

# The True Northerner.

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WHOLE NO. 834

## The True Northerner,

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**S. T. CONWAY.**  
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**CRANE & NASH,** Battle Creek, Mich. (late of Paw Paw, Mich.) Dealers in Lumber, Shingles and Lath. Orders for Lumber of any size and description solicited. Will keep constantly on hand a full assortment of choice Pine, Whitewood, and other lumber. Battle Creek, July 23rd, 1870.

**GEORGE W. LAWTON,** Attorney and Counselor at Law, Notary Public and Probate Judge. Will hold Probate Court at Paw Paw, on Monday of each week.

### PAW PAW RAIL ROAD.

Trains from Paw Paw connect with the same named Trains on the Michigan Central Railroad at Lawton, going east and west.

5:20 a. m. Kalamazoo Accommodation, west. 10:20 a. m. Mail Train, east. 2:45 p. m. Mail west, and Way Freight east. 8:50 p. m. Kalamazoo Accommodation, east. A Special Train leaves Paw Paw at 9:15 p. m. on Sundays, to connect with Atlantic Express.

Trains return to Paw Paw on departure of Michigan Central Trains from Lawton.

### MICHIGAN CENTRAL.

MAIN LINE. On and after Sunday, Dec. 31st, 1870, Passenger Trains will leave Lawton as follows:

Mail.	East.	West.
10:20 a. m.	2:50 p. m.	11:30 a. m.
Kalamazoo Acc.	9:27 p. m.	5:55 a. m.
Evening Express		12:55 a. m.
The Atlantic Express east on Sunday, will stop at Lawton, at 6:52 p. m.		

H. E. SARGENT, Gen. Supt. C. H. ZIMM, Ass't Gen. Supt.

### SOUTH HAVEN DIVISION.

Trains Westward.

Leaves Kalamazoo	8:00 p. m.	8:15 a. m.
Alamo	4:50	9:00
Kendall	4:50	9:00
Pine Grove	5:00	9:10
Goble	5:05	9:15
Bloomington	5:25	9:35
Columbia	5:45	9:55
Arrive Geneva	6:00	10:20

Trains Eastward.

Leaves Geneva	4:25	8:15
Bloomington	5:00	8:50
Goble	4:30	9:05
Kendall	4:50	9:20
Alamo	5:00	9:30
Arrive Kalamazoo	5:55	10:25

H. E. SARGENT, Gen. Supt. M. C. R. R. G. E. CURTIS, Ass't Supt.

### GRAND RIVER VALLEY DIVISION.

Trains Westward.

Leaves Jackson, Arr. G. Rapids	4:00 a. m.	11:30 a. m.
Mixed	5:10 p. m.	9:25 p. m.
Evening Express	1:00	4:45
Mail		

Trains Eastward.

Leaves G. Rapids, Arr. Jackson	12:45 p. m.	4:35 p. m.
Day Express	6:45	10:55
Evening Express	5:45	9:40
Mixed		

H. E. SARGENT, Gen'l Supt. M. C. R. R. C. B. BUSH, Ass't Supt.

### PENINSULAR RAILWAY.

WINTER ARRANGEMENT. On and after Monday, December 5th, 1870, Trains will run as follows, viz:

Stations, Mich.	Ex.	Arr. Ex.	Freight
A. M.	A. M.	A. M.	A. M.
Climax	1:40	11:50	
Battle Creek	5:00	2:40	12:40
Belleuve	5:37	2:42	3:30 p. m.
Olivet	5:51	2:56	4:22
Charlotte	6:15	3:20	4:55
Pottersville	6:29	3:40	5:40
Lansing	7:10	4:15	6:30

Trains West.

A. M.	P. M.	A. M.	
Lansing	10:50	7:40	7:10
Pottersville	11:24	8:14	7:58
Charlotte	11:45	8:25	8:25
Olivet	12:08 p. m.	8:58	9:18
Belleuve	12:23	9:13	9:35
Battle Creek	12:55	9:50	10:40
Climax	1:30	10:15	11:20

All trains on the Peninsular Railway make close and immediate connections at Battle Creek with all trains East and West on the Michigan Central, and at Charlotte with all trains East and West on the Grand River Valley Division, and at Lansing with all trains North and South on the Jackson, Lansing and Saginaw, and Ionia and Lansing Railroads. Trains are run Chicago Time.

