullion, coal and cattle of these regions to Eastern markets, thus developing a traffic which will soon become of great importance.

## LAND GRANT.

To aid in the construction of this great National Road, the United States Government conferred upon the Union Pacific Railroad Company a magnificent Land Grant, amounting to Twelve Million Acres, or nineteen thousand square miles—a domain equal in area to the States of Massachusetts, Rhode Island and Vermont, in the United States, and to Denmark, or the combined territories of Saxony and Hanover, in Europe.

## LOCATION OF THE LANDS.

These lands are contained in alternate sections of one square mile each, within a breadth of twenty miles on either side of the Railroad, and extend along the entire line. They are located in the central portion of the United States, on or near the 41st degree of North Latitude, the Central Line of the Temperate Zone of the American Continent, and of the great agricultural and commercial belt, towards which the East and West lines of the World's travel and trade are rapidly tending, and which is each year assuming a larger control of its business and population. They extend through Central Nebraska, Southern Wyoming, and Northern Colorado and Utah, and include within their limits the fine agricultural lands of the Platte Valley, the great natural pastures of Laramie Plains, and the rich iron and coal fields between the Black Hills and Wahsatch Mountains. The sections designated by odd numbers belong to the railroad company, the even numbered sections, within the same limits, are reserved by the government for actual settlement, and can only be obtained, under the provisions of the Homestead and Pre-emption laws. By this means they are kept out of grasp of the speculator, and preserved for the settler and his children.

## THREE CLASSES OF LANDS.

The land on the line of the Union Pacific Railroad may be divided into three classes, each class having its peculiar advantages, and receiving its designation from what seems likely to form its predominant business, viz.: Agricultural Lands, embracing the State of Nebraska within the first three hundred and fifty miles west of the Missouri River; Grazing Lands, extending from the Forks of the Platte through the Laramie Plains in Wyoming, and Mineral Lands, comprising the territory between the Black Hills and Wahsatch Mountains.

## LANDS IN MARKET.

A portion of these lands, extending through Nebraska, and embracing parts of Wyoming and Utah, including the lands in the vicinity of Cheyenne, the celebrated Laramie Plains, and the Valley of Salt Lake, have been placed in market by the Company, and are offered to purchasers at low prices and upon very favorable terms of payment. Equal facilities for obtaining pleasant homes, and acquiring competence and independence, have never before been presented to the immigrant and settler.

## **NEBRASKA – AGRICULTURAL LANDS.**

### **GEOGRAPHICAL POSITION.**

Nebraska is included between the 40th and 43d parallels or North Latitude, and the 95th and 104th degrees of Longitude West from Greenwich, and occupies the most favorable geographical position on the North American Continent. It extends from the Missouri River Westward to the base of the Rocky Mountains, with an extreme length of four hundred and twelve, and a width of two hundred and eight miles. It has a total area of about seventy-six thousand square miles, or nearly fifty million acres of the best farming and grazing lands in America. The entire surface consists of undulating prairie, extensive tables and rich bottom lands in the valleys of the numerous streams. The principal river is the Platte, a wide, shallow stream, which crosses the State from west to east, dividing it geographically into two nearly equal parts.

The northern portion is watered by the Niobrara, Loup Fork, Elkhorn, and smaller streams; the southern portion, by the Big Blue, Nemaha, Republican and their many tributaries. The whole State rises from the Missouri River to its western boundary, with a gradual ascent from one thousand to five thousand feet, giving a perfect drainage, a dry, clear, bracing atmosphere, and a climate remarkably temperate and healthful.

### **HISTORY.**

Nebraska was organized into a Territory in 1854, under the famous Kansas and Nebraska Act, and in the Spring of 1867 was admitted into the Union as the thirty-seventh state. Since its admission as a state its progress in population and materials property has been rapid and substantial. Twelve hundred miles of railroad are already in operation, and many more in progress of construction or projected. The effect has been to greatly enhance values, and to stimulate growth, enterprise, production, immigration, commerce, trade, and business of every kind. The State is free from debt, and is endowed with a grand patrimony of public lands, to be devoted to internal improvements, and the educational interests of the people.

