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Clark County, Arkansas: The Garden Spot of the Sunny South

Lisa K. Speer

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Clark County, Arkansas

The Garden Spot of the Sunny South

Lisa K. Speer

Presented here is a typescript of a pamphlet produced and distributed circa 1877 by the St. Louis, Iron Mountain and Southern Railway to promote settlement in Clark County. The original pamphlet is housed in the collections of the Arkansas State Archives.¹

Introduction

Efforts aimed at increasing the population of Arkansas were common in the late 19th and early 20th centuries. Promoters, like Arkansas Governor Powell Clayton (1868-1871), who established an Immigration Commission, saw this as a means of diversifying and rebuilding the state's economy following the Civil War. Immigration societies formed around the state to recruit prospective residents, with one starting in Clark County in 1875. Railroads, which owned a lot of land along tracks in Arkansas, also worked to promote settlement, producing volumes of promotional literature aimed at attracting settlers foreign and domestic.

"Clark County, garden spot of the sunny south," presented here in typescript form, is a 23-page pamphlet describing the lands, soils, topography, agricultural production, and towns in the county. The text is authored D. (Daniel) R. Joslyn, identified on the pamphlet as "immigrants' friend and agent." In actuality, Joslyn was also a transplant to Clark County, having emigrated from Otsego, New York, where a state census shows him living in 1855 in the household of his brother, J. C. Joslyn, at age 33. By 1880, Joslyn, a 50-year old widower, was living in Clark County, Arkansas, Missouri township, with his 15-year old son. Joslyn is, in fact, well known in the history of Clark County. He and Silas Miller surveyed the town site of Gurdon, and Joslyn served as Gurdon's first mayor.²

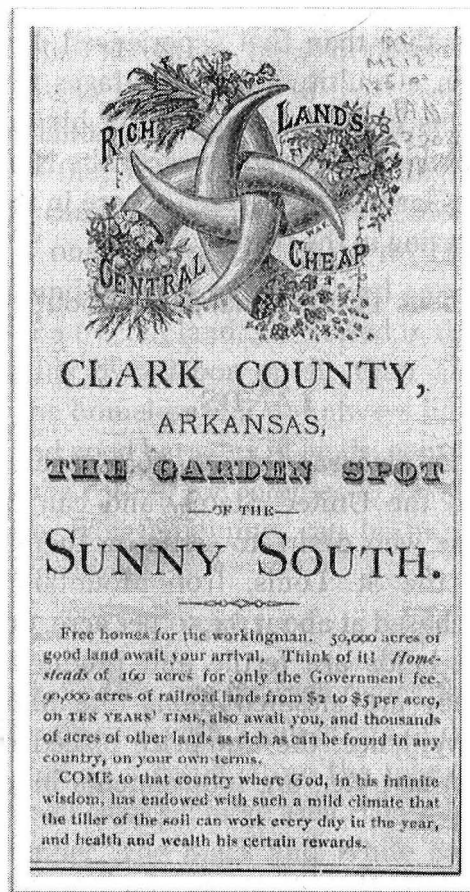
According to the pamphlet, interested parties were encouraged to contact A. M. Crow for additional information. Crow is another well-known figure in Clark County history. Austin M. Crow, a native of Clark County, served as a land agent for several railroads, including the St. Louis, Iron Mountain and Southern, for

¹ *Clark County, Arkansas, the garden spot of the sunny south* (Little Rock: St. Louis, Iron Mountain, and Southern Railway, 1877).

² Wendy B. Richter, ed., *Clark County, Arkansas: past and present* (Arkadelphia: Clark County Historical Association, 1992), 274. See also, John McAlpin, "Early History of Gurdon and Growth Described," *Clark County Historical Journal* (1999): 107-110. In 1887, Joslyn remarried to Sophina J. Bell.

whom he oversaw around 200,000 acres of land.³ Among those offering land for sale in Clark County are other well-known names, including early settler Michael Bozeman, Arkadelphia attorney and educator R. D. [Rufus] Hearn, and D. Flanagin, who was most likely Judge Duncan Flanagin, son of former Governor Harris Flanagin.

On the back page of the pamphlet are two stamps that may offer additional evidence as to the its provenance: those of two land emigration agents in Ohio – N. R. Warwick in Cincinnati and Henry H. Hannan in Swan Creek. Hannan (1844-1879) was active in settling land in Arkansas, Missouri, and Texas throughout the 1870s. He died in 1879 from complications after a fall from a horse. Warwick went to work in 1874 for the Atchison, Topeka & Santa Fe Railroad in Southern Ohio and Eastern Kentucky as a general emigration agent.⁴ By the 1890s, he was working as a District Passenger Agent for the Missouri Pacific Railway.⁵ Like Hannan, Warwick distributed information about settlement in Arkansas and Texas and arranged excursion trips to the southwest by prospective homeseekers.



³ *Clark County*, 87.

⁴ "Gone to his Work," *Council Grove Republican* [Council Grove, KS], March 17, 1874, 3.

