

# Low Price Land Area Is Fast Filling Up

## Cut-Over Timber Lands of Northern Wisconsin Attracting Many Settlers—Ideal for Small Farms, Dairying and Stock.

### Special Correspondence.

Chippewa Falls, Wis., Sept. 5.—There are from five to six million acres of good farming land waiting in northern Wisconsin for the hand of the settler. Within this generation, according to the present trend of events, this land will pass from the ownership of the present holders, the large lumber companies and land dealers, and be converted into farms. There is probably no area of its size in the world that presents such an opportunity, such a combination of advantages, to the patient, industrious farmer with small capital as this great section of northern Wisconsin, already filling up with the right kind of people. This is said after a brief but discriminating survey of a large part of the territory mentioned. There is no question whatever about the advantages of northern Wisconsin. Most of them are apparent right on the face of things, and do not need argument to sustain them with the unprejudiced observer. The inquiring mind that wants to know the reason for the rapid movement of homeseekers into northern Wisconsin this year, and in fact for the last half dozen years, can get the story in a nutshell about as follows:

Low priced land, cheap because still in a wild state, but sure to command much higher prices when once improved.

Soil unequalled for growing clover, timothy, oats, rye, barley, peas, potatoes, sugar beets and other root and storage crops.

Land therefore capable of sustaining cattle, sheep and hogs cheaply, and furnishing feed to fatten them for market.

Abundance of water, and land that never suffers from drought.

Wood for fuel and for market, both hardwood and pine, in abundance.

Unrivaled advantages for dairy farming.

Fast natural preserves of game and fish.

Climate unsurpassed in the world for healthfulness.

Large centers of population to furnish markets for the products of the twin cities; north, Duluth, Superior, Ashland, and marine business; east, Milwaukee, Racine, Green Bay and other lake cities and the copper towns; south, Chicago.

Homeseekers who have visited this territory have discovered these facts, and those who have been really in search of homes at low cost have usually been buyers after making their own investigation. Not only that, but they have, when once settled, become walking advertisements for the country, writing enthusiastically to their friends and telling them what they will find here. The North Wisconsin Farmers' association has done wonders in this way for the four northern counties of Ashland, Bayfield, Douglas and Iron, but the interior counties have their boomers also. The advantages of farm land in this new country are being pressed to the attention of thousands of struggling farmers in the older states of high rents and high-priced acres.

### Such Opportunities Few.

It is no wonder these efforts are bringing results. There is not much low-priced land remaining in the north central states of the union, in proximity to the markets and in the choice climate of the north-temperate zone. Such areas are filling fast with the annual migration from hundred-dollar-an-acre territory to land where a poor man can get a start.

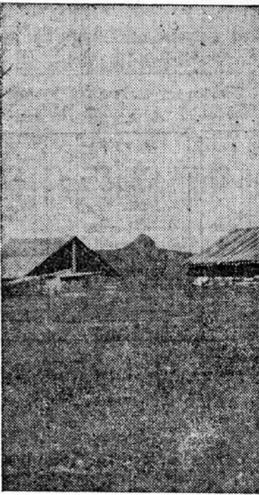
After many years of comparative neglect the cut-over timber lands of northern Wisconsin are coming into their own. After the decades of lumber activity, during which the woodsmen cleared the giant pines from the land and felled them to be milled, now that the mighty lumber industry is waning with the disappearance of pine in northern Wisconsin, its broad acres are just coming to realize their permanent mission in the world. Centuries they lay under the shade of the dense forest. Now they have emerged into the light of the sun, of settlement and of cultivation, which will make of these same acres seem like the older world's granaries. In all these years settlers have rushed to the prairie land, passing by or thru the forests, and the forests are going or gone, the prairies are filled, and the new movement is to the cut-over lands. The earlier settlers have achieved results enough to dispel all the old prejudice against cut-over land. They have proved its worth by making comfortable homes and good livings from its increase, and those who come after them need only to profit by their example. Everywhere in this region are wild acres lying adjacent to tilled farms. The cultivated land has the same promise as the older farms. It is only waiting to be put thru the same process to yield like results, and the man who comes here to enjoy the good roads and all the other advantages of civilization provided by the pioneers. The older settlers have all the land they want to handle. New men are coming and are wanted to break and till the land still in a wild state.

