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[Georgia railroad. Stone Mountain  
route.]

Eastern middle Georgia, the cream  
of the Southland.





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THE CREAM

886666  
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Southland.

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# THE SOUTH.

*Its Wonderful Resources and Climate.*

THE Honorable CHAUNCEY M. DEPEW, of New York, in an address to the Alumni Association of Yale University, said of his recent tour through the Southern States:

"The net result of this visit to the South, to my mind, is just this, that the South is the Bonanza of the future. We have developed all the great and sudden opportunities for wealth—or most of them—in the Northwestern States and on the Pacific Slope, but here is a vast country with the best climate in the world, with conditions of health which are absolutely unparaltered, with vast forests untouched, with enormous veins of coal and iron which have yet not known anything beyond their original conditions, with soil that under proper cultivation, for little capital, can support a tremendous population: with conditions in the atmosphere for comfortable living winter and summer, which exists nowhere else in the country."

These are the words of one of the most distinguished Americans, and do not exaggerate the facts.

Surrounded by close Seaports, and at the very door of all the markets of the world, with inexhaustible quantities of coal, iron and other minerals and building stones, and the timber reserve of the whole country; with the healthiest climate of the country, as shown by the Census Mortality Reports; with fertile soil at a nominal price, and easily cultivated; and with climatic and atmospheric conditions that reduce the cost of living to a minimum, and enables the agriculturist to raise two to three crops a year of every product known in agriculture, and that admits of out-door work nearly every day in the year. What a contrast the South presents to the cold bleak regions of the North and Northwest, and the isolated far West? Who wonders at its rapid rise from the terrible devastations of war, unaided by the outside world on account of sectional prejudices? Why should any one be surprised at its great progress during the last decade? Who doubts now that sectional prejudices have disappeared, and the tide of emigration has turned Southward, that the South is destined to be the richest portion of the country in the near future?

The South is progressing rapidly. In 1880, the total value of its farm products was \$666,000,000, and 1890, \$773,000,000, a gain of 16 per cent., while the gain of all the remainder of the country was only 9 per cent. In 1880 it had invested in manufacturing \$57,244,561, and in 1890, \$659,008,817, a gain of 156 per cent. against 120 per cent. for all the remainder of the country. In 1890 the South had \$3,182,000,000 invested in farm interests, and the total productions were \$773,000,000, or a gross revenue of 24 per cent. on the capital invested against a revenue of only 13 per cent. on the amount invested in all the remainder of the country, showing that the Southern farmer gets a revenue of twice as much from the amount invested as the balance of the country.

The South is naturally an agricultural country. The variety of crops is unlimited, while the North is limited to a few crops. Twice the acreage can be cultivated in the South that can be cultivated in the North with the same expense. The freight to market from the South is not more than one-third as much as from the far Western States. The South has stood all the financial panics better than any other section. It has borrowed less money than any other section, and to-day is clearer of debt than any. Its future is brilliant, and it is on the threshold of an era of great prosperity and development.



HERD OF COL. C. H. PHINIZY, AUGUSTA GA.



## GEORGIA.

*"The Empire State of the South."*

WITH an area of 59,500 miles, divided into 137 counties; Georgia comprises a territory 315 miles long by 250 wide, and is the largest State east of the Mississippi River.

It has a population of 1,837,353 (Census of 1890); an assessed valuation of property (Tax Digest) of \$121,000,000; eight cities, with an aggregate population of 300,000; eight navigable rivers and 530 miles of railroad. In these it exceeds any other Southern State east of the Mississippi River, and is well worthy of the title of "The Empire State of the South." It also has the largest agricultural production; the most extensive manufacturing interests, especially in cotton goods and lumber; a vast supply and great variety of timber a great variety of extensive mineral deposits, extensive supplies of marble, building stone, fire clays, and numerous and extensive water powers.



# EASTERN-MIDDLE GEORGIA,

*The Cream of the Southland.*

It has 27 fine colleges (besides colleges for colored people) and one of the most complete systems of graded free schools in the country is maintained at an annual expense of about \$1,400,000 to the State, with separate schools for negroes.

The Government Weather Bureau Reports show that Georgia has the most uniform temperature, uniform and well distributed rainfall and equable climate of all the States, with no extreme heat in summer or cold in winter.

The Census of 1890 shows that Georgia is one of the healthiest States in the Union, the death rate being 1.15 against an average of 1.26 for all the balance of the States, and 1.55 for New York, 1.77 for Massachusetts, 1.49 for Pennsylvania and 1.33 for Illinois.

Its people are among the most progressive in the Union, and Georgia has led all other Southern States in enterprise and material development, by reason of which it is frequently called the "Yankee" State of the South. It has a great prospect in the immediate future.

Of 38 millions of acres of land in the State, about 10 millions of improved or open land and 10 millions of unimproved lands are available for agricultural purposes, all of which can be bought cheap, on easy terms, and Georgia offers great advantages to the agriculturist, fruit grower and home seeker, while vast undeveloped resources furnish great opportunities for the capitalist.

Extending 300 miles, from the Atlantic Ocean to the summit of the Blue Ridge Mountains, it has the most gradual slope, and occupies the best position on the great Atlantic slope of any of the Atlantic States.

The topography of the State shows three distinct belts or levels. The first extends from the Atlantic Seaboard and Florida line to a line drawn from the head of navigation of the Savannah River at Augusta, thence to the head of navigation of the Ocmulgee River at Macon, thence through Houston county to the head of navigation of the Chattahoochee River at Columbus, and comprises the "Pine or Coast Belt," with generally sandy and loam soils and pine timber predominating.

The second level extends north from the line drawn from Augusta via Macon to Columbus, to the Chattahoochee River, where this river crosses the State from Habersham county on the South Carolina line to Heard county on the Alabama line, and is known as "Middle Georgia." This embraces one of the most advantageous sections in the United States, all things considered, and is described in detail hereinafter under the head of "Eastern Middle Georgia."

The third level embraces all the balance of the State northwest from where the Chattahoochee River crosses the State to the Tennessee and North Carolina lines, and comprises the mountainous region.

These levels are illustrated by the following diagram :



a to d—Great Atlantic Slope through Georgia.  
a to b—1st level, or Pine Belt.  
b to c—2d level, or Middle Georgia.  
c to d—3d level, or Mountain Region.  
Elevations above sea at B, 330 feet; at C, 800 to 1,100; at d, 2,400 ft.

OF THE three great State divisions or levels described in the preceding pages, "Middle Georgia," or the second level, is specially favored by nature, and comprises a section long noted for a combination of natural advantages scarcely equaled by any other section in great America.

There are at least few, if any, sections in the entire United States where the advantages of naturally productive soil, uniform temperature, uniform and well distributed rainfall, healthy climate, perfect drainage and water supply, extensive water powers, extensive variety and supply of timber, extraordinary educational facilities, close proximity to the markets and seaboard, and superior transportation facilities, are all so well combined as in the Eastern half of Middle Georgia, which is traversed by the Georgia Railroad System, and the particular section hereinafter referred to.

This splendid territory, which we designate Eastern Middle Georgia, embraces within a radius of seventy-two miles twenty-four of the best counties in the State, and four out of eight of the principal cities of the State, consisting of Atlanta, the magnificent capital city and one of the most enterprising American cities, with a population of about 100,000; Augusta, one of the largest manufacturing and most progressive and beautiful cities in the South, with its magnificent water-power canal and 50,000 population; Macon, a most attractive and enterprising commercial and manufacturing city, with its colleges and 35,000 population; Athens, the pretty and classic city, with its fine colleges and schools and 12,000 population; also, seventeen smaller towns of importance, and a manufacturing interest representing an aggregate investment of twenty millions of dollars. Yet the resources of this territory are not one third developed, and it has about two millions of acres of splendid surplus lands, improved and unimproved, available for agricultural purposes, at a very low price, and on easy terms; also an extensive timber supply, and hundreds of undeveloped water-powers, while the opportunity for profitable industrial enterprise is almost unlimited.

Sorely this is an inviting country to the home-seeker and capitalist.

## TOPOGRAPHY.

As shown by the preceding diagram, Eastern Middle Georgia is embraced in the second level of the Atlantic slope.

Starting at the heights that overlook Augusta, where the elevation is 330 feet above the sea, the country extends west in a gradual rise to an elevation of 1,055 feet above the sea level at Atlanta, and 1,100 feet at Gainesville, an average distance of about 144 miles in a direct line.

The country is generally rolling, with sections comparatively level, and others more or less rough, the former in the lower or middle sections and the latter in the upper sections. While the country on the border of the mountainous belt is essentially rough in places, there are large areas of sloping uplands and fertile valleys easily cultivated, with only a small percentage of waste lands.

The lands as a whole may be classed into table lands, shallow valleys, plateaux, bottoms, ridges and sloping lands, with some waste hillsides.

# NATURALLY FERTILE SOIL.

The Savannah, Oconee and Ocmulgee Rivers, all flowing in a southeasterly direction, form the watersheds for this portion of the State, and in every county many branches, creeks and small rivers flow rapidly, over clay or rocky beds, to these rivers, furnishing perfect drainage and an unsurpassed water supply for stock and all purposes, as well as numerous water powers.

The Savannah River, which forms the eastern boundary of this region, as well as the boundary line between Georgia and South Carolina, is the eighth river in size in the United States. Starting nearly at the summit of the Blue Ridge Mountains, it cuts through this rolling country, and its bed is marked at frequent intervals by the presence of traverse rock ledges of greater or less fall over which the water passes from one comparative level to another. The same is to some extent the case with the Oconee and Ocmulgee Rivers, but the fall of the latter two rivers is not so marked as that of the Savannah, except at greater intervals. The valleys along these rivers, and largest creeks that empty into them, are marked by two levels, both of which are very fertile.

## SOIL.

The soil varies greatly, taking the territory as a whole, and may be classed deep red clay, dark gray, dark and light gravel, mulatto, dark alluvial loam and light sandy, the largest proportion being deep red clay and dark gray. The deep red clay and mulatto have a depth of eight to sixteen inches, underlaid with a tough red clay, and the dark gray has a depth of seven to fourteen inches, sometimes more, un-

derlaid with yellow or gray subsoil. The dark gray is not so durable as the red lands, but is more generous in giving up its plant food, and recuperates more rapidly. The alluvial loam varies materially in depth, but is generally very deep and is underlaid with a tough bluish clay, sometimes yellow. The sandy and gravelly lands are generally fifteen to twenty inches in depth and underlaid with a coarse grained clay that shows decided cementing qualities. The gray and sandy lands do not hold moisture like red lands but are warmer which makes them best suited for vegetables and certain classes of fruits.

The sandy loam and gray soils are found mostly in Richmond, Columbia, Milledge, Warren, Hancock and Taliaferro counties comprising the lower portion of the belt, while the upper counties of Jackson, Hall, Gwinnett, Oconee and Walton have the largest proportion of red clay soil; but these lower counties have red and dark gray soil, while in some of the rough upper sections even sandy soil is found.

The home-seeker will, of course find some poor lands in this territory. Under the system of farming the same lands every year without any pretense of permanent manuring or improvement, some of the lands, naturally fertile, have been impoverished and run down; but it cannot be denied that some of the most fertile lands in the whole country are found here, and most of the soil is, without question, naturally productive, easily enriched and cultivated, and much superior to the average lands.

## TEMPERATURE AND RAINFALL.

The meteorological observations taken by the United States Weather Bureau for the last ten years show the following temperature, rainfall and humidity for Middle Georgia:

	Mean Temp.	Rainfall in inches.	Average per month.
Winter months.....	47.0	11 94	8 98
Spring months.....	63.7	12.42	3 14
Summer months.....	79.6	14 13	4.71
Autumn months.....	64.1	9 69	8 23
Mean annual humidity, 63.67.			