⁵ *Cincinnati, Ohio, City Directory*, 1891, accessed September 26, 2019 at ancestry.com.

LOCATION

Clark County, as to *location*, is considered one of the South-western counties of the State. The thirty-fourth parallel of latitude passes directly through its centre. The Ouachita river forms about two-thirds of the Eastern and the Missouri river the Southern and a part of the Western boundary. It is situated immediately South of the Ozark Mountains, a part of the county lying along the hilly uplands, terminating this range; the rest, comprising about three-fourths of its area, sloping to the Southward along the Ouachita, Missouri, Caddo, Antoine and Terrenoir rivers. This was one of the five original counties when the State was a Territory. The seat of government for the Territory being at an early day located in this naturally favored district. This county is advantageously located for *good water, health, uniformity of climate and early Springs*. Its close proximity to the Ozark Mountains, on their South side, and sloping gradually Southward, exempt it from sudden changes in winter and the terror of Northern winds or "northers" as they are sometimes called. For this reason we have *milder winters and earlier springs* than some counties South of us. It is often as late as the last of January before we have colder weather than that experienced during an ordinary white frost. These facts result in a multitude of advantages to the farmer – such as gathering and exporting his crops, and improving his farm, and preparing his lands for another year. While the thermometer, at the North, touches 20 degrees below zero the farmers in Clark County, Arkansas are in the fields – coats off – at work, and his stock still grazing in the fields.

Its *population* is about 15,000 inhabitants about three-fourths white and the others colored people.

LANDS.

Clark County contains an area of about 576,000 acres of land. Some 50,000 acres of which belong to the United States, and can be occupied under the Homestead Laws, by those who desire to settle on them, for a very small sum. 90,000 acres belong to the St. Louis, Iron Mountain & Southern Railroad Company, and can be purchased at about \$4.50 per acre, on an average. The larger portion of these railroad lands are fertile and productive, and susceptible of profitable cultivation. They are situated *along the line of the road*, and in consideration of this convenience, the low price placed on them, and the time given for its payment, fertility, etc., are inducements indeed to the homeless to come and see them.

The State of Arkansas is also the owner of a large number of acres, some of which are very rich and can be purchased at low prices, ranging from fifty cents to five dollars per acre, cash, and are much the cheapest lands in the State. Those who have a small amount of money to expend should have an eye to these State lands; for the State, by proper legislation, is offering *liberal inducements* to

immigration, by fixing a low price on all State lands. These are divided into several classes, known as the Real Estate, State Bank, Saline, School, Swamp and Forfeited lands, all for sale or *donation*. Further information can be obtained, concerning these, from persons here. Besides the State, Railroad and United States land, *many thousands* of acres belong to individuals which can be purchased at *low prices* and *on time*. There are *many thousands* of acres of land for sale in Clark County, but not because the owners are anxious to sell out and get away. This is a new country, and the unimproved lands are a part of the traffic and trade of the country; they, not being occupied as homes, are traded as carelessly as a horse or cow. There are a large number of land owners who have from one thousand to ten thousand acres, purchased many years ago – at a small price – for speculation. They are generally uncleared and consequently unremunerative. The owners have paid taxes on them for many years, and being anxious to get their money back and stop the payment of taxes, are *offering them for sale very cheap, on reasonable time*. Then there are here a *large area of cleared lands* for sale, at prices from \$5 to \$40 per acre, that produces cotton, annually, worth from \$20 to \$50 per acre. The change from slave to free labor left many farmers with *more cleared land* than they can cultivate. The former slaves are, many of them, clearing and opening little farms of their own. Men who have money to pay down for land can make such purchase in these cleared lands, as, that by industry and proper cultivation – in the products of the country – they will more than pay for them in one or two years; and we advise those who can do so, to pay cash for their purchases. But to those who cannot pay cash at once, we say, there is no better opportunity for you anywhere than can be found here, to purchase and pay for a home. For a farmer can more certainly pay for a tract of land, purchased in this country at its *low price* on the *time given*, by his own labor on it, than anywhere else. And these inducements offered to the homeless will not always be open for acceptance; our county is fast filling up, and good bargains in lands, conveniently located, are being struck every day. This is the *county for colonies to locate*, because large bodies of land, rich and productive, lying adjoining, can be purchased, with good water, good timber and healthy locations.

SOILS.

The lands of Clark County are characteristics for a *variety* of soils. The alluvials prevail along the streams with a sub-strata of diluvial, causing the soil to be very rich and deep, and as a result, from the many rivers and creeks of the county, this character of soil covers a large area. These lands are heavily timbered with the best of hard timber. The Black and White Sandy land constitute two-thirds of the area of the county, and are more generally cultivated than any of the other varieties; it being easily cultivated and adapted to the growth of all the products of this climate. The *Red Gravel* land, with a good strong soil and *clay sub-soil*, forms an extensive surface; is *valuable* for *corn, wheat* and *cotton* – producing one-half bale to the acre. This land is susceptible of great improvement;

it retains all the manure put on it. Of the diluvial we have the famous Black Lands – known as the Black stiff and Black Sandy or Loam. The Black Stiff extends across the county, from East to West, in a belt from five to ten miles wide, and this, the Black Sandy, is the finest cotton land in the State – producing on average a bale of cotton per acre. It is remarkable for its depth of soil; being from five to twenty feet deep. It is mixed with shells and other once ocean substances. The Black Sandy, mixed with shells, loam silicious matter, forms a large area of the county, and is the most valuable quality of our soils, is not only adapted to the growth of cotton, but of all the cereals, fruits, etc.