L. D. DIBBLE, Pres. & Gen. Supt. Battle Creek, Dec. 5th, 1870. 823

### MILLINERY

**MRS. HOYT.** Has just opened a splendid assortment of NEW MILLINERY GOODS. Which she offers at very low figures. Call and she will make prices suit, and show goods that will please you. Rooms over E. Smith & Co.'s Paw Paw, Nov. 15, 1870. 805y

### Particular Notice.

Messrs. HOWE & COY having sold out their hardware business hereby give notice to all persons indebted to them to call at once and settle their accounts, as it is of great importance to them to close up all their business matters before leaving town. March 24, 1871. 83114

## OUR PUBLIC LANDS.

From Harper's New Monthly Magazine.

Three times in our national history has this country been nearly ruined by owning too much land. In the very infancy of our existence, before the Constitution had cradled us into nationality, the ownership of the broad, illimitable acres of the West was the chief obstacle to union. The question was, however, settled in a manner most magnanimous and creditable to the owning States, that hastened to present their outlying lands as a baptismal gift to the young confederacy. New York took the lead as early as 1781, relinquishing all her rights to territory lying beyond her borders. Virginia followed her example in 1784, ceding the great Northwestern territory. Massachusetts relinquished her claims in 1785, and Connecticut in the subsequent year. The modern States of Tennessee, Mississippi, and Alabama have all been carved out of lands ceded by the two Carolinas and Georgia. And thus the first danger to the nascent commonwealth passed away. Thirty years later, when the thirteen original States had converted their wild lands into arable farms, and when their crowded population was spilling over into the adjacent territories, a new difficulty arose in the form of government to be given to these young republics. Should the public lands be slave or free was the great political question of the beginning of this century. The Missouri Compromise, soothing the national conscience into quiet, settled the question for one generation. But before the nineteenth century had half rolled away it was found that the governmental character of our dawning States needed another change. After a bitter and angry discussion of many sessions, squatter sovereignty ruled in our national councils, and the compromise was repealed. Our third and last danger from owning too much territory thus disappeared below the national horizon. Since that day the questions that once agitated the political mind of the nation concerning our public lands have been settled by an appeal to the stern arbitration of war. And now these lands are passing too rapidly into private possession ever to be likely to evolve another quarrel. Every settlement under the pre-emption or homestead laws, and every railroad grant, is an argument in favor of peace. By the definitive treaty of peace with England in 1783 our western boundary was fixed at the middle of the Mississippi. Freedom found us in the possession of two hundred and twenty-six million acres of uninhabited land belonging to the States in severalty, and not to the confederacy. The colonial charters given by crowned heads, "Who never said a foolish thing, Nor ever did a wise one," had made the Pacific the western boundary of colonies lying on the Charles or the Merrimac. In some instances the boundaries of the different colonies overlapped each other, and thus threw the same territory within different State limits. Conflicting colonial sovereignties hindered the organization of an effective system of Western migration, just as the claims of rival nationalities to our Western prairies had previously plunged the civilized world into war. The English charters gave to each colony the coast line of the Atlantic and its northern and southern limits; westward it extended to the ocean. The French charters, on the other hand, bounded their colonies on the St. Lawrence, and allowed them to run southward to the Gulf of Mexico. In 1753 these conflicting theories met in open contest on the banks of the Ohio. The English emigrant, slowly moving westward, found himself hemmed in by the French emigre slowly moving southward. Lieutenant Governor Dinwiddie, of Virginia, sent a young engineer of grave demeanor, but of somewhat more than ordinary promise, named George Washington, as his representative, to demand that the French should retire to their northern fastnesses. But the young ambassador failed to convince the subject of King Louis that it was his duty to respect the charter of King George. The French troops took possession of the rich valley of the Ohio, and young America rallied to drive them out. And here it was born a small fort of Western Pennsylvania, now the city of Pittsburgh, where thousand-armed industry hammers out the mightiest works of the forge, that George Washington fired the first shot of a war destined to last over half a century; which was to roll over all of his own country, and desolate nearly all of Europe; which was to elevate the colonies into nationality, and to take away their American possessions from both France and England; and was only to leave fame and greatness for that young engineer who fired the first shot. After the return of peace to this country the several States ceded to the confederacy their title to the lands lying without their boundaries; and then the young nation rapidly began to expand its borders. By the treaty with France in 1803, whereby we acquired one million square miles of territory, on which we have since founded ten States, two Territories, and portions of two more States; by the treaty of 1819 with Spain, whereby we obtained Florida; of 1846, when Texas entered the Union, retaining, however, the title to her own lands; of 1818 and 1853 with Mexico, when we received the aridiferous grants of California, New Mexico, Utah, Nevada, and Montana; and of 1867 with Russia, that gave us snow-bound Alaska—we increased our public lands sevenfold, adding over one thousand six hundred millions of acres to the national territory. We thus became lords of 1,834,998,400 acres of land, a domain sufficiently capacious to be carved up into twenty-four countries each of the size of England, Ireland, Scotland, and Wales combined; capable of supporting a population of seven hundred and twenty millions of people of the average density of Great Britain, or more than half the population now living on the globe. Of this enormous amount of territory, the undivided inheritance of the American people, and held in trust for them, and for any one of every nation who will become one of them, about four hundred and forty millions of acres have been parted with by sale, by pre-emption and homestead rights, by donations, by school and college grants, for canals and railroads, and by military grants, to the old soldiers of the Revolutionary war, and of the newer soldiers of the wars of 1812, of 1847, and of Indian wars of innumerable dates. Seventy million acres were

