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THE HISTORY OF THE  
CITY OF BOSTON

FROM THE FIRST SETTLEMENT  
TO THE PRESENT TIME

BY  
NATHANIEL BENTLEY

IN TWO VOLUMES.  
VOL. I.

BOSTON:  
PUBLISHED BY  
J. B. BENTLEY, 1822.



*The  
Farmers & Emigrants  
Hand Book*

THE

FARMER'S AND EMIGRANT'S  
HAND-BOOK:

BEING A

FULL AND COMPLETE GUIDE

FOR THE

FARMER AND THE EMIGRANT.

COMPRISING THE

CLEARING OF FOREST AND PRAIRIE LAND—GARDENING—FARMING  
GENERALLY—FARRIERY—COOKERY—AND THE PRE-  
VENTION AND CURE OF DISEASES.

WITH COPIOUS HINTS, RECIPES, AND TABLES.

BY JOSIAH T. MARSHALL,

AUTHOR OF THE EMIGRANT'S TRUE GUIDE.

SECOND EDITION, REVISED.

NEW YORK:

D. APPLETON & CO., 200 BROADWAY.

PHILADELPHIA:

GEO. S. APPLETON, 148 CHESNUT-ST.

1845.

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TO  
JOHN JACOB ASTOR,

OF NEW-YORK,

AN EMIGRANT FROM THE RHINE,

AN HONOR TO THE COUNTRY OF HIS BIRTH AND OF HIS ADOPTION,

This unpretending Volume is inscribed,

WITH THE VERY GREAT RESPECT OF

THE AUTHOR.

*John J. Astor.*

George Rogers

Emigrants' Hand-Book

1858



George T. Rogers

Lynchburg

Principles of Agriculture  
Virginia

NOTICE BY THE PUBLISHERS.

*Notice by the publishers*

In times past, the European emigrants, and even the settlers from the Atlantic States who removed to the West, were exposed to numberless trials and disadvantages, chiefly arising from the dearth of essential information concerning the various novel circumstances in which the change of their abode and habits of life unavoidably placed them. A luminous and ample Directory and Guide, comprehensive and minute, the result of experience and observation, has long been desired by both of the classes of persons referred to; and also by those who have been born and nurtured in the newly opened districts.

The Publishers are gratified that they are enabled to satisfy the universal demand, by a volume which comprises a mass of superior materials, partly derived from the most authentic sources, and partly obtained by extensive and protracted research. Some of the most valuable articles have been taken from the transactions of the New York State Agricultural Society; others have been selected from the periodical miscellanies devoted to the concerns of a farm and to the manner of life in the new settlements. To a monthly work published at Chicago, entitled the "Prairie Farmer," the author has frequently adverted, as a most useful and necessary instructor for all those who would derive advantage from long-tryed skill and practical attention to the multiplied efforts of those who have passed through all the gradations of a settler's life; from the primary chopping of trees and a

log-cabin, to the enjoyment of all the beauty and comforts of a luxuriant and fertile garden-spot, replete with opulence and ornament.

The contents of the "Farmer's and Emigrant's Hand-Book" can be accurately known and duly estimated, only by a recurrence to the Index of subjects ; which occupies *twenty-four* columns, comprising about *fifteen hundred* different points of information respecting the management of a Farm, from the first purchase and clearing of the land to all its extensive details and departments. The necessary conveniences, the household economy, the care of the animals, the preservation of domestic health ; the cultivation of fruits, with the science and taste of the arborist, and the production of the most advantageous articles for sale, are all displayed in a plain, instructive, and most satisfactory manner ; adapted peculiarly to the classes of citizens for whose use and benefit the work is specially designed. Besides a general outline of the Constitution, with the Naturalization and Pre-emption Laws of the United States, there is appended a Miscellany of 120 pages, including a rich variety of advice, hints, and rules, the study and knowledge of which will unspeakably promote both the comfort and welfare of all who adopt and practise them.