We have here described a variety of soils. These varieties are susceptible of profitable cultivation, in all that is necessary for home consumption, and cotton. This great variety and depth of soil, the prevalence of rivers and creeks in nearly every part of the county, result in a diffusion of advantages to the farmer, causing nearly every portion of the county susceptible to be of profitable culture. No county has greater advantages considering the outlets to trade, etc. Then there is a portion of the area of the county valuable alone for the abundant and fine timber growing on it. This can be purchased for a mere song, and is generally well timbered with Yellow Pine, White Oak, and White Hickory of the largest size and best quality, and is convenient to the town of Arkadelphia – not over a mile, to any quantity of it; also, along the railroad and the rivers. We invite the attention of lumber, shingle and stave manufacturers to this item.

TIMBER.

The *entire face* of the county, excepting the fields, is covered with the *finest of timber*. Yellow Pine, White Oak, Black Oak, Post Oak, White Hickory, Black Hickory, Ash, Beech, Sweet Gum, Walnut, Cherry, Maple, Cypress, Bois d'arc, abound in all parts of the county. It is well known that *timber* in a *Southern climate* is harder and more durable than that at the North. Our White Oak, White Hickory and Yellow Pine is abundant and of the best quality, at points convenient to the railroad and the rivers. It is undoubtedly inviting to the *manufacturers of wagons*. These timbers are inexhaustible – within one or two miles of Arkadelphia, the county seat. *Arkansas timber* is shipped from the State, rough, to Northern shops, polished, painted and returned here for sale and use. Why not, we ask, manufacture here at once? This is as cheap and healthy a country to live in as can be found anywhere and save double transportation, and to get the choice of good timber, the manufacturer would do well to come. Here are no less than *three hundred or four hundred wagons sold at Arkadelphia* a year, at about \$80 each. We invite the attention of wagon makers to these facts. The operators of sawmills, stave and barrel works, agricultural and furniture shops, should also look out for this Arkansas timber. Some one is going to make money at Arkadelphia, for there is not an establishment of the kind here. There are many hundreds of acres covered with Yellow Pine that can be purchased at fifty cents per acre, with a hundred saw trees to the acre.

CROPS.

Clark County, on the account of its location and soils, is well *adapted* to *grain* culture; so much so, that our farmers, with little difficulty, produce all the county consumes, and more – for, in 1875 a large quantity of wheat was shipped from this point to St. Louis. But cotton is undoubtedly the most profitable product of the soil, and, indeed, would be if this was the best grain growing State in the Union. Cotton yields more to the acre than any of the other staples; it is a sure crop – always salable for the market price at any store, railroad station or steamboat landing in the county; will not injure by being kept from year to year; requires a small per cent of its value to transport it to market; will not injure by transportation.

The lands which we have designated as the Black Stiff and Black Sandy, yield, annually, a bale of cotton to the acre, and if properly cultivated will average more to the acre. We know of farmers in the county who never fail to make a bale to the acre, on the whole farm.

That designated as the White Sandy and Red Gravel, average a half bale to the acre, and by proper care in its cultivation, will produce more. These latter lands are very cheap, and because of this, and the ease with which they are cultivated they are preferred by a great many farmers.

Lands, when planted in cotton here, rent for a fourth of the crop; thus yielding to the owner from \$5 to \$10 per acre, annually. There are a *large amount* of *cleared lands* in the county that *can* be *purchased* at prices from \$5 to \$10 per acre, and in some cases for less. An industrious farmer can rent his land and make money; for, after deducting the rent money, the gross proceeds from the land, when planted in cotton, is from \$20 to \$40 per acre. These yields, when taken in connection with the low price of the lands, deserve the attention of the *homeless farmer*.

The statements here made are not extravagantly drawn, but are below the estimates generally made. We make these statements for the information and benefit of those seeking homes, and don't want to deceive them. A man can, by diligence, cultivate, with the ordinary plow and hoe, twenty acres of land, ten in cotton and ten in corn; besides his garden and potato patch. And with the improved farming implements, can cultivate more. A farmer could soon pay for a small farm, with the produce grown on it. Since we commenced to write this paper, we saw a man finish the last payment on a piece of land – 80 acres – he purchased three years ago; commenced without a dime, supported his family and paid for the land by the proceeds of the crops grown on it, all done in three years, and he now has a home of his own. How many are there of industrious, hand-working farmers, who rent from year to year, in grain growing countries, and make nothing.

