

LOUISIANA:

ITS IMMENSE AGRICULTURAL RESOURCES AND HOW TO DEVELOP THEM.

By Edward Nickey.

The land of many resources, the paradise that now invites intelligent, industrious and energetic laborers, whose alluvial soils are unsurpassed in point of fertility, and whose agricultural and climatic influences are of such important agencies, particularly when the advantages of seasons are correctly understood in order to correspond to and secure the profitable results arising from a proper comprehension of the duties imposed on all who depend on another earth for a support.

We can, after an experience of two score years, speak of a profession that since infancy claimed our devotion in the study of the varied products of the field, the garden and the grove, and mature in all its phases. How literally true, a region abounding in honey, and its prairies with milk!

We propose for the benefit of the rising generation, as well as others who are struggling for a reality, to devote, *con amore*, a few chapters on the vast resources of our State, and what industry and intelligence can accomplish.

If our remarks should reach the capitalist whose means will permit the purchase of a sugar estate, we would remind them, and particularly so if they are strangers to the soil and its peculiarities. Whether situated on the bank of the Mississippi or the far richer lands of the interior bayous, unhappily subject to inundations, and from which sad effects the writer has just reason to complain. However, the cherished hopes that filled our breast of a day of retribution and retributive justice has dawned; our fondest imaginations are strengthened and daily realized. The intelligence and industry of our State authorities confirms the instinct of a confident hope that the day has passed for "ribs and levee companies" to longer plunder the property holder under the form of an iniquitous law.

SUGAR.

The great interest of Southern Louisiana, and for which her alluvial soil is, by a wise dispensation of a good Providence, destined in due time to produce in abundance this necessary article of prime importance, and which our civilization can no more dispense with than we can with beef or mutton.

THE INVENTION OF THE

MECHANICAL DRAINING MACHINE, by Mr. Newton, will enable our landed proprietors to reclaim the present morass and convert it into one grand agricultural basin, fertile and excellent in richness and fertility as yet not known, or mentioned, since the days of Eden, and at less than one-fourth the cost hitherto paid for such work.

It is a satisfaction to write on profitable investments. We know well that since the advent of our own Governor, Francis T. Nicholls, Louisiana Consols have advanced thirty-nine points. We should, in this, further acknowledge that in the main we owe a debt to the sagacity and foresight of the legally elected President of the United States, from whose administration we expect, and are certain to receive, more lasting benefits—the nationalizing of a levee system. When this is accomplished our State, as of yore, will take her place and rank, from which she has been deprived by unwise, ill-timed and oppressive laws. Guided at present by statesmen of tried integrity, this fact is to us even now in the evening of life an elysium of consolation.

What, then, is necessary and requisite to develop the untold agricultural resources of our State, may be summed up in three words—capital and intelligent labor. Intelligence, however abundant by those who possess it, without some active capital may occasion disappointments and anxieties. (Of this we have had painful recollections since 1874.) Each of us, by the pledge of one's home, if the elements destroy the crops on which he has expended valuable labor, is he and his family to be sacrificed to the avarice of the money lender, who dictates terms to those whose untoward circumstances are not considered? Hence the necessity of legislation in the interest of the capitalist, the factor and the planter. They would then be more fully identified in developing the resources that are an asset to yield as the seasons pass in regular rotation.

Every interest is nourished by agriculture, even the farmers of the West, who supply the planters with provisions. The system of banking which prevails in Louisiana originated in countries where the products of labor were much diversified. Sixty days' accommodation was all the grain farmer required. Hence the apparent antagonism between the banker and planter, since such accommodation is of no benefit. The planter, whose sole capital is his estate and stock, is at the mercy of the capitalist or bank director. Yet in the face of all these discouragements, we find on all sugar estates where intelligence and economy were strictly observed, an indication of prosperity, and even more so the past two years than any since the era of free labor.

The falling off in the sugar crop in the West India Islands, the cost of producing beets (beet root), whose soil must annually be fertilized at an immense outlay, and the fact that of all the States in this Union our own beloved Louisiana has a soil whose productive capacities are indefinitely beyond calculations in recuperation, and from which source her intelligent sons, both native and adopted, rely most confidently to meet all her liabilities, even those most infamously imposed upon her by the alien swallows.

