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Colonization and Community Development



REPORT OF PROGRESS

Wisconsin Colonization Company

Eau Claire, Wisconsin

CONTENTMENT

"How sweet an emotion is possession! What charm is inherent to ownership! What a foundation for vanity, even for the greater quality of self-respect, lies in a little property. I fell to thinking of the excellent wording of the books in which land is called "real property" or "real estate." Money we may possess, in goods or chattles, but they give no such impression of mineness as the feeling that one's feet rest upon soil that is his; that part of the deep earth is his with all the water upon it, all birds or insects that fly in the air above it, all trees, shrubs flowers and grass that grow upon it, all houses, barns and fences—all his. As I strode along that afternoon I fed upon possession. I rolled the sweet morsel of ownership under my tongue. I can understand why the miser enjoys the very physical contact of his gold. Every sense I possessed, sight, hearing, smell, touch, fed upon the new joy."

David Grayson—Adventures in Contentment.

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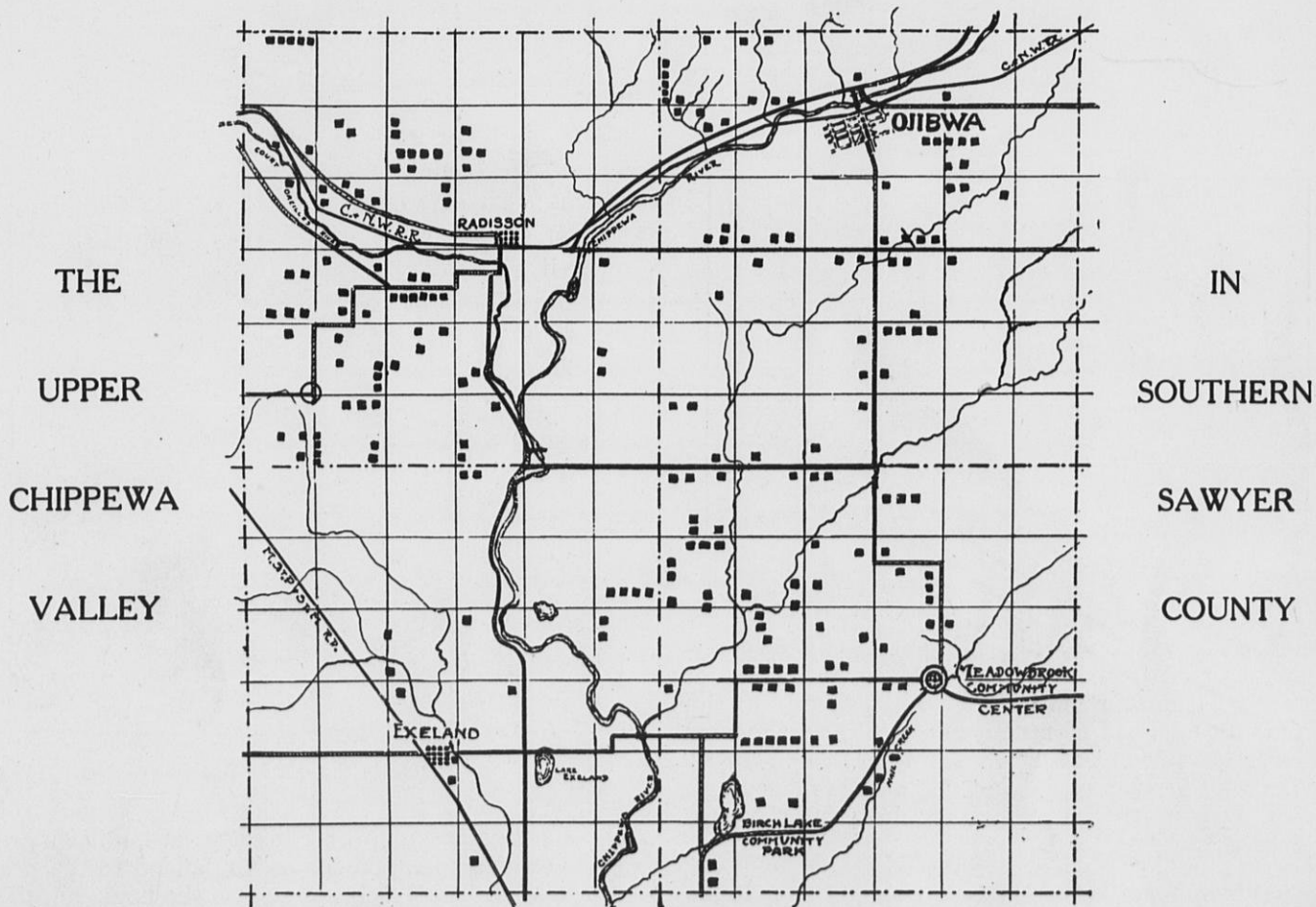
COLONIZATION AND COMMUNITY DEVELOPMENT

Reclamation and settlement of logged off timber land presents many and varied problems to the pioneer farmer, the business man, the manufacturers and the land developing agencies as well as unexcelled opportunities. In the past, land settlement has been most active in the prairie sections and the arid and semi-arid districts, and—to a limited extent—in the drained swamp land areas.

However, for the past few years, the tide of homeseekers has turned to former timber lands of the Upper Mississippi Valley. With this influx of new farmers, land owners and other persons interested have had to give the question of the most efficient methods of colonization much thought. In discuss-

ing this problem, it might be well to classify land settlement activities into four general groups, namely, engineering, sales, farm and community development and finance.

The Wisconsin Colonization Company purchased in 1917, approximately 50,000 acres of former hardwood timber land in southern Sawyer County. This entire tract was surveyed in order to determine the most desirable location for roads, community centers and villages. The land was then blocked into farm units of from 40 to 160 acres and each piece was mapped showing the location of the most desirable site for the farm buildings, wood lot and permanent fields.



The Map above shows the territory in which The Wisconsin Colonization Company is carrying on its Land Settlement Work.

“MADE-TO-ORDER FARMS”

The original Made-to-Order Farms as developed by the Wisconsin Colonization Company give to the new settlers the necessary aid so they can continue to help themselves in the further development of their farms without the usual first-year difficulties of the new timber-land farmer.

The land buyer first selects the land he wishes, then the type of buildings desired, the amount of live stock, tools and seeds. The total of these items makes up the purchase price. The buildings are erected by

the Company and are ready for the new family when it arrives.

The Wisconsin Colonization Company's plan of furnishing each buyer with a small attractive house, a barn, live stock, tools and seeds, and of rendering assistance through the Farm Department appeals to the intelligent and progressive homeseeker. The group settlements, which result in the nearness of neighbors, the good schools and social meetings, take away the lonesomeness and isolation of the usual pioneer life.

FARM HOUSE CONSTRUCTION

Farm buildings can be erected more cheaply and efficiently by a large organization than by the individual. It is important for the new farmer to have a home to move right into, and a barn to shelter his live stock. The general appearance of a new country where the small farm cottages have architectural character and are attractively painted is in striking contrast with the average tar paper shack and log cabin of the pioneer in unorganized and scattered settlements.

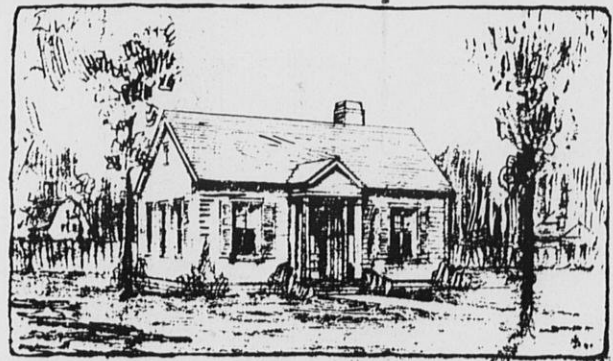
much to make her better satisfied with the inevitable disturbances which come in changing the location of her home.