### **POPULATION.**

No state has shown a more rapid growth than Nebraska since its admission into the Union. Already it has the appearance of an old settled country. Well cultivated farms, school-houses, and villages meet the eye in every direction. The interest taken in tree-planting is covering the once treeless hillsides and prairies with thrifty artificial groves, and the time is not far distant when it will become widely noted for the picturesque beauty of its scenery. The population in 1860 was 28,641, in 1870 122,993, showing an increase of 330 per cent. during a period of ten years. Reliable statistics clearly prove that the greater portion of this increase accrued during the last three years. From information carefully collected by the county officers throughout the State, it is estimated that an increase of nearly 40 per cent. was added to the population during 1871.

## CLIMATE.

The climate of this State is the most delightful and healthful of the Temperate Zone. It is milder than the same latitude in the Eastern States, and the atmosphere is dry and pure. Statistical tables carefully compiled from a series of observations extending through many years, show the following mean temperatures: Spring, 49°; Summer, 74°; Fall 51°; Winter 31°. Mean annual temperature, 51°.

The heat of Summer is tempered by the prairie winds, and the nights are cool and comfortable. The Autumns are like a long Indian Summer, reaching into the later part of December. The Winters are usually short, dry and invigorating, but with little snow. Cold weather seldom lasts beyond three months, with frequent intervals of mild, sunny days. The fall of snow is generally light, always dry and remains but a short time upon the ground. The roads in Winter are hard, dry and smooth. The prevailing winds are from the South and West. The greatest amount of rain occurs during the agricultural months, affording sufficient moisture for the growths of the soil. During Fall and Winter the weather is usually dry.

## RAIN FALL.

The following table, which is compiled from the Reports of the Department of Agriculture at Washington, shows the rain fall in Nebraska, compared with the rain fall in other States, for the years of 1863-'69, inclusive, a period of seven years. It will be seen that while the mean annual rain fall in Nebraska is only 30½ inches, during the six months beginning with April and ending with September, it is nearly as great as that of each of the five leading States with which the comparison is made, and actually exceeds that of the State of Illinois.

	Nebraska 1863-1869.	Missouri.	Illinois.	Indiana.	Ohio.	New York.
WINTER MONTHS.						
January	1.04	2.01	2.66	3.11	3.15	2.95
February	2.08	2.27	1.55	1.56	2.26	2.27
December	<u>1.70</u>	<u>2.91</u>	<u>2.60</u>	<u>3.33</u>	<u>3.29</u>	<u>3.32</u>
	4.82	7.19	6.81	8.00	8.70	9.04
SPRING AND FALL.						
March	1.56	3.99	3.11	4.28	3.94	2.84
October	1.35	2.85	2.58	1.97	2.26	3.45
November	<u>1.36</u>	<u>1.98</u>	<u>1.70</u>	<u>3.17</u>	<u>2.58</u>	<u>3.69</u>
	4.67	8.82	7.39	9.92	8.78	9.98
AGRICULTURAL MONTHS.						
April	3.01	3.55	3.20	3.05	3.39	3.21
May	4.11	3.66	3.24	3.73	3.24	4.31
June	4.54	2.77	2.73	3.01	4.07	3.50
July	3.21	4.11	4.15	4.28	3.39	3.06
August	3.01	3.06	3.10	4.22	4.05	4.29
September	<u>2.99</u>	<u>4.35</u>	<u>3.74</u>	<u>5.48</u>	<u>4.79</u>	<u>4.14</u>
	<u>20.87</u>	<u>21.50</u>	<u>20.26</u>	<u>23.75</u>	<u>22.93</u>	<u>23.51</u>
Total inches	30.36	37.51	34.46	41.67	40.41	42.53

## HEALTHFULNESS.

Among the most attractive characteristics of Nebraska is the wonderful salubrity of its climate. This fact is universally admitted by all who are conversant with its history, and fully sustained by the medical statistics of the state. From its central location, it escapes at once the severe cold and long winters of the Northern, and the hot, relaxing influences of the Southern States. Distant from the oceans and the great lakes of the interior it is exempt from the chilly, damp winds and the mists and fogs so prevalent in the countries bordering on these large bodies of water. There are no swamps nor stagnant pools to send forth poisonous exhalations and generate bilious complaints. Fever and ague and other disorders resulting from miasmatic influences, so common in many of the fairest portions of the West, are here almost entirely unknown. No part of the United States is less affected with epidemic diseases. The high altitude, the dry and bracing character of the atmosphere, and the universal purity of the water, render this State peculiarly favorable to persons predisposed to pulmonary and rheumatic diseases. Many thus afflicted have been greatly relieved or entirely cured by a residence here.

