

★ TEXAS LANDS! ★

THE EMPIRE STATE OF THE SOUTH.

A Fortune and a Happy Home in a Mild Climate.

The surest way to make money and to get a beautiful home in a delightful climate is to buy Texas Land Warrants, and go in person and make your own selection of lands out of 75,000,000 acres still vacant. The State of Texas in entering the Union reserved her immense domain of public land, and has adopted a wise system of fostering internal improvements by granting subsidies to Railroads in Land Warrants, locatable upon any public land within the State. The Railway Companies traversing the State have placed on sale a limited number of Land Warrants of 640 acres each (one section).

We have opened an office at 138 Vine Street, Cincinnati, Ohio, for the sale of Texas Land Warrants, and propose to afford every facility to those who may wish to change their locality and intend removing to the Great West.

Northern and Western Texas are filling up with Northern and Eastern people at the rate of 300,000 a year; climate is mild and healthy; the soil is very productive. The unoccupied land is being rapidly taken up and becoming ten-fold more valuable. Col. Scott is pushing the Texas & Pacific Railroad through; the Dallas and Wichita and Waco Tap of the Houston & Texas Central are also being rapidly pushed to the Northwest, and the connections of the St. Louis, Iron Mountain & Southern Railway are already completed to Fort Worth, Waco, Austin & San Antonio.

We will sell low for cash or on time a few of these 640 Acres Warrants, specially guaranteed. They are absolutely safe, and nowhere else in the United States or Territories can you get lands as low as we are selling these State Warrants. You can thus take as it were a large tract of land in your pocket, go to the locality at once with your family and make your own selection out of many millions of acres yet subject to entry; or we will make the selections for you through our locators there, and guarantee you good land, and you can make one of the best investments of the age at very little additional expense.

Handsome fortunes have been made in this way during the past few years in Texas. At present rate of purchase, the most desirable locations in the State will be taken up in a couple of years. No time ought to be lost by parties intending to purchase.

Almost every father in Ohio could buy a guaranteed warrant for his son and send him to locate it on land selected by himself. Young men cannot invest their money in anything so safe or profitable as this.

Two or four young men can club together and buy one or more warrants, or where several parties in a neighborhood bought several warrants, they can, if they prefer, club together and send one of their number to select the land and locate their warrants. We also do locating when desired.

"How do Land Titles Originate in Texas?"

The State, and not the General Government, owns all the land. The country was never sectionized, but the Mexican system of surveying, copied from that of Spain, and said to be the most perfect in the world, was adopted by the Republic of Texas, and continued by the State, since her annexation to the United States. The measurement is made by varas (33 1/3 inches) instead of yards, and 5,645 square varas make one acre. To encourage the building of railways she will give 20 sections per mile; and for the removing of obstructions in certain rivers, payment is made in land; but all these grants are made direct by Legislature, and the land passes from the State to the individual in this manner. For instance, a railroad will report that they have completed a section of ten miles and desire their land; the Governor will order the State Engineer to inspect the work by walking deliberately over it, examining every bridge and culvert. If he reports the work done in accordance with the charter and the law, the Governor orders the Commissioner of the General Land Office to issue warrants for the land, and these warrants are the origin of all titles in the State. In old times they were called head-rights when given to the settlers; or bounty-warrants when paid to soldiers in the army. They are now called railroad-warrants, or river-warrants, but they are in no way different, except slightly in the manner of surveying the land, from all the warrants that have been issued from the first days of the Republic, and under which all the lands of the State are held.

How Texas Land Warrants Are Located.

Each county is a land district and has a Surveyor who is a bonded officer of the State. He has a map of his county on which every survey ever made is accurately laid down, so that any one may tell how much, if any, vacant land there is in his county. After the holder of a warrant becomes satisfied with any particular locality, he gives his warrant to the Surveyor, who makes a file in his book covering the land, and this file will hold the land without its being surveyed for 12 months against all other parties who may wish to locate it. In the meantime, should the owner of the warrant find another locality in any portion of the State, he has the right to raise his warrant, which releases the land, and locate it elsewhere. The filing of the warrant and holding the land will cost him only \$1.50. If, however, he is satisfied, or when he is satisfied, he gives the County Surveyor a written order to survey the land; this the surveyor does, accurately recording the field-notes in his book and adding the survey to his map. A copy of the field-notes are then sent to the General Land Office at Austin and again recorded, and the survey again mapped upon the State map to the county of which they belong, and the State issues a patent signed by the Governor and Commissioner of the General Land Office.