Cottage No. 1—One Room

The furnishing of a small, attractive, yet inexpensive farm house and barn is one of the most important services which a farm development organization can render to the individual settler and to the community. It is of much more value to the new farmer than the clearing of a few acres, due to the fact that the average beginner has little money and has a surplus of labor which can be profitably employed at clearing land.

It is of especial value to the woman in the home in giving her protection for her little ones and it does



Cottage No. 2—Four Rooms



Cottage No. 3—Four Rooms

These attractive farm cottages are built on each piece of land sold, and the cost is added to the price of the land. The purchaser selects the home he wishes built.

NUMBER OF FARM BUILDINGS BUILT BY COMPANY

	1917	1918	1919	1920 (3 mos.)	Total
Houses.....	23	59	91	48	221
Barns.....	18	48	67	48	181

FARM SURVEYS

The blocking out of a large tract of undeveloped land into desirable farm units is a difficult problem, for the topographical, soil, and road conditions are all important factors which must be carefully considered in determining which pieces of land can be developed into the most economical farms. In order to approach this problem in the most intelligent manner, it was thought best to employ soil specialists to make detailed surveys and soil analyses of over one hundred farm units. These surveys outline, in detail, the different classifications of soil to be found

on each farm and suggest the crops that are best adapted to the various types of soil.

In the preparation of this report, careful consideration was given to the proper location of building sites, wood lots, and fields. These detailed farm surveys are of much help to the prospective land buyer in the selection of land and also serve as a guide in the development of the farm.

This service is something that is new, and, as far as known, has not previously been a part of the service of any other colonization project.

SOIL MAP



**No. 27 HIGH CLASS GRAIN AND DAIRY FARM
As You Will Find It**

80 acres less than 5 miles from Ojibwa. Good road under construction. There are about 2 acres of good hay meadow. Scattering timber for building occurs on the northwest portion of the south forty. About 15 acres on the east portion of the north forty is easiest to clear, there being but little poplar and down logs, and the stumps are far apart so that early cultivation is possible. There is a high per cent of good plowland.

SOILS	Estimated Acreage
2: Rolling Brown "Clay Loam"	53 A.
3: Level Brown "Clay Loam"	24 A.
4: Black "Clay Loam"	1 A.
1: Black Meadowland	2 A.

- | | |
|------------------|-------------------|
| — Road | ✳ Evergreen trees |
| ~ Wild Hay | ⋮ Soil Boundary |
| ⊙ Hardwood trees | 3: Numbers |
- Surveyed September 1920

FARM MAP



**No. 27 HIGH CLASS GRAIN AND DAIRY FARM
As It May Be Developed**

The 80 divides into four larger fields for the general crop rotations of silage, potatoes, grain and hay; and three smaller fields for such crops as rutabagas, sugar beets, peas, and rape. About three acres of scattering timber can be saved for a small woodlot in connection with the permanent pasture. The garden as shown would provide three types of soils, #8 being well suited to cabbage, celery and lettuce. Standing trees should be left along the future fence rows for shade for stock.

- | | |
|---------|-----------|
| □ House | --- Fence |
| ▭ Barn | ~ Garden |

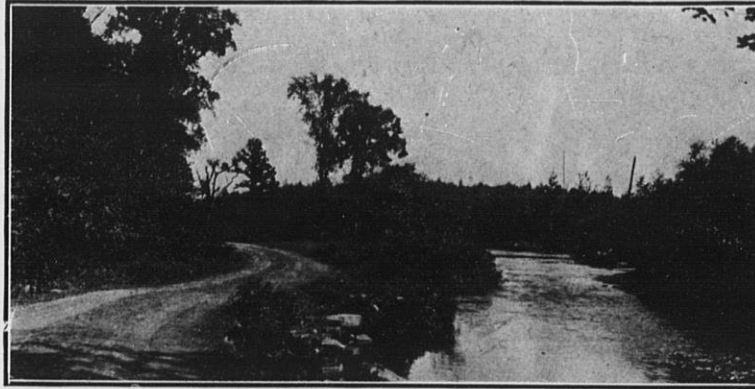
MADE & CERTIFIED BY
AMERICAN RURAL PLANNING ASSOCIATION.

The above is a reproduction of one of the soil reports and suggested farm development plans as prepared for the Wisconsin Colonization Company. This survey not only gives a detailed topographical report and soil classification, but also outlines a suggested farm development plan.

ROAD BUILDING

When the Wisconsin Colonization Company purchased its lands, very little of the property was adjacent to roads. There had been but little activity in this portion of Wisconsin since the logging days of twenty odd years ago. Even during the first year of selling, it was found necessary to construct roads to keep enough available land on hand to meet the demand for "Made-to-Order" farms. Each succeeding year the road problem became more pressing,

During the years 1920 and 1921 the Company expects to spend from \$15,000.00 to \$25,000.00 more in cutting and making passable roads to the remainder of its unsold lands. The towns expect to spend considerable money grading up and further improving the temporary roads which the Company has constructed during the past few years. The pioneer road problem should be given State or Government aid or at least provision should be made so that roads



Roads built along the banks of rivers can be maintained at less cost and are more scenic than the average inland highway.

and it was necessary to construct more passable roads in order to meet the increasing demands of the land buyers. During the year 1919 over 40 miles of different kinds of roads were constructed by the company. Road construction is a most important factor in increasing market facilities, and thereby the permanent prosperity of the region, and in making unsold land available for sale.

could be built through these cut-over tracts and part of the cost levied in taxes against the lands benefited. The building of passable roads is one of the first steps which must be taken in opening up a tract of unimproved land for settlement.

ROADS BUILT AND PAID FOR BY THE WISCONSIN COLONIZATION CO. DURING THREE YEARS

	1917	1918	1919	Total
Brushed and Logged (Miles)	14 $\frac{1}{2}$	16 $\frac{1}{2}$	25 $\frac{3}{4}$	56 $\frac{3}{4}$
Roads made passable (Miles)	1 $\frac{3}{4}$	9 $\frac{3}{4}$	12	23 $\frac{1}{2}$
Roads graded (Miles)			3	3

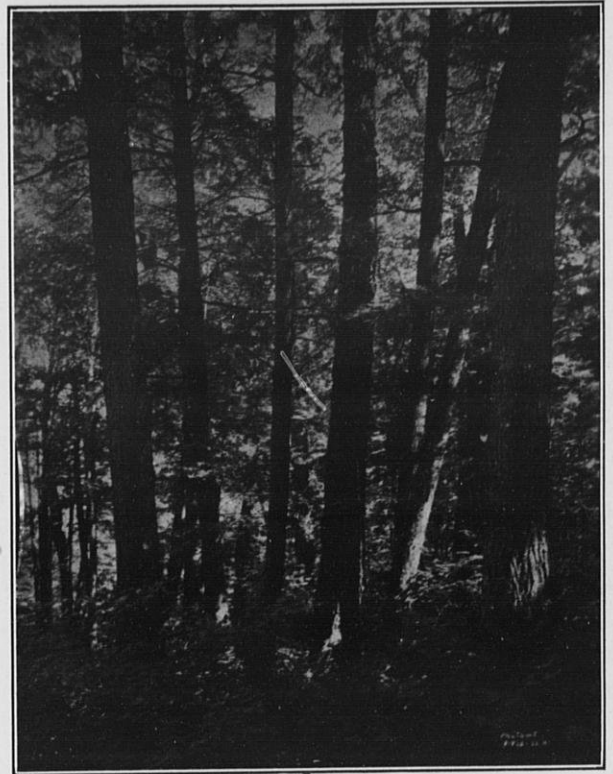


Bridge built across the Chippewa River by the Wisconsin Colonization Company and donated to the Town of Ojibwa

FROM STANDING TIMBER TO THE LUMBER PILE

Until the new farms are self-supporting, many of the new settlers need to work during the winter months. Some go into the factories and mines, while a large majority prefer to secure occupation nearer home. A number of logging camps that operate in this section each year, furnish employment at good wages to many of the new men.