Sugar imported during the past eleven months have aggregated 1,329,944,035 pounds; exported, 36,000,000 pounds; leaving 1,293,944,035 pounds; total crop of Louisiana in 1876 and 1877, 190,672,570 pounds; molasses and syrup in 1876 and 1877, 42,024,108 gallons. For profits of sugar planting see New Orleans Price Current Sugar Book, March, 1876, page 27, therein noted the fact even on the extreme northern verge of the sugar zone, twelve acres of land yielded 26 hogheads of sugar, weighing 31,200 pounds, at 41c, \$2,028; 1560 gallons of molasses at 43c, \$670; money value product of 12 acres, \$2,698.

The whole crop on this estate, 275 hogheads of sugar, was received by Messrs. Bush & Levert, together with 725 barrels of molasses. Let us now examine the statistics and the yield per acre in the more favored parishes of Terrebonne and St. Mary. Here we find even small planters, whose acreage yield 3000 pounds and as high as 3443 pounds per acre, whilst that most favored "Point Pleasant" from 200 acres produced 500 hds, weighing 511,532 pounds, of fair to prime sugar, and 626 bbls of molasses. The value of this crop in round numbers \$56,306 56. In 1872, on "Miriam Grove," the

writer, from a fraction over three acres of land, produced 11 hds of sugar and 18 bbls of molasses, an average of 4483 pounds per acre. This remarkable crop was noted in *Our Home Journal*, October 7, 14 and 21, 1871.

Let us look into these isolated yet extremely valuable places, the Gulf Islands, and for richer alluvials on the margin of the several bayous, particularly those in the great basin of the Atchafalaya, tributary to and influenced by the temperature of the Gulf of Mexico and inland lakes. They are in deed and in fact neglected by us who are acquainted with the rare and important capacity of these locations for the production of early spring vegetables, melons of delicate flavor and the sweet orange. The thousands of acres of fresh water tidal overflowed lands are not only capable of being reclaimed, but the very best in the State for the successful and profitable culture of rice; such land is capable of producing for years hence twenty barrels of rough rice per acre, and in time become more valuable for sugar culture. And owing to the natural boundaries and topography of the basin, its protection from sudden onsets, and freedom from severe and injurious frosts, renders such places of more value than any at this time conjecture; the day, however, is not far distant when these islands, and the margin of the several bayous, will be to New Orleans, the cities of Memphis, St. Louis, Chicago, Louisville and Cincinnati and the many thriving towns in Texas, what Bermuda is to the cities of the North Atlantic seaboard.

These bayous are all deep water, navigated by steamers and schooners, and in the palmy days, "lang syne," have counted ninety sails loading sugar, molasses and live oak in this bay. These streams are tapped by one of the very best regulated railways at Morgan City with a choice of markets, Galveston or New Orleans, inviting every product of the grove, the plantation or the market garden. Our experience the past winter induces a note on the crop at La Freniere, owing to the ravages at Bonnet Carre. The usual phrase supply and demand was actually verified to the great hardship of the mechanic and laborer; his cabbage and a bacon, the staff of life for the poor man's family; was almost beyond his ability to purchase. Just think of cabbage at fifty cents each, in a country that can produce a superior quality and at least 5000 to the acre, and have been sold up to the 1st of June at \$10 to \$14 per 100 heads at wholesale.

Five thousand heads at ten cents, \$500 per acre, and yet we daily witness objects of charity. Complaints of distress and destitution reach our ears, whilst thousands of acres are offered at twenty-five cents per acre, or even a homestead entry, inviting these drones of society to become producers. How many such we meet on the boulevard Canal! And yet these patent letters are maintained unnecessarily at the expense of somebody; there is not one amongst them but could, from their appearance, be made profitable producers—profitable to themselves and the community—and their labor performed in the autumn, winter and spring seasons; and further, allowing such land to be immediately replanted in sweet potatoes, corn and peas, thus affording to the industrious man constant employment.

An energetic man can attend to a fall garden; say four acres cabbage, 20,000, at 5 cents, \$1000; twenty acres in rice, 400 barrels, at \$2 50, \$1000—\$2000. I have no hesitation in asserting and advising that five energetic men, commencing early in the season, can prepare this land, and sow two hundred acres in rice, yielding four thousand barrels of rough rice, which, if properly handled in harvesting, stacking and weighing, would realize \$4 per barrel, \$16,000.

The rice crop of 1876, L. Boucherreau Recapitulation: 176,826 barrels of 220 pounds net, 40,669,980 pounds. I am inclined to believe the tidal overflowed fresh water lands in the valley of the Atchafalaya will ere long prove to be the great rice granary of the State.

With all these inducements, which for years have been fully cognizant of, we are indeed pained on each visit to the city to witness such an amount of unemployed muscle. This is a lamentable fact. Yet we occasionally read of the many pious bequests and charitable donations to some foreign mission, by the extreme pious, whose thoughts are for the salvation of the subjects of the King of Dahomey, or the King of Siam, or the heathen Chinese. I opine such donors would find nearer home far more praiseworthy objects even in the redemption of our own street Arabs, and by counselling, encouraging and aiding to place independent homes our own race, with the choice of hills, plains, or rich alluvials, on which they might settle down in the shade of their own vine and fig tree.

Miriam Grove, August, 1877.

SCRANTON'S DANGERS. Not only is the population of Scranton, Pa., liable to explosion, but the city itself seems likely at any time to perform similar conduct. It appears that in mining for coal, shafts and tunnels have been run all about under the town. The mines are now flooding, owing to the perverse conduct of the strikers, and as the water rises the gas is forced back. The Mayor of the city says that if this continues long the pressure of the water will become so great that the gas will break up the thin surface, and blow all Scranton to pieces. This would be a more hasty, if not a more complete, finish than the one predicted now for some years—that the miners will work up so near the top that the weight of the houses will break in the shell, and the city be distributed through the mines. Neither prospect is first class for any but the Adventist land buyers.

There is annually imported into the United States from Italy, Sicily, Spain, Portugal and other Mediterranean countries, 25,000,000 pounds of sumach, which is used by all morocco manufacturers. It has just been demonstrated that it can be cultivated with profit in California, and in quantities large enough to supply the home demand. Agricultural societies are circulating directions for its culture and treatment.

The Musical Exhibition, which it was proposed to hold in 1878 at Bologne, is postponed until 1879, in order not to clash with the Paris International Exhibition.

The shipping of Southern fruit to the Northern markets, by the way of Petersburg, is noticeably on the increase over former years. Largely over one million pounds of fruit have, within the past several weeks, been carried North through Petersburg by express.

OUR SPANISH-AMERICAN TRADE.

An Opening for American Enterprise. (Chicago Times.)

A Washington telegram says that Secretary Evarts is making special efforts to extend our commercial relations with the South American States. In his efforts to correct abuses and to extend our commerce with South America, Mr. Evarts will have the sympathy of all intelligent men, and he ought to have the co-operation of enterprising merchants and ship owners in the seaport cities. He ought also, within reasonable limits, to have the support of Congress.

A few facts tending to show the importance which our trade with what may be called Spanish America might be made to assume will be of interest in this connection. The State Department estimates the total foreign commerce of countries lying south of the United States at \$520,000,000 in value annually, and in this the United States shares to the extent of about \$112,350,000, or not much more than one-fifth, and not more than one-third of this share is transported in American bottoms. The greater part of this trade is carried on with Great Britain, whose share in the total averages from \$20,000,000 to \$40,000,000 a year. Great Britain supplies them chiefly with products which we could supply to better advantage under favorable conditions, namely, cotton and woolen fabrics, iron, tools, machinery, and other manufactures. Nearly everything supplied by Great Britain we are now producing in excess of the home demand, and of superlative quality. It is an important inquiry, therefore, why England gets three or four times as much of this trade as we do.

Let us look at the special trade statistics of some of the countries in question. Take Mexico. The extent of the foreign commerce of that country in 1876 cannot be exactly stated. With Great Britain, France, Belgium, and the United States it amounted to about \$24,000,000, and the share of the United States was less than \$11,000,000. In 1874, the last year when the foreign commerce of Mexico was fully reported to the State Department, the total was nearly \$63,000,000, and the share of the United States was less than \$19,000,000, or less than one-third. As Mexico is a next-door neighbor to us, we ought to have nearer two-thirds than one-third of its foreign trade, as we produce in abundance most of the articles its people want.

Take, again, the Argentine Republic. The total foreign commerce of that country in 1875 was fully reported to be \$106,000,000, in which we shared to the extent of only a little more than \$6,000,000. Says Mr. Fish in his letter transmitting the report on commercial relations: "Of more than \$17,000,000 worth of woven goods imported in 1874, the United States does not appear to have furnished over \$200,000 worth, and but little of the material imported, of the value of over \$11,000,000, for use in the construction of railroads, telegraphs, steamways and other public works. Of more than \$1,000,000 worth of boots and shoes imported, only \$2000 worth was from our shops and factories."

It is needless to particularize further. Our commerce with nearly all the Spanish American countries is very limited, Cuba being the only important exception. It is not half what it might be, nor one-tenth of what it may become when the resources of South America have been moderately developed. How to increase it is a question well worth considering. In a general way it may be said that three things are necessary. In the first place, we must have consular officers who understand the commercial interests of the country, and will seek to promote them in every legitimate way. In the second place, we must abandon a tariff system which greatly increases the cost of production, and renders it difficult, if not impossible, for our manufacturers to compete with those of other countries in the Spanish American markets. If we moderate and modernize our tariff, we can easily induce other countries to modify their tariffs so far as to not discriminate against our products. In the third place, our merchants and manufacturers must study the wants of the Spanish-American markets and push that characterizes Englishmen and Germans, and that they themselves display in cultivating the home market. If we take these measures we can probably double our commerce with the countries south of us in less than ten years, to the great advantage of all concerned. In the meantime it will not be necessary to maintain steamship lines at the public expense. Ships will be provided by private enterprise to keep pace with the growth of commerce.

A BLOODY SHIRT PAPER ON BLAINE. (N. Y. Times.) There is something more than usually mean and contemptible in the style of warfare adopted by the Blaine clique of politicians in regard to Secretary Schurz. That set has not, as a rule, been remarkable for pursuing politics with a total disregard of pecuniary emolument, and if its members have been able to give their services to the National Committee free of expense, it has been in virtue of their command of money earned by methods of which they have, as a whole, little reason to be proud. The impertinent display will be proposed to regard the poverty which compelled Mr. Schurz to take payment for his campaign services as decidedly more honorable than the competency which placed shrewder and more calculating statesmen above the necessity of making any such demands. In any case, Mr. Schurz is entitled to belief when he states that his campaign labors left him very decidedly out of pocket. As a general thing, the political experience of the Blaine school has been quite the reverse of this.

THE PLATFORM OF THE MISSOURI PROHIBITIONISTS. The Prohibitionists of Missouri have held a State convention and adopted a platform upon which they intend to place candidates for the next election. The first article of their platform provides for the prohibition of the manufacture and sale of intoxicating beverages; and the last article provides that the national government shall issue paper money as a legal tender for all purposes. The connection between these two articles is hardly discoverable.

A SUICIDE DUEL. Mr. Ronay de Maly-Sambor, in the province of Tchernikov, Russia, committed suicide recently, under singular circumstances. As the gentleman was rich and had excellent reasons for remaining in the world, his voluntary exit was puzzling, but was explained by a letter found in his desk, alongside of his pistol-case. Ten years before he

had engaged to fight a duel, but instead of going into the field it was decided that one of the two contestants should kill himself in ten years unless his adversary gave him permission to live. Lots were drawn in order to decide who should be the winner, and Mr. Ronay was the unlucky man. The time for the suicide was May 11th, 1877, and accordingly on the 10th he received a letter from his cold-blooded antagonist demanding the fulfillment of his word.

WORKMEN LEAVING AMERICA.

Fifty unmarried mechanics left New York for Manchester, England, last week, on the steamship Montana. They are employed to work for a firm of builders in that city. The men were residents of Brooklyn and New York. They are to be paid seven cents an hour and to be employed for six months. Their passage money (\$36) was advanced by the firm employing them, and to be refunded out of their wages at the rate of seventy-five cents a week. This is the second installment of mechanics who have been hired by this firm, and who have gone from New York.

