acres, or one quarter section of land. The only further condition required is that the person making the entry shall reside upon the land during the next five years, at which time a patent is issued without further expense. Lands entered under this law are not liable for any debts contracted before the issuing of the patent.

TENURE OF LANDS.

All lands are declared alodial or free from all reservation of service, rent, hunting, mining, fishing, or other rights; the last remnant of the old feudal system being entirely abolished and prohibited. Land once purchased of the government is held in the absolute right of the purchaser, his heirs, or assigns. Upon the death of a person his property is equally divided among his children or nearest kin, or may be willed to any person he chooses; the law of primogeniture, by which lands descended to the oldest son only, having no existence here. One payment, of the moderate sum of a dollar and a quarter per acre, extinguishes at once, and forever, all right, title and interest of the government, and of all other parties to the land.

INCREASE OF VALUE OF PROPERTY.

It is quite evident, that in a state growing so rapidly in population; where the amount of business of all kinds is constantly on the increase, and where new lands are every day brought under the improving hand of intelligent labor, there must be a constant and steady increase in the value of all real estate, which cannot exist in older and more settled portions of the country. Lands that but a few years since were purchased of the government for a dollar and a quarter an acre, are now worth five, ten, fifty, or perhaps a hundred dollars an acre; and as this increase of population and business has not reached its limit, it is certain that the corresponding increase in the value of property must continue for many years to come. Hence those who purchase now will participate in this gradual growth and increase of wealth, as the country becomes more and more settled and improved.

GOVERNMENT.

The state is governed in accordance with a constitution, which is the supreme law of the land, not granted by any sovereign power, but formed and ratified without restraint, by the people themselves, in the year 1848. The legislature consists of a senate of 33 mem-