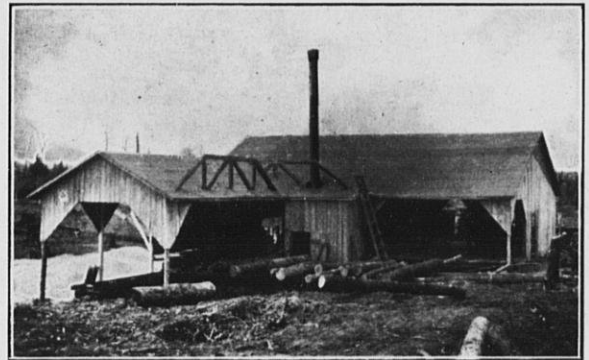
The Wisconsin Colonization Company has about 5,000,000 feet of standing timber on its lands, and the logging and manufacturing of the lumber adds a new industry to a district that needs it very much, and also furnishes the lumber required for the construction of the pioneer homes. Many of the farmers cut logs from their own land which they haul to the mill to be made into lumber for their future buildings.



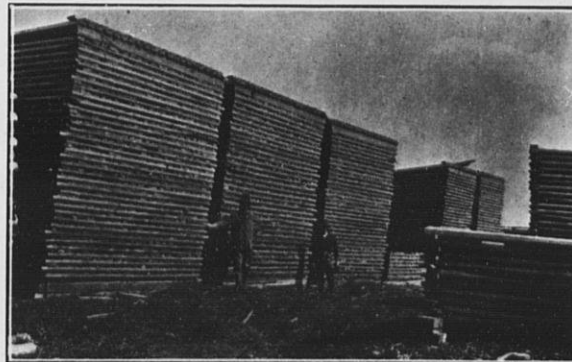
This is the Forest, Primeval



Rollway of Logs



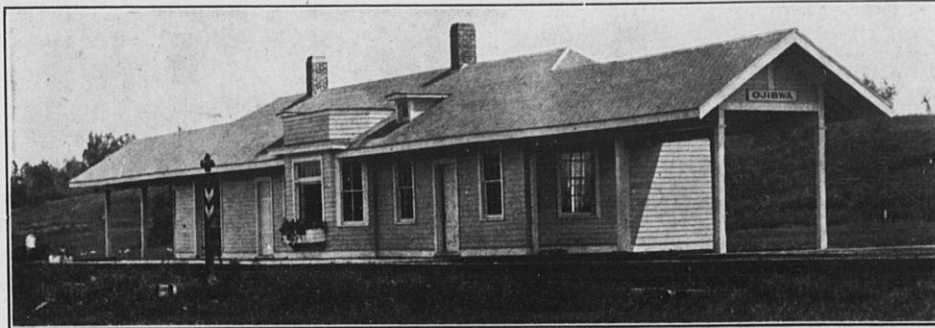
Mill at Ojibwa



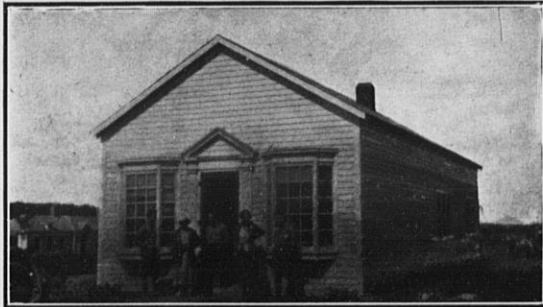
The Finished Product

OF OJIBWA

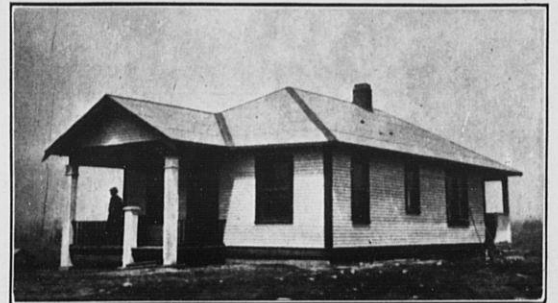
Improvements of this sort can be effected only by planning definitely for them in advance. The "garden towns" that in some few instances have been constructed in connection with some large industrial enterprises have, in a large measure, been possible only in connection with manufacturing plants; but here at Ojibwa every effort has been made to plan a distinctly rural village with as fine and harmonious a setting for future development as any urban enterprise.



The New Omaha Station



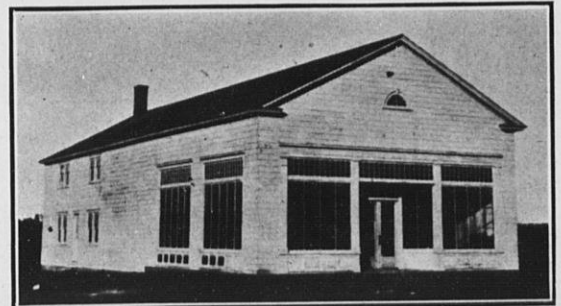
The Ojibwa Restaurant



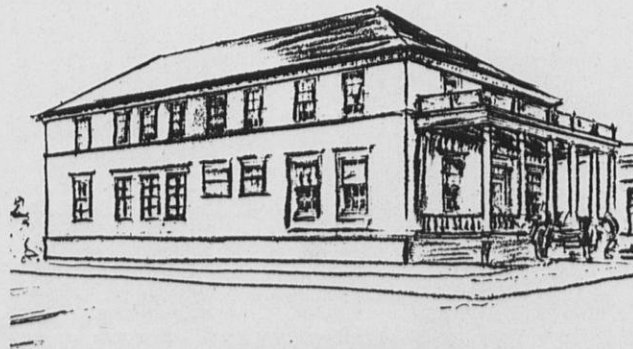
An Ojibwa Cottage



Courier Press Building
Restaurant in the distance



New Ojibwa Trading Post
The Farmers Store



Hotel Under Construction

LAND SALES

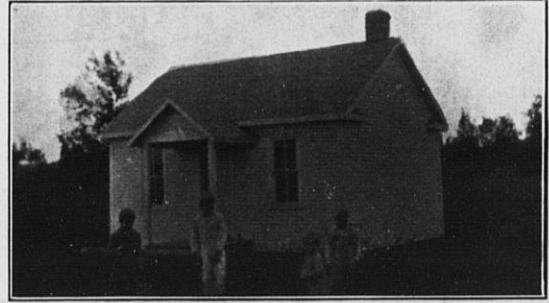
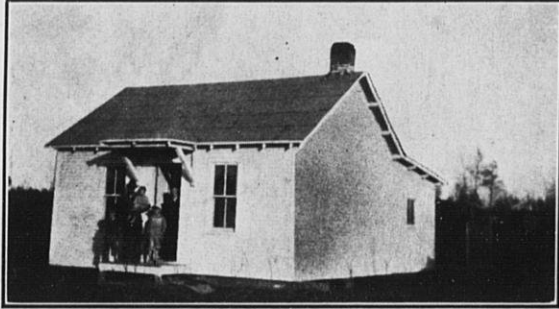
The sales organization is an important factor in any colonization scheme, for upon the selection of desirable new farmers who have the ability to "make good" depends the success of any land settlement movement. After all, the personality of the pioneer men and women is more important than the plan of settlement.

