# The RUGBY GAZETTE
## AND EAST TENNESSEE NEWS.

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# CHEAP FARMING LANDS

ON THE

## BOARD OF AID ESTATE

ON THE

## CUMBERLAND PLATEAU.

TITLES PERFECT, WARRANTED AND DEFENDED.

### Comparative Elevation.

| | |
|---|---|
| Cincinnati | 550 feet above sea level. |
| Chattanooga | 685 " " " " |
| Rugby | 1410 " " " " |

### Health and Climate.

All health seekers, whether from Northern or Southern States, should try the climate of the Table'and. The recent United States Census shows it to be almost the only district east of the Rocky Mountains, entirely free from malarial, pulmonary and intestinal diseases.

The Plateau has a double climate, one resulting from latitude and the other from elevation. The air is pure and invigorating. The water is freestone, cool and sparkling. Mineral springs are numerous.

The mean summer temperature is 72 deg. Fahr., and in winter 37 deg. Fahr. The nights are always cool and refreshing.

### Minerals.

The whole of the Cumberland Plateau is underlaid by coal. The upper measures only have as yet been worked. These outcrop on the eastern portion of the Board's estate and are being successfully worked at several points along the C S R R. The lower measures have been opened by test worsings only and show a five foot vein which extends under the whole tract at a depth, at Rugby, of about 400 feet.

The district is also underlaid by the oil bearing sands and limestones of the lower carboniferous system. And these beds on their western out crop show unmistakable evidences of petroleum.

At Rugby Road there is an excellent deposit of potters clay. Samples have been tested with very satisfactory results.

### Timber.

The whole country is heavily timbered. The principal varieties are Pines—white, yellow and black; Oaks—white, black, chestnut, red spotted and post; Hickory, Maple, Chestnut and Dogwood. The Board of Aid's steam saw mill affords opportunity for rapidly converting this timber into marketable lumber.

### Soil.

The soil is a sandy loam upon a mulatto clay subsoil. It is light, friable, holds manure, is easily cultivated and responds readily and generously to the least fertilizer.

### Crops and Grasses.

Corn, wheat, rye, oats, and barley all grow well, though this is not claimed as a grain growing soil. Tobacco is a profitable crop here, as also is sorghum. Herd grass, orchard grass, German and pearl millet, timothy and red clover have all been tried and take hold and root well. Kentucky blue grass also thrives wherever introduced. The natural pasturage is abundant.

### Vegetables

Grow abundantly. Cabbage, onions, beans, sweet and Irish potatoes all make a fine return. The Irish potatoes are unexcelled by any grown in America. Sweet potatoes and onions yield 500 bushels per acre.

### Fruit and Grape Culture.

This region is especially adapted to fruit, and particularly to the winter apple and the grape. The apple crop here has never been known to fail. The trees are healthy, and the fruit smooth, plump, juicy and firm, rarely ever specking or rotting. The grape finds all the conditions requisite to the highest success. The vines are vigorous, robust, free from mildew and rot. The best wine varieties have succeeded admirably, and the wines made from them are excellent in quality and in good demand. These two fruits are destined to become the great and staple products of the Table-land, and will undoubtedly yield larger returns than any other crops now cultivated.

Strawberries, blackberries, raspberries, currants, cherries, plums, and nearly all the small fruits thrive and bear prolifically.

### Stock and Sheep Raising.

The excellent natural pasturage, good drainage, abundance of running water and freedom from flies make these occupations eminently suitable and remunerative.

Stop feeding stock for eight months in the year. Come South, where you can buy cheap lands, work out-doors all the winter, and turn your stock into the woods most of the year.

### Education.

Rugby has an excellent primary public school. It occupies the ground floor of the Church building, and is in every respect well appointed. It is open all the year and gives a free education. A school for boys, which will be affiliated to the University of the South and afford a preparatory collegiate education, is in course of organization.

The free school system of the State provides a school term of five months, in every district.

### Land.

The Board of Aid Estate centrally situated on this plateau, consists of 35,000 acres of grazing, farming, fruit raising and vine growing lands.

### It Skirts Ten Miles of Frontage on the Cincinnati Southern Railroad, With Four Depots Located On It

The lands enumerated below are being offered in tracts suitable to all purchasers, at *low figures* and with deferred payments.