Where to buy the best hats, No. 26 St. Charles street.

JUDICIAL ADVERTISEMENTS.

AUCTION SALES.

By Hoey Macon & O'Connor.

DOUBLE COTTAGE ON CONSTANCE STREET AND LOTS ON BIENVILLE STREET.

SUCCESSION OF MICHAEL EGAN.

Second District Court for the Parish of Orleans—No. 39,490.

BY HOEY MACON & O'CONNOR—Nicholas Hoey, Auctioneer—Office, No. 11 Carondelet street—On SATURDAY, September 15, 1877, at 12 o'clock p. m., at the St. Charles Auction Room, on the corner of the intersection of the Second District Court for the parish of Orleans, dated respectively the 23rd of November, 1876, and the 23rd of August, 1877, by public auction, the following valuable property, to-wit:—

1. A LOT OF GROUND, with all the improvements thereon, situated in the Fourth District of this city, designated as lot No. 3 of the square bounded by Constance, Magazine, First and Second streets, measuring 31 feet 6 inches front on Constance street by 120 feet 6 inches depth; the improvements thereon comprise a double one-story frame cottage, with two-story porch, cistern, stable, etc., known as Nos. 321 and 323 Constance street.

2. FIVE LOTS OF GROUND, in the Second District of this city. In the square bounded by Bienville, Conti, Broad and White streets, designated as lots Nos. 1 and 33 to 36. Lot No. 1 forms the corner of Conti and White streets, and measures 30 feet front on Conti street by 120 feet 3 inches 4 lines in depth and front on White street; lot No. 33 forms the corner of Bienville and White streets, and measures 30 feet front on Bienville street by 120 feet 3 inches 4 lines in depth and front on White street; lots Nos. 34, 35 and 36 adjoin each other, and measure each 30 feet front on White street by 120 feet in depth between parallel lines.

Terms of Sale—Cash, and purchasers to assume payment of all taxes for the year 1877, payable in 1878.

Acts of sale at the expense of the purchasers, before John Bendeinagel, notary public.

1877 12 25 11 15

By Nash & Hodgson.

NEAT COTTAGE HOUSE.

NO. 578 DRYADES STREET.

IN THE MATTER OF THE MINOR JOSEPH F. KENDALL.

Second District Court for the Parish of Orleans—No. 38,376.

BY NASH & HODGSON—W. I. Hodgson, Auctioneer—Office No. 13 Carondelet street—On SATURDAY, September 15, 1877, at 12 o'clock p. m., at the St. Charles Auction Exchange, in the basement rotunda of the St. Charles Hotel, in this city, by virtue and in pursuance of an order of the Hon. A. L. Tibout, Judge of the Second District Court for the parish of Orleans, dated July 23, 1877, in the above entitled matter, at public auction, will be sold—

ONE PIECE OR PORTION OF GROUND, together with the buildings and improvements thereon, situated in the Fourth District of this city, in the square bounded by Dryades, Baronne, Jackson and Philip streets, measuring 30 feet 6 inches front on Dryades street by a depth of 123 feet 3 inches, all more or less between parallel lines, American measure. Being that portion of a lot of ground nearest the street, and bounded by the improvements of the ONE-STORY FRAME SLATE ROOF COTTAGE, known as No. 578 Dryades street, with two-story brick building containing altogether about seven rooms, cistern, etc.

Terms and Conditions—One-half cash and the balance in two equal payments of one-third interest and special mortgage, with vendor's privilege from date until full payment, the mortgage to embrace the clause of 5 per cent discount on the face of said bill, but the billings to be kept fully insured and policy cashed to vendor; 10 per cent to be paid cash on the sale of the property.

Act of sale before W. H. Seymour, notary public, at the expense of the purchaser, including taxes for 1877, due and exigible in 1878.

1877 08 12 25 11

NEAT COTTAGE HOUSE, WITH SQUARE OF GROUND.

Corner of Valmont and St. Denis streets.

SUCCESSION OF MRS. AUGUSTA JUST.