NUMBER OF FARMERS WHO HAVE BOUGHT LAND IN THE SAWYER COUNTY PROJECT DURING THE PAST THREE YEARS

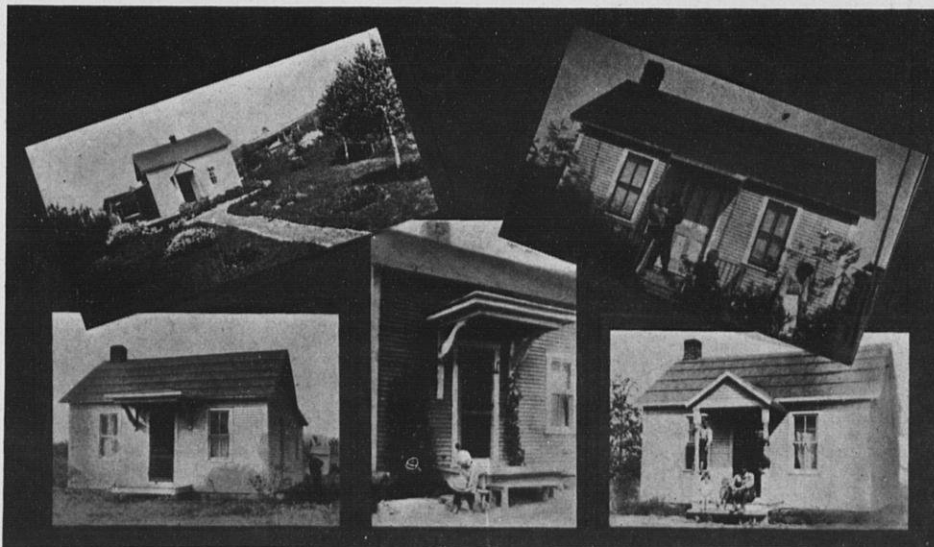
1917	1918	1919	Total
56	119	173	348

BUILT-TO-ORDER FARM HOMES

Constructed by Wisconsin Colonization Company



A GROUP OF NEW FARM HOMES



THE NEW 30 YEAR SALES PLAN

Long time credit is needed in order to finance properly the purchase and development of a new farm. The usual five or ten year payment plan does not meet the needs of the average pioneer farmer.

During the year 1917, the Wisconsin Colonization Company offered land for sale on the 30 year amortization plan. As far as is known, this is the first time that the long time amortization principle

has been applied to the purchase of lands in this country. Over 50% of the men who bought land from the company on the 5 and 10 year plan have had their contracts converted into the 30 year amortization mortgages. This principle of long time rural credits, which is fundamentally correct and economically sound, in time must be adopted by all progressive land selling organizations.

PRINCIPAL \$1,000.00 ANNUAL INSTALLMENT \$76.58

AMORTIZATION TABLE						
YEAR DUE	NO.	INTEREST	PRINCIPAL	DATE PAID	INI- TIAL	BALANCE
19	1	65.00	11.58			988.42
19	2	64.25	12.33			976.09
19	3	63.45	13.13			962.96
19	4	62.60	13.98			948.98
19	5	61.69	14.89			934.09
19	6	60.72	15.86			918.23
19	7	59.69	16.89			901.34
19	8	58.57	18.01			883.33
19	9	57.42	19.16			864.17
19	10	56.17	20.41			843.76
19	11	54.85	21.73			822.03
19	12	53.44	23.14			798.89
19	13	51.93	24.65			774.24
19	14	50.33	26.25			747.99
19	15	48.62	27.96			720.03
19	16	46.81	29.77			690.26
19	17	44.87	31.71			658.55
19	18	42.81	33.77			624.78
19	19	40.61	35.97			588.81
19	20	38.28	38.30			550.51
19	21	35.79	40.79			509.72
19	22	33.13	43.45			466.27
19	23	30.31	46.27			420.00
19	24	27.30	49.28			370.72
19	25	24.10	52.48			318.24
19	26	20.69	55.89			262.35
19	27	17.06	59.52			202.83
19	28	13.18	63.40			139.43
19	29	9.06	67.52			71.91
19	30	4.67	71.91			

This \$1000.00 Amortization Table illustrates the manner in which the payment of a small Annual Installment of \$76.58 will pay both Principal and Interest at the end of 30 years. Advance payments may be made at any Interest Paying Date.

"Happy is the man who tills his field
 Content with rustic labor;
 Earth doth to him her fulness yield,
 Hap' what may to his neighbor.
 Well days, sound nights; oh! can there be
 A life more rational and free?"

COMMUNITY AND FARM DEVELOPMENT

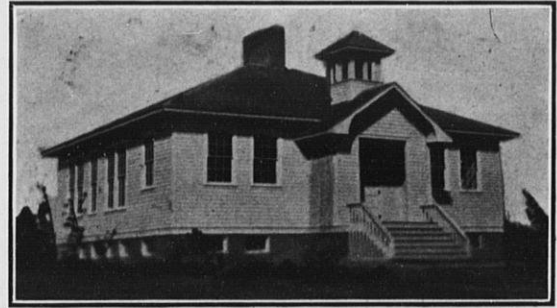
It has been the policy of the company to keep in constant touch with its settlers from the time that they arrive at the station until they are on a self-supporting basis. Very few fail. The new farmer is met at the station and driven out to his new home. His furniture is moved into the attractive little cottage which has been built for him, and his tools, seed and live stock are ready for him upon his arrival. The manager of the Farm Development Department keeps in constant touch with these new families, aiding them in their pioneer problems for the first few years.

Farmers' Clubs are organized, and during the winter months weekly meetings and social gatherings are held in the different halls. Farm building is hard work, and in order to keep it from being drudgery, it is necessary that the men, women and children be given frequent opportunities to play and mingle in social gatherings. A number of strong farmer clubs are doing active work. The Company has just purchased a portable motion picture machine to be used at the community meetings, and by the use of both educational and amusement films, these "get together" gatherings are livened up and made more entertaining.



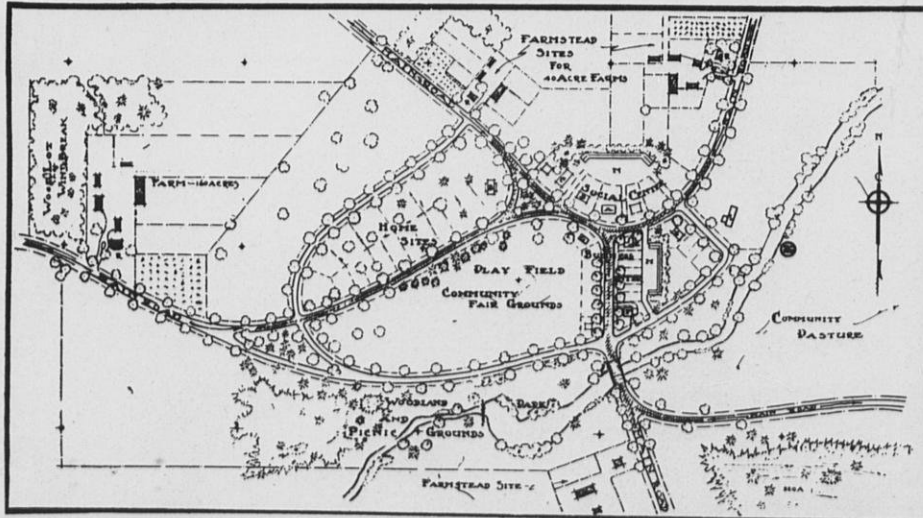
Community Building at Meadowbrook

This building was built by the Wisconsin Colonization Company for the free use of the Community Club.



New Consolidated School at Meadowbrook

It has been the policy of the Wisconsin Colonization Company from the very start to make every possible effort to encourage the construction of attractive and well planned consolidated schools.



Meadowbrook Community Center Plan

LAND CLEARING CONTESTS

So far as we have been able to learn, the Wisconsin Colonization Company organized and carried out in 1918 the first land clearing contest that was ever held. This land clearing contest idea has now gained recognition all over Northern Wisconsin and is rapidly spreading to other states.

The object of the Wisconsin Colonization Company in organizing the land clearing and farm development contests, was to impress the new farmers, even more clearly than ever before, with the supreme importance of clearing land and otherwise developing their farms so that they will yield them an income in the shortest possible time.

The trouble has been that the new farmers often have not realized the great importance of sacrificing other things for the first one or two years, in order

that they may clear their land more quickly, and thus obtain cash returns from their farms without having to work away from home. In most new communities the pioneers are so busy the first few years making a living that they make small progress clearing land, with the result that they work out much of the time, and their farms, instead of being a help to them, tend many times to be an added weight, with the yearly interest and taxes to pay, and very small, if any, income from the farms. Statistics compiled by the Wisconsin College of Agriculture show that on the average less than one acre a year is cleared on each farm in Upper Wisconsin. It is this slow development that discourages the new settler and gives some foundation to the saying that it has taken three generations of settlers to make improved farms from raw "cut-over" lands.