Board lands on the Cin. So. R. R., west of Glen Mary Station. About 3,000 acres of very desirable land fronting on the Cin. So. R. R., is here laid out in 130 acre farms. No farm is more than three miles from either Sunbright or Glen Mary Depots; to the latter are adjacent the Crooke Coal Mines, employing 200 men and with an out-put of twelve car loads per day. Glen Mary has 200 inhabitants, three stores, telegraph station and post-office, and is stopped at by all trains, four passenger and four freight daily. Good and ready market, with best shipping facilities for either agricultural produce or timber and tan bark.

Also several fine tracts of land fronting and lying on the east side of the C. S. R. R., and half a mile south of Glen Mary.

Board lands on the Cin. So. R. R., west of Sunbright. These lands lie directly south of the above and are close to the thriving town of Sunbright, with 200 inhabitants, two hotels, Masonic Lodge, six stores and post-office. They are well watered and timbered, and have excellent market, shipping and especially lumbering facilities.

### Rugby.

Founded in 1880, has many social advantanges, viz., Two Good Hotels, Fine Church and School Building, Public Library with 6,000 volumes, Masonic Lodge, Drug Store, Large Commissary and two other General Stores, Dairy, Livery Stable, Weekly Newspaper, Post Office with two mails per day and telephonic communication with Rugby Road its depot on the Cin. So. R. R., which is a telegraph station with good siding accommodation. The town is beautifully laid out and picturesquely situated between the gorges of Clear Fork River and White Oak Creek. The streets are clean and dry, and invalids will find no difficulty in taking exercise even in the worst winter weather. They are bordered by, for the most part, good houses, standing in well kept, neatly fenced gardens, and by several very attractive villa residences. Several bored wells strike mineral waters containing sulphur and iron constituents, which are highly esteemed. Choice building lots are now being offered at very reasonable prices, also small tracts on the town site suitable for vineyards.

The site of Rugby Road is laid out in town lots and the Board is prepared to offer liberal inducements to persons settling there for manufacturing or business purposes.

The Board's Rugby lands comprise several tracts lying west of Rugby, in Morgan and Fentress Counties, as well as all their territory between Rugby and Rugby Road and Robbin's Depots on the C. S. R. R. These lands are traversed by the Rugby Pike, a graded road, seven miles long and pronounced the best dirt road in Tennessee, and are, on account of the superior communication, as accessible to the railroad as the less remote lands of the Board. They are situated on the direct and, in winter, only line of traffic from the C. S. R. R. to Jamestown, Livingston, Celina and Byrdstown, respectively the county seats of Fentress, Overton, Clay and Pickett Counties.

The Board have arrangements with the C. S. R. R. by which they can furnish settlers with reduced rate certificates from Cincinnati and Chattanooga to Rugby Road, on application to the undersigned. Maps and plans can be seen at the Board's Office on Central Avenue. Intending Settlers will be most liberally dealt with, and any information cheerfully given by

ROBERT WALTON,
RUGBY, MORGAN CO., TENN.



## RUGBY GAZETTE.

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| " " Each subsequent insertion | .50 |
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| " " Six months | 15.00 |
| " " One year | 25.00 |
| Half column, Three months | 15.00 |
| " " Six months | 25.00 |
| " " One year | 45.00 |
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| " " Six months | 45.00 |
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Reading notices, 10 cents per line.


## NEWS AND NOTES.

The following article of Dr. Wight, first printed in 1876, has been noticed frequently by the medical journals of the country, and occasionally by the public press, especially since access to the region described has been made comparatively easy by the Cincinnati Southern Railway which runs over the northeastern half of the Cumberland Table-Land, and by a branch of the Nashville and Chattanooga Railroad, leaving Cowan passing through Sewanee, the seat of the University of the South, and terminating at Tracy City, a distance of 20 miles, in the southwestern portion.

Sewanee, built upon a high flat spur of the Cumberland projecting into the Valley of Middle Tennessee, and nearly 2000 feet high, was one of the favorite summer resorts of the rich planters of the Gulf States before the war and to-day is visited by hundreds of people of the same class.

In a recent visit to Rugby, the Bishop of Tennessee, the head of the University of the South, stated that but one death had occurred among the hundreds of students during their residence there.

Monteagle Springs, near Sewanee is also at present a health resort, with large and commodious buildings.

Beersheba Springs in Grundy County, and Bon Air Springs in White County, both on the western edge of the Table-land nearly 2000 feet above sea-level, have long had a reputation for healthfulness.

Crossville in the very heart and centre of this region is held in high repute for its pure air and water.

Wartburg in this county and 20 miles distant from Rugby has been for 30 years, or more, well known to the medical profession in East Tennessee as a favorable place for invalids, and many consumptives have sought this Mecca for relief and cure.

Rugby itself was selected as a town site by its founders after careful investigation elsewhere, as embracing the most noted features of this Table-land elevation, picturesque situation, natural drainage, and proximity to two never failing streams of water; the latter running in deep gorges, 250 feet below the general level of the town, free from the slightest suspicion of malaria, impurity or pollution of any kind.

Indeed the whole of this upland country of Tennessee has an excellent climate, pure sandstone water, and from its elevation lifted into a strata of pure air, high above all insidious and dangerous influences of valley, lowland, stagnant river, or miasmatic marsh.

The observations of Dr. Wight although confined to the southeastern portion of the Cumberland Table-Land, apply to the whole of this region in Tennessee. Slight differences in altitude and latitude would cause slight changes in climate, as far as temperature is concerned, and but very little change in other respects. The geological formation, coal measures, topography, sandstone water, soil and forest growth are the same. The winters are a little milder in the southern half than in the northern half and the summers are a little cooler at Rugby than at Waldens Ridge or Sewanee. The editor of the Southern Practitioner reproduced this article in the February number of that journal for this year and states: "From a careful reading of his paper we find that he describes a large area of territory, free, absolutely free, from subsoil moisture, a climate mild and equable, a soil capable of producing nearly everything necessary for the comfortable maintenance of human life; surroundings that tempt, nay, compel the greatest possible amount of open air life."

Personally the writer can testify to the general truths contained in Dr. Wight's article by residence on this Table-Land during the past five years and by frequent journeys in the saddle across from east to west and from the Kentucky line to the Alabama border.

C. P. K.

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A PEOPLE WITHOUT CONSUMPTION, by E. M. WIGHT, M. D., Chattanooga, Tenn.

During the ten years that I have practised medicine in the neighborhood of the Cumberland Table-Lands I have often heard it said that the people on the mountains never had consumption. Occasionally a traveling newspaper correspondent from the North found his way down through the Cumberlands, and wrote back, filled with admiration for their grandeur, their healthfulness, and almost invariably stated that consumption was never known upon these mountains excepting brought there by some person foreign to the soil, who, if he came soon enough, usually recovered. Similar information came to me in such a variety of ways and number of instances, that I determined some four years ago, when the attempt to get a State Board of Health organized was first discussed by a few medical men of our State, that I would make an investigation of this matter. These observations have extended over that whole time, and have been made with great care and as much accuracy as possible; and, to my own astonishment and delight, I have become convinced that pulmonary consumption does not exist among the people native of and resident on the Table-Lands of the Cumberland Mountains.

In the performance of the work which has enabled me to arrive at this conclusion, I have had the generous assistance of more than twenty physicians, who have been many years in practice in the vicinity of these mountains. Their knowledge of the diseases which had occurred there extended over a period of more than forty years. Some of these physicians have reported the knowledge of the occurrence of deaths from consumption on the Table-Lands, but when carefully inquired into they have invariably found that the person dying was not a native of the mountains, but a sojourner in search of health. In answer to the question, "How many cases of pulmonary consumption have you known to occur on Walden's Ridge among the people native to the mountains?" eleven physicians say, "not one." All of these have been engaged in practice there more than three years, four of them more than ten years, one of them more than twenty, and one of them more than forty years. All the physicians of whom inquiries have been made are now residents, or have been, of the valleys contiguous to Walden's Ridge, and know the mountain people well. Four other physicians, in answer to the same question, say that they have known from one to four cases, numbering eleven in all, but had not ascertained whether five of them were born and raised on the mountains or not. The names and place of death of all these cases were given, and I have traced their history and found that but two summers on Nantahala River. But the trout fishing is beyond comparison, and that is one inducement of great value for a consumptive *who is a good fellow*. These mountains are much more broken up into branches, peaks and spurs than the Cumberlands. They afford no table territory of any extent. There are some excellent places there for hot summer visits—Asheville, Warm Springs, Franklin and others.

The Cumberland Mountains, as a whole, are flat, in broad, level spaces, broken only by the "divides," or "gulfs," as they are called by the inhabitants, where the streams flow out into the valleys.

Walden's Ridge, of which we come now to speak particularly, is the best located of any part of the Cumberlands as a place for living. From the separation of this ridge from the main range of Grassy Cove to its southern terminus at the Tennessee River, it maintains a remarkably uniform character in every particular. From it, access to commerce is easy, having the Tennessee River and the new Cincinnati Southern Railroad skirting its entire length on the east. It rises very abruptly from both the Tennessee and Sequatchee valleys, being from 1,200 to 1,500 feet higher than the valleys on each side. Looking from below, on the Tennessee Valley side, the whole extent of the ridge appears securely walled in at the top, by a continuous perpendicular wall of sandstone, from 100 to 200 feet high; and from the Sequatchee side the appearance is very similar, excepting that the wall is not so continuous and of less height.

