PRACTICAL COLONIZATION.

WHAT CAN BE DONE IN THE SOUTH.

THE COLONY OF CULLMAN IN ALABAMA—ITS HISTORY AND PRESENT CONDITION—OPPORTUNITIES OFFERED FARMERS AND LABORERS TO PROCURE CHEAP AND COMFORTABLE HOMES—HINTS, TO INTENDING IMMIGRANTS.

From a Special Correspondent.

CULLMAN, Ala., Tuesday, June 12, 1877.

Colonization is the best method of settling in the South. The poverty of the country, the scarcity of towns, the want of schools, the lack of society—in a word, the absence of nearly every element of civilization from rural life makes it necessary to bring here all you need in these respects, or else to join some company that has already established the requisite facilities for reasonable living. Such a company is the colony of Cullman.

In 1873 the South and North Alabama Railroad made Mr. John G. Cullman, of Cincinnati, its agent for the sale of a large tract of land granted the railroad by the United States Government. That gentleman immediately collected a few families, moved them here, and founded the colony named Cullman. Through advertisements and the good reports from the colonists, the place soon became widely known among the Germans in the West, and even in Europe. It received at once settlers from almost every State, and grew as rapidly as the canvas cities of California. In its first stages the effort was neither easy nor pleasant, for the disturbed state of the country and the animosity of the natives toward Northern people often interposed very serious obstacles. But the persistent Germans continued their labor despite outrages, and overcame all difficulties and the difficulties met in nature. They have now won harmonious relations with the country, a good degree of material comfort, the essential element of content, a very fair promise of financial success.

Cullman is on the plateau of Sand Mountain, 33 miles south of Decatur. Its altitude of about 800 feet gives it a climate that is highly praised. Severand agents are reported among epidemic fevers never prevail, the Winter is short and mild, and the Summer is not oppressive. The country is slightly rolling, and covered with valuable forests of various oaks, hickory, ash, white poplar or swood, chestnut, black and yellow pine. The soil in thin and not rich. But the sandy loam on a close clay bottom, becomes productive for almost any crop, and holds its fertilizers very well. The crops I saw here were surprising as to growth, and for its appearance leads one to expect less than an average yield. The water, either in springs or in wells of little depth, is soft and wholesome. The productions of the country are of great variety; large crops of corn, oats, rye, and barley; Irish and sweet potatoes, tobacco, cotton, peas, beans, sugar-cane, all kinds of vegetables; clover is grown to some extent; also some other kinds of grass. The capacities of the soil and climate are not yet known, for the farmers have not had time to prove them. Some interesting experiments promise success in new fields; among others, young cotton plants were growing as lusty as they were in good condition. I understand coffee is raised on the Rhein; and as the climate here is not so cold as there, it is thought this product may be successfully grown in these mountains. The country is considerably probably well adapted for fruit raising. Fine peaches were shipped North last year before any others were in the market; and dried peaches are to be one of the chief productions when the orchards are matured. The vine grows luxuriantly almost all over the State. The apples of Blount County have a high reputation in Alabama. Various kinds of good plums grow well, and promise the success of finer cultivated varieties. Pears grow to a large size. All the small fruits, such as strawberries, blackberries, gooseberries, raspberries, and currants, grow luxuriantly. Some German vintners have tried the growing well in a garden; whether they will produce good crops will be known in a few years. In general terms, the region is thought to rival California in growing large and perfect fruit. The vine is matured, and fine wine is for success. Many kinds of native and foreign grapes are being tested, to enlarge this industry in the best directions. The vines bear a good crop in the third year from the cutting. The colonists have now about 200,000 vines, with the purpose of making wine. The first vintage, last year's, has such fine qualities in flavor and bouquet that great success may reasonably be expected from this product. The climate seems peculiarly favorable to grow for it grows wild in remarkable perfection. The Winter rains are not cold enough to injure the vines; the Summer months are dry enough, yet not too dry, for their perfect growth, and the warm, sunny Fall ripens the vine, and sweetens it to perfection, fully six weeks earlier than in the West and North. Stock live the year round in the woods without feeding. In the Spring they are mere skeletons; but they might be easily kept in good order with a little feed. Sheep do well here, according to report, and might do well in reality, if a little feed and attention helped the natural advantages.

The town of Cullman is now with a population of 100 residences; stumps are still in the lots and streets, and many things show the roughness and crudeness of a new settlement. But in some respects it produces a pleasant effect. New houses—some of them quite elegant—are building; yards and gardens are common, and a general air of plain comfort is evident. It is more thrifty than any other place I have seen in Alabama; the quiet, industrious German character pervades the settlement. The substantial nature of Cullman may be judged from some of its contents. It has three hotels, two of brick; a large furniture factory, one brick yard, two wagon shops, one cigar factory, two blacksmith shops, one gunsmith, one tin shop, three boot and shoe shops, two tanneries, one bakery, two butcher shops, six grocery and dry goods stores, one lager beer brewery, two papers, two churches, one German and one English school, one flour mill, one livery stable, and three saw mills.