The above is only a single instance, showing the result of produce and industry, but it is illustrative of many others that are daily taking place. What one man has done, another, by the same efforts, can do. The results, in this case, were not accomplished alone by the raising of cotton, but the man raised his corn, wheat and hogs, and his cotton yielded the cash to pay for the land. And after all, these are the kind of farmers who get along well here. A thriftless, idle farmer will not succeed anywhere. We are after those who will work earnestly and industriously. Some men here do hunt and fish half their time and make a living, but nothing more. There are also some who recline in the shade a great deal and make a living. And if this is so, what can *industrious* men do? This is the best country for an industrious farmer in the South-west. He can work on his farm and improve and beautify it every month in the year, while the Northern farmer is shut up by reason of the cold, at least three or four months of the year.

In addition to cotton, this county produces *fine crops of Corn, Wheat, Oats, Rye, Barley, Potatoes, Tobacco, Sorghum and Peas*. The yield per acre of corn is over 25 bushels; some land producing over 60 bushels. The early crop of corn never fails. It is always made before a drought, (which is very rare), sets in. This county is not so valuable for the cereals as for cotton, but it has been demonstrated that it pays much better to produce all that is necessary for home use on the farm than to depend on cotton for everything. Corn is a sure crop in this county and makes a good, average yield, besides our lands are made more productive by a change or rotation of crops. Our State, within a few years, has made a rapid change for the better; for, in 1870, the State produced 13,000,000 bushels of corn; and in 1876 it produced 21,000,000 bushels. The wheat crop yields good returns on all the lands of the county, more especially on the Black Stiff and Red Gravel lands. When properly put in, will yield from 12 to 20 bushels per acre. It has only been within a few years that any thing like extensive wheat culture has been practiced. Our best farmers produce their own wheat every year. The want of good flouring mills have discouraged its culture. But many *new mills* have been erected and wheat growing is becoming extensive. *Peas* are valuable both for stock food and fertilizing. When turned under in the fall, it makes a fine manure. *Ground Peas* produce a hundred bushels to the acre, and sell at \$1.00 per bushel. *Sweet Potatoes* are a leading product for home consumption; an acre of land produces from 150 to 250 bushels. Failures are never known. *One potato*, produced in this county this year, weighed twelve pounds; those weighing from six to ten pounds are quite common. They are easily kept in winter, rarely ever rotting. Irish potatoes are grown to perfection, and can be used from the garden as early as the first of May.

FRUITS.

If we consider the *varieties* and *qualities* of *fruits* grown here, there is no better fruit country in the United States than Clark County, Arkansas. The *leading fruits* of the *county* are apples, pears, peaches, plums, quinces and grapes; these grow to

perfection, with other smaller kinds, such as strawberries, raspberries, gooseberries, blackberries and many others that are peculiarly adapted to this soil and climate, make it indeed a *fruit country*. Apple trees are good from 15 to 20 years, and sometimes longer; peach trees from 10 to 15 years, and pear trees longer than either of these. The *canning of fruit* at Arkadelphia, Arkansas, can be made a profitable business. The fruit grown here is much sweeter and better than that shipped from the North. We have tried both, and known whereof we speak. Clark County is favorably located for *early fruit*, and it finds a ready sale in St. Louis and other points North; our fruit being some 3 to 4 weeks earlier than that raised in the vicinity of St. Louis.

An *early fruit farm* located on the railroad which passes through this county, would no doubt pay well. Early apples, peaches and strawberries have proven that good results can be relied on in their culture in the State. For already several fruit farms are in operation and paying well at points some 100 miles or more north of us on the road. A *nursery* in connection with such a business would also pay, for no less than \$3000 to \$4000 worth of young trees have been supplied to persons in this vicinity, this fall, from Nashville and other places. A failure in fruit has never been known in this county.

Arkadelphia, the *county seat*, is located on the west bank of the Ouachita river, and at the head of navigation, and on the famous thoroughfare [sic], the St. Louis, Iron Mountain & Southern Railway. This town has a population of about 1,500 inhabitants, and is the business point for a half dozen counties or more; wagons loaded with cotton from nine counties have been seen on the streets of this town in one day. Over 16,000 bales of cotton were shipped from here last year, bringing \$1,000,000.00 It is incorporated and has a wise code of laws, which are rigidly enforced by an efficient mayor and marshal. The people of the town have sustained its reputation for good morals, by the erection of churches, and the maintenance of Sabbath and day schools; six churches attest to this – four by the white and two by the colored people. Preaching and Sabbath school is maintained in all of them every Sabbath. The Methodists, Baptists, Presbyterians and Episcopalians all have good, neat churches.