## SOIL.

The surface of the country is divided into bottom, table land, and rolling prairie. The soil of the bottom land is of a rich alluvial character, of great depth, and of inexhaustible fertility. It is slightly impregnated with lime, free from stones and gravel, of easy culture, and may be plowed to any depth required. Under the plow it becomes remarkably loose and mellow, and can be worked to advantage within a few hours after a long rain. From the absence of hard pan and other impervious substances, it possesses the singular property of resisting both unusual wet and continued drouth; a failure of crops from either of these causes is an unheard-of event. It does not bake after rain, and deep mud is never known. The soil, although easily penetrated with a spade to any depth, has a tenacity that renders the walling of cellars and wells unnecessary. The table lands are undulating, consisting of a series of divides. Upon some of these divides separating the larger streams, the crests are flattened out into level plains, frequently of many miles in area. The soil of the uplands is similar to that of the bottoms, but not so deep, producing with very little labor an abundance of all kinds of cereals, vegetables and root crops, and all kinds of fruit and forest trees grown in this latitude.

## PRODUCTIONS.

Nebraska is pre-eminently an agricultural State. With its million acres of rich arable land, the great fertility and productive power of its soil, and its genial, salubrious climate, it is destined at no distant period to occupy the front rank among the great food-producing sections of this country. The increase in acreage of the great staples during 1870 over that of 1869, as shown by the Reports of the Department of Agriculture at Washington, was forty-two per cent. A still larger per centage of increase was made in 1871. In the production of Wheat it especially excels; the average yield per acre during the ten years from 1856 to 1866, as exhibited by the same Reports, was 264 bushels. The grain is of a superior quality, commanding at St. Louis from five to ten cents per bushel more than any other wheat in the market. Corn is also cultivated with great success, particularly in the Platte Valley, along the line of the Union Pacific Railroad. During last year (1871) the yield on ground broken in the Spring (sod ground) was from twenty

to forty-five bushels per acre, and on old ground from fifty to seventy-five bushels; in some cases, where the cultivation was more than usually thorough, the result was still more favorable, averaging one hundred bushels per acre. Oats, Rye, Barley, Potatoes, and other crop usually raised in the Eastern and Middle States, do remarkably well, and large returns are realized. Sweet Potatoes, Sorghum, Tobacco, &c., are easily and profitably grown. Root crops yield very largely, and it is believed that by soil and climate the Platte Valley adapted to the cultivation of the Sugar Beet, which forms so large and important a product of France and other countries of Europe.

## FRUIT.

The freedom from severe frosts during the months of May and September, in connection with the dry winters, and warm, quick soil, renders this State eminently adapted to the cultivation of fruit. Apples, Pears, Peaches, Plums, Cherries, Grapes, Currants, Berries, etc., have been sufficiently tested to prove that they can be produced with ease and profit. The intelligent attention bestowed upon this branch of Horticulture by the leading Agriculturists of this State, has been amply rewarded. In no section of the West are found finer or more thrifty orchards, and the fruit displayed at recent State and County Fairs has been specially remarked for its excellent quality, large size and healthy appearances. At the annual meeting of the American Pomological Society, convened at Richmond, Virginia, in September, 1871, Nebraska exhibited one hundred and forty-six varieties of apples, fifteen of peaches, thirteen of pears, one of plums, and one of grapes, and awarded the first premium of one hundred dollars for the best collection of different species of fruit? Wild fruits, plums, grapes, berries, etc., grow luxuriantly in the groves along the streams, and on the prairies, and are a valuable product to the early settler, supplying the place of the cultivated varieties before these have had time to grow.

## STOCK RAISING.

No section of the United States furnishes facilities for grazing and stock raising, superior to Nebraska and the lands on the line of the Union Pacific Railroad. The rich bottom lands of the valleys of the Platte, Elkhorn, Loup Fork, Papillion, Maple, Shell, Logan and Pebble Creeks, Wood River, Wahoo, and Big Blue, are included within these limits, and present extensive tracts of the finest meadow land in America.