REPRODUCTION OF ADS APPEARING IN THE "COURIER"

Push the Brush Lines Back

Let the Sun Shine In

The second Southern Sawyer County Land Clearing contest is now under way. Farmers all over this section are registering themselves and their farms in this new drive on the brush lines. This campaign is going to prove larger in its scope than the first one due to the fact that many new settlers have come as reinforcements, and in the greater incentive to effort in the form of increased prizes. Agricultural experts all over the United States are watching Southern Sawyer county. Many of them are coming to witness the work we are doing. Make sure your farm is in the front rank fighting its hardest in this wartime emergency.

SEE THE FENCE AT THE BACK OF THE FORTY
How

By Pushing the Brush Lines Back

MAKE THE PILES BIG and Pile Them High

FOR THIS LAST WEEK OF THE CONTEST

We want to have big fires on every farm in Southern Sawyer County the evening of June First. Plan now to have a number of large piles that will be dry enough to burn well. Let's see who will have the brightest farm. Save your brush piles for June 1st and then use the evening to

KEEP THE BRUSH PILES BURNING

But the last two years' experience with the Land Clearing Contests conducted in southern Sawyer County proved that these new farmers could be encouraged and stimulated to clear many times the average number of acres a year. During the 1918 contest, 83 farmers brushed an average of 7.7 acres, and many of them had been on their farms less than six months.

It was to continue and increase this clearing that the contest for 1919 was planned. In order best to carry on this new contest in a little broader way, it was decided to give credit, not only for clearing and breaking, but also for other major improvements, such as fencing, ditching, building root houses, hay sheds, and putting up houses and barns. For this reason the 1919 contest was called a Farm Development Contest.

FARM DEVELOPMENT CONTEST

Of the 130 contestants, 125 were farmers who had bought land from the Wisconsin Colonization Company. Special emphasis and credit were given to brushing and seeding. Every contestant was asked to keep a time record of the entire labor expended on making the different improvements. Personal visits were made to each of the farms, in most cases several visits during the season.

Prizes amounting to over \$1000.00 were given by the Company to Contest winners. A prize of 25 pounds of clover and timothy seed was given to every contestant doing improvement work equivalent to

brushing and logging of 8 acres of land, (considered the amount of clearing that the average new settler could readily do in a season.) In this way every man who really tried knew that even though he did not win one of the big prizes, he was still certain to win something worth while. It was deemed essential to urge that every man sow the newly cleared land to clover and grass so that it would furnish early pasture and also help kill the brush sprout growth. The intention was to reward the man who did better than average work. Of the 130 contestants, 82 qualified for the grass seed prize.



Brushing



Cleared Acres

RESULTS OF THE CONTEST

Winners in each District

The 1919 Contest. April 1,—November 1

MEADOWBROOK-EXELAND DISTRICT.

	Acres Brushed	Acres Logged	Acres Stumped	Acres Plowed	Acres Seeded
1st, Konstantin Oleinik.....	13.2	9.2	2.0	2.0	10.0
2nd, Henry Dietrich	21.0	5.0	1.0		
3rd, J. G. Henrickson.....	3.0	6.0	7.0	5.0	2.0
4th, J. J. Balczewski.....	13.0			5.0	2.0
5th, E. R. Winkler.....	10.1	8.0		.7	

RADISSON-COUDERAY DISTRICT.

	Acres Brushed	Acres Logged	Acres Stumped	Acres Plowed	Acres Seeded
1st, Robt. Bjorquist	18.0	15.0	2.0	3.0	13.0
2nd, Stef Pichowicz.....	16.0	14.0	3.0	3.0	13.0
3rd, Andrew Golonka	8.0	3.0	3.0	3.0	2.0
4th, Anton Baranowski.....	12.3	4.0	3.8	3.8	5.0
5th, Joe Collins	24.0			1.0	16.0

RECORD OF THREE CONTESTS

	1918	1919	1920	Total
Number Contestants	57	130	170	357
Acres brushed	580.0	811.9	819.3	2211.1
Acres logged	362.0	423.8	613.4	1399.2
Acres stumped	62.0	107.2	199.8	368.0
Acres plowed	76.0	182.4	215.8	474.2
Acres seeded	180.0	349.1	583.0	1112.1

STIMULATED LAND CLEARING INCREASES FARM VALUES

The report showing some of the results of the Farm Development Contest gives some very interesting side lights as to the scope and importance of this phase of the work. In fact, such an experiment as this is of much significance to all persons interested in rural economics and social advancement. With such progress on the part of the 130 farmers who joined in this contest, it does not take much ar-

gument to show that the new farmer is rapidly increasing his power of production, and that land values are on a permanent and increasing basis. The earned increment thus produced, due to the active work of the Company and the work of each individual settler, is reflected in the increased land values and the increased prices at which partially improved farms have been sold.



Sheep are Good Land Clearers
3000 Sheep Grazing on Company Land at Ojibwa.

\$230,000.00 IN NEW IMPROVEMENTS

The 130 farms in the contest had a total of 7960 acres on which more than 1000 acres were brushed, logged, seeded, stumped or plowed. The increased production of these 1000 acres for a single year is easily equal to \$50,000.00.

An arithmetical average shows that the average contestant brushed 6.25 acres, logged 3.26 acres, seeded 2.7 acres, and plowed 1.4 acres. In this connection, it should be borne in mind that **more than half of these farmers had been on their land less than a year.**

Taking a conservative figure of \$25 as the increased value of an acre that has been brushed, \$10 an acre for seeding, \$25 for stumping, and \$10 an acre for breaking the land and preparing it for seeding, and a value of \$10 an acre for the still unimproved balance of the farm, which results from the fact that it has been seeded to clover and is a part of a producing and established farm home, in a community of rapidly developing farms, it will be seen

that the total increased valuation to the 130 farms entered in the contest, due to the land clearing work only, is \$102,128.00.

The 50 wells that were dug are easily worth an average of \$50.00 a piece or a total of \$2500.00.

The value of the 8624 rods of wire fence will average at least 35 cents a rod or a total of \$3018.00.

The 65 root houses are worth \$100 apiece. or a total of \$8500.00.

The 39 houses and house additions, some additions being porches, have at least an average value of \$300.00 apiece, or a total of \$11,700.00.

The 91 barns and barn additions, some of the additions being small, have a conservative value of \$150.00 apiece, or a total of \$13,650.00

The other improvements listed average \$40.00 apiece, or a total of \$500.00.

\$230,000.00 IN NEW IMPROVEMENTS

This makes a grand total of \$139,995.00 increased valuation added to the 130 farms which entered the contest, or an average of \$1,076.00 to each farm. As stated before, **many of these new farmers had been on their land less than one year.**

Increase the above figures by adding the value of the improvements made by the Wisconsin Colonization Company, such as road building, house construction, live stock distributed among the sett-

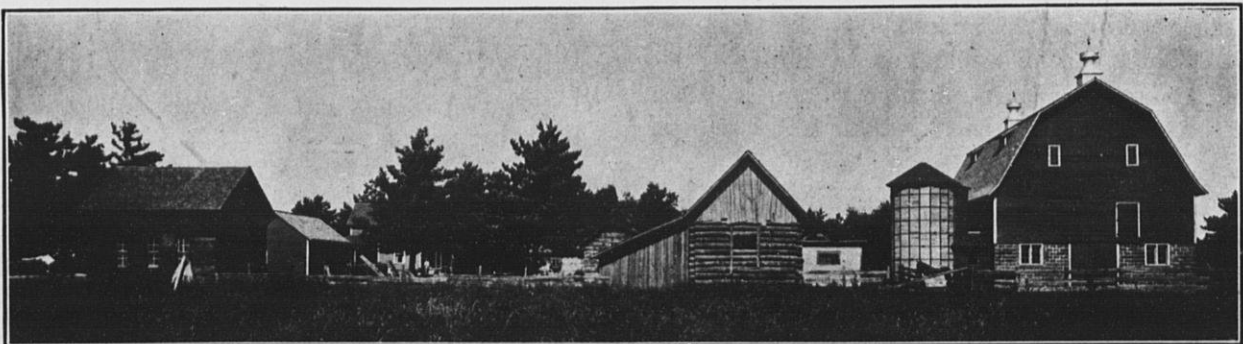
lers, and townsite improvements, which can be conservatively estimated at \$99,500.00, and you have a total newly created value to this community for the past year, 1919, of over \$230,000.00. This does not include the value of crops and live stock products. Development work of this kind certainly benefits all kinds of industry and should receive encouragement from all classes of citizens, as well as from both State and National government.