The social life seems active. They have a ball once a month in the large town hall; a single society is prominent, and frequent excursions and picnics bring visitors from Montgomery, Decatur, and other cities. The evening I spent in the hotel was quite pleasant. Some of the people gathered in the house about tables, where dominoes, cards, and conversation united them in pleasant intercourse, and good home-made catawba wine and beer was passed around. The contentment of the men, women, and children seemed to prove the possession of comfort and to promise at least a reasonable success. The colony contains 600 families and 3,000 souls. They are on farms about the village, some as far off as 15 miles. The internal organization of the colony I thought would be an important study. But the laws of the State are the only limitations of personal freedom. The colony is simply a union of neighbors in and about a village, having a reasonably supply of the necessaries and simpler advantages of civilization. Any one may join it, enjoy its advantages, and still follow his own will in social and industrial matters.

I retired to here an unknown, or even a common founded on considerable and considerate observation: A Northern family migrating to the South ought to be one of a colony of Northern people. It is needless here to enforce the wisdom of this counsel by more than a mention of the farmer's need in the South of society, of personal protection, of schools, of industrial enterprise, of mutual help, and of almost every other advantage common in civilization. Many Northern people ignore this need till they are settled in the sunny yet gloomy isolation of a Southern plantation will repent of their ignorance. As there are many who might wish to join such a colony as Cullman, I present the following hints of the methods and expenses of establishing homes, graded by the amount of money possessed by the immigrant.

1. A working man or a mechanic without money can get work, but the wages are very low. If he lacks the energy and economy necessary to save money wherewith to buy a little land or other property, he is not likely to improve his condition by the change of his hands alone. A few men, however, came here without means, and have made for themselves comfortable homes and the facilities for making money. The laborer gets $1 50 per day, without board; $8 per 1,000 for splitting rails, 30 cents a piece for railroad ties, $1 50 per cord for cutting fire-wood, $4 per cord for oak bark. Board costs $3 50 to $4 per week at hotels.

2. A man with $400 can begin his home with only the lowest, plainest, and most necessary articles. Government land can still be had within a few miles of the town. The expenditure of money will be about as follows: For entering 160 acres public land, $14; windows and doors for a log-house, $20; one cow and calf, $20; household utensils and farm tools, $41; total, $100. The house will be raised by the neighbors in a "bee." Of course, $100 is too small a sum for such an effort; but it is sufficient for getting a start in the cheapest way. The immigrant brings his bedding and clothes, and anything that will pack closely; but furniture and such large objects should be bought here rather than transported a great distance. It is supposed that he will work half the time for wages or in cutting ties and railroad ties from his land, or splitting rails or peeling bark. What time he has for himself he will devote to clearing land. The neighbors plow and haul for him in return for his services. The third year he will have land enough under cultivation to enable him to work for himself. He can get grape-vines, fruit trees, and seed from the members of the colony, and pay for them when the crop is harvested. Thus by degrees he gets his home established and provided with the plainest necessities.

A man with $500 can commence at once to work for himself. His money will disappear easily in the following leading items:

Fees for entering 160 acres public land	$14
Log house	40
Cow and calf	20
Yoke of oxen	40
Wagon	80
Plows and other tools	15
Vines for one acre	5
Furniture and stove	50
Well	15
Two sheep	15
Total expenditure	$294
Original capital	500
Remainder	$206

Instead of taking public land, it is did not suit him, a man may buy of the railroad land 2 to 3 miles from the town at $8 to $10, and 4 to 10 miles away at $2 to $6 per acre. The payments are as follows: One-fifth cash, the remainder in four yearly installments, with interest from the date of purchase. As an example, suppose he buys 80 acres at $4 per acre, which would cost him $320 cash:

One-fifth at $320, cash payment	$64 00
First yearly payment, $64, interest, $5 12	69 12
Second yearly payment, $64, interest, $10 24	74 24
Third yearly payment, $64, interest, $15 30	79 30
Fourth yearly payment, $64, interest, $20 48	84 48
Total	$371 26

Warranty deeds, I believe, are given by the railroad.

The surplus of $206 remaining after the purchase of what he absolutely needs is supposed to suffice for the support of his family until the third year's crop returns some money. It would probably be enough bacon and meal for nourishment, with what little can be got from the garden, the second year. Of course, the sum is too small for anything but the closest management and for procuring the bare necessities; $300 or $1,000 would give a more reasonable existence and an opportunity for hiring a little help in clearing land, building, tilling, and harvesting. The results that may be expected in the third year cannot be stated with any confidence, for they must vary with the management, the seasons, the health, and many other attendant circumstances. The average gain may be 30 acres of land cleared and fenced; facilities for keeping 8 cattle and 50 sheep; the support of the family, excepting in groceries and clothes; 20 lambs, worth $1 50 each; two steers, $20 each, and pies, 6 cents per pound dressed. The more important profits may be stated thus:

Crop of grapes, (one acre)	$200
Crop of grains, sweet potatoes, wool, &c	100
Appreciation of land and improvements	1,000
Total increase	$1,300