The town is favored with *good schools*. The Baptists have located a college here, and its efficiency and strength are shown by the many young men attending it from various parts of the State. Besides, there are several other schools, one of which is highly adapted to the education of young ladies, presided over by a lady of great experience and acknowledged ability. Arkadelphia has splendid water – no better can be found anywhere. It is divided off into lots, containing one acre each, which are handsomely improved with neat residences, flower yards and gardens;

and with the many graceful trees interspersed, make it attractive. With its high elevation and good water, *health* is as *good* here as can be found anywhere.

There are other towns of this county, among which are Okolona, Amity, Spoonville and Rome. Okolona [sic] is a neat little village, with a population full of pride and thrift, with two churches and a high school. It is on a rich belt of land; the country around it is thickly settled and is almost a garden spot. This is a good *place* for a *colony* to *locate*.

Peace and *good-will* have come like a benediction on Clark as well as all the other counties of the State. The county is entirely rid of heated and unpleasant political discussions among the people; all political differences and animosities have passed away, and people of both parties seem to be entirely satisfied with the situation. No troubles exist over the color line, but the white and colored people get along well together, each recognizing the peculiar advantages of the other to the country. The people *quietly* and *carefully* express their will at the ballot box, by a pure ballot, *free from fraud*. It having been re-established, beyond any doubt, that the voice of the *majority must rule*, the people are satisfied to devote themselves to labor, and the study of the needs of the country, to make it rich and prosperous, and to make themselves contented and happy.

We therefore say to those who desire to come to Clark County, Arkansas, for a home, they need not trouble themselves about politics – they will receive here a hearty welcome, as warm as the Southern heart is brave. Our hands are held out to all the world. We are proud of our countrymen and are anxious to have them settle here – whether they come from the North or South. We ask them to seek our genial climate, our fertile and cheap soil, and share with us our glorious future. What we want are live men; genuine farmers, mechanics and manufacturers, who will go to work honestly and earnestly. We want Northern capital and enterprise.

The *Laws of Arkansas* are wisely adapted to the protection of life, peace and property, and the material growth of the State. The criminal code is nearly a copy of that of the State of New York. The wearing of weapons of any kind, whether concealed or not, is positively forbidden by a statute lately passed, the violation of which, carries with it a heavy penalty. This statute is rigidly enforced. The Constitution of the State is entirely *modern, wise* and *proper*. It allows residents, who are married or the head of family, a homestead of 160 acres of land, not to be worth more than \$2500, and personal property to the amount of \$500, to be selected by the owner, as exempt from sale for the payment of debts; and to unmarried persons, not over \$200 of personal property. The property of the State is taxed according to its value. One per cent is the highest rate that can be levied for the State, and one-half of one per cent is the highest for county purposes, which is allowed by the Constitution.

In this paper we have called the attention of the immigrant to the location of the county, its mild winters and early springs, its good water, genial climate, and

rich, cheap lands, the kinds of soil and productive qualities of each, the different kinds and values of farming lands, and the value of the crops annually produced, the kinds and qualities of fruits and timber, the moral and political condition of the county and State, the manufacturing advantages, etc. We invite careful investigation into all these items.

And in addition to what has been said, we think it worthy of mention that while the yield in the States East of the Mississippi river have been decreasing for many years, except where expensive fertilizing is resorted to, the yield in Arkansas has been increasing; the farmers depending entirely on the native soils for fertility. Lands that have been in cultivation from twenty to forty years, produce a bale of cotton to the acre. And strangers ask why it is that lands are so cheap in Arkansas. But they ask this because they don't know that there are thousands of acres of fresh, rich lands, the virgin soils of which have never been touched by plough or hoe, ready to compensate an industrious immigrant with good crops, lying adjoining to fields white with a rich harvest. These lands are valuable, and need only the attention of strangers to the facts herein contained, to bring them into demand.

In the years 1870 and 1873, the farm lands of Arkansas produced to the acre, a little more than \$21 – the general average being about \$18. There are not over three or four States in the Union that can show up such good results. In the year 1876, the average yield per acre of corn for Arkansas was 24 bushels; in Illinois it was 25 bushels. The average yield of wheat, for the same year, in Arkansas was 8 1-5 bushels; that of Illinois was 9 1-3 bushels. The cotton yield for the State of Arkansas in 1876 was 2 1-5 acres to the bale -- a better average than any other State.

Clark County, Arkansas, is equally an average county of the State, for corn and wheat, and much above the average for cotton. So, if we bring cotton into the account, the yield in Clark County per acre is nearly double that of Illinois – looking at the result of last year. Yet, our lands are cheap. Think of it, homeless farmer, lands worth from \$5 to \$25 per acre producing more than that worth from \$25 to \$75 in a grain-growing country. Clark County produces good corn and wheat; in this we are almost on a par with Illinois, but, in addition we have as fine cotton lands as can be found West of the Mississippi river.

Those, therefore, who desire cheap, productive lands, suited to the raising of corn, wheat and cotton, fruits and garden vegetables, in a healthy, mild climate, where the farmer can work and beautify his farm the year round, without the interference of cold, we invite them to come to Clark County, Arkansas, and they *shall have homes* and a welcome that will make them feel like they were among friends. A tax of one-half of one per cent, is allowed and which is generally levied by school districts for the support of common schools.