Breaking New Land



First Crop of Hay on New Clearing



From a Log Cabin to Modern Farm Buildings

ROOT CROPS

It has always been the policy of the Company to encourage the growing of clover and root crops. Observation of hundreds of settlers in their progress in farm development over a period of years has shown that the farmers who stick to clover, roots and live stock make the most rapid and steady advancement.

The Wisconsin Colonization Company has not only urged its farmers to grow clover, but it has gone further and actually furnished clover seed along with the land-clearing tools to the new man. The Company has given hundreds of dollars worth of clover seed as prizes in land clearing contests.

During the year 1919, it was decided to do something in an organized way to encourage the growing

of root crops. Farmers entering the root crop contest agreed to plant one-half acre of their farm to root crops; one-quarter acre to pure bred Green Mountain potatoes, one-eighth acre to rutabagas, and one-sixteenth acre each to sugar mangels and stock carrots. 125 farmers entered this root crop contest.

Some truly remarkable yields were reported as will be seen in reading the letter received from David Smith, the winner of one of the prizes. Other men did nearly as well. Yields of sixty to eighty bushels of potatoes to the quarter acre were quite common. Rutabagas proved to be the best yielders of the root crops and were most popular with the farmers. They are much the best on new land and do well on old plowing.

Wisconsin Colonization Company,
Radisson, Wisconsin.

Dear Sirs:

In regards to the Wisconsin Colonization Company root crop contest, I guess these figures will show more than I can tell, but when I go in for anything of that kind, no half way is of use to me as long as I have got the soil and the weather favorable. As you will see by figures, it is good soil for potatoes and stock carrots and rutabagas and mangels are fairly good but not as good a crop for me. I have given them a good trial, but with the rutabagas and carrots I think I can go a little better yet. For potatoes my aim will be to pass 600 bushels to the acre. I think I have got the soil if I can get it in under cultivation. I planted my potatoe sets from the 20th to 25th of May, rows 20 inches apart from 12 to 15 in a row. Rutabagas broadcast, but I like to seed them 22 inches between rows, and 8 or 9 in a row. Mangels 22 inches apart and about 10 in a row. I seeded my carrots and mangels around the 20th of May and my rutabagas the first week in June.

Yours very truly,

(Signed) David Smith.

David Smith's Root Crop Report.

Number of bushels of potatoes on $\frac{1}{4}$ acre, 134 $\frac{1}{4}$ or 537 bu. to the acre. (Graded in 3 classes, 110 bu. No. 1; 16 $\frac{1}{4}$ bu. No. 2; 8 bu. No. 3).

Number bushels rutabagas on $\frac{1}{8}$ acre, 147.

Number bushels mangels on 1-16 acre, 49.

Number bushels carrots on 1-16 acre, 84.

W. N. CLARK, President.

E. J. CLARK, Vice President.

W. A. BLACKBURN, Treasurer.

E. G. KUEHL, Secretary.



Wisconsin Colonization Company

"MADE TO ORDER" FARMS

SUNNY SOUTHERN SAWYER COUNTY

MAIN OFFICE
EAU CLAIRE, WISCONSIN

RADISSON OFFICE
W. A. BLACKBURN, Manager
E. J. CLARK, Asst. Manager
E. G. KUEHL, Field Supt.
AGRICULTURAL DEVELOPMENT
W. N. CLARK

Radisson, Wis.

May 1, 1920.

Dear Sir:

The Wisconsin Colonization Company believes that root crops are profitable in this locality, and that every new farmer should raise them. The results of the Root Crop Contest that was held last year showed that roots would yield big in Southern Sawyer County. When proper care is given, 300 to 400 bushels to the acre can be expected. Last year's contest also showed that with most farmers up here rutabagas were more productive than either mangels or stock carrots, especially on new land.

Realizing the great value of these roots as winter feed for stock, and wishing to still further encourage the raising of roots in this locality, the Wisconsin Colonization Company has decided to conduct another root crop contest this year. For this purpose a specially fine lot of Monarch Rutabaga seed, grown in England, and generally considered to be the most productive Rutabaga grown, has been bought. It is now proposed to give every one of our farmers who will enroll in the 1920 Root Crop Contest, enough of this Rutabaga seed to plant one half acre if sown in rows.

If you wish to enter this root crop contest, and will agree to use one half acre of your farm for the purpose of growing roots, sign the enclosed registration blank and mail to W. N. Clark, Radisson. He will see that you receive your seed in plenty of time for planting.

Yours Very Truly,

Wisconsin Colonization Company.

By *W. N. Clark,*
In Charge of Agricultural Development.

No contract or agreement valid unless signed by the proper officer of the Company. All payments must be made direct to the Company at Eau Claire, Wis. All quotations subject to price sale or change of price without notice.

The letter above was sent to every settler in the Radisson, Couderay, Exeland and Ojibwa District when the contest was started.

"The men of earth build houses, halls
 And chambers, roofs and domes,
 But the women of earth, all know
 The women build the homes!"

BEAUTIFYING THE HOME GROUNDS

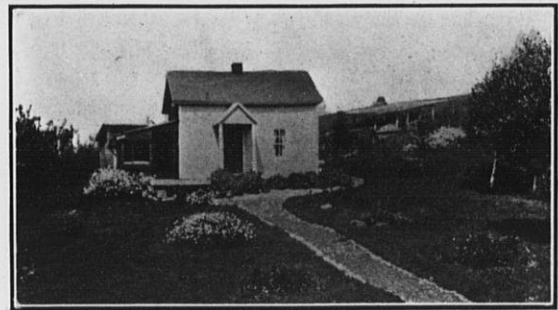
While naturally it is of utmost importance to push hard on matters of economic value, it is also the policy of the Company to recognize that life is made of more than dollars and cents. For full contentment and satisfaction, it is highly desirable that we surround ourselves with objects that appeal to the aesthetic sense. So the company each year has emphasized the importance of beautifying home grounds.

As a result a flower garden was planted last summer on practically every farm in southern Sawyer county. Many of the gardens were unusually attractive, and all the farm houses took on a more home-like appearance because of the atmosphere that flowers always create.

On most new farms in the "cut-over" country, the house is likely to be bare of all decoration, and entirely without those things which give a home the air of permanency. The little touches of beauty around the farm and the farm buildings, which make them more pleasing in appearance, mean a great deal to

the farmer's wife. Anything that can be done that will make the farm more interesting and appealing to the new farmer's family contributes directly to the success of the whole farm.

The Wisconsin Colonization Company bought enough carefully selected flower seed to plant one hundred fifty flower gardens and distributed it to practically every farm home purchased from the



Flowers and Shrubs make the Home Grounds Attractive

Wisconsin Colonization Company in southern Sawyer County. Each package of seeds was accompanied with several diagrams showing how they should be planted so as to give the most satisfactory results.

In driving through northern Wisconsin, strangers are attracted by the distinctive appearance of



A Home set among Flowers appeals to Everyone

the Wisconsin Colonization Company's settlements. The comfortable and well painted farm homes, the neat grounds and attractive flower gardens give the country-side a pleasing and hospitable effect.

W. A. BLACKBURN, Treasurer



Wisconsin Colonization Company

"MADE TO ORDER" FARMS
 SOUTHERN SAWYER COUNTY

LEAD OFFICE
 EAU CLAIRE, WISCONSIN

HEADQUARTERS
 P. J. LUDWIG and Manager
 215 W. CLARE
 W. R. CLARE

Radisson, Wis.
 May 8, 1920.