have been surveyed, and are now in the market; and there are over one billion three hundred million acres of wild lands unsurveyed, stretching over prairies, hills, and mountains innumerable, ready for those future generations who, in the prospect of so much land, are "demanding life, impatient to be born."

In the early days of the republic our public lands were chiefly valued as an anticipated source of public wealth. They were expected to bear the burdens of a people just entering into the family of nations. As early as December, 1776, the agent sent by the Revolutionary Congress to France wrote home to the Committee of Secret Correspondence, predicting a rush of emigration from Europe as soon as American nationality should be determined. And he marked out a wide triangle of territory, with three sides of a thousand miles each, "as a source amply adequate under proper regulations for defraying the whole expense of the war, and the sums necessary to be given to the Indians in purchase of the native right." These lands were then universally considered as a source of revenue as well as the seat of empire of a nation yet to be. But these pecuniary expectations were doomed to disappointment; and these wild lands are now chiefly used as a stimulus to immigration, as the means of founding colleges, building railroads, rewarding military services, and giving a homestead to every one who will live on them. Over seventy-five millions of acres have been granted for schools and colleges. Twenty-two millions more have been appropriated to build railroads, and twelve millions for other purposes. Sixty millions have been bestowed on the brave defenders of their country, their widows and children; forty thousand acres have been set apart for deaf-and-dumb asylums, and thirteen millions reserved for the use of Indian tribes. And all this has been done systematically, thoroughly, and legally. The public domain have been looked upon as a gift, held by the nation in trust for its future inhabitants, and no selfish or narrow views have withheld the lands from their intended proprietors. Every head of a family, every widow, every single man (or woman) over the age of twenty-one, has been invited to select his own farm, the only condition attached to the gift being its five years' cultivation. And yet so rapid is the appreciation in value of the land, when once settled on, that it is found by experiment that from forty to fifty per cent. of those who enter their lands under the provisions of the homestead law, expecting to receive a gratuitous deed, prefer to pay for them rather than wait five years for the consummation of their title. The law practically gives them five years in which to find a purchaser. Even after lands have been occupied four years and nine months, and three months longer would have given an undisputed title without cost, the claimants have been known to pay the government price rather than lose the chance of a good sale.