Persons living at a distance can learn a great deal of the county by taking the *Southern Standard*, a leading newspaper of the county, published at Arkadelphia, at \$2 a year or \$1 for 6 months.

Immigrants will find all lines of goods as cheap, at retail prices, here, as anywhere. An extensive furniture store at Arkadelphia, by James Rainey, will supply furniture as cheap, with the difference in the freight added, as it can be purchased at any other point. The same can be said of the following merchants, viz: C. A. Gontl, Hine & Locke Bros., M. M. Cohn, J. C. Saunders, Weber Bros., G. A. Owens, S. D. Harris, G. A. Trigg, G. W. Carder, S. R. McNutt, J. B. McDaniel, Porter & Reeves, dealers in a general merchandise; J. L. Atwood, saddler and harness maker; C. S. Turner, tinner and stove dealer; Woodbury & Bakker and Stewart & Bro., druggists; S. A. Rudasill, jeweler and watch workman; and Smoker & Co., wholesale and retail grocery dealers, and others; E. G. Wilder and J. C. Cannon, warehousemen; H. J. Allen & Bro's, carpenters and builders; W. A. Trigg, S. G. Siddens and Joshua Elder, farmers; Jesse A. Ross, county clerk; Tho's B. Sloan, sheriff; I. W. Smith, county judge; A. M. Crow, attorney and land agent; H. B. Stewart, Rufus D. Hearn, D. Flanagan and John D. McCabe, attorneys and R. S. Wallis, J. R. Dale and D. S. Williams, physicians, will give any information they can to those seeking homes here.

A.M. Floyd, of the City Hotel, by special arrangements will take care of immigrants at very low rates.

From a Northern explorer, recently from Michigan:

Clark County, Ark., Nov., 1877

"To those desiring to immigrate to the great South-west: I desire to say that I have traveled over the most available portions of the West and South-west, with a view to locate settlers from the Northern States. To find a location possessing the greatest amount of good and necessary qualities to make a prosperous and enjoyable country. 1st. A mild, salubrious climate, adapted to all kinds of grains, fruits, garden vegetables, stock, grasses, etc. 2^d. health. 3^d. Fertility of soil, beauty of surface and accessibility to the outlets to commerce. 5th. Water and timber.⁶ The objections to Nebraska, Kansas and even Texas are the lack of timber, drouths, grasshoppers, cold, bleak winds and frequent tornadoes. Arkansas is not subject to any of these objections; it possesses a mild, congenial climate, suited to all kinds of grains, vegetables, grasses, etc., common to a more Northern climate, and which is in addition to cotton, the great staple.

This, like other States, is not at all free from objections. It has barren, hilly portions as well as low swamps subject to overflow. And to avoid objections and find a portion of the county of the State possessing the greatest number of good

⁶ The writer omitted a fourth point or the fourth point was omitted in printing the pamphlet.

qualities, I have made diligent search and enquiry, and where the largest bodies of good lands that could be procured for settlement, I find Clark County, all things considered, to be the place. It is well situated in the South-west portion of the State, crossed by a famous railroad, with several towns and villages, among which is Arkadelphia, the county seat. In this county I find large tracts of gently rolling, fertile uplands, adapted to all kinds of grains, cotton, fruit, grasses, vegetables, etc., where cattle and hogs can be raised with little expense. Land well situated for large settlements. Here is where I have concluded to locate and recommend to immigrants as possessing, in a superior degree, a fertile soil, good water and a healthy climate.

The people here are anxious for the immigration of Northern people and enterprise. Good lands, for any number of settlers, in a body, can be procured near the railroad from \$4 to \$5 per acre – partly on time. Besides, in Clark County are many fine openings for manufacturers of lumber, farming implements, leather, cloth and furniture. The finest materials in the world is [sic] here; such as timber, minerals, cotton, wool, bark, hides, etc.”

Signed, immigrants' friend and agent,

D. R. JOSLYN

For further information, address,

A.M. CROW,
Arkadelphia, Ark.

10,000 Acres

LAND FOR SALE.

10,000 Acres.

I wish to sell ten thousand acres land in Clark County, Arkansas, lying along the line of the St. Louis, Iron Mountain & Southern Railway – will sell the above in tracts as follows, or all together: One tract one mile of Gurdon Station, of thirteen hundred acres, well timbered, lies well, black soil, marl clay foundation. One tract eighteen hundred acres, mostly light sandy soil, with red clay foundation; in this tract are several hundred acres first rate creek bottom, well timbered and watered. One tract of twenty-eight hundred acres, level pine land, light sandy soil, red clay foundation, within six miles of Gurdon Station. One tract of one thousand acres, six miles of Gurdon, about one-half upland, the other half good bottom land; creek bottom all well timbered and watered. One tract of eight hundred acres, entirely creek bottom, two or three miles of railroad. One tract of fifteen hundred acres, river bottom, lying on the Ouachita river, this tract is of the best quality of bottom land – a great portion of it being the very best cane land, and well timbered with white oak, walnut &c. On some of the above tracts are small improvements. I will also sell my farm, six miles west of Arkadelphia, containing fourteen hundred acres, six hundred cleared; good improvements, together with stock, farming tools, corn, fodder, hay &c., &c., on the farm; twenty or twenty-five acres meadow. I will sell the above all together or in separate tracts, to suit purchasers, on easy terms.