My Dear Mrs.

The Wisconsin Colonization Company believes that so much of the contentment and happiness of the women and the families who are living on farms in Northern Wisconsin depends on the home-like and attractive appearance of the farmstead, they want to do all in their power to help the women and farmers to make the farms in Southern Sawyer County as pretty and home-like as possible. Last year, flower seeds were distributed among all the women who desired them and all of us who were here last summer and fall know how much prettier and more attractive many of the farms were made by these flowers.

This year the Wisconsin Colonization Company desires to help the women in the beautifying of the farms, and makes this offer to the women of Southern Sawyer county. The Wisconsin Colonization Company will give to every farm some shrubbery, plants of perennial flowers, that is, flowers which will come up year after year without reseeding, and some annual flower seeds, if the farmer and his wife will agree to plant them according to some previously worked out plan, and to plant at least seven trees in the front yard and along the road. These trees are to be found growing either on each farm or near by, thus involving no expense except the labor spent in transplanting them. To each one of you who agree to do this, the Wisconsin Colonization Company will give the shrubs, about twenty or twenty-five plants of some perennial flowers and some annual flower seeds. There will be plans with suggestions as to the best way of arranging and planting these, which have been worked out by Prof. Aust, who has charge of the landscaping for the University of Wisconsin.

If you wish to accept this offer and will agree to plant at least seven trees, the shrubs, perennials, and the flower seeds, sign the enclosed card, and send to me at Radisson. These must be in my hands by May 15th, as the shrubs and plants are expected to arrive at that time, and must be distributed at once.

Very truly yours,

Wisconsin Colonization Company,

by

W. M. Clark

In charge of Agricultural Development.

P. S. It would be a valuable asset to your farm if you could plant trees along the road the whole length of your farm.

BOYS' AND GIRLS' GARDENS

The Boys' and Girls' Garden Contest was started in the spring of 1919 in order to encourage the boys and girls to take a keener and more personal interest in the new farm that they and their parents were opening up.

The contest was open to all boys and girls in the district covered by the Company's activities. The seed for the gardens, which was furnished by the Company, consisted of such quantities as would ordinarily be required to meet the needs of a family of five or six for one year. The selection included radishes, lettuce, table beets, parsnips, two varieties of peas, string beans, shell beans, carrots and sweet corn. There were about sixty boys and girls who took advantage of the offer.

Each contestant was furnished with a bulletin

explaining the most approved methods of garden planting and care. There was also a record book with each collection of seed, in which the young gardener was expected to note the amount of labor spent in fitting the ground, cultivating and harvesting. The purpose was to keep a cost record of the garden, and to see whether it paid a profit over and above the charges against it, and to teach young folks the importance of keeping cost account records.

Many fine gardens were grown and an average of the record books showed a net profit from the garden of about \$15.00.

At the end of the contest, each boy and girl wrote an essay on "How I Grew My Garden." Several of these essays are printed.

HOW I GREW MY GARDEN

I received my seeds from the Wisconsin Colonization Company quite early in the spring. We did not have to pay for the seeds at all. Mr. Clark brought them to school one forenoon, and we took them home in the evening. I got beans, peas, radishes, carrots, beets, parsnips and corn seeds.

My father helped me prepare my seed bed by plowing it, so that I just had to loosen the dirt and plant the seed. I loosened the ground by hoeing it first, then I took a little cultivator that is fixed purposely to loosen the soil, and then hoed it again. I then took the rake and leveled the ground. I made straight rows with a rake handle, measuring the distance apart with a ruler. My garden had about twenty-five rows in all. I think that the rows were about ten feet long.

I got my radish seeds first, about one or two seeds every two inches, my beans about three inches and my peas about the same. I had to hoe my garden quite a few times, but the vegetables grew just fine. I did not plant my garden as quick as mamma, but some of the vegetables were up just as quick, and some quicker than mamma's, especially my beans, peas and radishes.

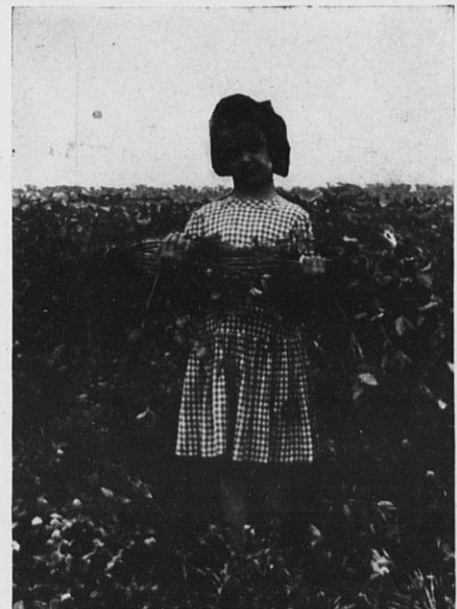
The cut worms and chickens helped a little in my garden. Sometimes the cut worms would cut weeds for me and the chickens scratched some weeds out. They seemed to want to help instead of destroy.

I wish to thank the Wisconsin Colonization Company very much for the seeds, and mamma was very glad for those I gave her.

5th Grade.
Exeland. Wis.

(Signed)

Susie Hochstetler



In Clover

BOYS' AND GIRLS' GARDENS

HOW I GREW MY GARDEN

My garden was 3,229 square feet and the ground had to be made fit for the seeds that I was to plant. First it had to be plowed, dragged and then smoothed out.

This was done around May 12, 1919, and then I took a long cord and marked the rows. I planted as follows: Carrots, parsnips, red beets, beans, peas, corn, onions and radishes.

The parsnips, radishes, carrots, beets and onions I planted by dropping them in rows. The corn and beans I planted with a corn planter. This was much easier work. The implements used consisted of a hoe and a small hand cultivator.

My time doing this amounted to all together about 25 hours.

The amount of vegetables I harvested was as follows: 7 bushels of beets, 1 and $\frac{3}{8}$ bushels of carrots, $\frac{3}{8}$ bushels beans, corn amounted to 200 ears, 28 bundles of lettuce, 2 $\frac{1}{2}$ bushels parsnips, $\frac{1}{2}$ peck of onions. 28 bundles of radishes.

Most of these I kept and sold very little. My garden was worth about \$20.00 and I think it pays to keep track of all things you raise because you will then know how much you have raised and whether it pays or not.
7th Grade. (Signed) Arthur Thorhaug.
Radisson, Wis.

D. PALAZO, President

T. KEITH, Vice President

W. BLACKBURN, Treasurer

E. KILPATRICK, Secretary



Wisconsin Colonization Company
"MADE TO ORDER" FARMS

SUNNY SOUTHERN SAWYER
COUNTY

MAIN OFFICE
EAU CLAIRE, WISCONSIN

RADISSON OFFICE
W. A. BLACKBURN, Manager
H. LEWIS, Agent
B. VOLKMAN, Field Agent
W. N. CLARK, Agricultural Dept.

Radisson, Wis.

April 5, 1920

To the Boys and Girls:

Last year the Wisconsin Colonization Company had a contest for you, whereby you were able to plant and raise a garden and help the family by supplying the vegetables that were needed. Many of you raised fine gardens. Some of you made money by selling some of the things you raised. All of you had the fun of having a business of your own.

But just the same as grown ups, all of you want to do things that will pay you a profit in good hard cash. You want to be in a business that brings in money. We have just such a proposition, and we are offering it to the first 50 boys and girls who send us their applications.

This is the scheme. Prof. Delwiche, of the College of Agriculture, has developed a new variety of peas that is better than any kind of peas we now have for canning purposes.

The pea canning factories want a great deal more of this seed than Prof. Delwiche can furnish them. The seed that he has he wants to have planted and the peas allowed to ripen and the seed harvested, so as to increase the amount of this pea seed in the country.

This seed is in great demand and brings a big price. The Wisconsin Colonization Company has bought enough of this seed to supply 50 boys or girls enough to plant 1/10 acre. You get your father's consent to use 1/10 acre of some of the best land on the farm. Old land that has been manured in the best, but peas will do well on new land if the soil is carefully plowed, worked, and packed. We will furnish printed instructions with the seed telling just how to plant, care for, and harvest the peas.