The title conveyed by these warrants is indisputable, being direct from the State of Texas, and in every respect is as conclusive as a patent from the United States.

We will answer briefly a few of the leading questions as to best, cheapest and nearest routes from Cincinnati to Texas, the climate, soil, productions, &c.

The St. Louis, Iron Mountain & Southern Railway and its connections is decidedly the cheapest and shortest route to all points in the State.

Reduced Rates—Cincinnati to Texas.

In effect January 1st, 1878.

Austin.....	\$30 25	McKinney.....	\$24 25
Bremond.....	27 75	Minneola.....	24 30
Bryan.....	27 50	Palestine.....	24 90
Calvert.....	27 75	Paris.....	22 70
Corsicana.....	26 90	Rockdale.....	28 60
Crockett.....	26 30	San Antonio.....	33 80
Dallas.....	25 30	Sherman.....	23 65
Fort Worth.....	26 25	Shreveport, La.....	23 55
Galveston.....	29 75	Troupe.....	24 00
Hearne.....	27 75	Tyler.....	24 25
Hempstead.....	27 75	Texas.....	20 25
Houston.....	28 50	Waco.....	29 05
Jefferson.....	21 80		
Longview.....	23 00	Little Rock, Ark.....	16 80
Marshall.....	22 20	Little Rock, Ark., and Return.....	30 25

Children.

All under five years of age ride FREE. Between five and twelve years, half fare. Over twelve, full fare.

200 pounds of baggage will be carried FREE on each Emigrant ticket, and will be checked through to destination.

By this route no Emigrant trains are run. ALL PASSENGERS are carried through to destination on Express trains, making the same time as parties holding first-class tickets.

Through Cars

Are run from St. Louis to Texas, thereby saving disagreeable midnight changes and transfers.

"Is it extremely hot in Southwestern Texas during the Summer months?"

The summers are long, but by no means excessively hot. July is the hottest month, and the mean for last year during that month, at San Antonio, was 81 degrees. The following is from the Austin Gazette of June 24th: "Prof. Van Nostrand's meteorological observations for the week ending June 15th show a temperature at 7 a. m. of 73 to 77; at 2 p. m. 87 to 90; at 9 p. m. 77 to 80." During a residence of thirty years in San Antonio I have never seen the thermometer lower than 20 degrees above zero, and never that low but once, and then only for a few hours. A table of figures before me, extending over a period of eighteen years, shows that during the month of July, our hottest month, the thermometer has reached 107 degrees but one time (1860), 104 degrees but two times, 102 degrees but three times, and 100 degrees but four times. The heat is never felt in Texas as in the Northern and Western States, owing to a cool, refreshing breeze from the Gulf, that continually fans the country. The same table shows that during the eighteen years, and in the month of January, our coldest month, the thermometer stood as low as 10 degrees above zero only one time (1875), at 13 degrees above zero two times, at 18 degrees three times, at 20 degrees four times, and there was a year (1855) that it did not reach the freezing point at all. This table was made by Prof. Van Nostrand, stationed at the Institution for the Deaf and Dumb, at Austin, Texas.

"What is the Altitude of some points in Southwestern Texas?"

San Antonio is 636 feet, Kendall county is 1200 feet, and Gillespie county approximates 2,000 feet, and is less than 200 miles from the sea coast. This great altitude in so short a distance, and sloping as it does from north to south, and having the first and full benefit of the cool southeast trade-winds, makes it the most salubrious, healthful and delightful climate to be found upon the globe. The water-courses all have a rapid flow to the sea; there is not a lake, swamp or stagnant pool of water within 200 miles of San Antonio or Austin. The air is so pure that fresh meat does not spoil when exposed to a free circulation; indeed, the Mexicans and Indians cure all their meat by drying it in the open air; and the people generally sleep out of doors, with perfect assurance that they will contract neither colds nor fevers, and the nights are always cool, and sleep sweet and refreshing. Mr. John C. French, an old and highly esteemed citizen of San Antonio, spent most of last year in Florence, Italy, and he declares that, although the two countries are similar in some respects, and have identically the same grass and timber, it is not to be compared to Southwestern Texas in salubrity of climate.