### Returns from Timber.

This land offers one big advantage that does not accrue to the settler on the prairie. It pays for the clearing. There is not much merchantable pine standing on such land, but wherever there is good, fertile land for sale, the cutting of the pine has left behind a good growth of hardwood trees, some large and straight enough to be valuable for lumber or cooper stock, and others fit only for cordwood, but there is always a ready market at a good price for cordwood, and the settler can secure an income while clearing his land that in many cases will pay him back the purchase price before he has fairly begun to till his farm. Of course, it means work, but that is what the man of small capital looks for when he looks for a home of his own. He has worked as a hired hand or renter, and he is willing to work all the harder for his own farm and residence. The cordwood output of Wisconsin is enormous, and it is a big trade in itself, but there is no danger that it will ever become a drug on the market. Each incoming wave of settlers clears its land and markets its wood, and then drops out of the market. The production will not materially increase, while the markets of the cities, which are so near in every direction, are taking it in constantly increasing quantities.

Of course no one claims that all the land of northern Wisconsin is good. The geological map of the state shows belts of different kinds of soil, which are generally classified under seven different heads. They are loamy clay, clayey loam, sandy loam, prairie loam, heavy red clay, sandy soil and swamp or humus. The last named is not tillable without drainage, after which it usually becomes most fertile and productive. The sandy soil, unmixed with clay or loam, is found in streaks thru the state, and is usually detected by the presence of blackjack pine. Such land is inferior for crop raising, and at the present time settlers are passing it by for the heavy lands, preferably those which have a certain amount of hard-

wood timber. There is plenty of land with mixed clay and loam for top soil, with clay subsoil, which will raise anything in field crops and prove practically inexhaustible with proper treatment, and this is the sort of land settlers are going after now. One of these days this class of land will be gone, and then it is safe to say that the sandy soil will



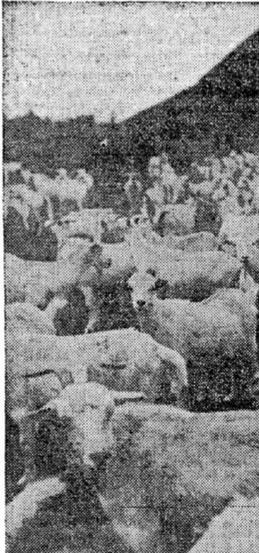
FIRST HOME OF A NORTHERN WISCONSIN SETTLER.

be utilized. It will grow clover, and a few crops of clover will enrich any soil. It will some day become a stock-raising and grazing territory, sustaining dairy herds and beef cattle. For the present-day settler, however, the hardwood lands present the best proposition.

### Settlers Catching On.

The writer has visited several counties in northern Wisconsin to learn about the drift of the incoming settlers' movement, and what those already on the ground are doing. There is something to learn everywhere. One would suppose that the land companies in their booklets had exhausted information about the territory, but that is a mistake. This is a big country, with a big future before it, and there is more here than the average land man realizes. The settlers in the region are learning their lessons by experience, and are getting wiser and doing better every year.

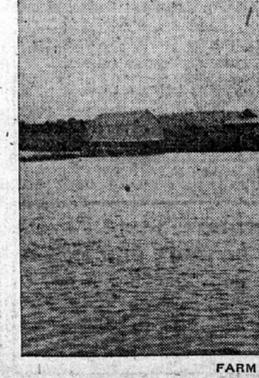
One of the big lessons they have learned is that northern Wisconsin is ideally adapted for dairy farming, which bids fair to become the leading



SECOND HOME OF A NORTHERN WISCONSIN SETTLER.

three or four years will average a good price, and pay well for the effort. The potato is adapted to northern Wisconsin soil, for the reason that it needs not only fertility, but a soil which will not pack and harden on tilling, a sandy, porous soil such as this region affords. This soil will produce the finest grade of potatoes, firm and smooth, and very seldom will they be damaged by rot, no matter how wet the season.

Sheep raising is being taken up to a much greater extent in the last year or two, and some fine flocks have been started which already promise big returns on the investment and the labor of caring for them. The pasture is all that could be desired, with its bluegrass, red and white clover, abundant growth of root crops, fodder corn, oats and peas. The woods shelter the sheep nicely from the winter, and they multiply and flourish. The industry has succeeded in the far northern counties. The Bashaw Valley farm at Shell Lake and the farm of Craig and Stevenson at Rice Lake are eloquent examples of



FARM HOME ON RED CEDAR LAKE, BARRON COUNTY.

farmer has no trouble to get fine well water for his dairy. He has the choice of making his own butter, or getting into a co-operative creamery, or of separating his cream and shipping it to a city creamery. By any course he can be sure of a good, steady revenue for his labor. The market is always good. The day of low prices has passed forever.