For further particulars, address me at Arkadelphia, Ark.

MICHAEL BOZEMAN.

STOCK FARM

A farm of two hundred acres, four miles south of Arkadelphia, on the railroad; eighty acres in cultivation, twenty acres of which is high, rich sandy land, with dwelling houses, stables, cribs, with an orchard of apple, peach and plum trees, several spring and well of good water. The sixty acres of bottom land black sandy, with good cultivation, will make fifty bushels of corn, twenty to thirty bushels of wheat, or a bale of cotton per acre. The balance not improved; all rich land, well timbered, and easily brought into cultivation. This would be one of the most desirable locations for a stock farm in the county – having a good range on two sides of one or two miles of open woods; land covered with good grass and young cane. This farm has one hundred acres well adapted to grass and small grain. There are dwelling houses sufficien [sic], on this farm, for three families or tenants.

The owner will sell the whole tract or reserve one-half interest and convert the same into a stock farm with some one understanding the raising of stock of all kinds, grasses and small grain. Terms easy and prices to suit the times.

For further particulars, enquire of R. D. Hearn, Attorney, Johnston Street, Arkadelphia, Ark.

VALUABLE FARM FOR SALE

Three hundred acres in tract, one hundred and twenty-five acres in a fine state of cultivation; good houses and all necessary out buildings, fine water and a very healthy location; small creek runs through the tract. This farm is located one and a half miles from the St. L., I. M. & S. R. R., twenty miles south-west of Arkadelphia, and is well located for a stock farm. Price \$10 per acre. Address the undersigned at Rome, Clark County, Wm. M. NELSON

10,000 Acres of Land for sale.

This list embraces some of the finest farming lands in Clark County, well adapted to the raising of stock and grain and grasses; some fine farms and immense forests of fine oak, ash, gum, hickory and walnut, convenient to the St. L., I. M. & S. R. R.; these lands can be bought cheap and on easy terms.

Address the undersigned at Arkadelphia, Ark.

W. A TRIGG.

12,000 Acres of Land for sale.

I have for sale land of almost any kind – from the best farming to lands only valuable for timber. The above land is situated in almost every part of Clark County – some near Arkadelphia, a large portion convenient to the railroad. Prices range from \$1 to \$10 per acre. For further particulars, call on or address,

D. FLANAGIN,
Arkadelphia, Ark.

FARM FOR SALE.

Fifty-four acres high upland adjoining the City of Arkadelphia; forty-four acres in cultivation; good dwelling house with all necessary out buildings, very fine water, a very healthy location and well adapted to fruit raising – fine for strawberries; ten acres timbered land. The

above is one of the most desirable little farms for sale near the city. Price \$2,000. For further information, address, J. G. SIDDONS.

FARM FOR SALE.

Two hundred and forty acres in this tract, one hundred acres is a fine state of cultivation, good dwelling house with five rooms and a hall, just completed, good out buildings, fine water, some fruit trees, and healthy. This farm is situated ten miles south-east from Gurdon Station, on the St. L., I. M. & S. R. R. and is a very desirable upland farm, well situated for a stock farm, being surrounded by fine summer and winter range, with immense forests of fine timber and plenty of game, such as deer, turkey and squirrels. The owner will also sell his stock of cattle and hogs and farming implements. Price \$6 an acre.

For further information, address the undersigned, at Gurdon, Clark County. I. W. SMITH.

FARM FOR SALE.

Two hundred and fifty acres, six miles south-west of Arkadelphia, sixty acres in cultivation, with about ten acres in orchard of good fruits, such as apples, peaches, plums &c. A splendid two-story residence with ten rooms, with all necessary out buildings, nice flower yard, good well of excellent water, with good springs of fine water well located for stock purposes. This farm is situated in one of the wealthiest and best neighborhoods in Clark County; good schools and church privileges, soil first-class upland, good for grain of all kinds, and produces cotton well; the unimproved land is covered with fine timber. Price \$2,000 cash. For further information, address the undersigned at Arkadelphia. J. R. BANGS.

FARM FOR SALE.

Eighty acres, situated four miles north of Gurdon Station on St. L., I. M. & S. R. R. and sixteen miles south west of Arkadelphia; forty acres in cultivation. Good, comfortable houses and out buildings, good cotton gin, fine water and a very healthy location. This farm is good upland, well situated for stock raising. Price and terms easy. For further particulars, address the undersigned at Arkadelphia. W. A. F. WELLS.

FARM FOR SALE.