"What comparison is there in farming and stock-raising, and especially Sheep, between Texas and the Western and Northern States?"

To answer this question fully would make a book of 50 pages. There is, in fact, no comparison. The Texas man may own 50 acres to the Northern man's one, and have no more money invested and only about one-third the taxes to pay. His land will produce the equal and as much, of any known product, as the best lands in the North or West, besides two of the most important staples of the earth—sugar and cotton—that always command the gold. The Texas man plows and plants in winter and early spring, has his grain all harvested and threshed, and his other crops laid by about the 10th of June, and he may and does take life easy until cotton-picking time in September. The Western man must work with all his might from early spring to bitter cold in autumn, to secure food for his family and stock; and no sooner has he gathered it than he must commence to feed it gradually away, and when spring time comes again it is all gone, and he has nothing to show for all his toil. As for sheep, if some kind neighbor would take them off his hands in the fall, feed, shelter and care for them during winter, and return them in time for him to shear in the spring, it would only make him equal to the Texas sheep-raiser. A Texas beef is raised for less than \$1; it costs to transport him to St. Louis \$7, and all other charges about \$2—a total of \$10. You may judge for yourselves how long it will take Texas to drive all other beef from the market, especially as railroads are extending into the country and stock men are breeding off the long horns.

"Do wheat, corn, oats and fruit do well in Southwestern Texas?"

I answer, Yes, remarkably well; there has not been a failure in these crops for 12 or 14 years. This year wheat has averaged fully 20 bushels, oats 50 (some fields have made 80), and corn about 50; cotton has done well and is a heavy yield. As for fruits, it will soon supply this market with the equal, if not the superior, of California, and at a less price. The following is from the Austin Evening News of the 26th of June last: "Mr. Hearnies, who lives two miles east of this city, has picked two apples in his orchard within a few days, the combined weight of which is two pounds. One of the apples measured 1 1/4 inches."