If among other governmental bureaus a marriage bureau were located at Washington, its data would furnish the best test of our national prosperity. A good crop is always followed by an increase of marriage and postal receipts. Next to marital statistics the public lands furnish our best national thermometer. When the country is prospering, when agriculture pays and labor is in demand, land is easily absorbed. It passes very rapidly from its wild state into cultivated homes. But when times are hard, improvements are few and progress slow. During the first eleven years of our constitutional existence, when we were slowly and painfully proving our right to be, land was only taken up at the rate of a hundred thousand acres a year. By 1800 the sales realized \$705,245. During the war with Great Britain the sales largely fell off; but with the return of prosperity they recuperated, till in 1819 they netted over three millions of dollars. During General Jackson's administration, when paper currency and paper cities added such a fictitious value to the charms of nature, land was in great demand; the sales for 1835 realized fourteen millions of dollars; for 1836, twenty-one millions. The momentary revisions of the next few years brought the sales in 1842 down to nearly a million of dollars. From 1850 to 1855 they averaged not far from ten millions a year, but in 1862 they only amounted to \$125,048. The homestead laws and college and railroad grants will probably keep the future receipts of sales from land at low figures. They now realize about three millions a year.

In two respects the United States differ from all other nations, are superior to most other nations, and both these are mainly due to the large quantity of our public lands. One of these differences is the extent of our common school system, not more in the present than in the rich promise of the future; and if this nation shall ever acquire a culture distinctively American, it will spring from the noble and generous use of wild lands as a support of common schools. In the first "ordinance for ascertaining the mode of disposing of lands in the Western territory" Congress enacted that Lot No. 16 of every township should be reserved for the maintenance of public schools within said township. As there are thirty-six lots of 640 acres each in every township, one-thirty-sixth part of all our lands was thus consecrated to the cause of education. But, as if this were not enough, a subsequent act gave Lot No. 35 also for school purposes; so that now in every township that shall ever be incorporated in our boundless West, twelve hundred and eighty acres, or eight farms of the average size of 160 acres each, the whole of the minimum value of sixteen hundred dollars, of an actual average of seven thousand dollars, or thereabouts, are reserved for educational purposes. Hon. Joseph S. Wilson, of Washington, who is the highest authority in the United States on all questions relating to public lands and their uses, estimates that to-day there are ten million persons in this country who might receive instruction in these public schools. And to educate this generation, and their children, and their children's children to all future ages, one-eighth part of all the land in the great West—over eight hundred million acres—is pledged. Seventy-eight million acres have already been devoted to this purpose, besides six or seven millions for agricultural colleges and other institutions of learning. It is impossible to say how much of our national education

is now done—how much of our future education and culture will hereafter be due—to the principle embodied in these two acts. If this republic proves to be an ever-living power among the nations of the earth, it will mainly be due to the education communicated in these public schools.

There is another aspect in which our public lands cause us to differ from all other nations; every man, the poorest, the most ignorant, may have a farm of one hundred and sixty acres by agreeing to reside on it for five years. The place of his birth is no opposing element to his right to own a farm—his manhood entitles him to his homestead. The Chinese, the Esquimaux, the Irishman, and the Sandwich Islander alike, may each possess his farm if he will but become an American citizen. Prussia may equal us in education, England and Germany may surpass us in the intellectual culture of the higher classes; France has more scientific men; but in the number of happy families, where the home is owned by those who occupy it, the United States has the pre-eminence over every nation in the world. In England the ratio of landholders to the population has steadily decreased for centuries. The Doomsday-Book enumerates 45,706 owners of real estate in England—the census of 1861 enumerates only 30,776; so that one-third of the real estate owners of England have been swallowed up by the other two-thirds within the last eight centuries; there are only two landholders now where there were three then. The whole landed property of England is owned by less than one-six hundred-and-fifty-third part of the people! And, under the law of primogeniture, that terrible disproportion is rapidly increasing. In this country there are nearly six millions of landholders against the thirty millions of England. The fiscal year 1869 alone gave two and a half millions of acres to homestead and pre-emption settlers. And that same year converted nearly eight million acres, representing sixty thousand estates, from wild lands into arable farms, each the happy home of its rustic possessor. So that this single year made twice the number of freeholders in the United States that England possesses with her ten centuries of civilized existence. Does not this significant difference of the ownership of real property offer the true explanation of the literary fact that, with populations nearly the same, this country has three thousand five hundred newspapers, Great Britain only thirteen hundred and seventy-two?

