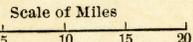


FIVE POINTS HOUSE OF INDUSTRY PRINT, 155 WORTH ST., N. Y.

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Junction & Breakwater, BREAKWATER & FRANKFORD, AND Worcester Railroads AND CONNECTIONS.





KLEJ GRANGE.

THE name represents a tract of about 5000 acres of land, situated in Worcester County, Md., five miles from Chincoteague Bay on one side and fronting 3 1-2 miles on Pocomoke River on the other. By these waters there is ready access by steam and sail vessels to Baltimore, Philadelphia, and New York, and the Southern ports.

Chincoteague Bay is one of the best oyster fields in the world and abounds in fish, clams, terrapin, and wild fowl, thus affording cheap and fresh food. Streams from the property flow into Pocomoke River. The drainage is good. The soil is a sandy loam, with a clay subsoil, which is well suited for all the products raised in New Jersey, but chiefly adapted to fruits and early vegetables. Water is found at from ten to fifteen feet below the surface, and is pure and sweet. The health of the section is good. The settlement dates from the time of Charles II. The following will indicate that the country is not a wilderness;

SNOW HILL, the County Town, is seven miles distant, and has a population of 2,000.

POCOMOKE CITY, eight miles distant, has a population of 2,200.

STOCKTON, on the line of Railroad connecting with Old Dominion Steamship Co's. Steamers, is only four miles distant, and has a population of 300.

A great part of the land is now under cultivation, but the exodus of negroes at the close of the late war left the former owners without hands. Thus they were unable to work the large tracts of land in their possession. Several of these farms have been bought by a gentleman, who desires to benefit the working classes, by assisting them to make homes for themselves, and thus better their condition by becoming independent owners of the soil.

The tract will be divided into parcels of from 25 to 100 acres and sold to actual settlers only. No large lot will be withheld from the market, the proprietor desires no profits from the sale, and on this account the price of the land will be as near the actual cost as possible. Dwellings (some of which were the old manor houses) are now erected and occupied by tenants. One Grist-mill, one Saw-mill, one Store, a Church and School-house are on the property. The farm buildings, as well as the land, have been put as near cost as could be ascertained, the payments extend over ten years, with two years before any payment, in order to allow the settlers an opportunity to bridge over the difficulties attendant upon their removal to a new country.

Reasonable industry will enable any man to become his own landlord in twelve years. The same money that is paid for *two rooms* and a *bedroom* in New York for twelve years,

will, *in the same time*, pay for *fifty acres of land* with a good house on it. His family meanwhile growing up in health with good school and church privileges.

It is within eight hours of Philadelphia by rail; ten hours by rail of New York, or twenty by rail and boat, between two lines of Railroad, with a mild climate, productions being only a week later than Norfolk, thus commanding the *highest* prices for early fruit or vegetables in northern markets.

The Superintendent will assist in the sale of the products, and it is contemplated that the store will eventually be co-operative thus saving time and expense in selling and buying. In time manufacturing can be introduced, to utilize the large quantities of pine, cypress, gum, live oak, and maple timber in this section of the country for wooden ware, chair-legs, broom-handles, doors, sashes, blinds, shingles, baskets, barrels, etc. Arrangements for this purpose are now nearly completed. Broom-corn grows readily, and willows thrive along the streams, these will afford opportunities for profitable manufacturing. In one part of the tract is a valuable deposit of clay suitable for brick and drain-tile manufacture. Two kilns of brick, each containing 100,000, have been burned, and are of good quality. Proposals would be now received for the introduction of manufacturing on very reasonable terms.

A Clergyman (non-sectarian) will reside in the settlement. An ample library is provided for the use of the settlers. The following will more fully explain the object and terms.

The benefits and privileges of KLEJ GRANGE are to be extended only to those who wish to become permanent settlers,

CHURCH AND SUNDAY SCHOOL.

FIFTH. A Union Church and Sunday School are organized, that the people of the Colony shall have proper religious guidance without Sectarian bias. Each family will be required to pay at least \$5 per year for this object. The Sunday School has a membership of 60, a Library of 150 volumes, and a fine Cabinet Organ.

SANITARY REGULATIONS.

SIXTH. The Pig Pens, Privies, and Poultry Houses, must be kept scrupulously clean, and must be whitewashed at least every six months. No filth or refuse matter must be allowed to accumulate around the dwellings, or in the dooryard. In case of *continued sickness* in any family it must be reported to the Superintendent, who will make an investigation with a view to the removal of the causes if possible. As a sanitary precaution it is strongly recommended to abstain from all use of intoxicating liquors. The ditches and water courses must be kept open, a row of shade trees must be planted on the roadside within two years after settlement and kept in growing order.

The following is from the Guide Book of the Peninsula, issued by the O. D. S. S. Co.

INDUCEMENTS TO IMMIGRATION.

- “ 1st.—The mild, genial, agreeable, and healthful climate.
 2d.—The ease with which the soil can be cultivated, and its general good character for fertility when judiciously cultivated.
 3d.—The earliness and length of the season. The difference

between the southern portion and New York being fully a month in the Spring, and, as between southern New Jersey and Vineland, ten days or a fortnight. The long autumns give the farmer an opportunity of continuing his work and making his preparations for the next season's operations without the hurry and anxiety attendant thereto in the Northern States.

4th.—The varieties of crops which can be grown. The soil and climate being alike adapted to all the ordinary farm crops, fruit and vegetables. It being one of the finest fruit-growing regions in the world.

5th.—The nearness to markets; the most distant point being within from twelve to eighteen hours of the great markets of Baltimore, Philadelphia and New York.

6th.—The social advantages to be had by settling in a section of country already well populated, and having schools, churches, and other accessories of a high civilization, and therefore not requiring those great sacrifices incident to settling on the western frontiers of the country.

7th.—The cheapness of the lands and the small item of freight charges on the articles of consumption used by, and the produce grown by settlers; enabling them to obtain farms for a small expenditure of capital, and to realize the full value of their labor, as it is not eaten up by heavy transportation charges in order to get it to market.

8th.—The exemption from taxation for constructing roads, building school-houses, county and town buildings, and subscriptions for erecting churches and other buildings, these being already constructed and built.

ADVICE.

1st.—We have given a simple and truthful statement of the section of country in which we offer lands for sale. But we do not wish any person to simply take our word for it, but to go there and investigate for themselves, and so escape disappointment.

2d.—Do not be tempted, on account of the cheapness of the land, to buy too largely. The great variety of crops that can be grown and marketed, makes it unnecessary to have as large farms as are required when only one or two specialties are grown.

3d.—Do not expect to find the country an Eldorado where a fortune can be had without working for it. Nowhere in the world can a comfortable competency be had without labor. The section to which we draw your attention will enable you to obtain it more rapidly, more pleasantly and comfortably than in the Northern and Eastern states, and, we may also add, than in most of the Western states.

4th.—Grow nothing but the best of anything, as produce of high quality always brings high prices, and is sought for by those who are able to pay for it, whilst that of inferior quality has to be sold to peddlers, who dispose of it among the poorer classes at the poorest of prices."

Parties wishing to examine the property will be provided with a certificate which will procure them half-rate fares for the trip from New York and return, via. Old Dominion Steam Ship Co. Actual settlers will have privileges of half-rate fares, for one year, and their household goods, and other freight will

be transported to Klej Grange at half-rates. These are special terms, which are granted on a certificate of actual settlement. personal interviews on this subject will not be granted, except by appointment of the parties interested.

If you wish to visit the property write to us a week before, stating what day you leave New York, and we will send you the certificate for your excursion ticket at half rate and will arrange to have our wagon meet you on your arrival at the R.R. Station in Maryland.

The Steamers of Old Dominion S. S. Company leave Pier 26, North River, foot of Beach St., New York, every MONDAY, WEDNESDAY, and FRIDAY, at 3 P.M. Your passage ticket entitles you to State-room berth both ways. Supper and Breakfast, which may be had on the Steamer, are 50 cts. each. You reach Lewes, Delaware, at daybreak, and go thence by R.R. to Girdle Tree Hill.

The Steamers return each TUESDAY, THURSDAY, and SATURDAY.

Full information of Farm Tract, prices of land healthfulness, etc., will be given you by the Superintendent on the property.

Application for settlement can be made in writing to,

KLEJ GRANGE.

STATION A,

NEW YORK CITY.

THE FORTY-ACRE FARM.

I'M thinking, wife, of neighbor Jones, the man with the stalwart arm,
He lives in peace and plenty on a forty-acre farm ;
When men are all around us with hearts and hands a-sore,
Who own two hundred acres and still are wantiug more.

He has a pretty little farm ; a pretty little house ;
He has a loving wife within, as quiet as a mouse ;
His children play around the door, their father's heart to charm,
Looking just as neat and tidy as the tidy little farm.

No weeds are in the cornfield, no thistles in the oats ;
The horses show good keeping by their fine and glossy coats ;
The cows within the meadow, resting 'neath the beechen shade,
Learn all their gentle manners from a gentle milking maid.

Within the fields on Saturday he leaves no cradled grain,
To be gathered on the morrow for fear of coming rain ;
He lives in joy and gladness and happy are his days ;
He keeps the Sabbath holy ; his children learn his ways.

He never had a lawsuit to take him to the town,
For the very simple reason there are no fences down ;
The bar-room in the village for him has not a charm ;
I can always find my neighbor on his forty-acre farm.

His acres are so few that he plows them very deep,
'Tis his own hands that turn the soil, 'tis his hands that reap :
He has a place for everything and everything in its place ;
The sunshine smiles upon his fields, contentment on his face.

May we not learn a lesson, wife, from prudent neighbor Jones, /
And not sigh for what we haven't got—give vent to sighs and groans ?
The rich arn't always happy, nor free from life's alarms,
But blest be those who live content, though small may be their farms.

Selected.

MEMORANDUM.