The Publishers are assured that the commendations which the "Farmer's and Emigrant's Hand-Book" has received are fully merited ; and they respectfully submit the work to Agriculturists, in the full conviction that the Farmer or the Emigrant, in any part of the country, will derive numberless blessings and improvements from his acquaintance with Mr. Marshall's manual.

NEW YORK, *March 22, 1845.*

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THE

EMIGRANT'S HAND-BOOK.

CHAPTER I.

PURCHASING AND CLEARING TIMBERED LAND.

THOSE emigrants who decide upon purchasing wild land, whether forest or prairie, should be exceedingly cautious in every stage of the business. Everything depends on making a good selection. We have known persons to toil on for years, with little advantage to themselves, and then give back the land they had purchased and partly paid for, simply because of having made a bad choice at the outset. A mistake of the kind alluded to, is a most serious one to the new settler. Besides the waste of time and money it occasions, it tends to discourage him, and seldom does he fully recover from the disaster.

The emigrant should not be in too great a hurry to get settled. Although it is desirable that he get a home as early as practicable, and begin his arduous labors, it is poor policy to purchase without much consideration. It is of the very highest importance that he SEE THE LAND BEFORE PURCHASING IT. On this point we cannot be too

urgent. As a general rule, it is utterly unsafe to buy land on the strength of a glowing advertisement, or the representations of ordinary land-agents. There are most honorable exceptions to this rule, of course, but they are few. We repeat, *buy no land until you have seen and carefully examined it.*

Before giving a few hints, which the purchaser will find useful in deciding upon the quality of land, it may be well to notice a few points which should claim his attention. In "The Emigrant's True Guide," we took occasion to discuss this at some length; but as that book may not have fallen into the hands of the reader, we will again briefly refer to it.

The very first inquiry should be concerning the *healthfulness* of the proposed purchase. If it be in a notoriously unhealthy region, utterly refuse to have anything to do with it. Of what avail will be rich land, abundant harvests, numerous flocks and herds, if, with them all, there is a constant liability to bilious and other diseases, which prevail in certain localities? A bare subsistence, with ruddy health, is far preferable; and this the emigrant will learn by sad experience, if he sit himself down beside some sluggish stream, or on some fever-breeding marsh. See to it, that the general character of the country for health is reasonably good, and that the streams in the neighborhood are clear and lively. It cannot be expected that the new and rich regions of the West will be as healthful as the poorer and better settled ones of the East; but with tolerable caution, a pretty healthy location may be made. At all events, there is a choice, and the settler should be careful to make it.

It is also extremely desirable that the settler make his location as near a good market as possible. There will be less difficulty on this point than a stranger in the country might suppose. The numerous rivers, lakes,



and canals which are to be found in the various places to which the purchaser's attention will be likely to be directed, render access to markets tolerably convenient. In those portions of the country which furnish good sleighing (sledding, as it is called in England,) in the winter, as in the most northern States and Canada, he will be pretty sure of finding a tolerably convenient market, wherever he may settle. The winter sleighing is a valuable accommodation, counterbalancing the inconvenience of bad summer roads. During the three or four months in which the snow lies on the ground, the settler is furnished with a beautiful natural turnpike, better than any macadamized road in the world; and this occurs at a season when he has abundant leisure to take his produce to market, and to visit his friends at a distance. A merry matter is this sleighing, to say nothing of its usefulness. With the bracing cold of a settled winter, a clear blue sky, and the face of the ground covered with a mantle of the purest white, the settlers enjoy their heaven-made turnpike with great zest. The cheerful bells resound through forest and field, and the once dreaded winter is rather desired than disliked. But to return from this digression.

It is important, also, in making choice of a location, to have an eye to the convenience of churches, schools, medical men, a post-office, and the like. All these things are very desirable, and to secure them it were better to take up with a less quantity of land, or that of a poorer quality. Let the settler make particular inquiries on these points. It will not be difficult to find locations with all these advantages; but as land may be offered where they do not exist, it is well that proper inquiries be made. The reader should not take it for granted, that they are to be found in every place to which his attention may be directed.