### It Will Raise Corn.

Another lesson to learn is to unlearn the old prejudice, which said that corn could not be raised in northern Wisconsin. It will not grow on any soil, but on the better lands, where the soil is neither too heavy and cold nor too sandy, it will produce fine crops, being sure of an abundance of moisture. If planted in good season it will safely escape the frost. Some fine corn yields have been proudly displayed to me by farmers who came from older territory farther south, not expecting to raise field corn at all.

Potatoes are one of the staple crops. They are not reliable as to price, the years varying greatly, but a five or ten-acre field each year for a series of

years will average a good price, and pay well for the effort. The potato is adapted to northern Wisconsin soil, for the reason that it needs not only fertility, but a soil which will not pack and harden on tilling, a sandy, porous soil such as this region affords. This soil will produce the finest grade of potatoes, firm and smooth, and very seldom will they be damaged by rot, no matter how wet the season.

Of course, one of the first things the settler here learns is that the timber which covers his land is worth money. There is any quantity of good hardwood timber standing. The larger, straight trees are wanted for lumber, and there are mills convenient everywhere that will pay good prices for them, and will buy the shorter lengths of elm and basswood as bolts for barrel staves. The smaller stuff that will not do for lumber will bring a good price when cut up into cordwood.

This section is full of small farmers

constructed of logs hewn on two sides, and at about one-fourth of the cost of ordinary frame buildings. Later, if desired, such log buildings can be plastered on the inside, sided on the outside, and made handsome, durable and comfortable. Aside from the great productiveness of the soil, lands in this vicinity will produce fuel practically for all time, and afford pure drinking water, two essential elements that cannot be found in the prairie country, or at many points in the extreme northwest, as a rule.

Sheep raising is being taken up to a much greater extent in the last year or two, and some fine flocks have been started which already promise big returns on the investment and the labor of caring for them. The pasture is all that could be desired, with its bluegrass, red and white clover, abundant growth of root crops, fodder corn, oats and peas. The woods shelter the sheep nicely from the winter, and they multiply and flourish. The industry has succeeded in the far northern counties. The Bashaw Valley farm at Shell Lake and the farm of Craig and Stevenson at Rice Lake are eloquent examples of

who came here with next to nothing and are carving out for themselves homes in which they will be independent and comfortable. They are happy and contented, because they need not worry about keeping the wolf from the door, and as long as they are able to work are sure of making a good living. Most of them were renters in the section they moved from, and they were to pay cash rent or to eke out a living "on the shares" till they got tired. The land was too far "out of sight" to buy, so they struck out for low priced farms. A Rusk county farmer who came from Illinois three years ago with his wife and babies is a fair sample. He had very little money, only a few dollars left after making a minimum payment on his farm, and he moved in late in the fall, after harvest. He put up a modest shanty with a tar paper wall, and a small shed for the horses and cow. That winter he waded into the timber round about the house, worked it up and hauled to town cordwood from a four-acre clearing. With the money from the cordwood he kept

the family all winter, bought some tools in the spring and another cow, so that his wife began making some extra money from the dairy. On open land he found when he came, and the four-acre clearing, he raised a crop that season, and cut hay from some low ground, which gave him a surplus of