The homestead act of 1862 gives to every naturalized foreigner a home farm of one hundred and sixty acres. No lands thus acquired "shall in any event become liable to the satisfaction of any debt or debts contracted prior to the issuing of the patent therefor"—all future improvements in these homes are untroubled by the remembrance of past indebtedness. When the homestead settler dies before the expiration of his five years, his heirs may continue the settlement and cultivation of the estate, and thus obtain a perfect title. When both parents die, leaving infant heirs, their title not yet consummated, the farm may be sold for cash for the benefit of the heirs, the purchaser receiving a title direct from the government. But the settler can have but one chance to acquire a homestead; if he soils or deserts his first claim, he can never acquire another. The sale of a homestead right not only gives no title to the purchaser, but is treated as *prima facie* evidence of abandonment, and the original claim is canceled.

There are five modes of acquiring title to the public lands we are speaking of, and these are: 1st, by purchase at public sale; 2d, by private purchase; 3d, by the application of a land warrant; 4th, by pre-emption; and 5th, under the homestead law. Occasionally large quantities of land are offered at public auction, pursuant to proclamation by the President, or to public notice from the Land-office. When lands thus offered are not disposed of at the minimum rate of a dollar and a quarter the acre, they may afterward be purchased at that rate for cash or by a land warrant. In the enormous railroad grants, which it is the Congressional fashion of the day to bestow, government gives up to the future railroad every alternate section of land; for the alternate section reserved it obtains a double price, or \$2.50 an acre. It thus builds the railroad by giving it half the land it traverses. It repays itself for this generosity by charging double price for the half left, because of its proximity to a railroad. It builds the railroad by doubling the price of land to the future settler along the line.

Before these days of railroads lands were only parted with for cash, or as a reward for military service. The warrants given for participation in the Revolution are still looked upon in many New England families as proud proofs of ancestral connection with the great struggle for independence. Framed in painted pine, hung up in the rarely opened farmhouse parlor, they invest the present generation with the virtues of 1776. Occasionally these warrants, blackened by time, find their way through the market into the Land-office. Family necessities or family divisions have obliterated the connection of the warrants with the Revolutionary services of the past, and clothed them with the pecuniary value of the present. But we doubt if Mr. George Peabody, who a few years since obtained a land warrant for some slight participation in the war of 1812, ever sold that military memento of his early days.

So simple is the land system of this country that but few legal questions have arisen under titles granted by the United States: most of these difficulties find their source in grants made by foreign governments of lands subsequently become ours by treaty. In acquiring territory the United States have stipulated in all their treaties to protect private property; and thus our jurists have had to decide on California titles of land granted in large amounts by Spanish and Mexican authorities, nearly worthless when given away, but rendered very valuable when taken under the protecting aegis of the American eagle. In Louisiana the same difficulties have arisen in the construction of the early French patents. One of the few legal questions under our own laws arose from the wording of the pre-emption law of 1841. The privilege of pre-emption is extended to three classes: 1st, to every person being the

head of a family; 2d, to a widow; 3d, to a single man over the age of twenty-one. Does the "man" of the third class embrace a woman? such is the delicate question. Evidently "man" does not embrace all women; for widows are expressly mentioned in the second provision. It can not refer to wives, for they are embraced by "the head of a family," mentioned in the first section. It must therefore apply, if to the female sex at all, only to unmarried women; and the Land-office has decided that a "man" does embrace a spinster; that the "man" here spoken of is the generic title, and applies to both sexes. Spinsters can therefore pre-empt lands under the act of 1841, provided they will build a house on their pre-emption, and there reside. Poor, lonely things! we fear there are not many that accept the offer. But there is no disputing the title of the United States when once obtained. All complaints of the weakness of title-deeds, that inheritance of past centuries to other lands, are unknown here; there is a certainty of ownership. Referring to the causes of weakness of the Roman state