The convenience of a *grist-mill* should not be overlooked. We have known of very great hardships endured in some regions, from the want of means of getting bread-stuffs properly ground. It will be well to make particular inquiries on this point before purchasing.

In short, let the settler consider the various conveniences which will render his life, and that of his children, comfortable; and in the outset secure as many of them as he can. It is far better to buy a small quantity of land with good advantages, than a large quantity without them. Your children will need instruction, and you should not place yourself beyond the reach of schools, or the prospect of schools at an early day; the time of sickness will come, and you will want medical attendance; the hour of mourning and serious reflection may arrive, and the consolations of religion from the lips of the Christian minister will be truly welcome. See, therefore, that there be a reasonable prospect of having all these things at no distant day in your new home. It is hard enough to bear the burdens of the pioneer settler, even under the best of circumstances. Be careful to get all the comforts you can at first.

The *quality* of wild land may be judged of by the following general rules.

In the New-England States, in the State of New-York, the principal part of Ohio and Michigan, in Canada, and indeed throughout the northerly portions of America, land which is *timbered* should have growing upon it tall and strong *hard* timber, such as maple, elm, beach, bass-wood, cherry, hickory, white-ash, butternut, and the like. If the land on which any of these kinds of timber is found, be dry, (as it usually is,) it is good. The trees should, as a general rule, be tall, and branching only near the top. A large hemlock occasionally among the timber, is no

bad sign. Land which bears the timber, we have now named, or some kinds of it, is sure to be good.

If the trees be low in size, and scraggy, the soil is clayey and cold, and inclined to be too wet for cultivation. The trees which grow on wet and swampy lands are the oak, pine, hemlock, tamarack, black-ash and cedar; but the pine and hemlock are often found on dry soil, and so is the oak.

Some people judge by *the surface* of the land also. This is not always a safe criterion. If the land appears uneven, rising into little knolls or knobs, they reject it, thinking that the knolls are caused by rocks and large stones beneath the surface. This is not right. In Canada and various portions of the States, the old settlers do not reject a piece of land because of its uneven surface. Quite the contrary; for they know that the more uneven the land appears with these small heights and hollows, the better the soil probably is. We have known really sagacious purchasers to take a small iron rod, a ramrod for instance, into the woods with them, and run the rod into the knobs and knolls, to ascertain what they were composed of. This is a good plan. The end of the rod should be sharpened. By this means you can tell whether the *subsoil* be clayey or the reverse, which you could not otherwise so readily determine, as the *top* of all soils is usually covered with the black mould of decayed vegetable matter.

A lot of land should not be rejected, if a corner of it, even fifteen acres, is covered with black-ash, pine, or cedar. For fencing the cleared fields, black-ash and cedar are invaluable. For boards and shingles, the pine is of great value.

*The quality of prairie land* is so easily known by the eye, and is so universally good, that but few words need be said on the subject. It should be dry, clear land, of a deep rich soil, and as near as possible to timber-land; say

from one to three miles distant, or nearer, if practicable. It is of importance that you get within a reasonable distance of a supply of timber ; it is of much less importance, however, than it was before the introduction of the Pise mode of building houses and fences, an account of which may be found in another chapter.

It is of great importance that the settler do not purchase *too much* land ; especially if he take it on credit. On this point we cannot be too urgent. Many is the man who has been ruined by not being careful in this particular. Land-holders and land-agents are too apt to induce the purchaser to buy too freely ; especially if the latter make a pretty good down-payment. An instance in point occurs to the writer.

A man once came into the land-office of which the writer then had charge, to "take up" a piece of land, as it is called. He was considerably advanced in life, say past fifty ; and bore marks of having done much hard work, and of having passed through many trials. "I have come, sir," said he, "to take up a piece of land. Though I am almost an old man, I am going to begin life again. I am poor, and have a large family, but we are all willing to work."

