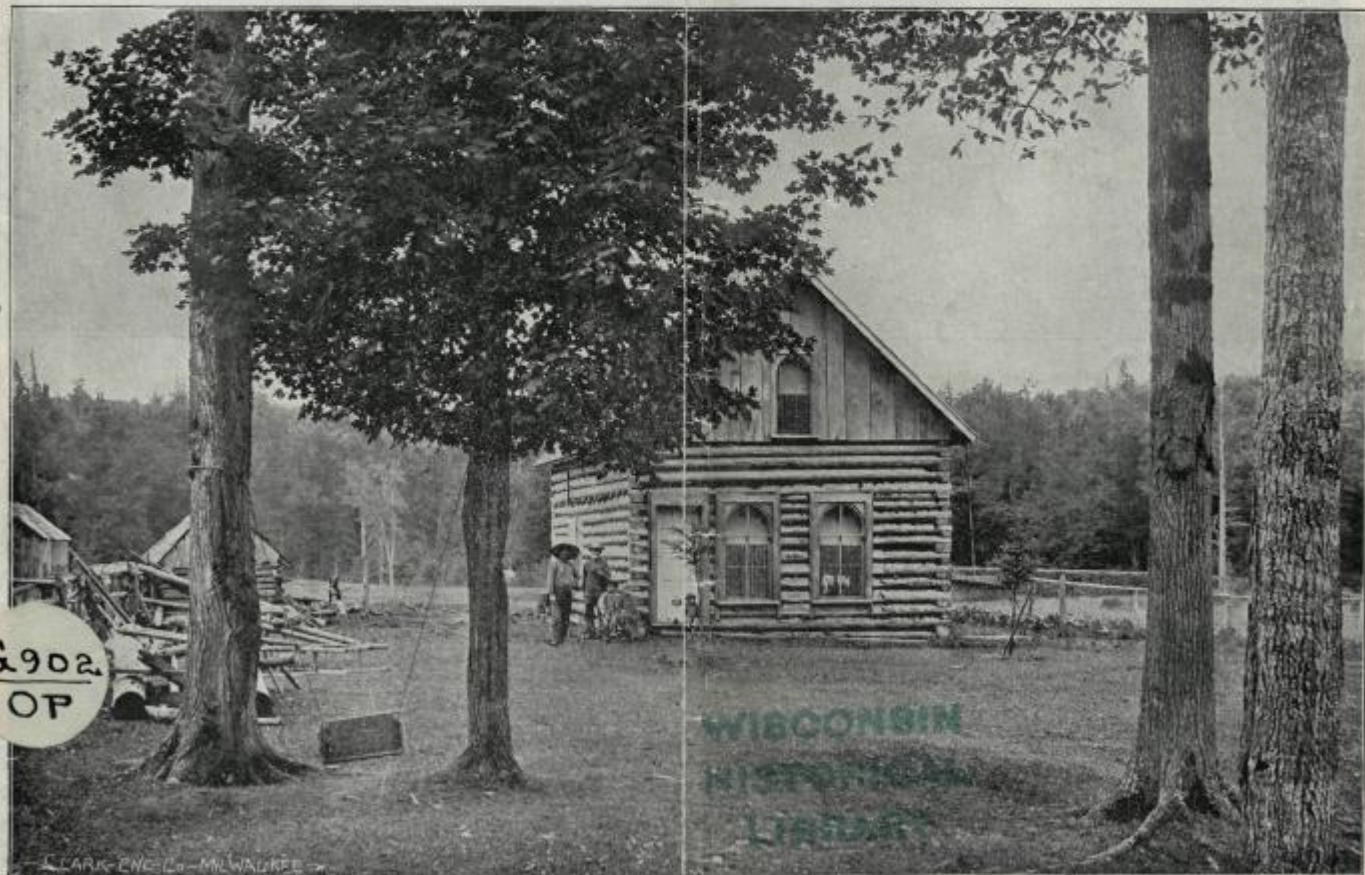


28 Pam 57-2156

OPPORTUNITIES

FOR A MAN WHO WANTS A CHANCE TO START IN A COUNTRY
WHERE EVEN WITH MODERATE MEANS HE CAN GET
AHEAD AND LAY UP SOMETHING FOR
THE FUTURE.

Any man can slide down hill, or be carried along by the current of a river, but he will never get anywhere or have real happiness in life. The opportunities shown in this pamphlet are for men who are in earnest, who will face hard work cheerfully. The letters which we have printed are intended to give a true impression of the local conditions and to show the points of view of men who have actually made homes for themselves in the way we are suggesting to others. We have no reason to make misstatements since we always ask a man to visit the land before buying, to see and talk to others who already have farms, and to judge for himself.



A new home in the hardwood district.



Note the white clover by the road side. A typical Taylor County scene.

Introduction

Northern Wisconsin has developed very rapidly during the past few years.

New homeseekers of the best class have come, opening up the country to agriculture. Dairymen, sheepbreeders, large and small farmers have bought land, settled and are prospering. The activity in the many industries located throughout this district has also greatly increased. With all the opportunities before him, to a man who is not afraid of work success is almost certain.

The Country

The surface of the hardwood lands in Northern Wisconsin is level to gently rolling and well drained by spring brooks and rivers. There are some swamps but the proportion is only about 5%. There is no prairie land, the entire district being originally covered by a growth of hardwood timber, with some pine. The merchantable saw timber has been removed from the lands here referred to, although there is often much timber

left which is valuable to the settler. In many cases not very much work is needed to prepare the land for pasture or cultivation.

Water

Northern Wisconsin is famous for its trout streams and small lakes. Delicious springs are found throughout this hardwood country, while pure and soft waters can always be obtained by digging a reasonable depth.

Soil

The soil is generally a rich black loam, with clay sub-soil, although it varies a little in different localities. The whole region along the line of the Wisconsin Central Railway is a hardwood country and even the lightest soils are very productive. This region must not be confused with the pine districts of Northern Wisconsin, where the soil is sandy and unproductive. A careful study should be made of the official soil map inserted herein.