The boundless unfenced prairies, covered with nutritious grasses, with abundance of sweet, pure running water, and groves to shelter from heat and storms, will for years to come furnish wide ranges of free pasturage. The mildness of the climate, dryness and purity of the atmosphere, and the excellent market advantages afforded by the Union Pacific Railroad and its branch roads, render this region peculiarly adapted to this branch of business. The grasses of the bottom and table lands are extremely nutritious. They consist of the varieties known as blue joint, red stem, bunch and buffalo grasses, and are fully equal for hay and grazing purposes to the timothy, clover, and other cultivated grasses of the older States, and for winter grazing far exceed any grasses grown at the East. The wild grasses cut from one and a half to three tons per acre. The following statement was received from AIM Stocking, Esq., of Saunders County, one of the most successful Agriculturists in the West:

"Steers between two and three years of age are grazing on the Wahoo Valley, have been known to gain at the rate of three pounds per day during a long period, as shown by stated weighing on a Fairbanks' Scale. For instance, a thrifty two-year old steer, worth in the spring \$3000; run him six months on grass exclusively, then six months on grass, hay and corn. At the end of the year he will weigh 1,600 lb. which at 6 cts. amounts to \$96.00. For milk cows the grasses are also adapted, producing a full flow of very rich milk. Sheep do remarkably well, always healthy; wool strong, soft and lustrous, with a steady increase in the weight of fleece."

The winters are dry, and the fall of snow usually light; very little shelter is required for stock, and the diseases so common in the Eastern States are here almost entirely unknown.

The raising of horses, mules, cattle, sheep and swine has been the attention of our farmers, many of whom are giving special care to the introduction of superior breeds, and meeting with eminent success. With its wide range of rich pasturage, clothed in luxuriant grasses, its numberless streams and springs of clear, pure water, its mild, dry and healthful climate, and its unsurpassed market facilities, Nebraska is destined to become one of the finest stock countries in the world.

#### GAME.

The valley of the Platte abounds in game. Prairie chickens and quail exist in great numbers and increase with the settlements. Wild geese and duck are abundant along the water courses, and wild turkeys, though less numerous, are found in the thinly settled portions of the State. Antelope and deer are plenty, and large herds of elk and buffalo still graze on the nutritious grasses of the valleys and bluffs.

#### MARKETS.

In a commercial position Nebraska is peculiarly favored. The Missouri River flows along its entire eastern border, affording excellent water transportation, and four competing trunk lines of railroad connect it with Chicago, St. Louis and other great Eastern markets. On the west are vast mining and pastoral districts, rapidly filling with a population that most almost exclusively draw their supplies from this State. The Union Pacific Railroad intersecting these mining and pastoral regions, and extending through the whole length of Nebraska, offers facilities for the disposal of its surplus productions scarcely equaled by any other section of the United States. In the early history of other Western States, great inconvenience and many hardships resulted from the want of markets where products of the farm could be sold, and the necessary supplies obtained. Settlers were compelled to haul their grain many miles over bad roads and unbridged streams, and then to sell at very low prices until relieved by the construction of railroads. Settlers on the lands of this Company will find a great Railroad already constructed, and long trains, conveying the travel and commerce of the world, daily passing within convenient distance from their homes, bringing the advantages of civilization, and furnishing at every station a market for their surplus productions, where the highest prices may be demanded and obtained, and from which grain and stock may be conveyed *without breaking bulk* to the great markets of the East and West.



## TIMBER.

Nebraska is almost exclusively a prairie State. It contains no dense forests, requiring the toil of a lifetime to remove in order to open a farm. Her beautiful valleys and undulating plains are ready at once for the plow, and to reward the first labors of the husband-man with abundant crops; yet there is no scarcity of timber for immediate uses. In the towns of the interior, and along the line of the Railroad, wood for fuel is sold at prices often lower than in many towns of the same size in the older and timbered States. Along the margin of nearly every stream, on the bluffs and in the ravines, more or less timber often expanding into extensive groves. Among the settlements where the fires are kept out, trees spring up spontaneously and grow with great rapidity. Large tracts which but a few years since contained not a single shrub, have thus become thickly covered with a thrifty growth of young timber.

