THE

FARMERS AND EMIGRANTS

COMPLETE GUIDE,

OR A

HAND BOOK,

WITH COPIOUS HINTS, RECIPES, AND TABLES,

DESIGNED FOR THE

FARMER AND EMIGRANT.

BY JOSIAH T. MARSHALL.
Author of the Emigrants True Guide.

CINCINNATI:
APPLEGATE & CO.
1857.

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.

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-tried 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.

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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.

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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 breadstuffs 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
	$254 50