"Happy, happy to see you," said the land agent, in somewhat of a cheering, earnest way ; "you are just the kind of settlers we want. Our land is good, and there's plenty of it ; and the more children you have, the better off you are. But why are you so poor ? You say you are willing to work."

"Why, sir," he replied, "I have had a great deal of sickness in my family, that is one reason ; but the principal one is, that I took up too much land when I made a beginning. The landholder, knowing I was a hearty man, and that I had a little money to pay down, prevailed on me to take up three hundred acres, when I should have

taken but sixty or seventy. The consequence was, that after working hard upon it for a few years, clearing some fifty or sixty acres, and making other improvements, I found I could not support my family, keep down the interest of what was due, and make the regular payments on the purchase. I was discouraged. The landholder might take away all I had whenever he should choose; indeed, I was literally his bondman. I felt that I might be taken sick or die at any time, and leave my family in distress. I have, therefore, sold out my betterments, and am now ready to begin again."

Here was a man, who had worked hard and eaten the bread of carefulness, but whose ill success was occasioned solely by having taken up too large a farm at the outset.

It is usually the custom, for private landholders to require one-fourth or one-fifth of the purchase money down, and the balance in four or five equal annual payments; the interest on the amount due to be paid every year. In the early history of a settler, it will not be easy to get ready money; and it will make a very great difference whether he has to pay the interest on three hundred acres, or on seventy. Besides this, a small farm well cultivated is better than a large one poorly tilled. A man can do but about a given amount of work, and he had better bestow all he can on a moderate sized farm. We have had the very best opportunities of understanding this subject, and we earnestly advise the reader to be moderate in his purchase of land. In all our experience, we have scarcely ever found an individual who could manage to pay for and clear over a hundred acres; the majority are not safe in contracting for more, nor, indeed, for so much.

Some landholders are sufficiently mindful of the interests of their settlers, to reserve small pieces of land, thirty to fifty acres perhaps, in the rear or by the side of the first purchase; and, after a little time, both parties can

see whether it is prudent to enlarge the farm. By this means the settler is not encumbered with too much land, nor disheartened by large interest-money. It is true, that the landholder's interest account is not so large as it otherwise might be ; but in the first stages of a settlement, it is of far greater importance to have the *settlers* succeed, than it is to have the land-owner's interest account large. The sooner the settlers get deeds of their land, the better for all parties.

Having entered into contract for such a quantity of land as you have reason to believe you can pay for, *have it surveyed*. Do not omit this. You will thus avoid any trouble that might otherwise occur.

If your land be *timbered*, in the State of New-York or Pennsylvania, Maine, Ohio, some parts of Michigan, and so forth, the following articles will be required to do justice to your clearing. The estimate is made for Jefferson county, in the State of New-York, and will vary somewhat, though not very materially, in other places.

#### ARTICLES NECESSARY FOR A NEW SETTLER.

One span of horses, say.....	\$100 00
One yoke of oxen.....	50 00
One double wagon.....	50 00
One superior plough.....	10 00
One drag.....	5 00
One spade, shovel, and hoe.....	2 50
Two log chains.....	8 00
One cradle, scythe, and snath.....	7 00
One axe.....	2 00
Two augers—half-inch and inch.....	1 00
One saw.....	1 00
Two chisels.....	75
Rake and pitchfork.....	1 00
One hammer and 10 lbs. of nails.....	1 25
One cow.....	15 00

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\$254 50

The average price of clearing land in the places named, may be set down at about ten dollars the acre, including the common Virginia fence, which is a very good fence for a new country. Persons can always be found who will contract at this price.

The next thing to be done, is to build some sort of a dwelling. The *log shanty* is usually the first a settler builds. It is an exceedingly comfortable dwelling, cool in summer and warm in winter; and if whitewashed every year, and clambering vines made to run over it, it is a very pretty one. It is speedily built, and if necessary, the settler can build it all himself. In another portion of this book, full instructions will be found, on the manner of building shanties, log-houses, farm-cottages, barns, fences, and the like. By turning to the table of contents, the reader will find where to look for the information.