Climate The climate of Northern Wisconsin is unsurpassed. A clear dry cold in winter, with freedom from those sudden changes in the weather so detrimental to man and beast, keeps every one in the best of health and spirits. In the summer the air retains its bracing qualities, while the nights are uniformly comfortably cool.

Snow and Rainfall A covering of snow usually comes in December and lasts throughout the winter, becoming a blanket which protects the ground from deep frosts. Snow thus becomes one of the great advantages of this country, for by its protection clover and grasses, as well as winter wheat and small fruits, do not freeze out, while autumn grass, kept green through the winter by this covering of snow, is available as early spring pasturage. Snow also is of great aid to the farmer in the hauling of his logs and other forest products. Throughout the summer the rainfall is plentiful and pastures are always green, nor do

they become dry and parched in the middle of the season, as in states farther south.

Schools and Churches

Schools are well distributed throughout the farming district and there is no reason for the settler to go where there is not a good school at which his children can be educated, while High Schools are in many of the larger towns. Most of the towns are well supplied with churches, and there are also churches in many of the settlements lying away from the railway.

Crops Oats, wheat, rye and barley give very large yields; corn of the early varieties is successfully grown, while potatoes and other root crops of the best quality are produced. Small fruits flourish and come on the market a little later than from the localities nearby the Chicago market, thus insuring good prices. The excellent crops of peas, beans, cauliflower, cucumbers and sugar beets that can be grown foretell the establishment of canning, pickling and beet sugar factories.



A field of Northern Wisconsin rye—other grains grow just as well.



In the region of clovers and grasses. A Price County crop of timothy.

Saw Mills and Manufactories

Saw-mills and planing mills are situated at almost every station on the line of the Wisconsin Central Railway in this hardwood belt, while there are numerous smaller mills situated further inland. Pulp and paper mills, excelsior factories, veneer factories, box factories, stave, hoop and heading factories, charcoal kilns and tanneries, together with brick yards, are situated at many of the stations in this district. These industries offer endless employment—both winter and summer, nor is there reason for the settler and his team to be idle for a day during the year.

Roads

The roads are very good in the more thickly settled parts while in the newer portions roads are being built as rapidly as practicable.

Employment

The different industries as above mentioned situated throughout this territory, offer constant employment to the man who is willing to work — no room for others. He can either supply these industries with the forest products from his own land, for which he will receive good prices, or can earn good wages by going into the mills and factories, or the logging or bark camps, when he has time which he can spare from his farm and wishes to earn money for further development of his land. Winter or summer a man in this country can always find something to do, and will be well paid for doing it.

Markets

Northern Wisconsin is directly tributary to the Chicago market and to the ever increasing markets of Milwaukee, St. Paul, Minneapolis, Duluth, the Superiors, Ashland and the Iron Towns. This in itself shows to a thinking man that the development of a fertile country so situated must be rapid.

"Cut and Burnt Over" Land

The attention of the sheep breeder, the dairyman and those wishing to begin farming immediately is especially called to the "Cut and Burnt Over" lands. These lands have had a large portion of the timber removed by the lumberman and fires have done the rest, leaving the lands fairly well cleared. In most districts there is much browse, clover and grasses, but to make the land into first-class pasture, the logs on the ground should be piled and burnt. The stumps, however, need not be removed at the start, except on the tract where winter feed is grown, since natural decay will do away with the majority of them.

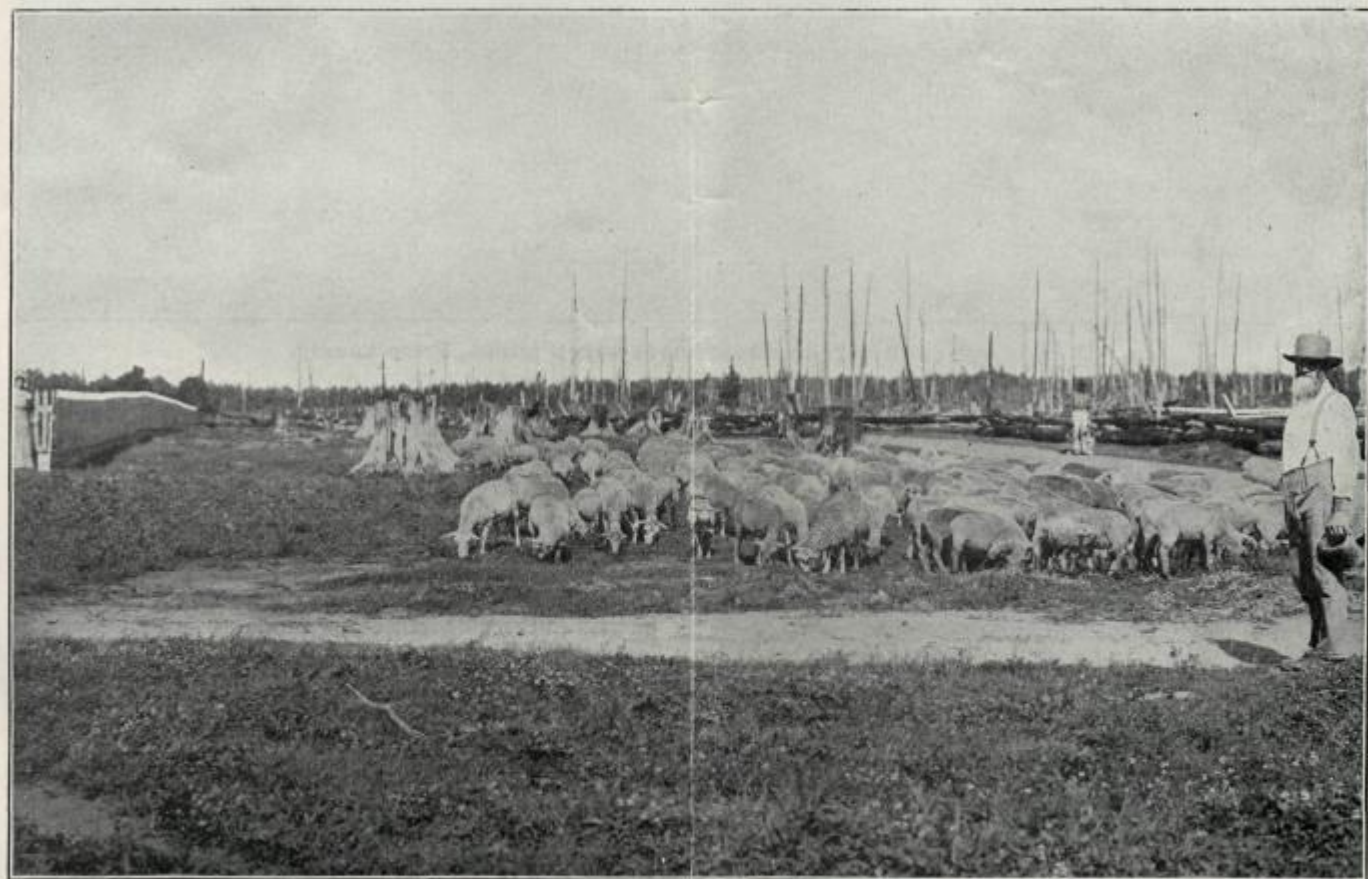
Sheep

Sheep breeders all over the country are fast recognizing the great advantages offered in Northern Wisconsin for the production of high grade mutton and wool. Many of the foremost

sheep breeders have recently purchased lands in Northern Wisconsin, and more and more are giving the subject serious attention. The abundance of browse, clover and grasses now on the "partially cleared" or "cut and burnt over" lands makes these lands even in their wild state immediately available for pasturing flocks. While the pure waters and the healthy bracing climate keeps sheep free from the internal diseases so common further south.

Clover and Grasses

The natural adaptability of the soils for clover and grasses is one of the special advantages offered by the hardwood belt of Northern Wisconsin, and supplies the most perfect pasturage for cattle and sheep. Clover, furthermore, is a most thorough renovator of the soil, and a region which grows clover in such luxuriance as this does, insures to the farmer and raiser of special crops a perpetually productive soil.



A Price County sheep ranch.



A view of "cut over" hardwood lands near Phillips, Price County.

Dairying

The remarkable growths of clover and grasses, the pure waters, the long green pasturage, and the cool nights throughout the summer, will soon make this region take the lead in the production of butter and cheese; many creameries and cheese factories having been established here during the past few years. Wisconsin already has a world-wide reputation for its dairy products, yet there is no part of the state where there are better natural conditions to insure a perfect product than in the district here mentioned.

Timber

The timber in this district is hardwood, hemlock, elm, basswood, maple, spruce, tamarack etc., of good quality. There is a steady demand at good prices for all forest product remaining on the land. This can be marketed in the form of logs, ties, posts, poles, pulpwood, cordwood, tanbark, etc.

Prices and Terms

Lands of the Wisconsin Central Railway as well as those of outside parties which are listed with us for sale are held at from \$5.00 to \$10.00 an acre when purchased by actual settlers. A payment of one-fourth of the purchase price secures a contract, the balance to be paid in three or four equal annual installments at 7% interest. Minerals are reserved in all deeds given by this Company, but we agree to pay \$100.00 an acre for any land we should happen to occupy because of such reservation.

A Short Trip

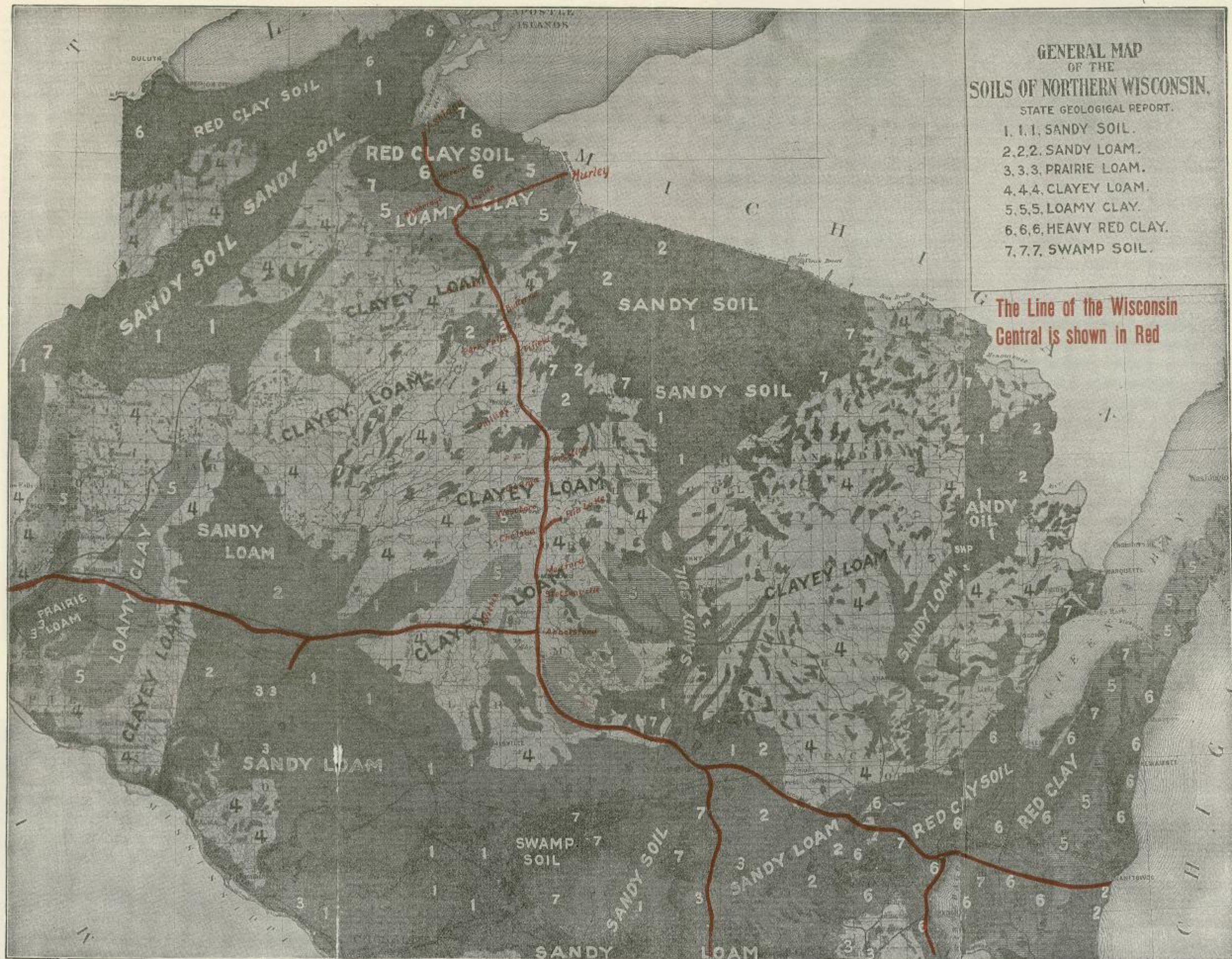
Lands for sale by this Company are shown free of charge and reduced rates are granted over our road to the home-seeker. We urge men to visit the lands personally to judge of the possibilities for themselves. It is only a night's ride from Chicago or St. Paul.

GENERAL MAP OF THE SOILS OF NORTHERN WISCONSIN.

STATE GEOLOGICAL REPORT.

- 1. 1. 1. SANDY SOIL.
- 2. 2. 2. SANDY LOAM.
- 3. 3. 3. PRAIRIE LOAM.
- 4. 4. 4. CLAYEY LOAM.
- 5. 5. 5. LOAMY CLAY.
- 6. 6. 6. HEAVY RED CLAY.
- 7. 7. 7. SWAMP SOIL.

The Line of the Wisconsin
Central is shown in Red



"Sheep Raising is One of the Most Profitable Occupations."

RIB LAKE, WIS., January 8, 1904

W. H. KILLEN, ESQ.,
Land Commissioner, W. C. R'y Co.,
Milwaukee, Wis.

DEAR SIR:—In reply to yours of the 26th ult., regarding the Sheep Ranch of the Rib Lake Live Stock Association, will say, we have bought four hundred (400) acres of land one mile north of Rib Lake Village, two hundred and eighty (280) acres at a cost of \$9.25 per acre and one hundred and twenty (120) acres at a cost of \$7.50 an acre, and commenced operations on same October first last.

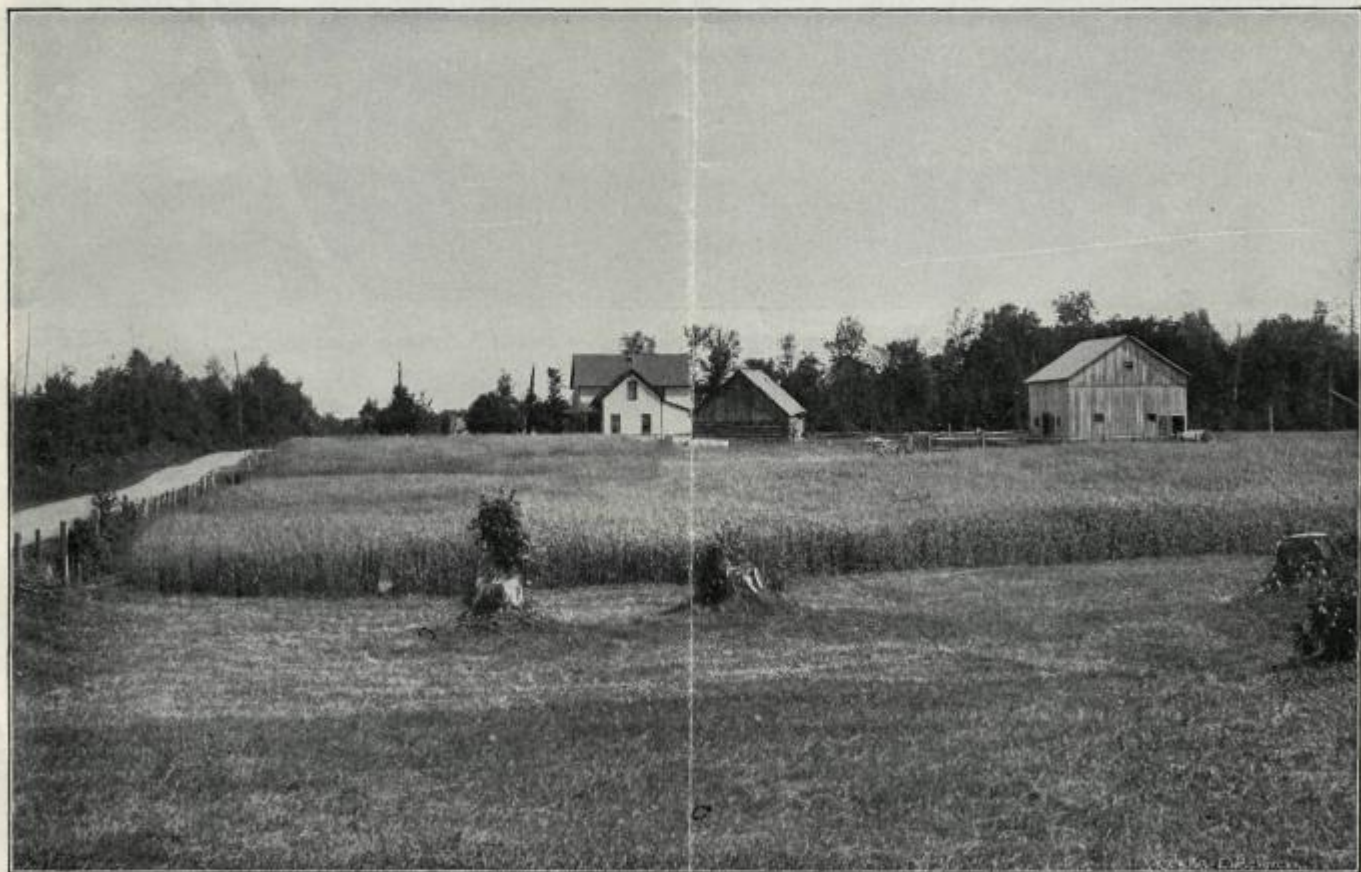
Those lands are lands which have been cut over about ten years ago, and the fire has run over same about six years ago, which makes it quite easy clearing. We have cleared off, excepting stumps, between October 1st and November 1st about eighty acres, at a cost of about \$4.00 per acre, and the same is now ready for sheep pasture.

On this land we have already built a house, 16 x 20 for our man who will care for the sheep, and we are now building sheep sheds, 30 x 300 feet, which will be sufficient room to accommodate one thousand head of sheep. The total cost of buildings will not exceed \$600.

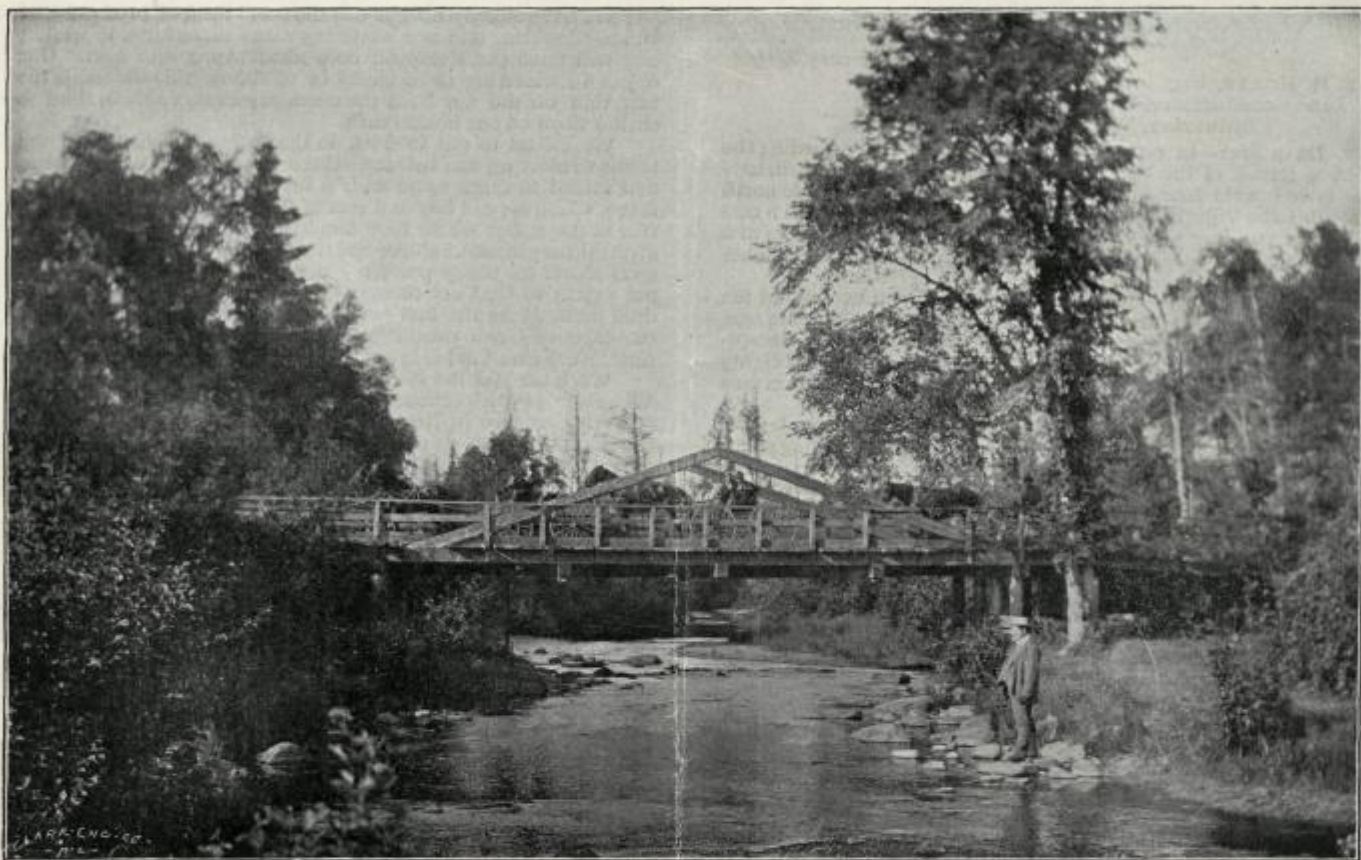
We have already bought one thousand head of bred ewes, at Utica, Montana, and are wintering same there for this winter, and will have them shipped here about April 15th next. Our object in wintering those sheep in Montana, this winter, is the fact that we did not have the necessary sheds ready in time, to shelter them on our home ranch.

We intend to put to work in the spring, sufficient men and teams to clear up the balance—three hundred and twenty acres, and intend to fence same with a forty-inch high, screen sheep fence, which we can buy at a cost of thirty cents per rod. When this is done, our whole four hundred acres, after scattering in about three pounds of clover and timothy seed per acre, will be in good shape for sheep pasture. It is a fact, however, that we do not expect to feed one thousand head of sheep on this four hundred acres alone the first year, but we have, adjoining us, a vast commons of burnt overlands on which we can feed until such time as our own land is in good grass.

We have had the matter of sheep raising in this Northern Wisconsin up with practical sheep men of the West, and who are operating ranches in Northern Wisconsin also, and we are fully convinced that we can grow a far superior quality of wool and mutton here than they can on the dried up grasses of their western plains. First, on account of the great productiveness of our soil, and the abundance of our clover and other grasses; second, on



A Scene Near Rib Lake, Taylor County.



One of the Many Streams which so Thoroughly Drain Northern Wisconsin.

account of the purity of our spring water, and thirdly, on account of the excellency of our climate. We have in our neighborhood a dozen or more small bands of sheep, which have been feeding here for some few years past, and such a thing as diseases in sheep has never been known in this locality.

In conclusion will say that we will be pleased to furnish you, at the end of the first year, with a report of the earnings of our ranch, showing what can be done in the sheep industry in this Northern Wisconsin.

Yours very truly,

RIB LAKE LIVE STOCK ASSOCIATION,

Per H. A. McDONALD, Sec'y.

"It Is Not the Easy Road That Leads to Success."

TAYLOR COUNTY, Wis., January 12, 1904.

MR. WM. H. KILLEN,
Land Department W. C. R'y Co.,
Milwaukee, Wis.

DEAR SIR:—In the year 1886 I came to Rib Lake from Vienna, Austria, with but very little money, nearly nothing in my pocket, but I had the good will to work and the necessary energy. I bought forty acres of land on installment, and started to clear the

land, that is, when I was not bound to take up other work to make my living.

During the first years there was only a very little movement toward improving my financial condition, but now I don't need to fear for the future.

Looking backward at my first start, I hardly can believe that a man can stand all the hardships we pioneers had to go through, and of which the man who begins now has no idea.

During the first four to five years, we had to carry all our provisions for miles, on our back to the settlement, as there was, with exception of a few logging roads, no other road. To-day we have in our town about fifty-two miles first-class roads, which enables us to bring all our farm products to the market and sell them for good prices. At that time we hardly could sell anything, but now we cannot get enough stuff on the market.

In regard to climate and soil we can be satisfied in every way. Our climate and soil are more adapted for dairy and stock farming, but still you can raise all and every kind of grain, vegetables, potatoes, etc.

Red Clover is first-class and I doubt whether there is any place in the Northwest, where clover grows in so rich abundance, or brings better crops than in Central Wisconsin.

Next Spring there will be opened here a new cheese factory, and when once a start is made there will be more in a very few

years. In the southern part of Taylor County four years ago, they could keep hardly one cheese factory up, now you find one every two or three miles apart, besides many butter factories, which work with good success. That all the farmers are prosperous you can see by the fine farm buildings they erect on their farms, since dairy farming goes ahead.

With the raising of apples I had also good success, and I hope to earn in a very few years a good deal of money from my fruit trees. With best regards.

Yours truly,

JOHN SCHREIBER.

[Translated from German.]

"What One Man Has Done Another Can Do."

MR. W. H. KILLEN, TAYLOR COUNTY, Wis., January 6, 1904.
Land Commissioner, W. C. R'y.,
Milwaukee, Wis.

DEAR SIR:—In answer to your request as to the possibilities of Taylor County as a farming country, I would say I don't think that there is a better country in the State for a man of small means.

I came to this country in 1896. At that time times was very close, and there was about ten men for every day's work, but I made up my mind that Taylor County was all right, and I got a job in the woods at \$14.00 per month. I worked until the next Fall and bought eighty acres of land, making a small payment down, and at the present writing I have eighty acres, and I will get eighty more this coming Spring. I have horses, cows and hogs. This next Spring I intend to start up with sheep. This is the country for sheep. All kinds of grass, roots, oats, wheat, barley and peas. No man need be afraid of the cold or else he is too lazy to move, and that class of men we don't want here.

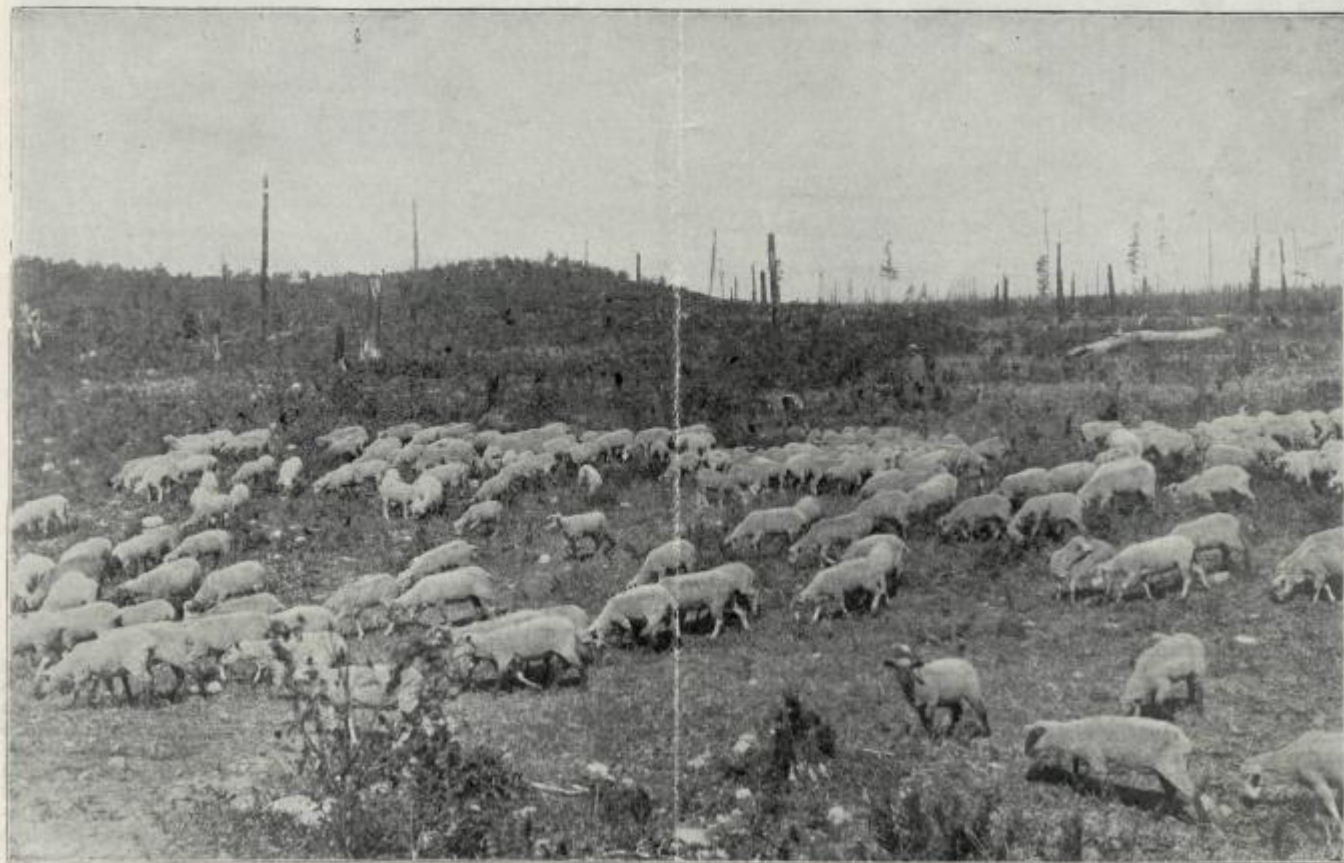
Any poor man that comes here, goes to work, tends to his own business, will find all the friends he can use, but woe to the lazy man, I don't believe he is wanted in heaven.

I am fifty-nine years old and when I arrived at Rib Lake I did not have money enough to pay for a month's board. Now if I want \$100.00 I can go to either bank and get it. If a man of my age can make a good home in seven years and be in shape to stay at home, what ought a young man to do? I have not had any outside means to work with, every dollar being made here.

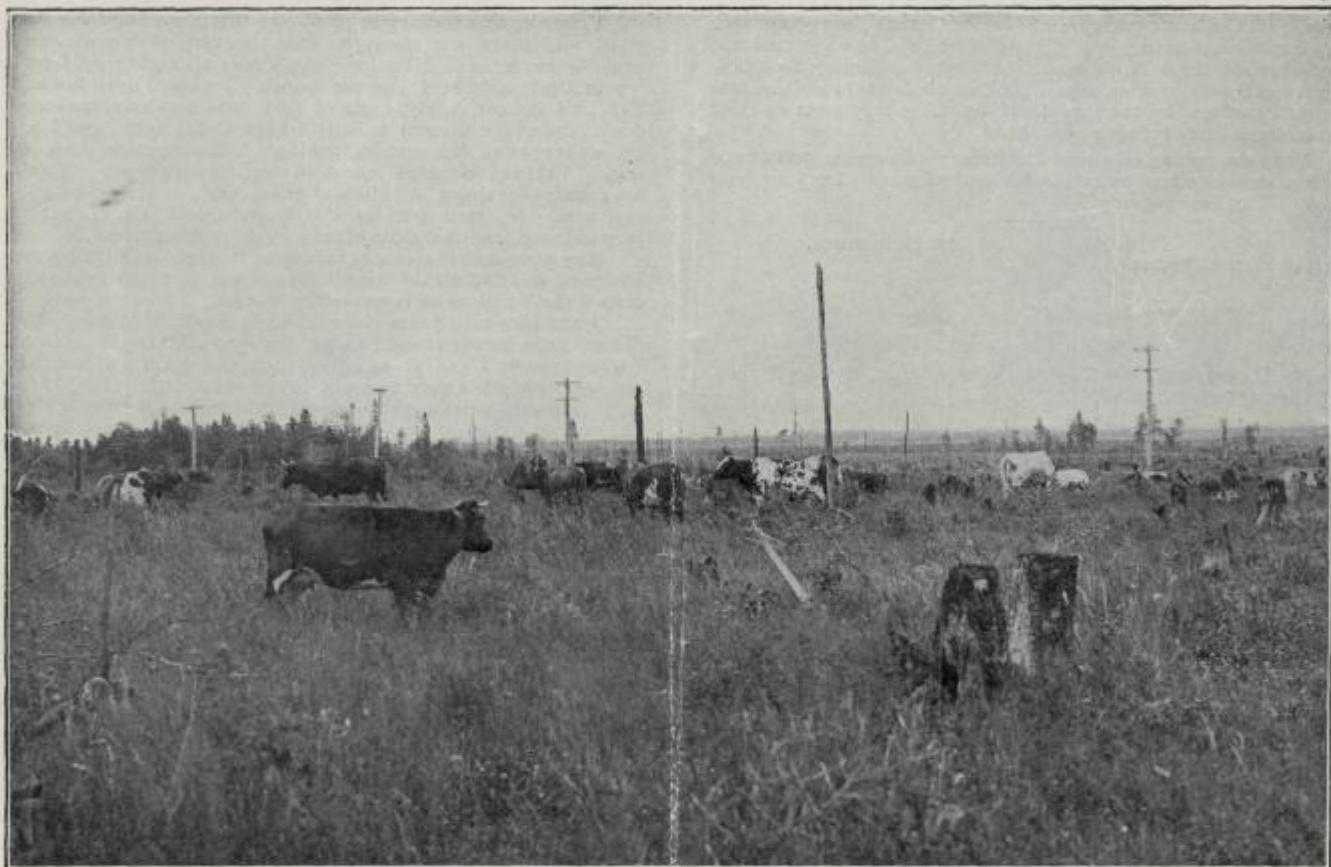
Send on your sheep men, they can't make any mistake in coming to Taylor County.

Yours very truly,

J. M. SMITHERS.



Scene of unimproved rolling land with plenty of clover and grass on which sheep can graze and fatten.



Northern Wisconsin is the coming dairy section of the United States. (Ashland County scene.)

"Work in This District Means Prosperity."

MR. WM. H. KILLEN, PRICE COUNTY, February 18, 1904.
Land Commissioner, W. C. R'y Co.,
Milwaukee, Wisconsin.

DEAR SIR:—In 1897 I purchased and moved my family, consisting of my wife and six small children on one hundred and sixty acres of stump land about seven miles east of Phillips. This land was all I had and on it I had a debt of \$1000. The outlook was very gloomy. I soon sold eighty acres of my land, and then bought five cows, a pair of old plugs, and an old dilapidated farm wagon. I had no building of my own, so I moved my family into an old logging camp, and the cows and horses into an old logging barn. Things did not go very smooth at first, but we worked hard and did not get discouraged. We had many troubles, but where seven years ago you could not see anything but stumps there stands to-day a modern eight-room dwelling all finished, and 20,000 feet of lumber on the ground for a large new frame barn, which will be built next summer. In place of those old plugs we have a heavy team weighing 2,800 pounds, new harness, new wagon and buggy, new mower and hay rake, new plows and cultivators, twelve head of cattle, of which seven are good milking cows.

One thing more, we have confidence in the future, and I am thoroughly convinced that North Wisconsin is the coming cow, butter, cheese and sheep country of America.

With these prospects in view we keep right at it, attending to our own business, I am,

Yours very truly,
C. F. GLISSENDORF.

**"There will always be a Demand for Land that will
Raise Good Stock."**

PRICE COUNTY, WIS., February 16, 1904.

MR. WM. H. KILLEN,
Land Commissioner, W. C. R'y.
Milwaukee, Wis.

DEAR SIR:—In answer to your recent inquiry would say that we have raised from our farm in the last six years seventy-two head of stock; sold and butchered thirty-one head and lost but one steer fifteen months old. We have forty head of stock on hand, which are always in the best of health, feeding on the grasses and clovers that grow here in abundance. We have a market here that is second to none. Farmers here make good money, but must hustle and figure the right way. Anyone interested should come up here and see for themselves how it is done.

Yours truly,
FRED PLINKE.

"A Man is Happier Owning a Sheep Farm than Working for some Other Fellow."

PRICE COUNTY, February 28, 1904.

MR. W. H. KILLEN,
Land Commissioner W. C. R'y.
Milwaukee, Wis.

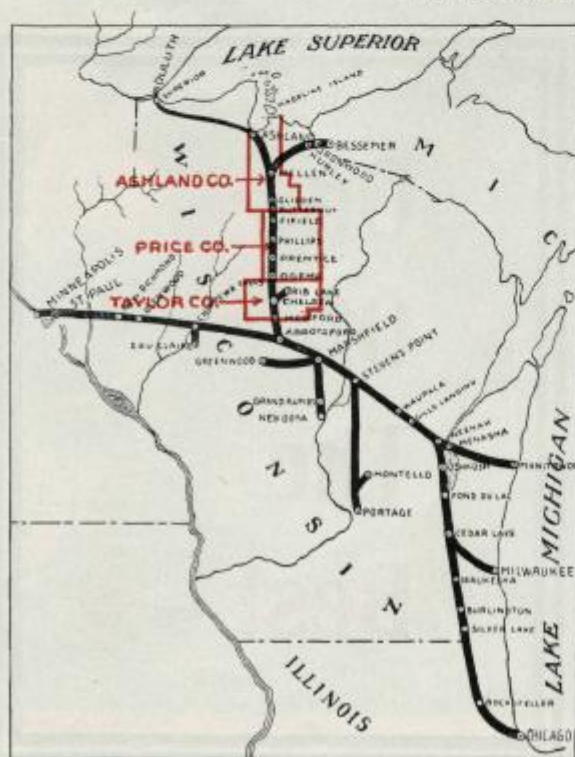
DEAR SIR:—In the Fall of 1900, after realizing that I would not live long if I remained in the South, and hearing of Northern Wisconsin as being healthy and also a fine grass country, I concluded to investigate, and came to Phillips, Price County. Here I found that wherever the land was opened up at all grass was growing knee high. Grass and clover were everywhere. It had possession, nothing else could grow.

I bought a section of land eight miles northeast of Phillips, and moved on it in April of 1901. In June of the same year I shipped a double deck car of sheep from Arkansas, 850 miles south of Phillips. When the sheep had been shipped they had not been doing well for some time and we had lost quite a number from internal diseases.

When the sheep landed in Phillips, we drove them direct to my land, which was pretty wild at that time, but the sheep began to pick up wonderfully, except a few that were sick at the time they came. I have had no trouble with my sheep being bothered with internal diseases since they have been here. On the contrary my sheep have kept freer from disease here than any place I have ever lived.

I think that this is the most healthful place for sheep that I know of and I will add further that I consider this one of the best dairy countries on the face of the earth.

Yours truly,
J. H. McKIBBEN.



"A Man Cannot Do Better Than Put His Money Into a Piece of Good Land."

W. H. KILLEN,
Milwaukee, Wis.

CHICAGO, March 9, 1904.

DEAR SIR:—In answer to your inquiry as to my opinion of Ashland County, Wis., will say, last fall I bought four hundred (400) acres nine miles south of Ashland, at \$10 an acre. I am going to clear at least forty acres this Summer and at least as much more each year until the farm is cleared and in grass or some other crop. I know the quality of the soil warrants this. One thing I am sure of and that is that I can raise as much clover and timothy hay on an acre as I could raise on the same amount of land that would cost from \$75.00 to \$100.00 per acre.

Yours respectfully,
J. W. EMMETT.

"Men of Means Buy Farms Because They Pay."

W. H. KILLEN,
Milwaukee, Wis.

CHICAGO, March 9, 1904.

DEAR SIR:—Replying to your inquiry I may say that I bought five hundred (500) acres of land five miles south of Ashland, from the Wisconsin Central two years ago, and one hundred and twenty (120) acres more one month ago, joining the first.

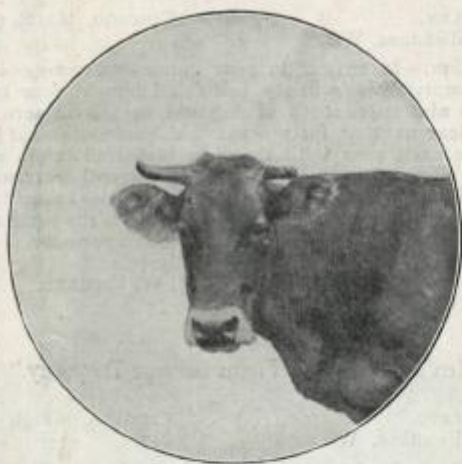
I have cleared only forty acres so far, but will try to do more in that line the coming summer. I think the land in question will raise first class crops, and am very well pleased with the country. The growth of clovers and grasses is wonderful, the district being especially adapted to stock raising.

Yours very truly,
W. W. WILSON.

[Mr. Wilson is a brother of Hon. James Wilson, Secretary of Agriculture. Both he and Mr. J. W. Emmett were at one time well known Iowa farmers and are both well and favorably known in the live-stock commission business as cattle salesmen in the Union Stock Yards, Chicago.]

Information as to rates for home-seekers, localities especially adapted to different needs, and as far as possible answers to any questions which a prospective settler may care to ask, will be cheerfully given to those writing to

W. H. KILLEN,
LAND COMMISSIONER,
WISCONSIN CENTRAL RAILWAY,
MILWAUKEE, WISCONSIN.



**No
Doubt
About
It**



**One
Of
The
Best —**