GENERAL QUESTIONS

What is the National Land Colonizing Company?
The National Land Colonizing Company is a large Wisconsin corporation. The company is interested in the sale and settlement of Upper Wisconsin land. It investigates and buys the best tracts of high grade, mellow, clay loam land with well drained subsoil that its soil experts can locate in Upper Wisconsin. The soil on these tracts have to be of exceptional quality—the best there is—and there must be good schools, good towns, and good roads. After the company gets one of these excellent tracts it lays it out into 40, 80 and 120 acre farms. Then it resells these rich, well located farms to men who want good farms, but who can not pay the high prices required in the older districts. The company sells these farms very cheap, and on very easy terms. The company also will put up new buildings on the farm if the settler wants them, and will loan him money to get dairy cows. The company gives the settler much co-operation to help him with his farming.

Who are some of the stockholders behind the National Land Colonizing Company?
Among the many men who have helped to make this farm property available are men known to all farmers in the Central West. Space prevents giving the names of all our prominent stockholders, but a few of them whose names will be familiar to the farmers are:
Prof. Truog, Head of the State Soils Laboratory; Prof. Sammis, professor of Dairy Husbandry, U. of Wis.; Prof. Sommer, professor of Dairy Husbandry, U. of Wis.; Prof. Bewick, Star Leader, Boys' and Girls' Clubs; A. R. Albert, Instructor in Soils, U. of Wis.; Prof. Graul, professor of Soils, U. of Wis.; Mr. Dunnewald, Fieldman, State Soil Survey; John Callahan, State Supt. Schools; Prof. Frost, Professor of Agricultural Bacteriology, U. of Wis.; Prof. MacKlin, Professor of Agricultural Economics, U. of Wis.

The main office of the National Land Colonizing Company is in Madison, Wisconsin. We are now located on the ground floor of the new Insurance Building, next to the Orpheum Theatre. This is a picture of our map room. However, you do not want to come to Madison to see these farms. Our field managers and development and construction men are located in offices right up at the land, and that is the place to go to see the farms. But, if you ever go through Madison, we would be glad to have you drop in and pay us a visit.

Where are these Ready-To-Start-Farms?
They are located in the very best and richest part of Upper Wisconsin. They are not in the far north. They are in a district of good roads, good schools, good farms, and prosperous modern towns. Space prevents giving a full description of the district here, but the country is described in detail in Bulletin No. 4. Read Bulletin No. 4 for a full description of the country where you can come in and get one of these farms.

Are the farms in a good neighborhood?
It is hard to find a better class of people—anywhere than lives in these Ready-To-Start-Farms, and on the older valuable farms adjoining these new farms. They are good American farmers of all types. Many are from Iowa, Indiana, and Minnesota. There is also a scattering of Norwegians and Germans.

Have many men taken Ready-To-Start-Farms?
In the past men have applied for Ready-To-Start-Farms as fast as we could manage to put up buildings for them. Many more have put up their own buildings. We are now ready to take care of more than ever, and they are coming faster than ever.

Are these farms near good towns?
Yes. The country is fully described in Bulletin No. 4. There are good towns of 4000 population and up within the trade areas of these farms, where you can trade, shop, send your children to high-school, and enjoy all the advantages of a modern town.

Are there good roads?
Yes. Some of the famous patrolled Wisconsin trunk lines pass within only a few miles of the colonies. Patrolled county trunk lines go through one colony and along the edge of the other.

Are there good markets?
It would be difficult to find a country better situated to markets. High freight rates have taught farmers what it means to live very close to the big markets, like a farmer does in Wisconsin. Locally, there are creameries and cheese factories where a farmer can sell his milk. The big markets of the Central States are all within a night’s ride. Chicago, Milwaukee, St. Paul and Duluth offer four of the best markets in this country, to say nothing of the many large towns right at hand in Wisconsin, where poultry, fruit, vegetables, and cordwood can be sold.

Are there churches and schools?
There are good schools, and there are both Catholic and Protestant churches in the towns. Your children can get an education in good Wisconsin schools, and your family will be within easy driving distance for services at either Catholic, Lutheran, or Protestant Churches.
Is the soil good?
We have the best soil that we could find in Upper Wisconsin, and the men in this company have been buying Wisconsin lands for years. The country is just gently rolling, with perfect drainage. There are no hills. There is no sand land—absolutely none—and no poorly drained areas with tight subsoils. This clay loam is a chocolate color, works nicely, and never bakes. The big crops you can see are the sure proof of the richness and productivity of this virgin land. Covering all the land you will find a three to four inch layer of black leaf mold that has lain there for thousands of years. Think of having a farm, that you can get so cheap, covered with that kind of fertilizer.

Is the land well drained?
Yes, fresh creeks and rivers drain every farm. The subsoil runs gravelly and sandy clay, with no hard pan that makes wet land. None of these farms are in drainage districts, but all have good natural drainage. Every farm is high, dry, and beautifully located.

What about fuel? Do people suffer from cold?
Every farmer can get all the fuel he needs right off his own place. Do not think that these farms are in a cold northern country. Some of our farms lie a little north of an east and west line through St. Paul, and some of them are considerably south of the line. These farms lie entirely south of North Dakota, and south of South Dakota and Minnesota. The climate is not harsh, and no one will feel or notice the cold a bit more than in Northern Illinois or Iowa.

Can I get a farm without having to live at a distance from neighbors?
You can get a good farm right along side of good neighbors if you wish to come and pick one out.

Are there any new farms located in this district?
Yes, hundreds. You can talk to the men who are already there when you visit the colony.

Are there any old developed farms in the colony?
There are no old developed farms, but there are many farms that were settled a few years ago and which are now fully developed. The visitor can see these developed farms when he comes to the colony to investigate.

Are there any schools outside the towns?
You will probably see better schools at the colony than the ones in your own home country. The schools are excellent. Schools have been built in ahead of the settlers.

Is there any timber on the farms?
Some of the farms have stands of beautiful hardwood timber. Part of this can be kept for a woodlot, and the rest can be cut and sold for saw logs, bolts, or cordwood.

Is this a good dairy country?
There is no better dairy country in the world. The dairy farmer makes more money than any other type of farmer. Of course, there is money in potatoes and grains, and these can be grown on our lands, but a dairy pays in what makes the big steady income right from the start. Dairy farmers did not suffer like the other farmers when prices dropped after the war.

Root Crops, Cabbages and Pickles
This is a picture of a man who came to get a farm and two of our men in a garden. It did not take him long to pick out a place when he saw such crops.

Hundred of Bushels of Potatoes to the Acre
You can raise big, smooth, uniformly sized potatoes like these to sell at the warehouses in town. There is big money in a few acres of potatoes.

Dairy Cows Make the Biggest Money.
Building up a dairy herd makes the biggest money. Cows bring a steady monthly income and help clear the land. Scatter clover broadcast and you have the finest kind of pasture and hay without even needing to plow.