Having got up a shanty or a log-house, the next step will be that of clearing. The emigrant will now be disheartened, perhaps. It will seem a long and dreary work to lay the giant forest low, and make of the wild land, fruitful fields. But as he proceeds, he will find it less difficult than he had supposed. After the lapse of two or three years, order will begin to reign, and he will be more than satisfied.

In CLEARING, the first thing is to lay out in as regular a shape as possible, the land designed to be cleared the first season. A portion of this, say one or two acres, should now be *underbrushed*, that is, the small growth of wood and bushes all cut up. If there are any old logs or trees lying on the piece to be cleared, cut them up into fifteen-feet lengths. Having thus made clean work of the underwood, go to work, and cut down all the trees, clean as you go, with the exception of the rail-timber which may be growing on it, such as black and white-

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much land.  
It is true,  
large as it  
settlement,  
ers succeed,  
count large-  
d, the better  
quantity of  
ay for, how  
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New-York or  
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places.

SETTLER.

100 00  
50 00  
50 00  
10 00  
5 00  
2 50  
8 00  
7 00  
2 00  
1 00  
1 00  
75  
1 00  
1 25  
15 00  
254 50

ash, bass-wood, and such other woods as the country furnishes for rails. *All this should be saved*, and cut down last and taken care of.

In clearing, the trees are usually cut down at that distance from the ground which is most convenient for the man who uses the axe—say about breast-high.

Having felled the trees, the next step is to cut them into logs, of a size convenient to be drawn into piles for burning. These logs should be about fifteen feet in length—say five paces. Go on with this till all the trees you have cut down are chopped into logs.\*

Now cast your eye around, and see where the heaviest logs lie, and if these be in tolerably convenient spots, make them the centres of different piles. Now, with your oxen and log-chains, draw the logs to these piles. This is called logging. Now pile up the brush into heaps, ready for burning. The log-heaps may be made small, if it be a dry time; if not, they must be large. No particular instructions can be given on this point; the settler must be guided by his own judgment, and by the example of others. The logs and brush thus piled, take occasion of the first dry time to set fire to them. They will soon consume, if the weather be at all favorable. The appearance of a new country by night, when this is going on, is exceedingly picturesque and beautiful. The fires light up the surrounding forest with great brilliancy; and one fancies that he is walking amid the aisles of

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\* The above is the common way followed in chopping. There is another, and that is in "*windrows*," which is, by chopping all the trees down, so as the tops are thrown together, in a row or strip, the trees being so chopped down, as to cause the brush to lie together, in a row, which not being cut, (unless some high branches, which lie not close) saves trouble in cutting the branches off and piling them. This plan is not often followed, however. There is another way also, and that is to make jam heaps, by throwing as many of the tops of the trees together as possible, making thus a large brush-heap. This is not a bad plan, if the season is a dry one, as these heaps burn off many of the upper and thick branches or limbs of the trees, which would otherwise need to be cut by the axe, and logged or hauled together.



some gorgeous, though unearthly temple. If upon the forest leaves there be the drops of a passing shower, or of the dew, they glitter in the brilliant light like living diamonds.

And even by day these clearings have a picturesque and interesting appearance. When the air is still, and the blue column of smoke rises like a tall fairy shaft, up to the heavens, contrasting with their deeper blue; it seems as if it were a monument of praise to the noble pioneers who are thus willing to bear the heat and burden of the day. Though it be a digression from the practical work we have in hand, and the critic may deem it an offence against good taste, we must be allowed to say, that in the rude forest life of which we treat, there is much of real romance. Often have we enjoyed it, with a joy not equalled by that experienced in other scenes. Look at the forester, on the Sabbath, if you please. He has well kept the command, "*six days shalt thou labor,*" and he rises to enjoy the day of rest, deeming it indeed a blessing. The church-going bell is not heard within his wild domain, nor organ, nor anthem, nor choir. But there is music in the deep silence. He wanders a little way from his dwelling, and sits him down beneath the verdant canopy of leaves. Up above all, through the fretted roof of branches, he sees the deep blue of the heaven of worlds, emblem of the divine purity. He hears a sound—'tis but the clear trill of the Phebe-bird, perhaps, or the rich love-note of the robin. The leaves tremble in the light breeze, with a voice sweeter and softer than the tones of the wind-harp:

"Unearthly minstrelsy! then only heard,  
When the soul seeks to hear; when all is hushed,  
And the heart listens."

The forester is, indeed, in a temple not made with hands, and his worship may be paid to Him who seeth in secret, and rewardeth openly.

But to return to our soberer work.

The system of clearing by *slashing*, as it is termed, is not a good one. By all means avoid it. *Girdling* trees, leaving them to decay of themselves, and after they have fallen to burn them, is another poor way of clearing. It is practiced, however, in many places, and has its advocates.

Having burnt the logs and brush on the land, the ashes that remain should be made into "*Black Salts*," (if there be a good quantity.) By turning to the article entitled "*Black Salts*," the reader will learn the process. An acre of well timbered land will furnish from seventy-five to one hundred and fifty bushels of ashes. Every four hundred bushels of ashes will make a ton of potash or pearlash.

The land should now be fenced into ten-acre lots, with a fence seven rails in height. The article, "*Fences*," in this book, will give the necessary information on this point.

When the land is fenced, it is ready for sowing. In September, sow one and a quarter (or half) bushels of wheat to the acre. "*Drag*" it in with the harrow, and *cross-drag* it, so as to be sure that it is well covered. A good workman will take a peck-axe, and peck the land around the stumps, and see that it is thoroughly seeded. The land is now in a fair way to yield a good crop the next season. Early in the following spring, sow on the same land, in among the wheat, four quarts of grass seed, either herds'-grass or timothy, to the acre. After the wheat is harvested, this grass will become meadow, in which state it should lie till the roots of the stumps shall have rotted, so as to enable you to plough the land, which will be in about five years.

We have thus traced the process of clearing, sowing, and grass-seeding a piece of land. The first spring and

summer it is cleared ; in the fall wheat is sown on it ; the next spring it is put into grass, and the second summer a crop of wheat is taken from it, leaving it under grass.

This process is continued from year to year, until the whole farm is brought under cultivation.

In a year or two the stumps that remain should be set fire to, in a dry time in autumn, to hasten their decay. If any young twigs shoot out from them, cut them off at once. Keep everything tidy ; the fences in good order, and the greensward from being too much trampled on, either by man or beast.

Mr. Widder, the gentlemanly commissioner of the Canada Company, in Toronto, has politely furnished us with the following estimate of the first three years outlay and income of a settler in Canada West. It will be valuable for those removing to that beautiful province :

Cost of clearing 10 acres of heavy timbered land, in the usual Canadian fashion, with an estimate of the crops to be produced therefrom during the first three years after clearing :

## FIRST YEAR.

## DR.

	£	s.	d.	£	s.	d.
Chopping, clearing, and fencing 10 acres, so as to leave it fit for the drag, at £4 per acre.....	40	0	0			
Seed, 1½ bushels wheat to the acre, say 15 bushels, at 5s.....	3	15	0			
Sowing and dragging, at 5s. per acre.....	2	10	0			
Harvesting, at 7s. 6d. per acre.....	3	15	0			
The value of the straw, tailing, wheat hulls, etc. on the farm, are supposed to be equal to the threshing and cartage to the barn.						
To timothy and clover seed, at 2s. 6d. per acre,	3	5	0			

## CR.

By 20 bushels wheat per acre—260 bushels, at 3s. 9d.....	37	10	0
--	----	----	---