and never thought of bringing settlers in. Often they let the land go for taxes, simply because they were lumbermen, and the land was nothing to them after the timber was gone. The farmers in the older settled parts of the state became convinced that the large tracts of the wild land and are pushing its advantages intelligently and with enterprise before the attention of homeseekers. Some of the leading lumber companies have also turned their attention to the land feature, and are disposing of their cut-over lands and encouraging settlement. Neglected lands in Clark, Jackson and Trempealeau and other counties in the west central part of the state, are being taken up. Wood, Portage and Marathon are coming splendidly to the front. Hustling men and companies like John S. Owen, G. W. Jones, the Wisconsin Land & Lumber company, the Wisconsin Blue Grass Land company, the Arpin Hardwood Lumber company, Manning, Clark & Haviland of Ladysmith, Robinson & Page of Chippewa Falls, the Ellingson Lumber company of Hawkins, and others of their ilk, are bringing in settlers to view and buy and locate all the way from Vilas and Oneida counties on the east, with their markets in the copper range, to Polk, Barron and Washburn on the west, adjacent to the twin cities and the head of the lakes. The Wisconsin Immigration association, a new-born enterprise in which these interests have banded themselves together for concerted, intelligent effort, promises to do wonders in directing the attention of the westward tide of homeseekers to the advantages of northern Wisconsin, which need but an intelligent examination to convince the most skeptical. The lands talk for themselves when the visitor sees them. The hardest thing is to get him here to look, and that is what the association hopes to bring about to a greater extent. In this they will have the hearty co-operation of the settlers now on the ground, who have no hesitation in urging every one they can reach to come to the land where the poor man has still a chance to become independent.



CONTENTMENT IN A BARRON COUNTY PASTURE.

taxes on, which they were not if no one intended to use them.

It is a different story now, and the settlers are finding the land well worth what they paid for it. As fast as the



SECOND HOME OF A NORTHERN WISCONSIN SETTLER.

Long Held a Prejudice.

This man's history is typical of many in this section. They have come from all states east and south. Strangely, few settlers up here have come from southern Wisconsin. For a number of years the farmers in the lower part of the state have had a firm impression that cut-over lands weren't worth anything. The lumber companies did not take any pains to dispel that fact. While they were cutting they did not want settlers around to set fires and make trouble. When their land was cut over they were busy with another tract,

are log and some are frame, whichever happens to be the most convenient to get. The price of the land with the house complete on 40 acres or more, is from \$5 TO \$15 PER ACRE. Terms, one-fourth cash, balance in five equal payments at 6 per cent interest. No opportunity has ever been offered to a man with limited means to secure a home. During the past eight months we have located about 300 families, who are now living in the homes we have built for them on their lands. Come and see these settlers, they will speak for the country. We have started three colonies, German, Scandinavian and American. We have sold more land and brought more actual settlers to N. W. Wisconsin during the last two years than any one else in the state. We buy and sell only hardwood timber lands, no pine slashings or sand among the land we have to show you. Come and see the country.

SAW MILLS WANTED to cut 100,000,000 feet of hardwood timber. Here is a chance for a man who has a small portable mill to buy a small tract of land and saw the timber off of it and do custom sawing for his neighbors. We own several thousand acres that will cut from ten thousand feet per acre of oak, basswood, larch and hemlock. Buy your tickets to Cable, Wis., on the C. & N. W. R. R. (Ashland Div.) Low rates to land seekers, railroad fare refunded to purchasers of land. For maps and further particulars, regarding our lands, address, Uecker's Land Agency, Cumberland, Wis.

## A House Like This With Every Purchase of Land



Improved farm homes at prices and terms which reason to everybody. We have purchased another tract of land containing 76,000 acres. About two-thirds of this tract is covered with heavy hardwood timber such as maple, basswood, birch, oak and hemlock. These timber lands have been cut over. No pine stumps are contained with. These lands are all located within from one to five miles from railroad and are a good railroad market town, schools, churches and creameries. There are good wagon roads to all of our lands. For every purchase of land we build a house 18 feet wide, 28 feet long and 12 feet high, and finish it complete with a good roof, floor, windows and doors and everything ready to move into. Some of these homes are built on the most convenient to get. The price of the land with the house complete on 40 acres or more, is from \$5 TO \$15 PER ACRE. Terms, one-fourth cash, balance in five equal payments at 6 per cent interest. No opportunity has ever been offered to a man with limited means to secure a home. During the past eight months we have located about 300 families, who are now living in the homes we have built for them on their lands. Come and see these settlers, they will speak for the country. We have started three colonies, German, Scandinavian and American. We have sold more land and brought more actual settlers to N. W. Wisconsin during the last two years than any one else in the state. We buy and sell only hardwood timber lands, no pine slashings or sand among the land we have to show you. Come and see the country.

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# WISCONSIN IMMIGRATION AND DEVELOPMENT ASSOCIATION

## Milwaukee, - - - Wis.

*James L. Gates, President.*

*David Dobie, Secretary.*

Will furnish information to all inquiries for Wisconsin lands, representing all of the land men in the state, from an unbiased standpoint.