The principal indigenous trees are the cottonwood, elm, ash, box elder, soft maple, the different varieties of oak, black walnut hackberry, hickory, willow and cedar. Hackberry is a half hard wood, unknown at the East. Cottonwood is a light, porous, yellowish-white wood, of remarkably quick growth. It grows everywhere and under all circumstances. It is much used for building purposes, and as fuel makes a quick, hot fire. It should be the first care of the settler in this State to set apart a portion of his farm for the growing of trees. Ten acres of cottonwood, hackberry and black walnut, planted eight feet apart each way, and cultivated five years, will thereafter supply all the fence posts and fuel required for an ordinary farm. Many farmers in different parts of the State are now reaping the fruits of their foresight and care in this respect, and are abundantly supplied with timber from groves of their planting. Nebraska has the honor of being one of the first States to encourage the planting of trees by Legislative enactment.

Arrangements have been effected with some of the most intelligent and successful nurserymen at the West, by which extensive nurseries for the propagation of the European Larch, and other choice varieties of forest trees and evergreens, will be established at different points on the line of the Union Pacific Railroad. By this means settler will be protected from the imposition of tree peddlers, and will be able to procure, at comparatively little expense, reliable seedlings of trees adapted to this soil and climate, and the best information in regard to the proper method of their cultivation.

## FENCING.

Efficient herd laws have been enacted, rendering fencing unnecessary. The farmers, however, are turning their attention to the cultivation of the Osage Orange hedge, and meeting with great success. This plant is easily cultivated, grows rapidly and will in three years make a hedge sufficient to turn stock. These hedges form a shade and shelter for stock, and give a most delightful appearance to the farm.

## LUMBER AND BUILDING MATERIAL.

The native lumber is chiefly Cottonwood. It can be obtained at moderate figures and answers a very useful purpose in building. Pine and other prepared lumber are shipped directly from the great lumber markets of the East *without breaking bulk*, and are sold at convenient points on the line of the Road at prices but little in advance of Chicago rates. Quarries of excellent

building stone have been opened at different points, and good brick material is found in every portion of the State.

### AGRICULTURAL IMPLEMENTS.

Agents for the sale of agricultural implements, reapers, mowers, plows, wagons, and all kinds of farming tools, are located at the principal stations on the line of the Railroad, and at convenient points in the interior, where all the supplies needed by the farmer can be readily obtained at fair prices.

### MANUFACTURING ADVANTAGES.

The development of the manufacturing interests of this State has not received the attention its importance demands. Nowhere are grander opportunities presented to persons with capital and skill to engage in manufactures, without competition, and with a certainty of realizing large profits. That portion of the State which is most thickly settled, is intersected by hundreds of clear, running streams, with ample fall, affording abundance of water power and many fine mill privileges. Although coal in paying quantities has not thus far been developed in this State, yet that portion which is tributary to the Union Pacific Railroad is abundantly supplied with cheap fuel for all manufacturing purposes from the exhaustless mines on the line of this road. Foundries, manufactories of agricultural implements, tanneries, paper, woolen and flour mills, cheese factories, and many other branches of manufacturing industry, are demanded to meet the constantly increasing wants of the State. The packaging of meat and the manufacturing of beet sugar also invite serious attention. The peculiar location of Nebraska, as the point of concentration of the immense stock business rapidly developing at the West, the wonderful adaptability of its soil and climate to the production of the raw material, its great market facilities and favorable commercial position, offer unrivalled inducements to the capitalist and manufacturer.

### EDUCATIONAL PRIVILEGES.

In no State in the Union has more ample provision been made to meet the educational wants of the people than in Nebraska. A vast landed estate, consisting of Two Sections—1,280 acres in each Township, or *one-eighteenth of its entire area*—has been donated to the State by the General Government, and set apart as a *permanent endowment* of the Public Schools. It is estimated that these lands will amount in the aggregate to more than 2,500,000 acres. The Legislature early passed an Act designed to save this munificent gift, and make it of inestimable value to the children of this and future generations. The minimum price at which these lands can be sold is fixed by law at \$7.00 per acre. The School Lands sold thus far have invariably brought a higher price than could be obtained for other lands surrounding them, yielding on an average \$9.00 per acre. The principal thus accruing is guarded by Constitutional guaranty against diminution, and forms an irreducible School Fund. The income derived from this source, already considerable, will soon be amply sufficient to maintain the Public Schools and render taxation for school purposes entirely unnecessary. In addition to the Public School lands, the State has received a grant of 130,000 acres to establish and endow a University and Agricultural College, the buildings for which have been erected at Lincoln, the State Capital, and the institution

opened under exceedingly favorable auspices. A State Normal School for the instruction and training of teachers is in successful operation at Peru, in Nemaha county, and an Institution for the education of the Deaf and Dumb has been established at Omaha, and is in a flourishing condition. Tuition in all these schools is free, and the blessings of a good education are offered to all the children of the State, without discrimination on account of sex, color, or race. The origination of the school system in Nebraska is similar to that in Ohio, and is characterized by an efficiency scarcely excelled in the older State. The formation of school districts and the building of school-houses keep equal pace with the settlements, placing the means of obtaining an education, upon which rests the foundations of our free institutions, within the reach of every child in the State.