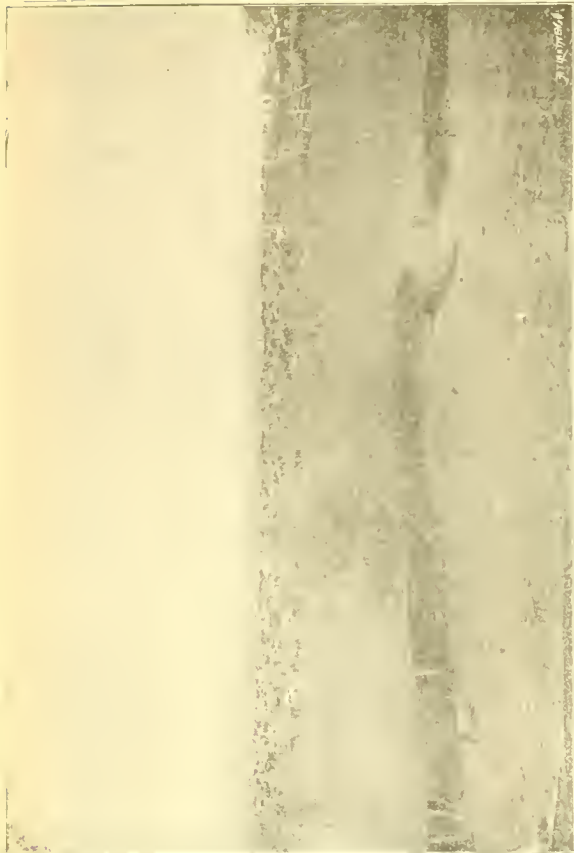
A comparison of this range of temperature with that of many of the Northern States, and even the Southern States, shows a great uniformity in favor of Middle Georgia, with less extremes than almost any section of the country. The average temperature for Central Ohio for January is 28, and for July 75 degrees, against 46 and 79 degrees respectively for Middle Georgia, showing a variation of 47 degrees for the Ohio section and 33 degrees for the Georgia section, with an excess of only 4 degrees in July for the latter section, while the Ohio section is 19 degrees colder in January.

The temperature here is not subject to rapid changes as it is in the North and West—an advantage to be greatly appreciated. Although the summers of Middle Georgia are three weeks longer than in the North, and the summer temperature is 4 degrees higher, we are free from the extreme hot waves that occur in the North with such fatal results to man and beast. The temperature here rarely ever exceeds 94, while frequently it exceeds 100 in the Middle States, and even in the far Northwest.

The uniformity of the rainfall is also very striking. The annual average of 48.18 inches, distributed nearly equally through every month in the year, with a slight excess in the summer months, offset by a corresponding deficiency in the fall months, as shown by the preceding report of the Weather Bureau, is almost as favorable as could be desired.



# UNSURPASSED CLIMATE.



JAIKY FARM OF HON. JAMES M. SMITH, SMITHSONIA, GA.

for clothing and fuel are not near so much as in the cold climate of the North and West. No expensive housing and feeding of stock are required, and there is scarcely a day in the year when some kind of outdoor farm work cannot be done in comfort.

Frosts begin here October 25th to November 15th, and cease March 1st to 15th. Light snow falls and moderate freezes occur a few times during the winter, but enough snow to lie on the ground longer than a few hours is rare. We have many weeks of Indian summer weather during the winter, with cool, bracing atmosphere.

The Census reports of 1890 give the counties comprising Eastern Middle Georgia a death rate of 1.12, which is below that for the whole State, and one of these counties—Columbia—is reported as having the lowest death rate of any in the United States. The climate is adapted to no special disorders, and the region has never experienced any epidemics in its whole history. On the contrary, the climate is adapted to the cure of pulmonary, throat, nervous and other diseases incident to the cold climates of the North, and various winter resorts within the territory are extensively patronized by Northern people.

## TIMBER GROWTH.

The timber consists of yellow pine, oaks of all varieties, hickory, ash, poplar, walnut, chestnut, sweet gum and other varieties of hardwoods. Two thirds of the timber consists of original forests of fine timber, and about one third of second growths, about 30 years old. Yellow pine predominates on the sandy and loam lands, and oak on the red and gravel lands, but all of the soil grows all the varieties of timber to a certain extent, and few sections have a more complete and convenient supply of timber of different kinds for building purposes, firewood and manufacturing. In many of the lower sections there are extensive bodies of yellow pine, while on the water courses, and on rough lands in the upper counties there are comparatively large bodies of hardwoods. With a small portable saw mill, the farmer can cut off his own lands all necessary lumber at a very small expense.

## WATER SUPPLY.

The uniform rainfall and rolling character of the country makes it essentially well watered, and every farm is traversed with streams of greater or less size, furnishing abundant supplies of water for stock and other purposes, and frequently waterpowers sufficient for grist, saw and feed mills and gins, as well as large manufacturing plants, while springs of pure freestone water flow from the hillsides in every district, supplying water at all times. Water famines never occur.

## WATER POWERS.

Every stream has more or less shoals that furnish inexhaustible water powers, and there are some notable shoals on the Oconee, Broad, Savannah, Appalachian, Ogeechee, Yellow, Little and Chattahoochee Rivers, where immense powers can be developed at a small expense. Nearly every county has numerous powers, showing capacities of 50 to 1,500 horse-power, while the Augusta Canal, taking the water from the Savannah river, and one of the largest in the country, furnishes an appropriate example of the possible development of the larger powers here.

There are many fine powers which were partially devel-

As a result, crop failures are never experienced, and it is difficult to find a country where agricultural pursuits may be carried on with more absolute certainty of good crop yields every year.

## CLIMATE AND HEALTH.

The high altitude, rolling character of the surface, uniform temperature, and excellent drainage of this section combine the conditions favorable to health, and the superiority of climate has long since been well established. The prevailing winds in the summer come from the southeast, and though the Atlantic Ocean is distant 100 to 200 miles in that direction, the summer sea breezes influence this climate very favorably, preventing discomfort in the warmest days, and rendering the nights pleasant. In the winter the prevailing winds are from the northwest, and the region is well protected and sheltered from cold northwest winds and storms, by the Blue Ridge range of mountains.

Nature seems to have specially provided Middle Georgia with all the conditions necessary for a delightful climate. The mild and uniform climate here is not only conducive to health, but contributes to reduce the expenses of living, as well as of farming and other pursuits. The requirements



# UNIFORM TEMPERATURE.

oped before the war, but have been since abandoned. The old dams are generally in a good state of preservation, and the cost of getting these powers ready for the wheels would be nominal.

Ninety-five per cent. of the cotton factories and grist mills here are operated by water power, and the extensive water powers in this territory, furnish an excellent basis for cheap manufacture of cotton goods and all other commodities requiring large powers.

## MINERALS.

Gold is found in paying quantities in Columbia, Lincoln, Wilkes, Taliaferro, Jackson, Hall and Gwinnett counties, and the "Tatham," "Columbia" and "Smith" mines in Columbia county, now in operation, show a yield of \$8 to \$28 per ton of ore. The streams in nearly all the eastern counties show gold by panning.

Silver and Copper are found in Lincoln, Hall, Jackson and Greene counties, and extensive quantities of iron of fine grades are found in Jackson, Hall and Gwinnett counties.

Mica, Feldspar, Corundum, Yellow Ochre, Limestone and Nickel are found in Hall, Gwinnett and Jackson counties.

Kaolin, Feldspar, Umber and Shale are found in large quantities in Richmond, Columbia, McDuffie and other counties, and fine grades of common and fire brick and pottery clays are found in nearly every county.

## BUILDING STONES.

Granite of fine grades, is found in large quantities in DeKalb, Rockdale, Oglethorpe, Columbia, Hancock, Lincoln and Jackson counties, and the quarries at Stone Mountain, Lythonia and Lexington are among the most extensive in the Union, especially those at Stone Mountain, which find a good market even as far as the Northwestern States.

There are many extensive beds of fine granite in these counties awaiting a developing hand.

Sandstone is found in many of the counties.

## HEALTH RESORTS.

Many of the counties have health resorts of more or less importance, among which Hillman's Electric Shaft and Rocks, at Hillman in Taliaferro county, is worthy of special mention. The rocky hillsides appear to be charged with electricity or magnetism, which has a strong curative power for rheumatism, nervous dyspepsia and other diseases.

The electricity or magnetism seems to be absorbed by the body while sitting in a chamber cut into the rocks. Some remarkable cures of rheumatism and other affections have been made. In some instances where the sufferer had to be carried in the chamber he recovered so rapidly as to be able to walk unaided. When this remarkable place was first discovered, the alleged effect on the human system was ridiculed, but prominent persons in all sections of this country, who have visited the place, testify to the remarkable features of this wonderful phenomenon. The spring water is unsurpassed for the cure of stomach, kidney, catarrh and nervous troubles, and in nausea and sea sickness it affords instant and positive relief. The surroundings are attractive, the place is growing in popularity, and is destined to rapidly become a great sanitarium. For pamphlets giving full particulars about Hillman, address Jno. G. Hunter, Hillman, Ga., or G. W. Conway, Augusta, Ga.



TOBACCO FARM — JACKSON COUNTY

The White Sulphur and New Holland Springs, in Hall county, have very fine waters, and are worthy of mention; both of these are patronized extensively during the summer months, and are delightful resorts. In fact, people in the lower belt of all the Southern States come in large numbers to the various summer health resorts here, which generally have mineral waters of decided curative qualities.

Augusta, Atlanta, Macon, Athens, Gainesville, Grovetown and other towns are extensively patronized as winter resorts by Northern people, and there are many instances where Northern persons coming to this climate with pulmonary troubles have regained health entirely.

## EDUCATIONAL ADVANTAGES.

The educational advantages of Eastern Middle Georgia are unsurpassed. Within the territory are 17 colleges, embracing the State University, State Agricultural College, State Technological College, State Industrial College, State Normal College, Wesleyan, Oxford, Mercer, Lucy Cobb, Agnes Scott and other colleges and all the counties have excellent systems of high and graded free schools. It is difficult to find a section where so thorough education can be had at

# NO DROUGHTS.

so small a cost. See list of colleges and schools in county descriptions.

## TRANSPORTATION FACILITIES.

The *Georgia Railroad System*—one of the most complete in the country, with the best connections to all sections—furnishes quick and unsurpassed transportation for all of this excellent territory, at low rates, and fruits and vegetables are transported to all the principal cities in the Eastern and Middle States within forty-eight to sixty hours. This road runs three splendid passenger trains each way daily, with a rate of three cents a mile, also fast freights to all sections of the country. It is one of the best equipped in the whole country, and its Main line is the principal trunk line between the West and South Atlantic ports.

## SPECIAL ADVANTAGES.

In selecting a location, the home seeker should consider the proximity and availability of markets and transportation facilities, as well as climate and fertility and adaptability of lands. One of the special advantages of this section is its proximity to both home and foreign markets, and it is not probable that such good lands can be found so cheap anywhere in the whole country, with such close home markets and near-by seaports, and where all the advantages of schools and society exist.

A comparison of these advantages with the Western States, and even the interior Southern States is very much in favor of Georgia, and settlers will not be isolated here like they will be in many other sections of the South, and already are in the West.

## PRICES OF LANDS AND COST OF HOMES.

Good, average farm lands can be bought on easy terms at \$3.00 to \$9.00 an acre, according to improvements and accessibility to railroads.

