



### CHEAP FARMING LANDS

ON THE

### BOARD OF AID ESTATE

ON THE

### CUMBERLAND PLATEAU.

#### 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 Plateau. 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 underlain 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 workings 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 underlain by the oil bearing sands and limestones of the lower carboniferous system. And these beds on their western outcrop show unmistakable evidences of petroleum. At Rugby Road there is an excellent deposit of potter's 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 Dog-wood. The Board of Aid's steam saw mill affords opportunities for rapidly converting this timber into marketable lumber.

#### Soil.

The soil is a sandy loam upon a molatto 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. Hard 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 unequalled 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 speckling 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 Plateau, 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.

#### Titles.

The titles are among the oldest and best in Tennessee, and have been thoroughly investigated and perfected.

#### Land.

The Board of Aid Estate, centrally situated on this plateau, consists of 55,000 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 C. S. R. R., west of Glen Mary Station. About 3,000 acres of very desirable land fronting on the C. S. R. R. is here laid out in 100 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-pit 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 C. S. 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 advantages, 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 in depot on the C. S. 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, Colma and Rylston, respectively the county seats of Fentress, Overton, Clay and Mifflin 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  
Quarter column, Three months..... 10.00  
" " Six months..... 15.00  
" " One year..... 25.00  
Half column, Three months..... 15.00  
" " Six months..... 25.00  
" " One year..... 45.00  
One column, Three months..... 25.00  
" " Six months..... 45.00  
" " One year..... 80.00  
Reading notices, 10 cents per line.

#### THE ARNOLD SCHOOL.

We call the attention of our readers to the announcement made in another column of this paper of the opening of the Arnold School for boys, Rugby Tenn., fixed for January 8th, 1885.

The establishment of such a School has been the desire of the founders of the colony, and others interested in the welfare of Rugby, from the very outset.

This idea carefully thought out, and discussed by the friends of Rugby, has been submitted to some of the ablest educators of this country and of England, and has met with their encouragement and approval.

Various difficulties and embarrassments have appeared from time to time to postpone such an enterprise, but the time has now come, and the way seems open to make a beginning. The ideal of the higher education demanded by the present age, especially in our country, is a scheme of study, which, while it represents the present state of knowledge, and affords a varied cultivation and a harmonious discipline, shall at the same time best prepare for the responsible work of life.

The primary object of this School is to give that sound training which the wisest educators of the present day have decided to be the best preparation for a successful life in the highest sense, a training based upon the study of language, mathematics and philosophy, with a sufficient training in the physical sciences to lay the foundation for professional or technical studies in the future.

In discipline and instruction, in letter and in spirit, it will strive to make real and practical for its boys the doctrine of complete education, and to lead them to cultivate truthfulness, self-control, manliness, a right sense of honor, and an interest in the purity of the moral atmosphere of the School, as even better than knowledge.

The key-note of this education is to give its pupils a thorough mental training, to bring around that training all the moralities of home life, and to make those moralities, not cold and severe, but agreeable and winsome.

It is one great idea of teaching to arouse heart and mind equally and to make both symmetrical and beautiful.

Plato thought it most necessary for the well-being of his model republic that the youth who were to be its guardians should be trained to an appreciation of the beautiful, as a road to the practice of good.

There are some schools that try to teach everything, and so end in teaching little, and nothing well. The result is superficiality and little discipline of mind, by a wasteful policy of vicarious discipline.

There are other schools that try to cram a whole course of study into a pupil's head in the briefest possible time, as a Strasbourg goose is stuffed to the manifest derangement of the mind of one and the

liver of the other, and the wrecks of this system in England are scattered far and wide over the world.

Now the Arnold School will not pose before the public as a model school by any means, but it will endeavor in a modest and quiet way to be worthy of the name it represents, and it will strive diligently to meet the expectations of its friends and supporters.

As a beginning, it is the purpose of its instructors to take a few studies, part in classics, part in mathematics, but more in English, and by concentrating all its energies and those of its pupils, upon those few to make thorough and telling work, and thus develop in the lads a thorough mental discipline; and it goes without the saying that to the young boys who attend the school, one measure of discipline in precision, accuracy and finish, is worth many measures of mere acquisition; the one lasts a life time, the other soon goes.

But the Arnold School proposes to do more, it means to add good morals to good thought, as a legitimate part of its work, and to lead its pupils to the practice of truth, honor, unanimity, courtesy and all the high qualities of a Christian gentleman. And more than this, it means that the moral air of the school home shall neither be dry nor chilling to the jubilant spirit of the boys, but always pleasant and in harmony with the bright and bounding feelings of young hearts.

The deepest intention of its foundation is to form a united and harmonious body for intellectual, moral and social ends; a society set apart from the world to make ready for the world's work.

To aid this three-fold method of character building, it will have for its head master, the right man in the right place, the Rev. J. H. Blacklock; one who by his right living, right thinking, and courteous bearing, is well and favorably known to us all since the founding of the colony over four years ago.

A member of London University and bearing the diploma of Associate of the College of Preceptors, London, and with twenty years of experience as a successful teacher in England as principal of Spencer College and Walworth House, he brings here to Rugby the qualities mental, moral and social, that fit him especially for the direction and duties of the Arnold School.

C. P. K.

G. B. Thompson and wife, near Lostine, Ore., went to church, home burned and with it two of their children, aged 2 and 6.

A 60-mile-an-hour wind and rain storm swept over Buffalo, inundating "The Island," a narrow tongue of land running out from the light-house. The cottages of fisherman and boatmen were swept away, and the occupants barely escaped with their lives. The sea wall was washed entirely away, and water lies over the shore to a depth of four feet.

There is a larger exodus than usual from East Tennessee, westward, this fall. They go in parties of six to twenty, several families sometimes leaving a community together. They are usually young people, hearty and vigorous men who will take hold of the howling wilderness and subdue it with the axe and and plant the homes of prosperous farmers and happy people.

Express on the West Shore railroad rushed into a slide near the Highlands, opposite Poughkeepsie, N. Y. Seven passengers and engineer and fireman injured. No one killed.

#### Washington Letter.

(From our regular Correspondent.)  
WASHINGTON, Dec. 8, '84.

The first week of the possible thirteen of the Congressional session has passed and it is difficult to find enough proceedings to base an obituary on. An immense number of bills have been introduced and a boundless lot of talk indulged in, but when that is said, there is not much to tell. The committees, however, are hard at work, and some of them promise to submit some bills before the holidays.

The House committee on post offices and post roads have a number of important bills on their list, to which they intend to ask the early attention of Congress. Among these are the postal telegraph bill, another which regulates the mail contract system more carefully, a third which changes the basis of compensation to railroads for carrying the mails, and a fourth which deals with the letter rate of postage. All these are matters of importance and should get a hearing. It is to be doubted, however, if the committee is wise in putting the postal telegraph at the head of their list, as this subject is one of great difficulty and sure to excite a protracted debate. They would do better to follow the example of the shipping and public lands committee and present first to the House those measures on which there will be no little or no controversy.

The contest over the New York senatorship excites much interest here, and the progress of the fight is eagerly watched. Hon. Frank Hiscock has left his place in the House and gone to New York in order to put himself in good position for the Senatorial lightning to strike him. I saw Hon. Stephen French, of the Empire State, a day or two ago when he was in Washington with a committee of republicans to confer with President Arthur in regard to the Senatorship. At first he refused to be interviewed, but after a moment he reconsidered and said "I don't mind saying that the President is willing to accept the Senatorship if it shall come to him in the right way—as the practically unanimous offer of the republicans. But he will not enter into any scramble, and as for any of his friends steering him in the race of making a contest, he will not permit anything of that kind. I will say further that I believe when the republicans—the members of the legislature, I mean—come to consider the matter, they see that the right thing, the proper thing to do is to elect President Arthur. I think any man who studies the politics of New York at present can see that. In my opinion, it will become so apparent in the interest of the republican party that the President is the man for the place, that his election will be practically unanimous. In that case he will accept. You can say that."

Leaving Mr. Arthur's personality out of the question, there are many considerations of a public character that make the election to the senate of a man who has served in presidential office desirable. No man acquires so extensive and thorough a knowledge of public affairs as the President. He is brought in contact with representative men from every part of the country, and is made to understand the merits of every matter of public concern. Through his Cabinet he acquaints himself with the essential principles and incidents of our foreign and domestic policy, and by personal and confidential intercourse with diplomatists, politicians, and business men of every type he acquires a fund of information and a familiarity with the detail of

government which preeminently qualify him for legislative functions.

It has been proposed, on this account, to admit our ex-Presidents to a seat in Congress. Such a step might, perhaps, be a too radical departure from the principles of the government, but it is a pity to lose the services of men so peculiarly fitted for a share in the councils of the nation, and on that account it is matter for congratulation when circumstances permit their retention in public life.

The capstone of the Washington Monument was set on Saturday at 2 o'clock in the presence of a small party of invited guests. Although the obelisk is now completed, there is much work still to be done. Probably the most important matter remaining is the design for the base of the monument, which has not been selected yet. Much finishing work remains to be yet done on the interior. The memorial stones are placed in the interior wall, and those in charge are exercising a fine taste in drawing the line between those that are to be excluded on account of serving as advertisements of the donors, and those which can properly be used. The American flag now floats from the flag-staff at the apex of the monument at a height of 600 feet.

I hear that a number of naval officers are likely to be dispatched to Nicaragua at an early day to look over the canal route again.

LENOX.

SAVANNAH, December 17.—A dispatch received in this city by the Savannah, Florida and Western Railroad Company, says that five passengers for Havana, on the last trip of the steamship from Tampa, Fla., to that port, were not allowed to land because they had no passports.

CHATTANOOGA, December 17.—All the laborers at the Soddy coal mines have quit work in consequence of the ten per cent reduction in their wages. Three hundred men are thus idle.

The following paragraph has been kindly forwarded to us for insertion, by a friend to the RUGBY GAZETTE; we shall be pleased to hear from our friends oftener, and to insert their contributions:

Notice to visitors to the Exposition.

When you arrive in New Orleans come at once to the Department of Information and Accommodation, Nos. 164 Gravier and 15 Union streets, between St. Charles and Carondelet, and receive information as to suitable board and lodging houses, or furnished rooms, with directions how to reach them.

This department has been established by the Board of Management of the World's Industrial and Cotton Centennial Exposition for the protection and care of visitors, and the service thus rendered is free of charge. The office is open day and night.

B. T. WALSH, Chief of department.

Capt. Walshe states that false statements have been sent abroad of the extortionate prices demanded for rooms in this city, and he says that there will be no trouble in getting good comfortable quarters at moderate prices. All the persons whose rooms are registered at the Accommodation Bureau have signed contracts to charge only the annexed rates: Furnished rooms will be from 75 cents per day and \$15 per month, up to and including \$1.50 per day and \$30 to \$40 per month.

Board and lodging will be double the above, or \$1.50 per day and \$30 per month, to \$3 per day and \$50 to \$75 per month.