Then after you have harvested your crop of seed peas, and carefully sorted them, if you want to, you can bring them to us and we will sell all the seed that we thus obtain in one big lot to some canning company, and turn your share of the money over to you. From the one-tenth of an acre that you plant you should obtain enough seed peas to sell so that you will have a good start toward a bank account. If you want to keep the peas that you raise, and not sell them, you can do this, too.

If you want to enter this contest, and have not already signed one of the enrollment card, fill out the card which is enclosed with this letter and mail to W. N. Clark at Radisson. Remember, we have only enough of this seed for 50 boys and girls.

Very Truly Yours-

By *W. N. Clark*
In charge of Agricultural Development.
Wisconsin Colonization Company.

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All quotations subject to prior sale or change of price without notice.



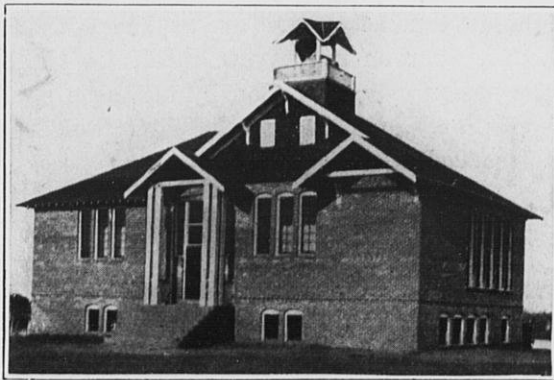
Judging Bouquets at the Clover Blossom Picnic

SCHOOL ESSAYS

Boys and girls like to do things in competition. They like to measure themselves along side of their companions.

The Boys' and Girls' Essay Contest that was conducted last winter offered just these things to the boys and girls of southern Sawyer county.

The purpose of the Contest was to get the new farmers to think along the lines suggested by the subjects of the essays. The home can be reached through the children perhaps more effectively than in any other way. The psychological effect of looking for the good features of this country, and discussing the subject of the essays with the children help make the pioneer problems more interesting and less difficult.



Rural Consolidated School 2 miles from Exeland

WHAT WE WANT OUR FARM TO BE

We want our farm to be a valuable farm where we can produce crops and raise a stock of food every year. We want our soil to be fertile and plenty of manure and other fertilizers. Every year your land should produce more, so that you can stay at home and let your farm make the money.

Then we ought to have modern barns and everything well furnished that it will help make the farm look better. We want to have good cattle and horses and all good farm machinery and tools. Then we want to have a house in good-looking shape trimmed and neat.

All our stumps should be put off and all the logs, so your land will be cleared and ready for the plow.

When you have a new piece of land, clear it off from stones and stumps. The next thing to do is to build a new barn and house, both in good shape.

Pine trees planted around the house will improve the appearance of the place.

12 years old.

7th grade.

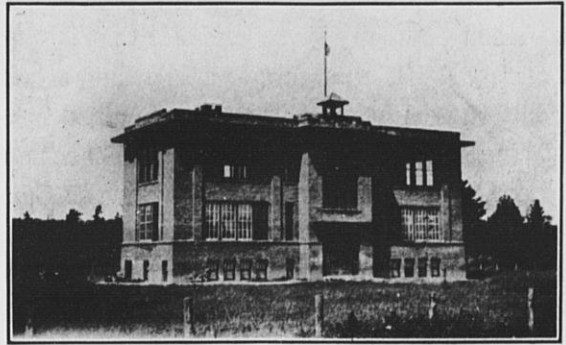
(Signed)

Clarence Chupp.

Exeland, Wis.

SIMPLE WAYS OF BEAUTIFYING A SOUTHERN SAWYER COUNTY FARM HOME

If a farmer wants to have a comfortable home, he should make the ground around it as attractive as possible. We shall all be better farmers if we live in beautiful surroundings than if we live in poorly kept and ugly quarters.

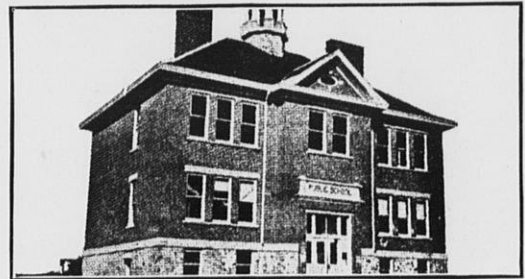


Consolidated School at Couderay

The subjects assigned in the contest were as follows:

1. What we want our Farm to be.
2. Why southern Sawyer County is a Good Place for a Farm Home.
3. Simple Ways of Beautifying the Southern Sawyer County Farm Home.

Two of the prize winning essays are reproduced.



State Graded School at Radisson

To begin with you should lay a plan. The ground should be sloped where you want your house to be.

It won't be hard to get the flowers and vines started in southern Sawyer county because there is plenty of rainfall and the soil is fertile.

The house should be usually the most important part of the plan. It shouldn't be in the middle of the lot, but trees and flowers should be grouped around it to make it look homey. Shrubs could be placed so as to hide outbuildings or to form a screen for the back yard. Flowers may be planted close to the house or just in front of the shrubbery, but should not be planted in separate beds in the yard.

Vines may be used to cover old fence, or to clamber over old or unpainted buildings. Vines alone can make a great change in the buildings.

There should be but few paths and the ones you do have should have large and easy curves. Sometimes a straight path is necessary from the house to the road.

The barns and stables should not be placed so the odors and the flies will be troublesome. The garden should be placed quite near the house so it can be tended easily.

Trees should be used in giving shade of forming a wind break. Evergreen trees should not be trimmed. Just leave them in their natural condition.

The tin cans, sticks, etc., should be kept off the yard.

The farmer must not expect all of this to be done at once, but by doing a little improving each year along this line he will soon have the appearance of his farm equal the improvements along other lines.

7th grade.

(Signed)

Olive White.

Ojibwa, Wis.

CONCLUSION

The review of the activities of the Wisconsin Colonization Company gives evidence that it has not been merely a title-changing or land-selling organization; but that it has been actively engaged in community building. Throughout this 50,000 acre tract of former timber land in southern Sawyer County, roads have been made, school houses and community halls erected, rural telephone lines put up, rural routes established, several hundred farm homes have been constructed, thousands of acres of land have been put under cultivation, hundreds of head of dairy cows and other live stock have been brought in, and pure bred seed has been introduced. In a word, many square miles of timber and brush wilderness have been transformed into a progressive, pioneer, farming community. The territory, approximately twelve miles square, in which the Wisconsin Colonization Company has been operating has passed the experimental stage and has now entered the field of permanent agricultural development.

Land settlement problems are becoming more important with the decentralizing of industry and the necessity for furnishing homes for the thousands of families that must leave the over-crowded cities. Rural life offers the greatest reward to the young man and woman who have farm experience. Naturally, the reclamation of these logged off timber lands appeals to the constructive imagination of the young, aggressive pioneer spirit. The clearing and developing of these wild acres present many new problems and also benefits the individual and society. It has been stated that the acreage of cut-over land, due to rapid logging of timber, is increasing more rapidly than new settlement is taking it from the market.

The soil survey, pioneer rural credits, new roads the reforestation of non-agricultural land, fire prevention, and land settlement are problems which are demanding solution by private interests, the state and the nation. Co-operation by all these agencies must be secured in order that the public welfare may be best served.

YOEMAN'S TOAST

"Let the wealthy and great
Roll in splendor and state,
I envy them not, I declare it;

I eat my own lamb,
My chickens and ham,
I shear my own fleece and I wear it.

I have lawns, I have bowers,
I have fruits, I have flowers,
The lark is my morning alarmer;

So, my jolly boys, now
Here's God-speed the plough,
Long life and success to the farmer."

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UNIVERSITY OF WISCONSIN
MADISON

WISCONSIN COLONIZATION COMPANY ORGANIZATION

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