Table showing the Number of Acres of Vacant Land in each County

Anderson.....	17,000	Garza.....	264,000	Newton.....	60,000
Angelina.....	8,000	Gillespie.....	141,000	Nueces.....	150,000
Armstrong.....	247,000	Goliad.....	14,000	Ochiltree.....	23,000
Archer.....	5,000	Gray.....	40,000	Oldham.....	10,000
Atascosa.....	36,000	Hamilton.....	50,000	Orange.....	5,000
Austin.....	1,900	Hardeman.....	55,000	Palo Pinto.....	20,000
Aranas.....	12,000	Hardin.....	4,000	Panola.....	10,000
Bailey.....	864,000	Haskell.....	13,000	Parker.....	12,000
Baylor.....	13,000	Hays.....	37,000	Palmer.....	460,000
Bandera.....	812,000	Hall.....	231,000	Polk.....	5,000
Bee.....	17,000	Hale.....	576,000	Potter.....	270,000
Bell.....	35,000	Hansford.....	2,000	Pecos.....	5,900,000
Bexar.....	61,000	Hartley.....	465,000	Presidio.....	4,500,000
Blanco.....	130,000	Henderson.....	13,000	Randall.....	88,000
Briscoe.....	256,000	Hemphill.....	85,750	Rains.....	1,000
Brazoria.....	12,000	Hidalgo.....	1,312,000	Red River.....	10,000
Brown.....	35,000	Hockley.....	576,000	Refugio.....	15,000
Burleson.....	1,500	Hood.....	15,000	Roberts.....	122,000
Burnet.....	50,000	Houston.....	2,000	Robertson.....	2,000
Calhoun.....	33,000	Hutchinson.....	233,000	Runnels.....	20,000
Callahan.....	16,000	Jack.....	50,000	Rusk.....	2,000
Cameron.....	595,000	Jackson.....	19,000	Sabine.....	6,000
Carson.....	17,000	Jasper.....	5,000	San Jacinto.....	7,000
Castro.....	576,000	Jefferson.....	39,000	San Augustine.....	15,000
Chambers.....	29,000	Johnson.....	7,000	San Patricio.....	14,000
Cherokee.....	5,000	Karnes.....	3,000	San Saba.....	32,000
Childress.....	33,000	Kendall.....	140,000	Shackelford.....	18,000
Clay.....	15,000	Kerr.....	378,000	Shelby.....	6,000
Coleman.....	15,000	Kent.....	43,000	Starr.....	620,000
Cottle.....	150,000	King.....	180,000	Stonewall.....	12,000
Cochran.....	364,000	Kimball.....	339,000	Stephens.....	5,000
Colorado.....	15,000	Kinney.....	770,000	Somerville.....	3,000
Comal.....	48,000	Knox.....	20,000	Swisher.....	371,000
Comanche.....	25,000	Lamb.....	576,000	Taylor.....	5,000
Coryelle.....	30,000	Lampasas.....	32,000	Throckmorton.....	22,000
Crockett.....	7,100,000	La Salle.....	450,000	Titus.....	5,000
Crosby.....	361,000	Lavaca.....	16,000	Terry.....	576,000
Dallam.....	623,000	Leon.....	32,000	Travis.....	44,000
Dawson.....	192,000	Liberty.....	10,000	Trinity.....	8,000
Deaf Smith.....	780,000	Live Oak.....	51,000	Tyler.....	20,000
De Witt.....	9,000	Llano.....	25,000	Tom Green.....	1,050,000
Dimmit.....	271,000	Lubbock.....	576,000	Upshur.....	3,000
Dickens.....	407,000	Lynn.....	576,000	Uvalde.....	266,000
Donley.....	385,000	Madison.....	2,000	Victoria.....	10,000
Duval.....	210,000	Mason.....	115,000	Walker.....	4,000
Edwards.....	681,000	Matagorda.....	8,000	Webb.....	350,000
Eastland.....	22,500	McMullen.....	172,000	Wharton.....	39,000
El Paso.....	158,720	Medina.....	205,000	Wheeler.....	45,000
Encinal.....	900,080	Menard.....	186,000	Wichita.....	5,000
Erath.....	20,000	Milam.....	4,000	Wilbarger.....	5,000
Fannin.....	15,008	Marion.....	2,000	Williamson.....	2,000
Floyd.....	445,000	Montague.....	15,000	Wilson.....	4,000
Fort Bend.....	3,000	Montgomery.....	5,000	Wise.....	5,000
Freestone.....	9,000	Moore.....	122,000	Wood.....	2,000
Frio.....	98,000	Morris.....	5,000	Yoakum.....	364,000
Franklin.....	2,000	Motley.....	348,000	Young.....	25,000
Galveston.....	2,000	Maverick.....	200,000	Zapata.....	60,000
Gains.....	249,000	Nacogdoches.....	42,000	Zavalla.....	103,000

There are other counties with about the same, but I have not space to quote them. Some of these lands have of course been taken up since this Report, and they are going fast. I give the following closing words of the Commissioner's Report:

"Assuming that the estimate of the amount of unappropriated public domain subject to location is correct, and that during the next five years the drafts drawn against it will be as large as those during the present year, by the close of the fiscal year 1881. Texas will have disposed of every acre of her public domain."

When the cheap public lands of Texas are no more, there will be none within the limits of this Government, and the poor man's dream of a happy home will flicker in the hazy distance, never to be realized. My advice to all is to secure a piece of land while it is yet to be had at low figures.

Health and its Evidences.

There are not less than twenty thousand people who actually live and camp nightly on the prairies of Texas.

When we number the stock-men engaged with their herds, the wagon trains always passing to market or military posts, troops on the march, immigrants moving, surveyors and their parties, and excursions from all lands, always on the wing, the estimate might be doubled without fear of exaggeration. In this out-door life, from the ocean to Kansas, and from the Sabine to the Rio Grande, I am not advised of a single case of consumption ever originating in Texas. I refer you to the Medical Association of my State, and to the concurrent testimony, gratefully rendered, of two million of people. While we are not exempt from the "ills to which flesh is heir," we have thankful pride that plague and pestilence have never yet desolated our homes. Health is almost universal throughout the State. We do not claim that the fabled "fountain of youth" pours its life-giving waters evermore amid our hills and valleys, but we do claim that upon our soil and in our climate a hardy and healthful population abounds, and that our mortality is less than sixteen to the thousand annually. These are the facts, and will not and can not be gainsaid by carping critics and willful maligners of our good name.

General Advantages—Conclusion.

That it is an agricultural country, the five hundred thousand bales of cotton we annually export is ample evidence; that it is a stock-raising country none can doubt, for Texas beef is quoted in every market from Kansas to New York; her shipments of wool, hides and pecans excel that of any State. Texas has never failed to make a crop, or called upon other lands to send her meat and bread. We have five million acres of the finest pine, cypress and oak timber; we have fifty million acres of wheat-producing land; the grasses, ever green upon the surface, are of more value than the gold of California; a great portion of the State is underlaid with coal, and her mines of silver, copper, iron, lead and gypsum are equal to any in extent and richness.

Poets may sing, artists paint, and tourists describe other lands with their grand cascades, burning mountains, beds of flowing lava and glaciers of ice. Thank Heaven, Texas is laid waste by none of these. But in their stead she has the brightest skies, the grandest sunsets, the softest twilight, the most brilliant moon and glittering stars. Her fair surface is covered with the rarest flowers, among which the lupin, mimosa, verbenia, yuca and passion-flower are as common as the daisies of the North. Her shores are washed by the ocean waves for five hundred miles; her rivers are filled with fish, her prairies with game, and her cattle feed upon her "thousand hills." The mocking-bird, sweet warbling songster, with its ever-changing note, carols in the branches of the fruit-bearing pecan. Her people are happy and prosperous, and all who will work are on the high road to fortune. No freezing, half-clad paupers walk her streets; begging is unknown, and "give me work or give me bread!" is never heard. These, and all we have and are, we invite the industrious Northern man to come and share with us. We will welcome you with open arms; we will give you land; we will give you work, and you will soon make happy homes for yourselves.

HEADQUARTERS

Arkansas and Texas

LAND AND PASSENGER AGENCY,
No. 138 Vine Street, CINCINNATI, OHIO.

ARKANSAS!

2,500,000 ACRES

Of the most fertile lands in all the GREAT WEST, for SALE CHEAP by the St. Louis, Iron Mountain & Southern Railway. Six navigable rivers cross the land grant, which embraces varieties of soil, timbers and metals. Wheat, Cotton, Corn, Grasses, Fruits, Vegetables, and Tobacco are grown with remarkable success and profit. Moderate Climate, Choice Markets, Central Homes, Low Prices, Long Credits.

THINK OF THIS

TEXAS!

Texas increased in population and wealth with greater rapidity during the past six years than any other State in the Union. MILLIONS OF ACRES of Rich Farming Lands for sale very CHEAP, and on most favorable terms. Railroad Lands, School Lands, Public Lands, and Improved Farms can be purchased at Great Bargains.

RENTING LANDS!

There is a large amount of land for rent each year on the most favorable terms. Where the landlord furnishes the land and improvements only, and the tenant the team, tools and provisions, the landlord receives from one-fourth to one-third of the crop, and the tenant has the remainder. Where the landlord furnishes everything necessary to the making of the crop, except the provisions for the family of the tenant, the crop is usually divided equally between the parties. The two systems of leasing offer industrious poor men, and especially those with considerable families, golden opportunities to become independent and the owners of farms at an early day. Thousands of men in Texas, who are to-day independent and the owners of fine farms, made the first step towards success by renting land in the manner described, and many of them purchased farms with the profits of a single year's lease. Of course it is more profitable to buy land and improve and work his own farm, if he has the means to do so, but for those who are destitute of capital and are possessed of industry and some knowledge of farming, the system of renting land for a share of the crop cannot be too highly commended.

Lowest Rates on Passengers and Household Goods.

Special Arrangements for the Comfort of Families. Baggage checked to any point. The shortest and best routes given.

Land Circulars, Pamphlets, Railroad Time Tables, best Maps of Arkansas and Texas published, with full and valuable information, FREE. Be sure and find the right place. Come to HEADQUARTERS FOR ARKANSAS AND TEXAS.

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