Lands close to the cities, and highly improved lands, sell higher, but some very fine improved lands can be bought at \$5.00 an acre in most all of the counties, and \$4 or \$5 will buy naturally fertile lands which have been neglected. The sandy lands are still cheaper, and good lands of this class, eminently suitable for fruit and vegetables, can be bought as low as \$2 an acre.

There are many unpretentious small farms of 50 to 100 acres, with necessary buildings, which can be had at \$5 an acre, and considering the value of buildings on many farms, the aggregate cost of the lands and buildings combined amount to less than the cost to put buildings on free government land in the West. Home seekers can acquire a good small farm here of 25 to 250 acres, with necessary buildings, for \$500 to \$600, and make money raising garden vegetables, fruits and grapes, or dairying.

There are many bodies of 1,000 to 5,000 acres of desirable lands owned by some of the old families who have moved to the cities, which are admirably suitable for colonies of thrifty farmers, and can be bought at \$3 to \$6 an acre. In some cases several of such farms adjoin and make an aggregate number of acres much larger.

The following is an example of prices of small farms for sale here: 144 acres with sandy loam and gray soil, three miles from Berzelia, Columbia county, 60 acres cleared, hal-

ance in oak, hickory and pine forest. All under good fence with a pasture which joins a neighbor's land where a branch furnishes water for stock. Pasture under fence, with good sod and abundant pasturage. House is newly fitted up, painted white, with green blinds and has front porch, and gallery piazza on end of rear rooms; contains 6 rooms on first floor, with staircase leading to half story, which is unfinished, except a good floor, and this half story would make 4 other rooms. The barn is about 30 by 30 feet, and has four stalls for stock beneath and storage room for implements. Buggy house, 15 by 25 feet. Also corn and pea house. One frame out-house for hands, with 2 rooms—chimney between rooms. Orchard has 3 acres of fruit trees and vines, peaches, apricots, plums, cherries and apples. The shade trees around dwelling consist of 3 ever-bearing mulberries for chickens and hogs, 6 or 8 black walnut trees (bearing), 1 English walnut tree (bearing), 5 Pecan trees full bearing. Price \$750.



HEAD OF F. W. GARNETT, WASHINGTON, D. C.

# NO CROP FAILURES.

## FARM STAPLES.

Every farm staple that can be raised in the North can be raised here, and those that will not grow successfully there can be grown successfully here.

**CORN**—Corn grows well here on all the soils, and matures perfect grain. The yield is 10 to 100 bushels per acre, according to fertility of the soil. The average good lands yield 25 to 30 bushels, but 40 or 50 bushels are realized in the valleys, and as much as 105 bushels have been realized on the lower bottoms of the rivers. It is cultivated cheaper than in the Northern States.

**WHEAT**—Wheat succeeds well on the red and dark lands. It should be planted in the fall, and the land well raked over. It does not succeed well on the sandy and loam lands, being subject to rust, but a yield of 15 to 30 bushels an acre may be realized on good lands and even more on highly improved lands. Wheat is not planted here extensively, however, although the farmers are giving more attention to it now than in former years.

**OATS**—This is one of the most valuable small grain crops for the South, the Red Rust-Proof variety being the most generally grown, and the most valuable. Oats should be planted between the middle of October and the middle of November, two bushels of seed to the acre being the proper amount. It can be used as a pasture from the middle of December until the first of April (care being exerted to keep stock off after rains, or while the ground is soft), and is ready for harvesting by the last of May, yielding from 40 to 80 bushels per acre of good, heavy oats, according to the fertility of the land. Oats can also be planted in February and produce a good crop, but the grain yield is not as large as that from fall-sown.

**RYE**—This valuable grain succeeds well, and is especially valuable for winter pastures and for plowing under in spring. What has been said in regard to oats applies to this crop, except as to yield.

**TOBACCO**—Tobacco has always been considered a crop adapted to the soils and climate of the South. But the growing of the fine grades of cigar tobacco, both for fillers and wrappers, has only within the last few years been demonstrated a success in this latitude. It is now not a question of growing the tobacco; that is settled; it only remains for our people to become experienced in its proper raising. When this is accomplished, this crop will be one of the most profitable that can be planted. Light gravel lands are best suited to the growth of the Cuban varieties used generally for cigars, and the red or dark gray soil shows the greatest yield of ordinary grades. Mr. E. D. Beman, of Sparta, Ga., realized \$63.00 an acre on the ordinary variety of tobacco last year, though he had little experience in tobacco raising, and there is no absence of proof that tobacco can be made a paying crop in our territory.

**BROOM CORN**—Tests made on our Experimental Farm, and by a few individuals, demonstrate that broom corn succeeds well, and would be a profitable crop. Local broom factories in the cities of our territory, would take all that could be raised for some time to come.



HAY FARM OF CODE, C. H. PHINIZY, AUGUSTA, GA.

**HOPS**—Hops grow luxuriantly and produce abundantly. This would certainly be a most profitable crop, as there is a large demand from local breweries and other establishments using hops.

**UPLAND RICE**—This crop of the South, which is not much known outside of the Southern States, is grown successfully on our soils, and is a larger and better grain than its lowland relatives. The yield ranges from 30 to 60 bushels of rough rice per acre, besides a large amount of straw, valuable as forage. When this grain is ready for the sickle, the straw is not dry and woody as is the case with most other grains, hence its greater value for forage. It is a valuable grain food for man as well as stock.

**JERUSALEM ARTICHOKE**—This crop grows like a weed in almost all soils in this region. Enormous crops can be produced with scarcely any labor or attention. Its principal value would be as a food for hogs. They do their own gathering.

**COTTON**—Many Northern farmers are prejudiced against this crop, but it is the greatest money crop in the world, and can be sored under sheds without loss or depreciation for years. Its seed is also valuable as a stock feed, a fertil-



# TWO TO THREE CROPS A YEAR.

izer and for its oil. Besides this, the South has practically a monopoly in it, and it will ever be the most valuable surplus money crop. The great difficulty has been, that because it was such a good money crop the Southern farmers for a long time after the war, planted it to the exclusion of all other crops, and paid the West hundreds of millions of dollars for provisions they should have raised themselves. The result has been over-production of cotton. If the Southern farmers had raised provision crops, stock, etc., which they are now rapidly doing, and then planted cotton as a surplus crop, they would probably have realized just as much for the diminished cotton production as they have for the over-production, in which event the Southern farmers would have been the richest in the country.

**CHUFA**—This is also a valuable grass-nut, which can be grown with very little labor, and very little fertilizers, and is a valuable food for hogs and poultry. From two to three hundred bushels can be produced on an acre, and both hogs and poultry are more fond of it than almost any other food.

**SWEET POTATOES**—Are a staple crop here. There are many varieties. The preference for home consumption is the sweet Pumpkin Yam, which yields large crops at small expense, and furnishes nutritious food for man and beast. The early variety is the Yellow Bark, not so good in quality, but valuable because it matures early for shipment to Northern markets.

**CABBAGE**—All varieties are grown for shipment to Northern markets. The best varieties grow best on stiff soil.

**PEANUTS**—This valuable nut or root crop is admirably adapted to sandy soils, and although it is not largely grown now for shipment, it would prove a valuable crop for that purpose. As a food for hogs it is unexcelled, and can be grown so cheaply, and fed at so little cost (the hogs doing their own gathering), that it should be planted on every farm for this purpose.

**SUGAR CANE**—Is grown successfully in some sections in the lower portions of the belt, and many farmers produce enough to make syrup of fine quality for family use.

**BUCKWHEAT**—Grows well, and can be planted eight months in the year.

**FLAX, INDIGO, RAMIE, SUGAR BEETS**—And other minor crop products, all grow well here.

## GRASSES AND FORAGE CROPS.

Eastern Middle Georgia is naturally a grass country. Most any farmer could cut enough native grass of fine quality off his oat fields after the oats are harvested to feed the ordinary stock through the winter. It is true that some few of the standard varieties of the North do not attain as great perfection on some lands here as in some of those States, but this is offset by the fact that a much greater variety of grasses grow here. Some of them, too, are indigenous and superior to the best Northern varieties, both for hay and grazing.

It is also true that our coarse sandy lands, which produce vegetables and fruits so abundantly, do not hold moisture sufficiently for successful grass growing, but this



COTTON PICKING.

class of soil embraces but a small portion of the soil of the territory described, and it has been fully demonstrated that grass growing can be carried on here with as much success as in the Northern States, if not more.

Frequently four to six cuttings are realized in one season off the same lands, and rarely ever less than three, on even medium grade soils.

Capt. W. H. Warren, of Augusta, Richmond County, Ga., cut from 92 acres, 490 tons of first grade cured hay in one season, with a net profit of \$60,000 an acre. He also cut two crops of fine hay off his oat lands after harvesting the oats. Col. C. H. Phinizy, his neighbor, frequently cuts an average of four to six tons of cured hay to the acre in a season. Mr. E. A. Copeland, of Greensboro, in Greene County, realized in one season a \$53 net profit from an acre of Bermuda grass. Messrs. H. Giesler and J. Y. B. Warner, at the same point, show similar results. Hon. James M. Smith, of Oglethorpe County, has cut an average of 4 tons of Bermuda grass to the acre on a large acreage.

Very limited attention was paid to grass growing here until the last ten years, on account of the monopoly of the cotton crop. But it is attracting great attention at the pres-

## 4 TO 6 CUTTINGS OF . . . GRASS A SEASON.

ent time, and the experiments in it have been so successful that it is becoming one of our leading crop products very fast.

**JOHNSON GRASS**—This valuable grass is one of the principal hay grasses here, and is perfectly adapted to the soil and climate. Once sown it re-seeds itself and covers the land thoroughly. Four to six cuttings are realized each season. The yield on the best land is very heavy.

**BERMUDA GRASS**—Is indigenous to the soil, and shows itself on all classes of soil. As a summer and winter pasture, it cannot be excelled. It is among the most nutritious of grasses, and on good red lands, or alluvial bottoms, the yield is very heavy, sometimes six to eight tons an acre.

It makes a compact and perfect covering. On thin sandy soil it does not attain sufficient size to mow to advantage; but even on such lands, it will carry more stock than any other known grass, and is excellent for hogs.

**VETCH**—This is a valuable grass, and grows on most any soil. It is an "annual," but re-seeds itself and comes up during the month of December each year, making a vigorous growth by February, and affording excellent pasturage until

April 1st. It makes fine, nutritious hay, and the yield is large, several cuttings being made in a season. It is also valuable for renovating purposes.

**CRAC GRASS**—This is a native grass, and produces magnificent crops of the finest hay. It comes up wherever the ground is in cultivation for any length of time, and two cuttings can be had off of oat or vegetable lands, after the latter crops are gathered in May. It should be cut in the bloom and cured in as little sun as possible.

**ALFALFA, OR LUCERNE**—This valuable grass has not been introduced to any great extent here yet, but sufficiently to show that it succeeds admirably. It produces more forage than any other known grass on well drained land. After the first year, it will take care of itself, and after the second year it produces enormously.

**RED CLOVER**—For some time it was believed that this grass would not succeed here, but tests show that it succeeds finely on the red lands, especially in the upper counties of this section. It succeeds best on the red lands, because they hold the moisture better, and results have been attained with it in Clarke, Jackson and Hall counties highly satisfactory. In fact, it is demonstrated that with the proper selection of soil, it succeeds here fully as well as in the northern latitudes.

**TIMOTHY**—What has been said of red clover, applies with equal accuracy to timothy. It is grown with very satisfactory results on the red and dark alluvial soils.

**BLUE GRASS**—Succeeds well in the valleys in the northern portions of the belt, but has as yet received little attention except by a few farmers.

**ORCHARD GRASS**—This valuable grass has been shown by thorough tests to be a very valuable winter grass in this section, and planted on the high uplands, it stands the summer well and makes a good covering. The red lands and valleys are best suited for it.

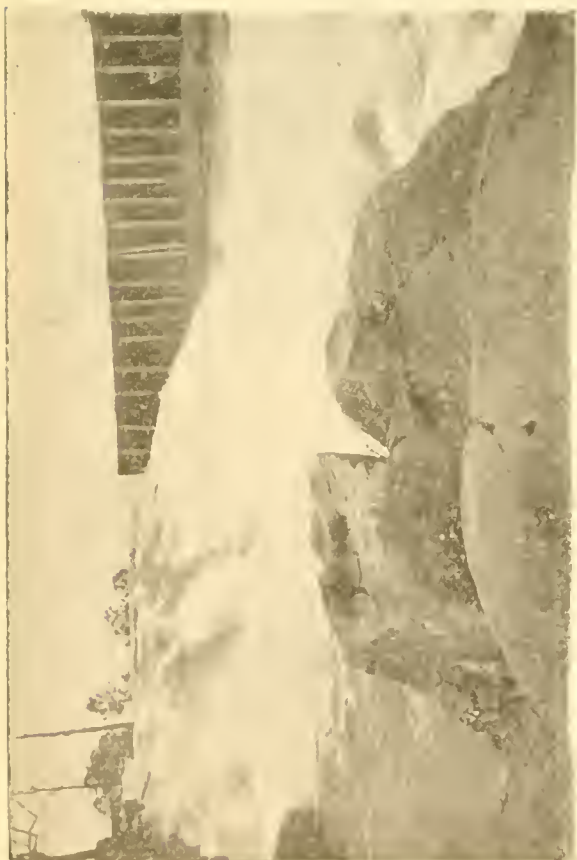
**RED TOP**—This grass is adapted to the valleys, and produces a crop of hay the second year. It is valuable for both pasturage and hay.

**TALL OAT GRASS**—Is an excellent grass, and produces well on even light gray soil. It is planted in the fall or spring.

**COLLEY GRASS**—This is a species of Schrader, and is a valuable native grass. It was propagated by Col. Colley, of Washington, Ga., and grows luxuriantly on red or gray land. Its value is for hay.

**JAPAN CLOVER**—Is a species of clover indigenous here. It is a very nutritious grass, and is valuable for pasturage mostly.

**COW PEAS, OR FIELD PEAS**—This valuable forage crop is valuable not only for feeding purposes, but as a soil renovator. It grows luxuriantly on even the poorest uplands, and two crops can be grown each year. For plowing under green, it is as valuable as red clover, and as a stock-food much superior. For hay, it should be cured in cocks, by the sweating process, just as heavy clover hay is cured. The pea product is a valuable food, both for man and beast, and the yield is from 15 to 40 bushels per acre, according to quality of land, cultivation, etc. There are a number of varieties grown, differing in value for table use and in the



WATER POWER OF J. C. COLEMAN,--WARREN COUNTY,

yield, but nearly all of the same value for hay or re-vegetating purposes. It is rare that field peas sell, in this section, for less than \$1.00 per bushel.

**MILLET**—Two crops a year are grown. Nearly all varieties succeed well. Those most ordinarily used are the White, Cat-tail, Hungarian and Green. Milo, Maize and a number of varieties of fodder crops are grown, and cut twice and sometimes three times during a season.

## STOCK RAISING.

The entire territory herein described is admirably adapted to stock raising. With pasturage nearly every month in the year, ample water supply, and lands adapted to the cheap production of all kinds of stock food, it is easy to appreciate the advantages here for extensive stock raising. The cost of keeping stock through the mild winters is very small, while in the Northern and Western States, the attention and expense required for winter keeping absorbs most of the profits. Pasturage is generally good from April 1st to November 15th; on Bermuda grass, some years, all winter.

On the water courses are found cane and more or less grass all winter. Sweet potatoes, carrots and turnips, produced at a small cost, make cheap winter feed. The mast from the timber growths, and nutritious roots on the water ways, keep hogs in good condition.

Stock raising is on the rapid increase here, and many of the best breeds have been introduced.

**HORSES AND MULES**—Can be raised as cheaply as anywhere, with proper pasturage. Mr. James M. English, of Warrenton, Ga., has demonstrated that standard trotting stock can be raised for \$35.00 per head, and sold for \$150; and ordinary stock are raised, in some very favorable sections, at a cost as low as \$15 a head. Col. Robt. E. Park, of Macon, Bibb county, who has one of the best stock farms in this territory, has demonstrated that stock raising here can be made very successful. He raises all kinds of improved cattle, including Jerseys, Alderneys, Durhams, Devons, Holstein-Friesians; also Berkshire and Poland Churn, and other finer breeds of hogs; also Shetland ponies and the best breeds of draft and trotting horses. He has demonstrated beyond a doubt that any of the breeds of stock raised in the Northern and Western States succeed well here, and can be raised at a very small expense and at a good profit.

**CATTLE**—Of the full breeds, the Jerseys, Alderneys, Devons and Durhams, thrive well here, but more attention has been paid to the first two named than any others. One of our illustrations shows a herd of thoroughbred Jerseys raised by Col. C. H. Phinizy, of Augusta, Ga., which are as fine as can be found anywhere. In connection with his splendid hay farm, Col. Phinizy raises Jersey cattle, and conducts a dairy very profitably.

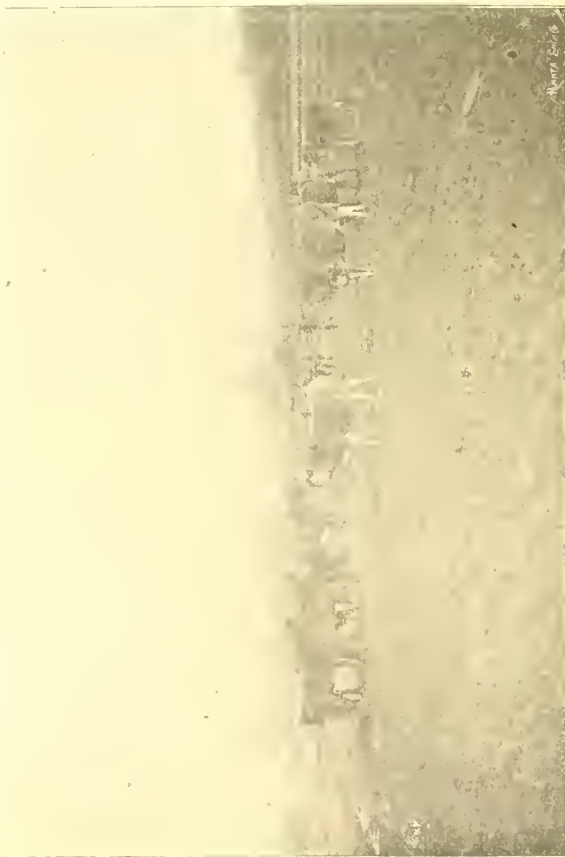
**SHEEP**—Sheep husbandry is quite limited in Eastern-Middle Georgia, but has received more attention in the Southern portion of the State, where pasturage is inferior to that of this section. Mr. David Ayer, of Southwest Georgia, as shown by a manual issued by the State Agricultural Department had 3,500 sheep, which cost annually 14 cents a head to feed, and be clipped each year three pounds of

washed wool a head giving a clear profit of 90 per cent. on the money and labor invested in sheep.

**HOGS**—Hog raising has been more extensive in the last few years than any time since the war, and has been found quite profitable. It is found that the ranges on the water courses and wooded lands furnish sufficient food supply to keep hogs fat all the time, and the cheap production of sweet potatoes, chufas and other root crops enables the farmer to put his hogs in condition for slaughter without much grain. During the past year several hogs of common native breeds weighed 500 pounds each, dressed; one as much as 613 pounds.

**POULTRY**—All the domestic fowls thrive here. The climate, soil and abundance of vegetable foods are favorable for them. All the varieties and kinds are successfully raised, and every farmer can keep his table well supplied with fowls and eggs, and sell enough to pay a good portion of his family expenses.

**BEES**—Blooming flowers, both wild and cultivated, render bees profitable, and the farmer can have an apiary with little expense.



HERD OF IKE W. BROWN, COVINGTON, GA.



# SOME KIND OF CROP GATHERED 11 OUT OF 12 MONTHS.



HERD OF HON. J. W. McCURDY, DECATUR, GA.

## FRUIT GROWING.

Eastern-Middle Georgia is eminently a fruit country. Its peaches and some other fruits are equal to California's. By proper management, the fruit grove may have some kinds of fruit to market six to seven months in the year, but a full crop may not be expected every year; neither may total exemption from diseases to some classes of fruit.

Mr. P. J. Beckmans, of Augusta, Ga., President of both the Georgia State Horticultural Society and American Pomological Society and who by virtue of his high position, is the very best authority, says of fruit growing here: "The following class of fruits can be grown in Eastern Georgia: **Apples**, both summer, fall and winter; **Apricots**, in sheltered situations or in city gardens where protected by surrounding buildings; **Cherries**, of the Duke and Morello classes in a few localities; these are however, short lived; **Figs**, **Pears**, mainly summer and fall varieties, and especially of the oriental type; **Peaches**—with a judicious selection, this fruit may be had from end of May until November, both free-

stone and clingstones; **Plums**, of the Japanese class, have given excellent crops, and are very productive; the improved varieties of the native types are also very desirable; *plums* begin to mature in May and some varieties last until September; **Japan Persimmons** have given good crops; the trees bear fruit at two years from graft; **Quinces**, the Chinese is best suited to sandy soils; other varieties yield moderately in red clay soils. **Grapes**—The great increase in vineyards is owing to the superior quality which many varieties attain. The hill-sides of Eastern Georgia have demonstrated that they are well suited to the fruit, and with judicious cultivation, training and spraying the fruit, grapes pay well. **Nut Trees**—English Walnuts and Pecans yield good crops. **Mulberries** bear abundantly, and while not cultivated, as a rule, as desert fruit, give good returns for feeding poultry and hogs. **Olives** have yielded fair crops and in certain soils can be grown with profit. **Pomegranates**, **Japan Medlars**, and **Japan Bleaster** are also worthy of a place in a family garden. **Strawberries** are largely grown and usually with good returns, where properly cultivated, and the variety selected that suits the soil and locality. Some varieties often yield ripe fruit as early as March, and during favorable seasons the fruiting period lasts from April until end of June. **Raspberries**, such as Sharpless, Hubbard, Gregg and a few others are profitable, and the fruit finds a ready market. **Blackberries** also yield abundantly. But while small fruits can be made to bring paying returns, great care must be given in selecting such varieties that suit a certain soil and locality."

"Whenever sufficient fruits are offered for transportation there is never any lack of facilities, as the railroads are always ready to provide the means of carrying the fruit at the lowest possible rates in improved refrigerator cars."

**PEACHES**—Middle Georgia has no equal as a peach growing country. The different varieties furnish fruit from May to November. The fruit is large, with fine flavor, and outranks any other in all the markets of the country. Peach growing has received much attention here within the last ten years and has proven to be most profitable. Several millions of trees have been set in Middle Georgia within that time, mostly by Northern fruit growers who have found this an inviting field; some of whom have realized over \$100,000 for a single crop.

Hon. N. H. Albaugh, one of the largest and most experienced fruit growers in the North, in addressing the students of the agricultural department of the Ohio University, said:

"But perhaps the most inviting field in the South for fruit culture, or the most inviting for profits, is peaches, and if there is a boy in this room who, in his dreams by night or day, does not dream of future prosperity and wealth and the time when he will set up house keeping for himself, he is not fit to be a farmer boy in the State of Ohio; so that anything of this kind interests all boys, and when I say there is probably no field that opens up such a field for future commercial advantages as the peach orchards of the South, I speak what I know and attest what I have seen."

Mr. Albaugh has, within the last two years, planted 75,000 peach trees in Middle Georgia.

**GRAPES**—Few countries are better adapted to grapes. Most of the fine varieties yield largely and require less care than in the Northern States. The following example shows

what a small farmer may do here. Mrs. L. K. Hunter, a widow of Warren county, writes:

"I have five acres in Delaware and Niagara grapes; six acres in peaches, apples and plums. Last year I sold over two hundred bushels of peaches, a large lot of pears and apples; also 10,000 pounds of grapes, which consisted of first picking. I made two other pickings into wine which turned out 345 gallons of as fine wine as I ever saw, of which I have sold some at \$2 per gallon (the aggregate value of these products is about \$1,600). My vineyard is four years old and bore a full crop for the first time last year."

Niagara, Delaware, Concord and Ives' grapes net 5 to 7 cents a pound shipped from here, and the wine sells at \$1.00 to \$1.50 per gallon.

Mr. J. N. Hardy, Jefferson, Ga., made in 1893 three thousand gallons of wine at a net profit of \$2,000.

Mr. G. A. Ramspeck, of DeKalb, has thirty-five acres set to grapes. Twenty-five acres are in good bearing. In 1892 Mr. Ramspeck sold \$1,200 worth of grapes, and in 1893, \$1,700 from the twenty-five acres.

**PEARS**—This region hardly has an equal in adaptability for growing Pears. Georgia Pears rank equal to California's. All the varieties grow to perfection, but the Bartlett, Belle Lucratius, LeConte and Keifer have been the most profitable for shipment to Northern markets.

**BLACKBERRIES AND DEWBERRIES**—They are indigenous to the South, and grow wild in every fence corner or abandoned field. The cultivated varieties succeed equally well, and would prove very profitable for shipment to Northern markets.

**FIGS**—This is a wonderful country for figs. They grow abundantly in the gardens of the cities and country, and wherever set they yield well. There are a number of varieties which come on in different months of the year. This section rivals California in the growth of figs, and if saved by drying, in the same way as in California, they would be as profitable here as there.

## VEGETABLE AND TRUCK FARMING.

Vegetables of all kinds grow here in great profusion, and this branch of agriculture is conducted with much profit in some sections. The growth is always quick and the yield large; and with little expense, the farmers through this territory may have extensive vegetable gardens which will produce some sort of vegetable every month in the year. Irish potatoes, sweet potatoes, cabbages, turnips of all varieties, carrots, green peas, tomatoes, cucumbers, egg plants, parsnips, squash, asparagus, lettuce, kale, spinach, onions, Southern mustard, horse-radish, watermelons, cantaloupes, cauliflower, celery and other vegetables of importance are well adapted here, and two crops a year of some varieties may be grown. Ten-pound horse-radish have been grown here.

**IRISH POTATOES**—Grow best here on light and gravel lands. Two crops a year may be produced on the same land, and in some instances, where no pretensions are made to the second crop, the farmer may dig in November sufficient potatoes for a winter supply, which grow from scattering potatoes left in the ground at the time of first digging. The basket of potatoes illustrated in this article are second crop Early Rose, raised by Mr. T. W. McKie, of Augusta, Ga., and were dug in January.



HERD OF PETER CLINE, BALDWIN COUNTY.

**ASPARAGUS**—Grows abundantly, and is a very profitable crop for shipping to Northern markets.

**CELERY**—The Southern people have paid little attention to raising celery, except in few sections, but these experiments made in the last two years show that it can be raised successfully, and the near-by Southern cities would take all that could be produced for some time, at good prices.

**GREEN PEAS**—All varieties are grown for shipment to Northern markets. The best varieties grow to perfection on sandy and gray soils.

# 5 NEARBY SEAPORTS.



HERD OF DR. J. F. ALEXANDER, DECATUR, GA.

**WATERMELONS**—Are a profitable crop for shipment to Northern and Western markets, and are grown very extensively in many of the counties, especially in Richmond county, where the famous Rattlesnake and Sugar Loaf, two of the best melons known in America, are grown in large acreage for shipment, and sell at a better price than any other. We have known carloads of these melons to average forty pounds each, and the Rattlesnake frequently grows to weigh seventy-five pounds. The melon illustrated herein was grown in Richmond county by Mr. R. L. Rhodes, and weighed 85 pounds. The Kolb Gem, a delicious native melon, is the best adapted to red and dark soils, and having a thick rind, its shipping qualities are unequalled. For this reason this melon is grown more extensively than any other throughout the region.

**TOMATOES**—Grow profusely in every section, and are a profitable crop both for shipment and canning purposes.

**CANNING VEGETABLES**—After it gets too late in the season to ship to Northern markets, the Trucker here may can his vegetables profitably. Mr. Henry Hogrefe, of Augusta, Ga., canned from a quarter of an acre, 1,800 2-lb. cans

of Tomatoes, after first selling some raw tomatoes in home and Northern markets. He sold the canned tomatoes at a net profit of \$52, showing a profit for the canned goods, alone, of \$200 an acre.

## DAIRYING.

This section is a good field for farm dairying. The exuberant forage growths, and cheap food productions, with a mild climate, make it far superior to Northern climates for dairying, and proofs are abundant that it can be made very profitable here. *Milk* sells here at an average of 5 to 7 cents per quart, and 10 cents retail, and 25 cents a pound can be realized for good butter. Jerseys, Alderneys and other improved breeds of cows yield about an average of 240 pounds of *butter* per annum, which is worth \$60.00. In some instances this result is considerably exceeded. The cost of feed per cow, in this section, need not exceed over \$20.00 per annum, where good pasturage is provided, which would leave a very handsome profit to the dairyman on butter alone. Hon. J. M. Smith, of Smithsonian, Oglethorpe county, Ga., has been among the most successful in dairy farming in this territory. With 160 cows his profits are very large. He finds ready sale for his butter in Atlanta, Augusta and Athens, and has recently employed an expert cheese maker from New York, and is making cheese quite extensively at the present time. It is in every way equal to the best Northern cheese, and finds ready buyers in home territory.

Last winter an expert *cheese* maker from New York State was employed by the State Experiment Station, to make cheese, and we quote as follows, from bulletin No. 18: "Mr. Wing (the expert) continued to make cheese right through the heat of the summer and nothing but 'full cream' cheese, and it finds ready sale. It has been impossible to supply even the local demand for 'Experiment Station Cheese,' with the limited facilities at command. The local grocers and private citizens have manifested an eagerness to buy at fifteen cents a pound by the whole cheese. That can only be attributed to the superior quality of the cheese supplied them in limited quantities. A few cheeses have been shipped to different points in the State, and so far as heard from the quality has given entire satisfaction."

## PRICES OF BUILDING MATERIAL, LABOR, ETC.

Yellow Pine lumber, rough.....	\$ 6 00 to \$ 8 00
Yellow Pine lumber, dressed.....	10 00 to 13 00
Bricks, run of kiln.....	4 50 to 5 50
Bricks, laid in wall.....	8 50 to 9 00
Lime, per bbl.....	85
Plastering, two coat work, including lath- ing, etc., per square yard.....	25
Cement, Portland, per bbl.....	3 00
Cement, Rosedale, per bbl.....	1 50
Shingles, Cypress, No. 1.....	2 50 to 2 75
Shingles, Heart Pine, sawed.....	2 00 to 2 50



## FERTILIZERS.

(Per Ton of 2,000 pounds).

Cotton Seed Meal.....	\$18 00	to	\$20 00
Acid Phosphate.....	14 00	to	\$15 00
Kainit.....	14 00		

## LABOR.

Bricklayers, per day.....	\$ 2 00	to	\$ 3 00
Carpenters, per day.....	1 50	to	2 50
Farm labor per month, with house and rations.....	8 00	to	12 00

The colored man is the principal farm laborer.

## EXEMPTION LAWS.

### HOMESTEAD EXEMPTION.

(Section 2002, Ga. Code).

There shall be exempt from levy and sale, by virtue of any process whatever, under the laws of this State, except as hereinafter excepted, of the property of every head of a family, or guardian, or trustee of a family of minor children, or every aged or infirm person, or person having the care and support of dependent females of any age, who is not the head of a family, realty or personalty, or both, to the value in the aggregate of sixteen hundred dollars; and no Court or ministerial officer in this State shall ever have jurisdiction or authority to enforce any judgment, execution or decree against the property set apart for such purpose, including such improvements as be made thereon, from time to time, except for taxes, for the purchase money of the same, for labor done thereon, for material furnished therefor, or for the removal of encumbrances thereon.

### SHORT HOMESTEAD.

(Section 2040, Ga. Code).

The following property of every debtor, who is the head of a family, shall be exempt from levy and sale by virtue of any process whatever, under the laws of this State, nor shall any valid lien be created thereon, except in the manner hereinafter pointed out, but shall remain for the use and benefit of the family of the debtor:

“Fifty acres of land, and five additional acres for each of his or her children under the age of sixteen years. This land shall include the dwelling house, if the value of such house and improvements does not exceed the sum of two hundred dollars; Provided, that none of the above land be within the limits of a city, town or village, and does not include any cotton or wool factory, saw or grist mill, or any other machinery propelled by water or steam, the value of which exceeds the sum of two hundred dollars; and provided, also, that such land shall not derive its chief value from other cause than its adaptation to agricultural purposes; or, in lieu of the above land, real estate in a city, town or village, not exceeding five hundred dollars in value. One farm horse or mule, one cow and calf, ten head of hogs and fifty dollars worth of provisions, and five dollars worth additional for each child; fifty bushels of corn, one thousand pounds of fodder, one one-horse wagon, one table, and a set of chairs sufficient for the use of the family, and household and kitchen furni-

ture not to exceed one hundred and fifty dollars in value; beds, bedding and common bedsteads sufficient for the family, one loom, one spinning wheel, and two pairs of cards, and one hundred pounds of lint cotton; common tools of trade of himself and wife; equipment and arms of a militia soldier, and a trooper's horse; ordinary cooking utensils and table crockery; wearing apparel of himself and family; family Bible, religious works and school books and family portraits. The library of a professional man, in actual practice or business, not exceeding three hundred dollars in value and to be selected by himself; one family sewing machine; this exemption to exist whether the person owning said machine is the head of a family or not, and shall be good against all debts except the purchase money.

Either one of these exemptions may be taken, by application to the Ordinary of the county in which the applicant may reside, but not both of them.

**The Wages of a Daily, Weekly or Monthly Laborer, or Mechanic,** are exempt from garnishment.

**THE GEORGIA LAWS**—Are generally in favor of the farmer, but the State has always been noted for having sound and safe laws which protect the rights of all classes.



HAY BARN OF CAPT. W. H. WARREN, AUGUSTA, GA.

## OPPORTUNITIES FOR PROFITABLE MANUFACTURING.

While Georgia has made great progress in manufacturing during the last ten years, in some lines, like all the balance of the South it is badly in need of more diversified manufacturing interests to supply an extensive home demand, and **Eastern Middle Georgia**, with hundreds of magnificent water powers, inexhaustible quantities of raw material, superior climate and cheap labor, affords an attractive and inviting field for investment in all kinds of manufacturing.

It is at least a very inviting field for hundreds of manufacturers, in the North, who are now closed down or working at a loss on account of strong home competition and high cost of production, etc.

Such manufacturers could bring their machinery here and secure ample water power at a nominal cost in almost any section, and find a ready home market at good profits, and the cost of production would be so much less than in the North that they could compete successfully with Northern manufacturers in all the markets of the world. This has been clearly demonstrated in cotton goods manufacture to the satisfaction of New England spinners, who have been obliged to confine their product mostly to goods not manufactured in the South, because they could not compete with Southern spinners.

Further evidence of the superior advantages of the South for manufacturing is found in the fact that during the last two years, of depression thousands of factories in the North were forced to close down, while ninety five per cent. of those in the South continued operations, with orders ahead six months to a year. Small manufacturers coming here and supplying home demand exclusively, would make the freight on the same class of goods now brought from the North, besides being able to produce much cheaper here. There has been no branch of legitimate American enterprise more successful than manufacturing in the South.

The minimum cost of manufacturing cotton goods in the world may be reached in this territory.

**RAW MATERIAL FOR MANUFACTURING**—Cotton, pine, and all kinds of hard wood lumber and timber; cotton fabrics, fine clays for brick, tiling, pottery, etc.; granite; acid ores; kaolin of the best quality; fruits and vegetables for canning, all at our doors from first hands. Also manufactured iron and steel from near-by iron producers of Alabama and Tennessee. Some wool and hides, dye stuffs, red spar, mica, iron ore, straw and Palmetto shrubs, and fine white sand for glass, etc.

## TESTIMONIALS OF NORTHERN SETTLERS.

Mr. L. W. Pierce, Attorney-at Law of Gainesville, Ga., writes:

I and my wife were natives of New England, where we resided till we immigrated to Georgia, seeking health in a milder and more congenial climate. I had for many

years suffered severely from chronic bronchitis, and Mrs. Pierce from chronic neuralgia, and we came South in December, 1890, solely for health, feeling we could not endure the severe rigors of the New England climate longer, and after having visited other sections of the State, chose and settled in Gainesville for our future home. Mrs. Pierce has received decided benefit from the climate here, and I have, I feel, been much benefitted.

"This section, though hilly, is well adapted to small farming. Lands are cheap, much of it rich and very productive; a fine fruit growing country, especially small fruits, grapes, peaches, plums, quinces, apples, prunes, apricots, pears and melons; all kinds of vegetables, Indian corn, wheat and other English grain grow luxuriantly and produce abundantly on thorough and proper cultivation. The soil is easy to cultivate. Ploughing can ordinarily be done in every month in the year, the winters being short and mild, and summers long and temperate. Farmers plant all along from February to August, and can raise two crops a year. We are here to stay, pleased with the people and the country."



WATERMELON RAISED BY R. L. RHOODES—5 POUNDS—AUGUSTA, G. A.

# NO EXTREME GOLD.

"We made a pretty thorough investigation of the State, from Augusta to Atlanta and we were well pleased. I think it is a country where a man with money enough to buy a farm and stock it could do as well, if not better, than in any other section of the United States. The opportunities for other business enterprises are equally great. The people of Georgia that we had the pleasure of meeting were very kind and courteous, and had the interest of the communities and State at heart. The educational and railway facilities are second to none. We have had snow and ice ever since we came home, and I am tired of so much of it.

"Allegheny, Pa.

W. J. BLACK "

"I came to Gainesville last July from Newaggio county, Michigan, driving the whole 900 miles with my team. I came from the fruit belt of that State. I asked all sorts of questions of the farmers of Indiana, Kentucky and Tennessee about farming, tobacco raising and fruit growing, because not being of the 'breed of hogs' that knows it all and can't learn any more." I soon learned that what I didn't know would fill a mighty big book. Now, among the things I have learned, I have observed that people here don't sneeze, cough and bark three or four months with catarrh every winter, for which I am thankful, having been troubled with that pestiferous malady for years. Middle Georgia is one of the healthiest places in the world. It also has the finest springs of water, and the most salubrious, invigorating air, free from miasma and mosquitoes; and if there is any place on the globe where one may enjoy life it seems that it must be here.

"I also came here to raise fruits, and I find that the climate, soil and natural surroundings are well adapted to that purpose. The northern slopes of the hillsides are adapted to raising apples, pears, plums, peaches, prunes, nectarines and apricots, while the warm, sunny southern slopes will raise as fine grapes, with proper cultivation, as Sunny Italy. Call at the Eagle office and look at and smell my delicious prunes. Yours truly,

"Gainesville, Ga.

THAD WATERS."

Mr. O. S. Hayes, of the Ohio Colony of Statham, Jackson county, Ga., and until last year a resident of Ohio, says:

"This is a wonderful country. It is practically an all the-year-round health resort. It is a delight to grow fruits and vegetables here, on these fertile lands that are so easily tilled. In a very little time one can surround himself with all the comforts and delights of a Southern home, at slight expense of labor and money.

"Money goes further here than it does in the North, which is a very important item. The farmer can produce here a great deal more for the same amount of labor and expense than he can in the North, and the cost of living here is very little more than half.

"I believe this country is the easiest one to make a comfortable living in on the globe, and as a healthy one it cannot be surpassed. Grasses, fruits, vegetables and every agricultural product can be grown with little expense, and we are so near the markets that we do not have to give up such a large percentage of the value of our products for transportation. I have never met a more sociable and kind-hearted people than the people of the South, and no respectable Northern man need have any doubts about being warmly received in this section of the South. Surely the South is an inviting field for industrious settlers from the North."

"I have been unable to see the slightest difference in the reception of a new-comer from the North, or from some other Southern State. Very seldom is any inquiry made as to a visitor's political bias; and never within my recollection, covering a Southern residence of over nine years, has the question of politics or section, in any way, interfered with the prospects, financial or social, of a Northern man, only, if anything, a little more cordiality is extended to one from that section whose ability or character seems to make him a desirable acquisition. The whole field of business enterprise is open to Northern men; they are warmly welcomed and placed on an equal footing with all others.

"Having seen two Presidential campaigns in the South, enables me to assert that I have seen and experienced more of bitter personal antagonism in business and social matters growing out of political differences in the North than have ever come under my observation in any Southern State.

"No Northern man need hesitate a moment for fear of not being well received here. Georgia is a great State, full of great possibilities for thousands of new comers. They are needed here, will be welcomed by her big-hearted and hospitable people, and if they possess the proper qualifications for success anywhere, will surely achieve it here.

"Atlanta, Ga.

F. J. REDFIELD."

## FARM COLONIES AND VILLAGES.

Eastern-Middle Georgia is specially adapted to farm colonies and villages. Almost in every county tracts of good land in bodies of 200 to 5,000 acres close to railroads can be had at \$5 to \$8 an acre, where fine water facilities and sites for villages, and abundance of timber are available. Nowhere can Colonists be more prosperous and happy, and healthier. No isolation.

## COUNTY DESCRIPTIONS.

The following brief descriptions of counties show character and prices of land, water powers, minerals, timber, etc. Any special information desired will be furnished by parties whose names are given on the last line of each county description.

### RICHMOND COUNTY.

Area in square miles, 329. Population, 57,150.

Tax rate for 1894 per \$100, \$1.07.

Bonded debt, none.

Predominating top-soils, dark gray, sandy loam, bottoms.

Percentage of lands for sale, 30—In bodies of 100 to 800 acres.

Prices of good average farm lands per acre, \$5 to \$25.

Native Grasses—Crab, Japan Clover, Bermuda and Foxtail.

Grasses best suited—Johnson, Vetch, Crab and Bermuda.

Fruits best adapted—Peaches, Pears, Apricots and small fruits.

Grapes best adapted—Delaware Niagara, Scuppernon, etc.



## OGLETHORPE COUNTY.

Area in square miles, 529. Population, 18,000.  
 Tax rate for 1891 per \$100, \$1.03.  
 Bonded debt, \$20,000.  
 Predominating topsoils, red clay, gray, sandy loam.  
 Percentage of lands for sale, 30—In bodies of 5 to 3,000  
 acres.  
 Price of good average farm lands per acre, \$1 to \$5.  
 Native Grasses—Bermuda and Crab.  
 Grasses best suited—Bermuda, Vetch, Johnson, Clover, Al-  
 falfa.  
 Fruits best adapted—All kinds, but Peaches best.  
 Grapes best adapted—Concord, Delaware, Ives, Niagara.  
 Predominating timber in proportion named—Pine, Oak,  
 Hickory, Poplar.  
 Minerals, Stones, etc.—Gold in paying quantities, fine Gran-  
 ite.  
 Streams with water powers—Broad River has fine shoals.  
 High Schools and Colleges—Two Free Academics, Free  
 Schools.  
 For further information address W. A. Shackelford, Lexing-  
 ton, Ga.

## CLARKE COUNTY.

Area in square miles, 140. Population, 16,500.  
 Tax rate for 1891 per \$100, 71 cts.  
 Bonded debt, \$39,500.  
 Predominating topsoils, dark red, gray, alluvial bottoms.  
 Percentage of lands for sale, 20—In bodies of 5 to 400 acres.  
 Price of good average farm lands per acre, \$5 to \$30.  
 Native Grasses—Bermuda, Crab, Japan Clover.  
 Grasses best suited—Bermuda, Vetch, Johnson, Clover and  
 Orchard.  
 Fruits best adapted—Peaches, Pears, Apples and all small  
 fruits.  
 Grapes best adapted—Concord, Delaware, Niagara, Ives, etc.  
 Predominating timber in proportion named—Oak, Pine,  
 Hickory, Poplar, etc.  
 Minerals, Stones, etc.—Brick and Fire Clays.  
 Streams with water powers—Two branches of Oconee River  
 have extensive shoals.  
 High Schools and Colleges—Three fine Colleges and several  
 High Schools, Free Schools.  
 For further information address W. D. Griffith, Athens, Ga.

## JACKSON COUNTY.

Area in square miles, 328. Population, 20,000.  
 Tax rate for 1891 per \$100, 83 cents.  
 Bonded debt, none.  
 Predominating topsoils, red clay, mulatto and gray gravel.  
 Percentage of lands for sale, 35—In bodies of 5 to 2,000  
 acres.  
 Price of good average farm lands per acre, \$5 to \$10.  
 Native Grasses—Bermuda, Crab and Japan Clover.  
 Grasses best suited—Bermuda, Timothy, Clover, Orchard,  
 Vetch, etc.  
 Fruits best adapted—Peaches, Apples, Pears and every kind  
 of fruit.  
 Grapes best adapted—Concord Delaware, Niagara, Ives, etc.  
 Predominating timber in proportion named—Oak, Pine, Pop-  
 lar, walnut and others.



COL. D. F. DEWOLF'S FARM, MADISON, GA.

Minerals, Stones, etc.—Gold, Silver, Iron, Mica, Granite,  
 Soapstone, etc.  
 Streams with water powers—Numerous fine shoals on Oconee,  
 River and Creeks.  
 High Schools and Colleges—One College, Six Free High  
 Schools, Free Schools.  
 For further information address O. S. Hayes, Statham, Ga.,  
 or E. C. Armistead, Jefferson, Ga.

## HALL COUNTY.

Area in square miles, 497. Population, 21,000.  
 Tax rate for 1891 per \$100, 81 cents.  
 Bonded debt, none.  
 Predominating topsoils, mulatto, red clay, gray and gravel.  
 Percentage of lands for sale, 30—In bodies of 50 to 800 acres.  
 Price of good average farm lands per acre, \$1 to \$5.  
 Native Grasses—Bermuda, Crab, etc.  
 Grasses best suited—Bermuda, Timothy, Orchard, Herds,  
 Clover, etc.  
 Fruits best adapted—All kinds grown to perfection.  
 Grapes best adapted—All kinds. Can't be surpassed as a  
 grape country.

# NO MALARIA,

Predominating timber in proportion named—Oak, Hickory, Poplar, Maple, etc.  
Minerals, Stones, etc.—Gold, Silver, Mica, Feldspar, Kaolin, Ochre, etc.  
Streams with water powers—Chattahoochee, Chestatee and Little Rivers, and a dozen creeks.  
High Schools and Colleges—One College, Two Free High Schools, Free Schools.  
For further information address C. A. Dozier, Gainesville, Ga.

## GWINNETT COUNTY.

Area in square miles, 450. Population, 19,798.  
Tax rate for 1891 per \$100, 73 cts.  
Bonded debt, none.  
Predominating topsoil's, red clay and gray loam.  
Percentage of lands for sale, 50—In bodies of 10 to 2,000 acres.  
Price of good average farm lands per acre, \$3 to \$10.  
Native Grasses—Bermuda, Crab, Foxtail etc.  
Grasses best suited—Bermuda, Clover, Timothy and all kinds.  
Fruits best adapted—Apples, Pears, Peaches and all small fruits.  
Grapes best adapted—Ives, Concord, Delaware, Niagara etc.  
Predominating timber in proportion named—Oak, Hickory, Pine and others.  
Minerals, Stones, etc.—Gold, Fine Granite and Clays.  
Streams with water powers—Yellow River, Sweet Water and other Creeks.  
High Schools and Colleges—One College, Two Free High Schools, Free Schools.  
For further information address L. M. Brand, Lawrenceville, Ga.

## WALTON COUNTY.

Area in square miles 389. Population, 22,000.  
Tax rate for 1891 per \$100, 80 cts.  
Bonded debt, none.  
Predominating topsoils, gray and red clay.  
Percentage of lands for sale, 30—In bodies of 10 to 2,000 acres.  
Price of good average farm lands per acre, \$5 to \$8.  
Native Grasses—Bermuda and Crab.  
Grasses best suited—Bermuda, Orchard, Clover, Vetch, etc.  
Fruits best adapted—Peaches, Apples, Pears and small fruits.  
Grapes best adapted—Ives, Concord, Niagara, Delaware, etc.  
Predominating timber in proportion named—Pine, Oak, Hickory, etc.  
Minerals, Stones, etc.—Fire Clays.  
Streams with water powers—Appalachee River and various creeks.  
High Schools and Colleges—Two Free High Schools, Free Schools.  
For further information address B. S. Walker, Monroe, Ga.

## GREENE COUNTY.

Area in square miles, 361. Population, 17,000.  
Tax rate for 1891 per \$100, \$1.00.  
Bonded debt, \$5,500.  
Predominating topsoils gray, red clay, mulatto.  
Percentage of lands for sale, 25—In bodies of 50 to 3,000 acres.

Prices of good average farm lands per acre, \$4 to \$8.  
Native Grasses—Bermuda, Crab, Foxtail, etc.  
Grasses best suited—Bermuda, Vetch, Lucerne, Clover, etc.  
Fruits best adapted—Pea-hen, Apples, Pears and small fruits.  
Grapes best adapted—All kinds; excellent Grape section.  
Predominating timber in proportion named—Pine, Oak, Hickory.  
Streams with water powers—Oconee River; inexhaustible powers.  
Minerals, Stones, etc.—Gold, Copper, Brick Clays of fine quality.  
High Schools and Colleges—One Free High School, Free Schools.  
For further information address J. B. Parks, Jr, Greensboro, Ga.

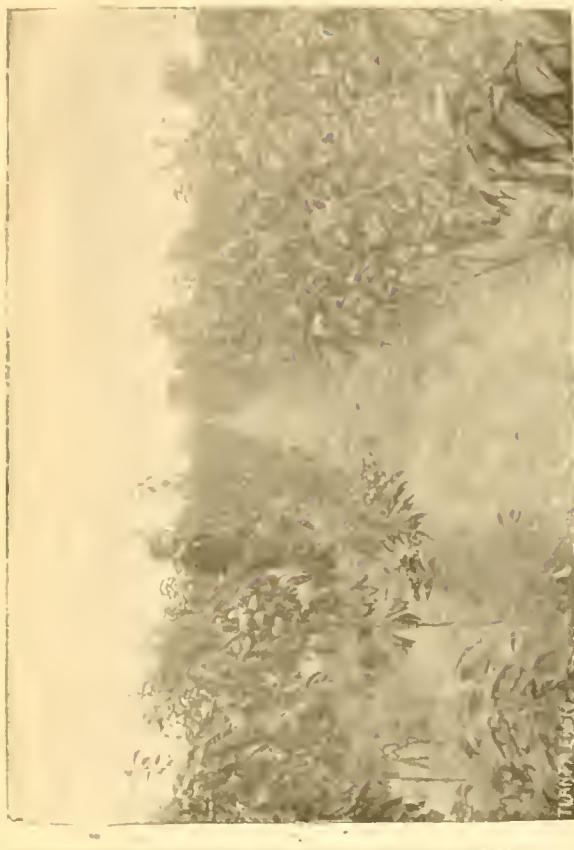
## MORGAN COUNTY.

Area in square Miles, 322. Population, 18,000.  
Tax rate for 1891 per \$100, 97 cts.  
Bonded debt, \$2000.  
Predominating topsoils, dark gray and red clay.  
Percentage of lands for sale, 30—In bodies of 50 to 2,000 acres.  
Prices of good average farm lands per acre, \$5 to \$8.  
Native Grasses—Bermuda and Crab.  
Grasses best suited—Bermuda, Alfalfa, Clover, Orchard, etc.  
Fruits best adapted—Peaches, Apples, Pears, Plums and all others.  
Grapes best adapted—Concord, Delaware, Niagara Ives, etc.  
Predominating timber in proportion named—Pine, Oak, Poplar, etc.  
Minerals, Stones, etc—Granite and Fine Brick Clays.  
Streams with water powers—Appalachee and Little Rivers, and various creeks.  
High Schools and Colleges—One Free High School, Free Schools.  
For further information address Paul M. Atkinson, Madison, Ga.

## NEWTON COUNTY.

Area in square miles, 260. Population, 15,000.  
Tax rate for 1891 per \$100, 88 cents.  
Bonded debt, \$20,000.  
Predominating topsoils, gray and red clay.  
Percentage of lands for sale, 25—In bodies of 15 to 800 acres.  
Price of good average farm lands per acre, \$1 to \$12.  
Native Grasses—Bermuda, Crab and others.  
Grasses best suited—Bermuda, Alfalfa, Vetch, Johnson and others.  
Fruits best adapted—Peaches, Apples, Pears, Plums, and all kinds.  
Grapes best adapted—Concord, Delaware, Niagara and Ives.  
Predominating timber in proportion named—Pine, Oak, Hickory, etc.  
Minerals, Stones, etc.—Some Gold, Paint and Fire Clays.  
Streams with water powers—South, Yellow and Alcoa Rivers.  
High Schools and Colleges—One Fine College, Two Free High Schools, Free Schools.  
For further information address H. S. Hammond, Covington, Ga.

# CLOSE TO NORTHERN . . . MARKETS.



JAPAN PERSIMMON ORCHARD

## ROCKDALE COUNTY.

Area in square miles, 126. Population, 8,000.  
 Tax rate for 1894 per \$100, \$1.01.  
 Bonded debt, none.  
 Predominating topsoils, gray and deep red.  
 Percentage of lands for sale, 25—In bodies of 10 to 500 acres.  
 Price of good average farm lands per acre, \$5 to \$10.  
 Native Grasses—Crab and Bermuda.  
 Grasses best suited—Alfalfa, Clover, Bermuda, Blue Grass, Orchard, etc.  
 Fruits best adapted—Apples, Peaches and all small fruits.  
 Grapes best adapted—Concord, Niagara, Ives, Delaware, etc.  
 Predominating timber in proportion named—Pine, Oak and Hickory.  
 Minerals, Stones, etc.—Gold; immense quantities of Granite  
 Streams with water powers—Yellow and South Rivers have fine shoals.  
 High Schools and Colleges—One Free High School and Graded Free Schools.  
 For further information address T. D. O'Kelly, Conyers, Ga.

## DEKALB COUNTY.

Area in square miles, 269. Population, 23,000.  
 Tax rate for 1894 per \$100, \$1.07.  
 Bonded debt, none.  
 Predominating topsoils, gray gravel and red clay.  
 Percentage of lands for sale 20—In bodies of 5 to 500 acres.  
 Price of good average farm lands per acre, \$5 to \$15  
 Native Grasses—Bermuda, Crab, etc.  
 Grasses best suited—Bermuda, Clover, Alfalfa, Vetch.  
 Fruits best adapted—All kinds well adapted.  
 Grapes best adapted—Concord, Niagara, Ives, Delaware, etc.  
 Predominating timber in proportion named—Oak, Pine, etc  
 Minerals, Stones, etc.—Inexhaustible quantities of Granite  
 Streams with water powers—South River, Snapfinger and Peachtree Creeks.  
 High Schools and Colleges—Two Institutes, One Free Academy, and Free Schools.  
 For further information address W. J. Honston, N. Decatur, Ga.

## FULTON COUNTY.

Area in square miles, 166. Population, 115,000  
 Tax rate for 1894 per \$100, \$1 10 (estimated).  
 Bonded debt, none  
 Predominating topsoils, gray gravel and red clay.  
 Percentage of lands for sale, 10—In bodies of 1 to 250 acres  
 Price of good average farm lands per acre, \$25 to \$200.  
 Native Grasses—Bermuda and Crab.  
 Grasses best suited—Bermuda, Clover, Alfalfa, Timothy, etc.  
 Fruits best adapted—Apples, Peaches and all small fruits  
 Grapes best adapted—Concord, Ives, Niagara, Delaware.  
 Predominating timber in proportion named—Oak, Pine and Hickory.  
 Streams with water powers—Chattahoochee River.  
 High Schools and Colleges—Three Colleges, various Free Academies, Graded Free Schools.  
 For further information address Northen & Dunson, Atlanta, Ga.

## WARREN COUNTY.

Area in square miles, 264. Population, 11,000.  
 Tax rate for 1894 per \$100, 56 cents.  
 Bonded debt, none.  
 Predominating topsoils, gray, red clay, sandy loam.  
 Percentage of lands for sale, 25—In bodies of 10 to 3,000 acres.  
 Price of good average farm lands per acre, \$4 to \$8.  
 Native Grasses—Bermuda, Crab and others.  
 Grasses best suited—Bermuda, Alfalfa, Herd, Orchard, Vetch.  
 Fruits best adapted—Peaches, Pears, Plums, Apricots, etc.  
 Grapes best adapted—Niagara, Concord, Delaware, Scuppernong, etc.  
 Predominating timber in proportion named—Pine, Oak, Hickory, Poplar.  
 Minerals, Stones, etc.—Gold, fine Granite, and brick clays.  
 Streams with water powers—Ogeechee River has fine shoals.  
 High Schools and Colleges—Three Free Academies and Free Schools.  
 For further information address A. S. Morgan, Warrenton, Ga.



