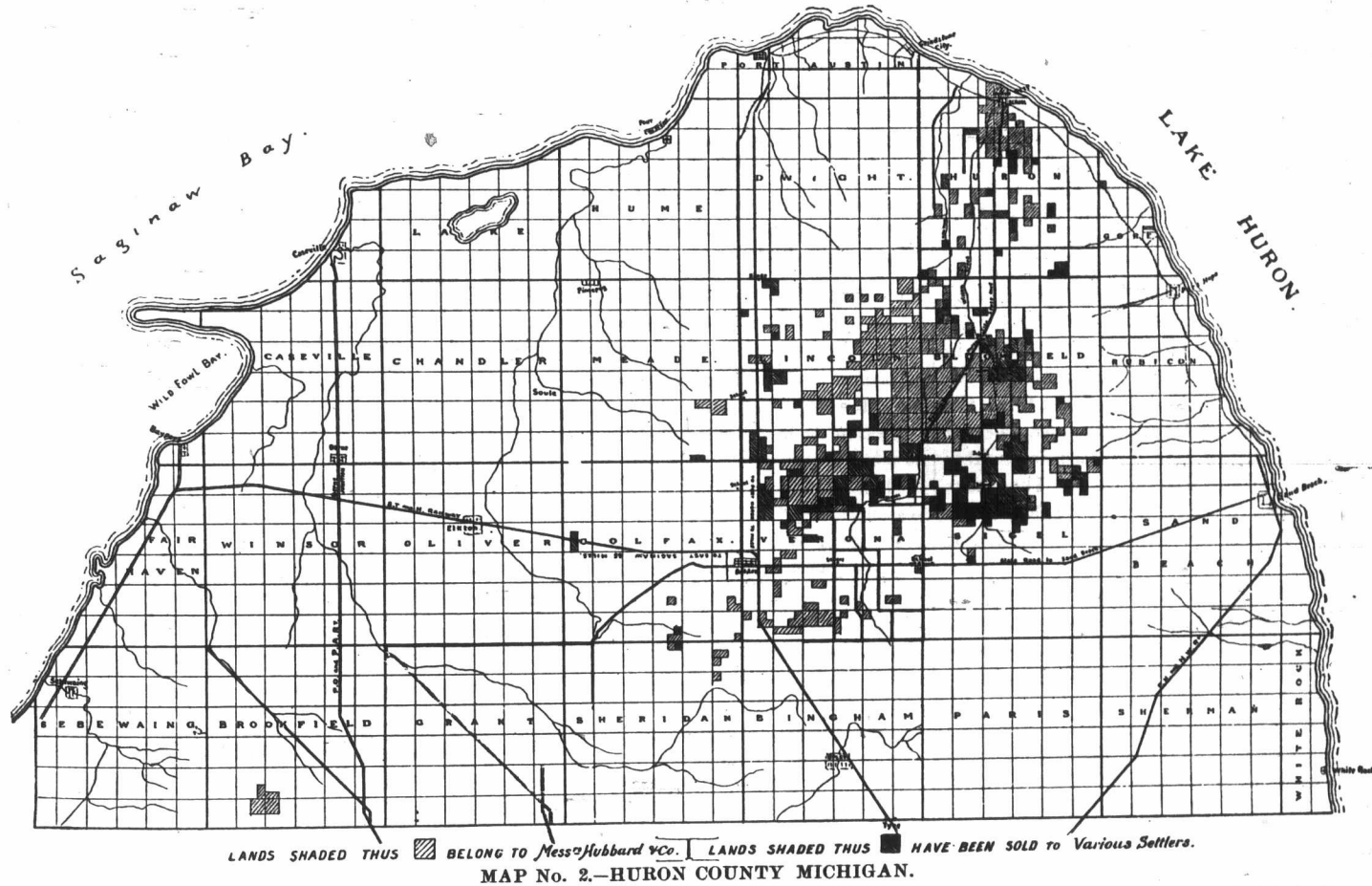


above firm have another tract of as fine farming land as can be found anywhere. From this place we drove west, through Dwight township into the edge of Hume, then south, down the State road to Bad Axe; thus passing through and around the land advertised, making many detours from the route indicated, and looking over many farms recently sold. There are 27,000 acres in this estate, 25,000 of which are offered for sale. The soil is principally clay loam, unusually free from large stone, but containing more or less limestone gravel mixed with the clay subsoil. Some of it is slightly rolling, and has good natural drainage, such as farmers in Ontario call fine grain land, and is known to produce the best samples. Other portions are more level, though not wet. The clover, fall wheat and orchards now growing proves the land to be fertile and possessing a good, warm subsoil. The best

county is also intersected by State roads, as shown on the map; these are now good country highways; so also are many of the concessions and side-lines. Good roads are easily made here, for, though the country is sufficiently rolling for drainage, we did not see any places where heavy cuts or gradings were necessary. As in the best parts of Ontario, gravel can be obtained at intervals. The school and church privileges are good, as a glance at the map will prove. There are now from five to ten school houses in each township, which can be increased as settlement goes on. Church and Sunday school services are usually held in the school houses. The market facilities are first-rate. A few more energetic and staunch farmers, who will till the land well, and well clean what they raise, is all that is needed to give the market tone. From Bad Axe, the shipping is all done by rail. There are two

contemplated. Ten miles further along the shore is Huron City, a neat and pretty village, with a population of 150. Four miles farther is Grindstone City, where 300 men are employed taking out and manufacturing the finest grindstones sold in America. Port Austin has a harbor, and is the terminus of the railroad. When the quality and area of the land here is considered, its geographical position, and the ease with which the eastern and western markets are reached, we must concede to the region great advantages over the western lands. By coming here the settler loses few of the advantages enjoyed in the older States. The country must develop with great rapidity, and the land increase in value at an equal rate. Money invested here, at the price the land is now being sold, viz., from \$6 to \$20 per acre, the latter for improved land near towns, should double within the



fall wheat and clover fields, and the finest orchards seen on this trip, are here. The healthy, smooth, green bark, and the vigorous appearance of the trees, are such as will arouse the interest of any observant traveller. At Huron City, Mr. Hubbard has a fine orchard, containing 200 apple trees, 500 quince trees, 1,200 plums and a number of fine, vigorous peach trees. The land throughout the county is of very even quality, there being an exceedingly small quantity broken or rough. There are, here and there, small sandy and wet tracts, but the total amount is small. Seldom have we seen so large an area of as fine quality; when improved it will be one of the most desirable parts of the U. S. A. Huron contains, perhaps, the most good land of any county in the State, but the entire "thumb" and most of the southern counties are good. Each of the townships in Huron, except those broken by the lake shore, are six miles square, and are divided into sections one mile square; a road allowance surrounds each section. The

competing lines (though only one is shown on map 1), by means of which the town is connected with all the eastern and western cities. The line going west passes through the Saginaw Valley to East Saginaw, distant 65 miles, opening up a market for all farm produce, which is consumed in large quantities by the great lumbering districts of North Michigan. Over the Southern Line, which goes to Port Huron, grain can be sent to Detroit for three cents per bushel, or sold at the elevator near the station. Live stock and grain can be sent to Buffalo for \$25 per car, and hay shipped to New York for \$4.50 per ton. Sand Beach, with a population of 1,500, is 17 miles east. Here there is a large elevator, and a grist mill with a capacity of 300 barrels per day. The harbor cost \$1,000,000, and is the best on the lake. The freight rates are the same as those from Bad Axe. Port Hope, on the shore eight miles north, is a market town with a population of 1,000. It has an elevator and harbor, but no railroad, though the building of one is

next three years. Stock of all kinds do well, especially sheep, for which there is a good market.

But the question naturally arises, why has this land not been settled long ago? For upwards of thirty years it has been owned by a firm (principally by Mr. Hubbard's father), who would not sell, but wanted their property to increase in value, as settlement went on in the adjoining counties and townships; all of which are now improved to a greater or less extent, though not so shown on map 2. The estate has just passed into the hands of Mr. F. W. Hubbard, Bad Axe, who is a banker and lumberman on a large scale. He dislikes farming, and has determined to dispose of the land as rapidly as possible, in order to use the money in the other branches of his business. Splendid advantages are offered to buyers. In 1871 a great fire swept over the county, and most of Sanilac, killing nearly all the timber. In 1881 another disastrous fire again occurred, burning up that killed by the