## SECOND YEAR.

DR.		<i>£ s. d.</i>	<i>£ s. d.</i>
To mowing and taking off hay, at 7s. 6d. per acre.....			3 15 0

CR.		<i>£ s. d.</i>
By 1½ ton per acre of hay, at 6 dollars per ton...		22 10 0

## THIRD YEAR.

DR.		<i>£ s. d.</i>
To mowing and taking off the hay, at 7s. 6d. per acre.....		3 15 0

CR.		<i>£ s. d.</i>	<i>£ s. d.</i>
By 1½ ton per acre of hay, at 6 dollars per ton,		22 10 0	
		<hr/>	<hr/>
		82 10 0	60 15 0
Balance in clear profit.....			21 15 0
		<hr/>	<hr/>
		£82 10 0	82 10 0
		<hr/>	<hr/>

## CHAPTER II.

### PRAIRIE FARMING.

In the previous chapter, we have traced, as best we could, the earlier stages of a settler on the timbered lands of the Northern States and Canada. Let us now turn our attention to *prairie farming*, in its beginning, and in a small way.

For much of the material of which this chapter is composed, we are indebted to that most capital writer, SOLON ROBINSON, of Indiana. Our own observations had not been much directed to prairie lands, and prairie modes of farming; but the great experience and really able pen of Mr. Robinson, have abundantly supplied what we lacked.

We shall use much of Mr. Robinson's language for a few pages.

It will be observed, that the advice in this chapter is intended for the emigrant of very moderate means. Those of larger means will find valuable hints in other portions of this book. By turning to the article entitled "*Prairie Miscellany*," they may be found.

Such articles as you wish to have in your new home, you will pack up in boxes or barrels, (the latter the best,) strongly hooped and plainly directed, and ship to the nearest port of your intended location. The best month

to start is June. Such articles of furniture as chairs, tables, bedsteads, bureaus, stoves, and other bulky articles, you had better sell than ship—particularly if your new home will be in the country within reach of water-carriage; for at most lake towns, such articles can be bought at reasonable prices. So can ploughs, at prices from \$6 to \$15—wagons, \$60 to \$80—double harness, \$14 to \$20—log-chains, 10 to 12 cts. a pound—scythe and snath, \$1 50—rakes, 18 cts.—pitchforks, 50 to 75 cts.—shovels and spades, 75 cts. to \$1 50—axes, \$1 00 to \$1 50—hoes, 37 to 75 cts.; and other farming tools in proportion.

The emigrant should not pay freight on horses and cattle, or upon hogs and sheep; for his team he can buy in the West cheaper than he can at the East, and improved stock he does not want to begin with. Beds and bedding he should never sell, and he may as well take an extra stock of clothing of all kinds, except “finery;” a snug little bookcase well filled; together with “Town’s Spelling Book,” and “Webster’s Dictionary;” a slate for each of the children, and a receipt for the subscription of at least two agricultural and miscellaneous papers for two years;\* and thus equipped, he will be prepared to begin life in the West.

Having arrived, we will suppose you possessed of your team, and a few of the most necessary farming tools, household furniture, and just money enough “to keep the wolf away from the door;” with a part of this you must purchase a cow and some provisions to begin with, and of course rent an improved place for a year or two, which you can do for a third of the crop, or for about one dollar an acre for the tillable land. After putting in a crop of wheat the first fall, you will find employment for your-

\* The “New World,” of course.

self and team during the winter. And upon the prairie soil, you would soon grow rich raising wheat, even at 50 cts. a bushel, if it were a certain crop; but as we are intending to write truth, we must say that we do not think it is. It is liable to winter-kill by heaving, and to rust; and this year, (1844,) some early wheat is injured by the frost of May 21st, and the Hessian fly has made its appearance in the West, besides another danger in the shape of the "army worm." Spring wheat, buckwheat, oats, barley, potatoes, turnips, peas, grass, and garden vegetables generally, may be counted upon as certain and good crops. Cattle and sheep fatten and winter well upon prairie hay, and cows are profitable for butter and cheese. The prices of good common farm horses, say in Illinois and Indiana, is about \$50 to \$60; four-year-old working oxen, \$35 a yoke; cows, \$8 to \$12; yearlings, \$3 to \$4; two-year-old, \$6 to \$7; sheep, \$1 to \$1 25; hogs plenty and cheap.