## GOVERNMENT.

The laws of Nebraska are of the most liberal character. No discrimination is made between native and naturalized citizens. Immigrants from other countries having declared their intentions to become citizens, and resided in the State for one year, are entitled to all the privileges of citizenship. Imprisonment for debt is unknown, and every opportunity is given the unfortunate, but honest debtor to redeem his credit and recover his fortunes, The homestead and the necessities of life are exempt from forced sale and execution, and improvements under the value of one thousand dollars are exempt from taxation.

## SYNOPSIS OF TAX LAW IN NEBRASKA.

Taxes are assessed the first of March each year, and *become a lien from that date*. They are levied the first of July, become *due* the first of December, and *delinquent the first of May* following. If not paid before the first of May, a penalty of one per cent. on the tax is added on the first day of each month until paid, or the land advertised and sold. Delinquent tax land is advertised in August, and offered for sale in September. Land sold for taxes may be redeemed any time within two years from date of sale, by paying the original tax with interest at one per cent. a month till date of sale, ten cents for each parcel advertised, and forty per cent. on total of these items from date of sale until redeemed.

## LANDS.

Nebraska presents the last opportunity to obtain "Cheap Farms and Free Homes." West of this State begin the mountains, east of it the land is already occupied or held at prices beyond the reach of the poor man. Now, in Nebraska, Government land may be obtained free under the Homestead Act, and Railroad land purchased at low prices, on long credit at a moderate rate of interest. Soon the public lands will be exhausted, and the prices of other land will constantly in the future. Before many years have elapsed "Free land for the landless" will become only a record of History.

## PASTORAL LANDS-WINTER GRAZING.

West of the 100th Meridian for a distance of nearly four hundred miles the Union Pacific Railroad passes through the center of the great Pastoral Belt of this Continent. This vast region, embracing Western Nebraska, Southern Wyoming and Northern Colorado, forms one of the most remarkable grazing countries in the world. It is watered by myriads of clear, running streams, and interspersed with broad fertile valleys and beautiful parks, which with the aid of irrigation may be made to yield excellent crops of small grain and vegetables. From a series of observations taken at the military posts, at different points within this territory and extending over a period of many years, it is found, that notwithstanding the great altitude of these plains, the climate is milder than it is in the same latitude east of the Missouri River, and its healthfulness is proverbial. This fact, in connection with the dryness and purity of the atmosphere, and the nutritious quality of the native grass, upon which stock will subsist in excellent condition during the entire year, is destined to render these plains the pasture grounds of innumerable flocks and herds, and the source of untold wealth. The grasses of these high plains and mountain slopes, when ripe, dry upon the stalk, forming uncut hay superior to that prepared by the most careful curing in the agricultural States. Among the bluffs, skirting the numerous valleys, are canons or hollows frequently timbered, which furnish protection and shelter to the stock during storm. There are no rains during the cold months, and the snow fall is usually light. The snow is always dry, never freezes upon the stock, and is soon evaporated or blown away. It has been found by experiment that the per cent. of annual loss of stock herded upon the plains *without hay, gain, or artificial shelter*, is less than among the carefully fed and sheltered animals of the agricultural States. Epidemic diseases among the stock are entirely unknown. The meat is rich, sweet and tender, and the wool improves in quality and increases in quantity. Within this pastoral district immediately upon the line of the Union Pacific Railroad, it is estimated that 140,000 cattle, 75,000 sheep, and 5,000 horses are grazing during the present winter (1871-72), and notwithstanding the exceptional severity of the season, exceeding that of any winter during the past twenty-five years, the stock have done remarkably well. The losses, except in a few instances, where the herds were brought to the grazing grounds late in the season and in poor condition, have been comparatively small. The results thus far have fully justified the most sanguine expectations of its advocates, and established beyond controversy, the practicability of winter grazing.