Two hundred and forty acres, two miles from Curtis, on the St. L., I. M. & S. R. R.; fifty acres in cultivation, ninety acres under fence; good spring, and well of fine water; small stream runs through farm; a good, comfortable double log cabin, cribs, stables &c., good young peach orchard. This is a fine upland farm well adapted to corn, wheat, cotton, oats; very fine fruit and grape lands, and very fine timber on the lands not cleared. Price \$1300 cash. For further particulars, address the undersigned at Arkadelphia. J. B. ALLFORD.

A VALUABLE BLACK LAND FARM FOR SALE

Three hundred and twenty acres, situated in the "Rich Woods," within one mile of Curtis Station, one the St. L., I. M. & S. R. R. This is a fine tract of black land, one hundred and forty acres in cultivation, with three houses for tenants, one artesian well, with other wells of very good water, fine timber of oak, ash, hickory, gum and walnut; will produce one bale cotton, thirty to fifty bales corn, twenty to twenty-five bushels wheat, three to four tons millet, and well situated for stock

raising, with some very good Government land near by. The above tract can be bought very cheap for cash. For further information, address the undersigned at Arkadelphia.

SMOKER & CO.

SALT LANDS FOR SALE.

Seven hundred and sixty acres, situated two miles north-east of Arkadelphia, on the St. L., I. M. & S. R. R., well timbered with oak, hickory, gum, ash and holley [sic]; fine grass lands; a part of this tract is underlaid with salt water, which can be obtained without much cost. Thousands of bushels of salt have been made on the land. A part of the tract is good farming land. Price \$9 per acre, half cash, balance in one year. For further information, address the undersigned at Arkadelphia.

A.M. CROW, Real Estate Agent

FARM FOR SALE.

Two hundred and sixty acres of fine farming land – part upland and part creek bottom; about fifty acres in cultivation; comfortable houses and out buildings, fine water; well timbered with fine oak, ash, hickory, gum, &c. A very fine location for a sheep farm. Situated eight miles north-west of Hollywood, in Clark County, in a very healthy portion of the county. For further particulars, address the undersigned at Arkadelphia.

L. O. ROSS

A. M. CROW'S LAND AGENCY

The undersigned has for sale, very cheap and on easy terms about ten thousand acres of fine farming and grazing lands, situated on the Ouachita and Little Missouri rivers and their tributaries. These lands embrace some of the best farming lands in Clark County. A description of a portion of these lands is hereto annexed.

FOR SALE.

A fine tract of black land, situated one mile from Curtis, on the St. L., I. M. & S. R. R., 240 acres in tract; 120 acres in a fine state of cultivation; good artesian well on said farm; it is well situated for stock raising. Said farm can be bought cheap and on easy terms.

FARM FOR SALE.

200 acres in tract; 85 acres in good state of cultivation, good dwelling houses with all necessary out houses; also good storehouses; very fine water and fine stock range convenient. The above farm is situated thirty miles south-west of Arkadelphia. Can be bought cheap, for half cash, balance in twelve months.

FOR SALE.

On good terms, 320 acres in T 9 S, R 19 West.

320 acres in T 8 S, R 20 W

160 acres in T 9 S, R 20 West.

280 acres in T 8 S, R 21 West.

320 acres in T 20 S, R 21 West.

948 acres in T 9 S, R 22 West.

The above list is good farming land, well timbered and conveniently situated on the St. L., I. M. & S. R. R. Terms, one-third cash, balance in one and two years.

VALUABLE FARM FOR SALE.

240 acres in the tract; 125 acres in a fine state of cultivation; good houses, fine water, and a good orchard; situated in the heart of the best farming portion of Clark County. The above farm can be bought on good terms.

A nice little farm of 80 acres, adjoining the town; 25 acres in cultivation. Price \$10 per acre.

FARM FOR SALE.

160 acres in tract; about 40 acres in cultivation; good cabins and out buildings; good orchard, fine water, fine stock range; situated seven miles north-east from Arkadelphia. Can be bought very cheap.

A. M. CROW,
General Real Estate Agent,
Arkadelphia, Ark.

FOR SALE.

320 acres, situated twelve miles south-west of Arkadelphia, and one mile from the St L., I. M. & S. R. R., with about twenty acres in cultivation; some small houses, and in a healthy location. This tract has some very fine black land on it, and is well timbered with oak, ash, hickory and gum; it is well adapted to the raising of grain and stock. Price \$6 per acre for the tract; one -third cash, balance in one and two years. The tract will be divided up, to suit small farmers if desired. For further information, address the undersigned at Arkadelphia.

J. B. MCDANIEL.

FARM FOR SALE.

160 acres adjoining the City of Arkadelphia; 55 acres in cultivation; about 100 acres of fine creek bottom land with a good dwelling - six rooms - just completed, which cost about \$1500; also out buildings, a good well of very excellent water; a very healthy location. The unimproved land is well timbered. Price \$3,000; one half cash, balance is one and two years. For further information, address me at Arkadelphia.

H. J. ALLEN.