The top of the ridge is one level stretch of plain, broken only by the "gulfs" before mentioned, and an occasional prominent sandstone wall or boulder. The width on top is, I should judge, six or seven miles. The soil is of uniform character—light, sandy, and less productive for the ordinary crops of the Tennessee farmer than the soil of the lowlands. The grape, apple and potato grow to perfection, better than in the valleys, and are all never-failing crops; so with rye and buckwheat. Corn grows well—very well in selected spots and where the land is made rich by cultivation. The grasses are rich and luxuriant, even in the wild forests, and, when cultivated, the appearance is that of the rich forests of the Ohio and Connecticut river valleys, only here they are green, and growing the greater part of the year; so much so, that sheep, and in the mild winters, the young cattle, live by the wild grasses of the forests the whole year. The great stock raisers of the Sequatchee and Tennessee valleys make this the summer pasture for their cattle, and drive them to their own farms and barns, or to market, in the winter. The whole Cumberland table, with the exception of that small part which is under cultivation, is one great, free, open pasture for all the cattle of the valleys. Thousands of cattle graze there whose owners never pay a dollar for pasturage, or own an acre of the range, though, as a rule, most of the well-to-do stock farmers in the valleys, own more or less mountain lands. These lands have, until quite recently been begging purchasers at from twelve and a half to twenty-five cents per acre, in large tracts of 10,000 acres and upward, and perhaps the same could be said of the present time, leaving out choice tracts and easily-accessible places, which are held at from fifty cents to two dollars per acre—wooded, virgin lands.

The forest of Walden's Ridge is almost entirely oak and chestnut. Hickory, perhaps, comes next in three of them were "natives," or had lived there more than five years, and that one of these was fifty-seven years of age when she died, and had suffered from cancer for three years before her death. The two others died within six months after returning home from long service in the army, where both contracted their disease.

All these investigations have been made with more particular reference to that part of the Cumberlands known as Walden's Ridge, than to the mountains as a whole. This ridge is of equal elevation, and of very similar character to the main Cumberland range in the southern part of Tennessee, northwest Georgia and northwest Alabama, and what is true of this particular part of the great Cumberland Table is, in the main, true of the remainder.

Sequatchee Valley lies between Walden's Ridge and what is commonly known in that neighborhood as the Cumberland Mountains, and separates it from the main range for a distance of about one hundred miles, from the Tennessee River, below Chattanooga, to Grassy Cove, well up toward the centre line of the State. Grassy Cove is a small basin valley, which was described to me there as a "sag in the mountains," just above the Sequatchee Valley proper. It is here that the Sequatchee River rises, and, flowing under the belt of hills which unites the ridge and the main range for two miles or more, rises again at the head of Sequatchee Valley. Above Grassy Cove the mountains unite and hold their union firmly on their way north as far as our State reaches.

Topographically considered as a whole, the Cumberland range has its southern terminus in Alabama, and its northern in Pennsylvania. It is almost wholly composed of coal-bearing rocks, resting on Devonian strata, which are visible in many places in the valleys.

But a small portion of the Cumberland lies above a plane of 2,000 feet. Walden's Ridge and Lookout Mountain vary in height from 2,000 to 2,500 feet.

North of Grassy, after the ridges are united, the variation from 2,000 feet is but little throughout the remainder of the State, and the general character of the table changes but little. The great and important difference is in the climate, the winters being much more severe in these mountains in the northern part of the State than in the southern, and the summers much more liable to sudden changes of weather. Scott, Fentress and Morgan counties comprise this portion of the table, and these have not been included in my examination, excepting as to general features.

In all our Southern country—and, I may say, in our whole country—there is no other large extent of elevated territory which offers mankind a more pleasant living place, a comfortable climate—none too cold or too hot—and productive lands. We have, east of the waters of the great Tennessee River, in our State, and in North Carolina and Georgia, the great Blue Ridge range of mountains, known as the Unaka, or Smoky, Chilhowee, Great and Little Frog, Nantahala, etc., all belonging to the same family of hills. This chain has the same general course as the Cumberlands. It is a much bolder range of mountains, but is vastly less inhabitable, productive or convenient of access. The winters there are severely cold, and the nights in summer are too cold and damp for health and comfort, as I know by a personal experience of