The prospects then before the farmer are still more difficult to state, excepting in a guess. But as the future anywhere is no more than a vision there is no exceptional risk or temerity in fortune-telling here; the fulfillment I leave to the seeker. Politically, the immigrant may expect to become a Democrat. Many people have a natural capacity for this profession that makes it a pleasure instead of a sacrifice. I am told that new-comers soon join the majority of the colony, even if they arrive as Republicans. Socially, he will have good neighborly relations with the industrious German people; the opportunity of occasional public amusements; the advantage of a reasonable school, that may be improved to a high standard in the colony; churches, generally in the general terms, the necessary facilities of plain civilization. Financially his success at first must be very moderate; after his house is built, furnished, and made productive, he can certainly expect to obtain with twice or much less labor than is required in the North; whether he will make much more money than is required for plain comforts, is doubtful in the present state of things, unless the wine-growing industry will do as well as its enthusiasts predict. Domestic matters may be very satisfactory as regards the physical comforts dependent on climate and soil. The location is very healthy; the water is good; the Winter is mild and short; the productions of the soil are of great variety in vegetables and fruits; the expense of living is relatively small; the farm work can be done the year round; stock needs but little attention. In short, nothing seems wanting for the establishment of comfortable, secluded homes, where life may be healthfully maintained with moderate labor. As to who should leave their Northern homes and come here, people generally think they judge best of their own business; but, as is frequently the case, some one else thinks a few remarks may help them to decide. First, those who suffer with ill-health in the Northern climate are the best justified in coming to this mild region; and, secondly, those who work hard without getting a home and saving a little money are justified in trying their fortunes in these easier conditions. Those who are hesitating about coming are they who are blessed with the exceedingly good fortune of average health, average circumstances, and average contentment.

C. H. F.

AN ESTATE OF NINE MILLIONS.

The Boston *Globe* of Thursday says: "Mr. Augustus Hemenway, of Milton, died about a year ago in South America, where he held mines and plantations. He was well known in the South American trade, in which he amassed nearly all of his wealth. He left the property to his wife and family and his brother, except some $100,000 in public bequests. As the appraisers of the estate, Messrs. William Perkins, Henry C. Brooks, and Charles U. Cotting, filed their inventory of the value of the real and personal property in the Norfolk County Probate Court yesterday afternoon. The total value is $8,911,235, the thing the largest amount of a single estate ever entered for probate in Norfolk County, and it has been rarely exceeded in any county in State. The sums appropriated to this sum administered upon in Dedham, was the estate of Ebenezer Francis, of Roxbury, which was valued at about $4,000,000, in 1858. It should be borne in mind that persons appraisal real estate or any other property of uncertain value in process of settlement, place a low, rather than a high, valuation thereupon, for it is fair to assume that Mr. Hemenway was worth, financially, all that the estate is valued at. The real estate is valued at $380,000, and consists mainly of property in Boston, as follows: Marlboro Hotel, American House, houses on Beacon, Mount Vernon, Chestnut, and North streets, and Warren and Shawmut avenues; a summer residence in Lancaster, Mass., and the homestead farm in Milton. The personal property comprises $695,700 in United States bonds, $689,257 in State and city bonds, $592,333 in railroad bonds, $238,659 50 in railroad stocks, $203,746 50 in coal and canal stocks, $88,224 in manufacturing stock, $93,357 in New-York banks, $6,915 in miscellaneous stocks, $8,694 39 in insurance scrip, $659,655 77 all to private parties, some of whose names are found among the solid mass; notes receivable, $2,243 92; bank accounts, $1,013,193 84; shipping, $49,930; merchandise, $223,707 17; sundry personal property, which includes moorings at Valparaiso, Brazil, and Pisco, Peruvian, statuary, silver ware, furniture, &c., $82,384 06."

INJUSTICE UNDER A JUST LAW.

The Chicago *Tribune* of Sunday says: "Complaint is made that certain lawyers of all repute are in the habit of going to butchers and grocers and buying them them for a nominal sum the desperate claims held by the latter; then the new holders begin suit under the exemption laws of the State against the wives of these debtors for the purpose of recovering the face value of the claims. Sometimes, owing to the annoyance to which they put these new defendants, they succeed in accomplishing their object and making a very profitable investment. In other cases, these women, who are innocent of the indebtedness incurred by their husbands, have refused to pay, in whole or in part, although nerved and bothered from day to day by these sharpers. It is understood that when Gov. Cullom was here last week complaint was made to him of this practice, and that he promised to look into it. There does not appear, however, to be anything illegal in the transaction. Even if the wives did not contract the debts, they had their share in the meat, vegetables, and sugar, and are, therefore, presumably responsible to a certain extent."

A POOR WOMAN'S PRAYERS.

The Fitchburg (Mass.) *Sentinel* tells the following story of ex-Mayor Blood, of that city: "A poor woman who loaned Mr. Blood some $400, all the money she had, heard of his financial troubles and called on him to see if she could not save her money. 'What if I don't pay you?' asked the debtor. 'Oh, then I shall pray for you,' answered the poor woman. 'What if I do pay you?' asked the debtor. 'Then I will pray for you,' said the poor woman. 'Then I shall pay you to-morrow,' said the debtor, for you are bound to pray for me, and I want your prayers on the right side.' The money was paid and carriage provided the means for liquidating the poor woman's claim."

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