Stock raising on the plains is yet in its infancy. This magnificent region, once the home of countless herds of buffalo, elk, and deer, and capable of subsisting, summer and winter, many millions of stock, has become available by means of the great Railroad that now crosses it from east to west, and is attracting the attention its great importance demands. It is safe to predict, that before the end of another decade, a large proportion of the beef and wool consumed in this country will be produced upon these plains. The land in the agricultural States is too valuable, and the cost of providing food and shelter too great to offer serious competition to stock raising on the plains. Here is a grand opening to the stock man, wool grower, and dairy farmer to follow their chosen business, with comparatively little labor and the certainty of realizing immense profits, on the line of a great Railroad where exist facilities for the shipment of stock and supplies unknown in any other pastoral country.

A work on Pasture Lands and Winter Grazing, accompanied by a very fine map of the country, is in course of publication at this office, and will be furnished to parties wishing to investigate this subject, on application in person or by letter.

## MINERAL LANDS.

West of the Grazing Belt, through a distance of four hundred miles, extending from the Black Hills to the Wahsatch Mountains, the Union Pacific Railroad traverses a region wonderfully rich in coal, iron and other mineral deposits. Immense beds of excellent coal and iron ore of great thickness are found in the Laramie Plains and the mountains at the West. These mineral lands are included in the Land Grant of the Union Pacific Railroad company, and are of inestimable value, both to the Company and to the entire country along the line of the road. The Union Pacific Railroad, extending through these vast fields of coal and ore, affords a ready means of transportation for the products of the mines both east and west, and offers facilities for building up an extensive and profitable mining interest, unsurpassed by those of any other section of this continent. The development of the mines of this region will add vastly to our national wealth, encourage immigration, and lay the foundation for great commercial and manufacturing enterprises. Already, at Carbon, Black Buttes, Hallville, Van Dyke, Rock Springs, Evanston, and Echo, coal mining is in successful operation. These coal fields are distinguished on account of the thickness of the veins, the excellent quality of the coal, and the facility with which it is mined. At Carbon a vein of sixteen feet in thickness is being worked, and a large quantity of excellent coal taken out daily. At Evanston a vein of thirty-two feet, of a superior quality, has been opened. This coal is used in the locomotives of the Union Pacific, Central Pacific and Utah Central Railroads, and it is universally conceded by the Railroad master mechanic and engineers, to be the best and most economical coal for steam purposes in America. It is semi-bituminous, burns readily with a bright yellow flame, is clean, with no disagreeable odor or smoke, and forms no clinker. It is easily lighted, generates heat freely, and is very popular as a fuel. From the coal fields to the Missouri River the grade is descending, rendering transportation comparatively easy. A special tariff of freight for coal has been established by the Union Pacific Railroad Company, by which coal will be delivered to settlers at stations on the road at reduced rates. The existence of these large deposits of mineral fuel, in connection with vast quantities of iron ore, in close proximity to this great national thoroughfare, is destined to exert a powerful influence in the development of the resources of this region, and of the entire country west of the Missouri River. In addition to these extensive coal and iron fields, it is known that gold, silver, lead, copper and other mineral deposits exist in rich abundance, and are only waiting a judicious investment of capital, directed science and skill, to develop a mineral wealth of fabulous proportions.

## BUILDING MATERIALS AND TIMBER.

Everywhere throughout the mountain regions superior marbles, granites and limestones are found in immense quantities, and timber, consisting of pine, spruce and hemlock, exists in great abundance. The vast forests on the Black Hills, the Medicine Bow, Elk, and other mountains east of the main divide, as well as those on the west, on the head waters of Green River, are of enormous extent, and afford some of the finest timber in America. These regions are watered by the Laramie, Medicine Bow, North Platte, Sweetwater, and Green and Bear Rivers, and during the high stages of the water, lumber may be rafted down to the Union Pacific Railroad and placed within reach of market, thus affording another source of revenue and offering the greatest advantage to that portion of the West deficient in building material. These mineral regions, like the grazing districts, are intersected by numerous streams, many of them

furnishing abundance of water power, and interspersed with rich basins and valleys, like those of Bear River and Salt Lake, susceptible by means of irrigation of a high state of cultivation, and may be made to produce excellent crops of small grains, vegetables and fruits.