Again, we will suppose you arrive with \$200, exclusive of the other necessaries above mentioned. A small capital, you say, with which to buy a new farm, and commence farming in a new country. True; but many a man in the West is now comparatively rich, who commenced with a less sum. All that is wanted is courage and industry—some would say luck, but luck almost always follows industry. Well, you wish to know how to begin in this small way. We will tell you. United States public land is \$1 25 an acre, and thousands of acres are subject to entry upon all the western prairies, of a most excellent soil. You arrive the first of July, and are determined to become an owner of the land you cultivate. You find a region of country, the appearance of which suits you. First get your family temporarily into some vacant house, and then try to buy a small improved place

*within your means*, which you can often do, as all new countries are first improved by an uneasy, roving class, ever ready to "sell out" and go to some other part of the country, "a little farther west," or perhaps "begin a new place" in the same neighborhood, and which in turn will be again for sale. In fact, this is the common way of settling a new country. So you need not be surprised to find the whole population ready to sell their new home before a long residence attaches them to it. The "selling out fever" is a mania, but a very harmless one; you need not fear it. But if you cannot buy an old place, then you must make a new one. "What!" you exclaim, "buy land, build a house, fence and plough a farm, with \$200? Pray, tell me how." We will.

First, then, you cannot buy less than forty acres of public land. Let this be dry, clean prairie, which will be perhaps from one to three miles from timber. This will cost \$50, besides a little expense of going to the land-office, which in some districts may be a hundred miles. Now, you must have some timber land. The price of this will vary in different sections of the country, it being in the hands of private individuals generally; but where timber is plenty enough to make it advisable to settle, it can be bought for \$5 an acre. Five acres of good white oak timber, will be sufficient for the forty acres of prairie, and will take up \$25 more of the capital.

Now for a house. Forty logs, eighteen feet long, ten inches diameter, slightly hewed on two sides, notched or hewed together at the corners, will form the walls. Seven smaller sticks, hewed on one side, will make the sleepers of the floor, and the same number for the joists of the chamber floor; as ten logs high will allow of having a low chamber that will answer for beds. The rafters can be made of straight rails, and may be boarded and



shingled, or, with less expense, have smaller rails nailed on for ribs, and covered with split clap-boards or strakes, three feet long and six inches wide: four hundred will make the roof, and they are worth, if bought, not over \$2 50. The gable-end may be studded and sided up with logs—the boarding is preferable. A front and back door, and two twelve light 8x10 glass windows, are to be cut out of the logs, and a space for the chimney, the whole of which will be built on the outside to save room. The ends of the logs, when cut off, are secured in their places by a board or piece of split stuff, pinned or nailed on.

If the country is new, and destitute of brick or stone for a chimney, yet one must be built. This is done by first making a rough frame of split stuff, on the outside of the fire-place, which is to remain; and on the inside a temporary frame of boards is put up, just the size of the contemplated fire-place. Then this space is rammed full of slightly moistened clay, and a wooden mantle laid across, and the funnel of the chimney built out with sticks and clay; then the inside boarding of the fire-place is taken out, and the hearth made of pounded clay, and it is ready for use, and will last many years.

If in a country of saw-mills, you will procure boards for the floors and doors, otherwise they must be made of split stuff.

The spaces between the logs are filled with "chinking," that is, pieces of rails, and blocks, and split stuff, and then the whole well "daubed" with clay mortar in all the cracks, outside and in. A small shed should be built over the back-door, to keep the pots and kettles dry. This house can be built, finished, and ready to move into, for the following expense: