

GOVERNMENT LANDS!

How to Get Uncle Sam's Gracious Gift of a Good Farm.

The U. S. Land Laws Briefly Summarized.

Following is a summary in the briefest possible manner of the leading points of our land laws, so far as they refer to the Timber Culture, Pre-emption and Homestead acts, itemized in such a way that will be clear to all desirous of such information. Intending settlers can obtain the full text of these regulations by addressing "Commissioner of the General Land Office, Washington, D. C.," and also obtain all information with regard to the locality in which they desire to settle, from the agent of that particular district. The offices are located as follows:

Grand Forks, for Red River Valley, midway between Canadian boundary and Fargo.

Fargo, intersection of Red River Valley and Northern Pacific Railroad.

Bismarck, Missouri River Country, at intersection of Northern Pacific Railroad.

Creelsburg (Devil's Lake City) for the Devil's Lake region, North Dakota, to the Canadian frontier.

Aberdeen, midway in the James River country.

Mitchell, on Chicago, Milwaukee & St. Paul R. R. Southeastern Dakota.

Watertown, on Chicago & Northwestern Railroad, Eastern Dakota, midway between Fargo and Yankton.

Yankton, Southeastern Dakota.

Deadwood, for Black Hills Country, in Southwestern Dakota.

The address is simply, "THE U. S. LAND OFFICE, FARGO, DAKOTA TERRITORY, U. S.," or whichever office it may be desired to communicate with.

PRE-EMPTION ACT.

WHO CAN CLAIM—Heads of families (whether 21 years of age or not) husbands, sons, or widows; all persons, male or female, over 21 years of age, citizens of the United States, or who have declared intention to become such.

WHO CANNOT CLAIM—No person who is the owner of 320 acres of land in any state or territory. So that any one who desires to have the benefit of all three acts may pre-empt when he holds a homestead or tree claim, but is not allowed to pre-empt if he already holds both a homestead and tree claim.

REQUIREMENTS—Continuous residence, settlement and cultivation until final proof.

PRICE—In Dakota, within the 40-mile railroad belt, the price per acre is \$2.50; outside the belt the price is \$1.25.

FINAL PROOF AND PAYMENT—Must be made in 33 months from date of settlement and may be made after six months of actual residence and improvement. The improvements must be of a substantial and valuable character, and the facts must be attested by claimant and two competent witnesses.

FEES—Two dollars when the application or declaratory statement is made, and \$8 at final proof.

NOT TRANSFERABLE—Claims cannot be transferred until title is perfect.

ONE ENTRY ONLY—Only one pre-emption is allowed to one and the same individual.

NO SPECULATION—Pre-emptor must also swear that he has not settled said land for speculation but for his own exclusive use.

HOMESTEAD ACT.

WHO CAN CLAIM—Heads of families, (whether 21 years of age or not) husbands, sons, or widows; all persons, male or female, over 21 years of age, citizens of the United States, or who have declared their intention to become such.

REQUIREMENTS—Continued residence settlement and cultivation for five years from date of entry.

SALE INVALID—The sale of a homestead by the settler to another party before the completion of the title, vests no title in purchaser and will not be recognized by the Government.

ONE ENTRY ONLY—The law allows but one homestead privilege, and a settler who abandons or relinquishes his claim cannot make a second entry.

FEES—Eighteen dollars at time of entry and \$8 additional at final proof when patent issues.

ABSENCES—An occasional visit to the land every few weeks, and occupation by a steward, with cultivation is not sufficient. The homestead must be the actual home of the claimant. Occasional absence for a few days, or even weeks, if good faith be shown in all respects, will not subject the claim to forfeiture.

NOT LIABLE FOR DEBT—Homesteads are not liable for debts contracted prior to issue of patent.

COMMUTED HOMESTEAD—If a settler does not wish to reside for five years upon his tract, he may pay for it at the rate of \$2.50 per acre any time after six months' residence and cultivation.

CHANGED TO PRE-EMPTION—Homesteads may be turned into pre-emptions at any time within five years from date of entry.

FINAL PROOF—Cannot be made within five years and must be made within seven. Settlers must swear to his continuous residence and cultivation; that the homestead has not been alienated (unless for church, school seminary or railroad requirements) that he is sole bona fide owner of it or actual settler; that he will bear true allegiance to the Government of the United States. This testimony must be supported by two credible witnesses.

TREE CULTURE ACT.

WHO CAN CLAIM—Heads of families, (whether 21 years of age or not) husbands, sons, or widows; or all persons, male or female, over 21 years of age, being residents of the United States, or having declared their intention to become such.

ONE ENTRY ONLY—Can be made by the same individual for one quarter section of untimbered land, but as many entries can be made in the same section as will aggregate a quarter of one whole section.

ONE CLAIM IN A SECTION—Not more than one tree claim of 160 acres can be allowed in a section of 640 acres.

HOW CULTIVATED—Of the quarter section allowed for tree culture, ten acres must be planted to trees in the following manner:

First year, five acres must be broken. Second year, the first five acres must be cultivated, to a crop, and another five acres broken.

Third year, the first five acres must be planted with timber seeds, cuttings or trees, and the second five acres cropped.

Fourth year, the second 5 acres must be planted with timber seeds, or cuttings, or trees, and first five acres of timber properly cultivated.

Fifth to eight years, the whole amount of ten acres of timber must be continuously cultivated, and, if destroyed by grasshoppers, drought or other mischance, must be replaced. In such cases an extension of time is allowed.

FINAL PROOF—A patent for the land will be issued at the expiration of eight years from the date of entry, or at any time within five years thereafter, if ant or his heir shall prove by two credible witnesses that not fewer than 2,700 trees have been planted to the acre and that 675 living and thrifty trees are growing on each acre, or 7,750 in all, at time of proof.

WHAT IS TIMBER?—The following are recognized by the act: Ash, alder, birch, beech, black walnut, basswood, black locust, larch, maple, box elder, oak, pine, cedar, chestnut, cottonwood, elm, fir, spruce, hickory, honey-locust, plane-tree or cotton-tree, buttonwood or sycamore, service tree or mountain ash, white walnut or butternut, white willow, and white wood or tulip tree.

WHEN FORFEITABLE—If requirements of law are not complied with within one year from date of entry, claim reverts to Government.

FEES—Fourteen dollars at time of entry for 160 acres, and \$4 more at final proof.

NOT LIABLE FOR DEBT—The tree claim cannot be held for debts contracted prior to the issue of the patent therefor.

The tree claim does not require residence.

The wife of Dr. B. F. Slaughter, of Bismarck, the past week obtained a divorce before Judge Hudson on account of alleged inebriety. She has been known as a poet and authoress, and was post-mistress for a time in the early history of the capital.

"To Dakota" is as common a word as was "On to Richmond" in the days of the rebellion, and the echoes will not die away until the thousands of flourishing and happy homes will have beautified the land, and the power of man transformed the whole of this great territory into a land the choicest on earth.—Minnesota Farmer.

Happy Herbert Harcourt flings this bit of taffy to his brethren of the quill: "The retiring editor of this paper has one regret greater than all others, as he vacates his chair to give room to the sprightly young gentleman who will succeed him. That is the loss of the companionship of his versatile brethren of the quill. His experience in Dakota journalism tells him that the editors of North Dakota are as good a set of boys as ever left the imprint of manly lips upon a maiden's cheek. They are darlings and rustlers from 'way back. Next to our best girl and our hope of eternal salvation those fellows hold the fort in the most sacred corner of our native palpatator. But we shall meet them all on that blissful shore, some time in the sweet bye-and-bye, and if we don't set it up to 'em then it's because there is not a nickle left in our old boodle. Mind that, gentlemen."

Wm. Glass loans money for final proof, and on titled land.

The Bank of Cooperstown is offering some No. 1 Land in the immediate vicinity of Cooperstown at big bargains.

Prices that compete with Fargo, Lenham Elevator & Lumber Co.

BLACKSMITHING!

The Place for Blacksmithing AS IT SHOULD BE

—IS AT—

MOORE & SANBURN'S

On Roberts Street, Cooperstown.

HORSESHOING receives special attention and is done in the Best and Most Careful manner. JOBBING of every description. A trial solicited.

G. F. NEWELL, M. D.

Physician and Surgeon!

Corner of Lenham Ave. and Tenth St.,

Cooperstown, Dakota.

—HAS A FULL LINE OF—

PURE DRUGS,

MEDICINES, TOILET GOODS

and STATIONERY.

Will examine and prescribe for patients, compound prescriptions and practice surgery generally.

BYRON ANDRUS,

Law and Real Estate,

COOPERSTOWN, DAKOTA.

Special attention given to business before the U. S. Land Office at Fargo. Farm Lands and Town Lots bought and sold on commission.

COOPERSTOWN LOTS!

For sale at first hands.

L. E. Booker, J. K. Musselman,

President. Cashier.

STEEL COUNTY BANK,

HOPE, D. T.

A GENERAL BANKING

BUSINESS TRANSACTED.

Collections of all kinds will receive

Prompt and Careful Attention.

CORRESPONDENTS:

U. S. NAT'L BANK. NAT'L GER. AM. BANK,

New York. St. Paul

A. B. ZINCC,

—DEALER IN—

REAL ESTATE.

GRAIN

—AND—

SANBORN TOWN LOTS.

Money to Loan for Final Proofs, and Settlers Located.

Also Agent for N. P. Ry. Lands.

SANBORN, DAK.

54th YEAR OF

GODEY'S

LADY'S BOOK.

LOW PRICE OF \$2 PER YEAR.

Subscriptions will be received at this office in clubs with the Courier.

The Courier and Godey's Lady's Book for one year at \$3.50.

Prospectus for 1884.

We propose to make it, without exception, the best as well as the cheapest Home and Fashion Magazine in America, and we believe a perusal of the list of attractions to appear each month will prove convincing to every reader.

Each number will contain:

A beautiful steel plate accompanied by a story or poem. A finely executed portrait of one of the ex-presidents of the United States, with a short sketch. Excellent colored fashion plates of the prevailing styles of dresses. Numerous illustrations of fashions in black and white. Illustrations and designs of the latest patterns in fancy work, in colors, or black and white. An illustrated household department. An illustration of architectural design. A piece of nicely selected music. A full-size cut paper pattern. Choice recipes for the household. Besides a rich variety of literary matter contributed by eminent writers, embracing novels, novelettes, stories, poetry, dialogues, art and fashion notes, together with current notes of the day. As this magazine has been before the public for over fifty years, all may feel assured that the above will be carried out to the letter.

Address all communications to J. H. HAULENBEEK & CO., 1006 Chestnut St., Philadelphia.

Send for Illustrated Circular and Clud Raisers' List.

MUIR & CHRISTIE,

ARCHITECTS AND BUILDERS,

COOPERSTOWN, D. T.

Plans, Specifications and Estimates furnished on application. A call solicited.

N. L. Lenham's

INSURANCE AGENCY

Representing the following old and reliable companies.

Cash Assets.

ETNA, of Hartford.....\$9 054 611 00

HOME, of New York.....7 208 489 00

UNDERWRITERS agency

N. Y.....5 125 957 00

GER. AMERICAN, N. Y. 3 704 274 00

North British & Mercantile

N. Y.....3 265 875 00

PHENIX, Brooklyn N. Y. 3 295 827 00

SPRINGFIELD, Spring-

field, Mass.....2 395 288 00

St. Paul Fire and Marine... 1 048 673 00

GERMAN, Freeport, Ill. 1 185 979 00

Policies promptly written on Business, Residence, Farm and other property.

At Sanborn by C. A. VANWORMER, office in Barnes County Bank Building.

At Cooperstown by H. G. PICKETT, office in Bank of Cooperstown.

Your Insurance business is respectfully solicited.

GEO. L. LENHAM,

—0—

J. M. BURRELL.

H. G. PICKETT, Cashier.

BANK OF COOPERSTOWN

A General Banking Business Transacted.

Interest Paid on Time Deposits.

Negotiate for Non-Residents First Mortgage Loans

BEARING 10 AND 12 PER CENT!

Interest on City Property and Improved Farms.

COUNTY AND SCHOOL SECURITIES BOUGHT AND SOLD.

Insurance Written in the best Companies at reasonable rates. A large amount of city property, improved and unimproved farms for sale.

SEND FOR OUR CIRCULAR.

EVERYBODY SHOULD KNOW

that the cheapest place in seven counties to buy

HARDWARE & STOVES

is at the emporium of

STEVENS & ENGER,

COOPERSTOWN, DAKOTA,

where can be found a complete Line of

Stoves and Tinware.

Builders' Hardware,

Iron, Nails, Glass Putty.

OUR STOCK OF

HEAVY & SHELF GOODS

is full and our prices are guaranteed to be as low as the lowest.

Guns, Ammunition, Blacksmith coal, etc., etc.

We keep a First-Class Tinsmith and are prepared to do jobbing expeditiously. Come and look our stock over before doing any business in our line, and you will find us ready to sell honest goods for honest prices.

STEVENS & ENGER.

GEO. L. LENHAM, President. LOUIS S. LENHAM, Treasurer.

N. L. LENHAM, Gen'l Manager. RUDOLF HERZ, Secretary.

—0—

The Lenham Elevator & Lumber Co.,

[INCORPORATED.]

CAPITAL \$500,000.00.

Grain Elevators,

LUMBER YARDS,

Farm Machinery!

ETC., ETC.

At all points on the line of the Sanborn, Cooperstown & Turtle Mountain Railroad.

COAL BY THE TON OR CARLOAD.

Prices Lower than can be found elsewhere in North Dakota

...on all kinds of...

LUMBER,

SASH DOORS, MOULDINGS,

BUILDING PAPER,

BUILDING MATERIAL, ETC.

Allow us to Estimate on anything in our line. It will Convince you that we will not be Undersold.

MAYNARD CRANE, Manager,

COOPERSTOWN, Dak.

WILLIAM GLASS,

LAND ATTORNEY AND LOAN AGENT,

Cooperstown, Griggs Co., D. T.

SPECIAL ATTENTION Given to FINAL PROOFS and CONTEST CASES.

Money to Loan on Final Proof and Real Estate.

Plans and Abstracts of Griggs County on Hand.

Real Estate Bought and sold on Commission.

Taxes paid and Investments Made for Non-Residents.

Choice Farm Lands and City Lots For Sale.

C. A. ROBERTS.

Fargo Roller Mills!

Flour at Wholesale and Retail.

ORDERS BY MAIL OR TELEGRAPH ALWAYS PROMPTLY ATTENDED

—ON THE USUAL TERMS.—

The Highest CASH PRICE Paid for Wheat.