Widow of Diedrick Mahnkens.

Second District Court for the parish of Orleans—No. 39,498.

BY NASH AND HODGSON—W. I. Hodgson, Auctioneer—Office No. 13 Carondelet street—On SATURDAY, September 15, 1877, at 12 o'clock p. m., at the St. Charles Auction Exchange, in the basement rotunda of the St. Charles Hotel, in this city, by virtue and in pursuance of an order of the Hon. A. L. Tibout, Judge of the Second District Court for the parish of Orleans, dated July 23, 1877, in the above entitled matter, at public auction, will be sold—

CERTAIN PART OF GROUND, together with all the buildings and improvements thereon, situated in the Sixth District of this city, designated as lot No. 7, bounded by St. Denis, St. Patrick, DuRoi and Valmont streets, (subdivided into eleven lots), and measuring together about 142 feet 3 inches 3 lines front on St. Denis street, 11 feet 4 inches 3 lines front on St. Patrick street, 30 feet 11 inches front on DuRoi street and 300 feet 9 inches front on Valmont street, all more or less, American measure, including the improvements thereon.

The improvements consist of—A FRAME COTTAGE HOUSE, cistern, sheds, and garden improved and fenced. Terms—Cash on the spot. Act of sale before Joseph Cohn, notary, at the expense of the purchaser, including the taxes for 1877, due and exigible in 1878.

1877 08 12 25 11

FOUR BRICK COTTAGES, CORNER ORANGE AND RELIGIOUS STREETS.

SUCCESSION OF FRANK AHERN.

Second District Court for the Parish of Orleans—No. 39,566.

BY NASH & HODGSON—W. I. Hodgson, Auctioneer, office No. 13 Carondelet street—On SATURDAY, August 25, 1877, at 12 o'clock p. m., at the St. Charles Auction Exchange, in the basement rotunda of the St. Charles Hotel, in this city, by virtue and in pursuance of an order of the Hon. A. L. Tibout, Judge of the Second District Court for the parish of Orleans, dated July 18, 1877, docket No. 39,566, for account of the above named succession, at public auction, will be sold—

TWO VALUABLE LOTS OF GROUND, together with all the buildings and improvements thereon, situated in First District of this city, designated as lots Nos. 3 and 4, which adjoin each other and in assure as follows: Lot No. 3, measuring 11 feet 4 inches 3 lines front on Orange street by a depth and front on Religious street of 105 feet 9 inches 5 lines, of which 20 feet 9 inches 5 lines is fronted by a depth of 105 feet 9 inches 5 lines, all more or less, American measure. The improvements consist of four brick cottages, with two rooms each. Terms—Cash in U. S. Treasury notes. Act of sale before W. B. Kleinpeter, notary, at the expense of the purchaser, including the taxes due and exigible in 1878.

INSURANCE.

THE PEOPLE'S INSURANCE COMPANY, OF NEW ORLEANS.

Office, No. 10 Carondelet street.

SIXTH ANNUAL STATEMENT.

In conformity with the requirements of their charter, the company publish the following statement:

Table with 2 columns: Description and Amount. Includes items like Premiums received during the year ending June 30, 1877, On fire risks, On river risks, etc.

Losses paid during the same period: On fire risks, On river risks, On marine risks, etc.

THE COMPANY HAS THE FOLLOWING ASSETS:

Table with 2 columns: Description and Amount. Includes items like Premiums in course of collection, Bank and other stocks, Real estate, etc.

The above statement is a true and correct transcript from the books of the company. ERNEST PRAGST, President. JOHN WILSON, Vice President. P. M. SCHNEIDAU, Secretary.

Sworn to and subscribed to before me, at New Orleans, this 10th day of July, 1877. JOHN BENDENAGEL, Notary Public.

NEW ORLEANS, July 10, 1877.

At a meeting of the Board of Directors, held this day, it was unanimously resolved to declare a dividend of TEN per cent on the capital stock, payable on demand, and a further dividend of FIVE per cent to ALL insurers on their earned premiums for the year ending June 30, 1877, in addition to the rebate of 15 per cent already received by said insurers on their gross premiums, payable on and after the 8th day of August, 1877.

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