## BIBB COUNTY.

Area in square miles, 235.  
 Population, 42,370.  
 Tax rate for 1894 per \$100, \$1.00.  
 Bonded Debt, \$30,000.  
 Predominating topsoils, red, gray, alluvial bottoms.  
 Percentage of lands for sale, 20—In bodies of 10 to 500 acres.  
 Price of good average farm lands per acre, \$8 to \$50.  
 Native Grasses—Bermuda, Crab, Texas Blue Grass.  
 Grasses best suited—Bermuda, Johnson, Alfalfa, others.  
 Fruits best adapted—Peaches, Pears, small fruits.  
 Grapes best adapted—Niagara, Delaware, Concord, etc.  
 Predominating timber in proportion named—Pine, Oak, Poplar, Ash, etc.  
 Minerals, Stones, Etc.—Fire and Brick Clays.  
 Streams with water powers—Ocmulgee River, two creeks.  
 Schools and Colleges—Four Colleges, Academies, Graded Free Schools.  
 For further information address Legare Walker, Macon, Ga.

## PRINCIPAL CITIES AND TOWNS.

Brief descriptions are given of the principal cities and towns under this heading, including the kinds of Manufactories. All of these towns furnish splendid openings for profitable manufacturing, and are healthy and delightful towns to live in.

### ATLANTA.

*"The Capital City."*

Population of city and suburbs, 108,000.  
 Bonded debt, \$2,112,500.  
 Assessed valuation of property, \$37,500,000.  
 City tax rate, on two-thirds valuation, \$1.50 per \$100.  
 Railroad lines, 10.  
 Death rate—Whites, 14.09 per 1,000.  
 Street Car mileage (Electric), 65 miles.  
 Banks, 17.  
 Schools—Three Colleges and five Graded Schools.  
 Churches, 69—All denominations.  
 Extensive Water Works.  
 Complete Fire and Police Departments.  
 Gas and Electric Lights.  
 Amount invested in Manufacturing Enterprises, \$9,508,962.  
 Principal Manufactured Products—Cotton Goods, Lumber, Furniture, Foundry Products, Cotton Seed Oil, Fertilizers, Coffins, Trunks, Glass Bottles, Paper and Paper Bags, Patent Medicines, and others.

#### DESCRIPTION.

Atlanta is the Capital of the State, and although it had but 10,000 population in 1865, it is now the largest city in the South except New Orleans, and is noted for the enterprising and progressive spirit of its people. Centrally located, it is the distributing point for six States, and the Southern headquarters of all large National Corporations doing business in the South. Situated at the Eastern base of the Blue

Ridge Mountain slope, it is 1,055 feet above the sea level, and has an exhilarating and healthy climate. The State Capitol, constructed of native Georgia Marble and Granite, at an expense of one million dollars, is one of the handsomest in the whole country, and the architecture of all buildings is modern and attractive. Its population is made up largely of Northern and Western people, as well as people from all the Southern States, and it has all the appearances of a hustling Western city. It has numerous elegant suburbs, accessible by Electric Cars, built up with magnificent residences, and affording most delightful homes. It has a more diversified manufacturing interest than most Southern cities, but is noted more for its extensive commercial interest, especially its wholesale trade, which extends all over the South and Southwest.

### AUGUSTA.

*"The Fountain City."*

Population of city and suburbs, 50,000.  
 City tax rate, \$1.25 per \$100.  
 Assessed valuation of property, \$22,122,500.  
 Bonded debt (incurred principally to build Canal), \$1,744,500.  
 Death rate—Whites, 12.04 per 1,000.  
 Railroad lines, 19, and one Steamboat line.  
 Street Car mileage (Electric), 25 miles.  
 Banks, 8.  
 Colleges and Schools—Medical College, Graded Free Schools, a fine Conservatory of Music, two Academies, and various Private Schools.  
 Churches, 42—All denominations.  
 Gas and Electric Lights.  
 Extensive Water Works.  
 Complete Fire and Police Departments.  
 Invested in Manufacturing, \$7,075,000.  
 Principal Manufactured Products—Cotton Goods (12 mills with 220,000 spindles), Lumber, Fertilizers, Waste, Glass Bottles, Foundry and Machine Shop Products, Sash, Doors and House Finishes, Custom Clothing and others.  
 Water Power—The Augusta Canal (owned by the city), with 14,500 horse power, leases power to manufacturers at \$5.50 per horse power per annum.

#### DESCRIPTION.

Augusta is situated in a beautiful valley at the head of navigation on the Savannah River, and surrounded by a chain of hills 300 feet above and overlooking the city, which are accessible by Electric Cars, and occupied by handsome homes. The magnificent Hotel, "Bon-Air," and many excellent Boarding Houses, located on these heights, are extensively patronized by Northern people seeking a mild and healthy climate in the Winter. The principal business street, in the city, three miles long and 150 feet wide, paved with Asphalt, and the principal residence street, the same width with four rows of great Oaks, and Parks in the center, cannot be surpassed, and Augusta is known as one of the most beautiful cities, naturally, to be found. Surrounded by a productive trade territory, it has an aggregate annual trade of sixty-five millions of dollars, but it is chiefly noted for its great Canal Water Power—said to be the largest in the United States, and as the most extensive Cotton Goods manufacturing centre in the South.

Its people are noted for their conservatism, but are progressive, and are making an organized effort to induce Capi-

# PURE FREESTONE WATER.

talists to invest in Commercial and Industrial enterprises; and with its extensive and cheap water power, and extraordinary transportation facilities, few cities offer greater natural advantages for both Industrial and Commercial enterprises.

## MACON.

*"The Central City."*

Population of city and suburbs, 35,000.  
Bonded debt, \$568,000.  
Assessed valuation of property, \$14,623,999.  
City tax rate, \$1.25 per \$100.  
Railroad lines, 9.  
Death rate—Whites, 9.41 per 1,000.  
Banks, 6.  
Street Car mileage (Electric), 20 miles.  
Colleges and Schools—Four Colleges and Graded Free Schools.  
Churches—All denominations, 45.  
Gas and Electric Lights.  
Extensive Water Works.  
Complete Fire and Police Departments.  
Amount invested in manufacturing, \$3,988,900.  
Principal Manufacturing Products—Cotton Goods, Brick and Tile, Foundry and Machine Shop Products, Lumber, Fertilizers, Furniture, Knit Goods, and others.

### DESCRIPTION.

Situated almost in the centre of the State, Macon is known as the "Central City." It sits on the banks of the Ocmulgee River in a rolling country with Red Clay lands, and is important both as a Commercial and Manufacturing City; also as an Educational Centre. Mercer University and the Wesleyan Female College are located there, and it has other splendid Schools teaching the higher branches of education. It has an extensive and productive trade territory and does a large wholesale business. The streets are broad and airy with parks in the centre, and it has many handsome public and private buildings. It is also noted for its beautiful suburban environments and healthfulness, and is patronized as a Winter Resort for Northern people to considerable extent. The people are enterprising and progressive, and are making great effort to induce Capitalists and thrifty classes of people from the North to invest and settle there.

## ATHENS.

*"The Classic City."*

Population, 12,000.  
Town tax, \$1.10 per \$100.  
Lighted by Electricity and Gas.  
Water Supply—Waterworks.  
Railroads—Georgia Railroad and three others.  
Churches, 24—All denominations.  
Colleges and Schools—State University, Lucy Cobb Institute, State Normal School, several High Schools, and Graded Free Schools.  
Banks, 1—Capital of same, \$310,000.

### DESCRIPTION.

Athens is located in a high rolling country on the Oconee River, where the lands are red and fertile and more or less gravelly, and on account of its Colleges and Schools, it is

known as the "Classic City." The State University, one of the most thoroughly equipped and celebrated Colleges in the United States, with handsome buildings and beautiful Campus grounds, is located there; also the Lucy Cobb Institute, endowed by the late Geo. I. Seney, of New York, the Georgia Normal School, and various Schools teaching the higher branches of education. It was the birthplace of eloquent and noted Henry Grady, deceased, who electrified the country eight years ago with his great speech on the "New South," in the City of New York. It is also important as a Manufacturing City, and has several large Cotton Mills, operated by Water Power from the Oconee River. Two branches of this River and McMutts Creek coming together there, all have extensive Water Powers, undeveloped and developed.

The climate and healthfulness are unsurpassed, and the people are enterprising and cordial.

## Grovetown, Columbia County.

Population, 400.  
Town tax rate per \$100, none.  
Lighted by Lamps.  
Water Supply—Wells and Springs.  
Railroads—Georgia Railroad.  
Manufactories, none.  
Schools—One High School and Free Schools.  
Churches—Baptist, Methodist.

A Winter resort for Northern people and Summer resort for Augusta people.

## Harlem, Columbia County.

Population, 1,200.  
Town tax rate per \$100, 20 cents.  
Lighted by Lamps.  
Water Supply—Wells.  
Banks, none.  
Newspapers, one.  
Railroads—Georgia Railroad.  
Manufactories—Sash and Blinds.  
Schools—Two Free Schools.  
Churches—Two Methodist.

A pretty and healthy town. The home of many Georgia Railroad employees.

## Thomson, McDuffie County.

Population, 900.  
Town tax rate per \$100, 30 cents.  
Lighted by Lamps.  
Water Supply—Wells and Cisterns.  
Banks, one—Capital of same, \$25,000.  
Newspapers, two.  
Railroads—Georgia Railroad.  
Manufactories—Small Canning Factory, Grist Mill.  
Schools—One High and one Common Free School.  
Churches—Two Baptist, two Methodist.

Located on a high plateau and in a good country.

## Stone Mountain, DeKalb County.

Population, 800.  
Town tax rate per \$100, none.  
Lighted by Lamps.  
Water Supply—Wells and Springs.  
Railroads—Georgia Railroad.

# Cheap Building Materials.

Manufactories—Largest Granite Quarries in the South.

Schools—Free Schools.

Churches—Baptist, Methodist, Presbyterian.

Takes its name from an isolated Stone Mountain there.  
Very healthy country.

## Jefferson, Jackson County.

Population, 750.

Town tax rate per \$100, none.

Lighted by Lamps.

Water Supply—Wells and Springs.

Railroads—Georgia Railroad Branch.

Manufactories, none of note.

Schools—Two High, and Common Free Schools.

Churches—Baptist, Methodist, Presbyterian.

Located in a high rolling country, very healthy; lands fertile.

## Sparta, Hancock County.

Population, 1,800.

Town tax rate per \$100, 25 cents.

Lighted by Lamps.

Water Supply—Wells and Cisterns.

Banks, one—Capital of same, \$40,000.

Newspapers, one.

Railroads—Georgia Railroad; another building.

Manufactories—A small Cotton Factory.

Schools—One Academy, and one Common Free School.

Churches—Baptist, Methodist, Presbyterian and Catholic.

A thriving, healthy town, located in a productive country.

## Warrenton, Warren County.

Population, 1,100.

Town tax rate per \$100, 25 cents.

Lighted by Lamps.

Water Supply—Wells and Cisterns.

Banks, one—Capital of same, \$25,000.

Newspapers, one.

Railroads—Georgia Railroad.

Manufactories, none.

Schools—Two Academies, and Free Schools.

Churches—Three Baptist, two Methodist.

Surrounded by a fine rolling country; a pretty town.

## Washington, Wilkes County.

Population, 3,000.

Town tax rate per \$100, 50 cents.

Lighted by Electricity.

Water Supply—Wells and Cisterns.

Banks, one—Capital of same, \$60,000.

Newspapers, two.

Railroads—Georgia Railroad.

Manufactories—Cotton Seed Oil Mill and two Brick Yards

Schools—One Male and one Female.

Churches—Presbyterian, Baptist, Methodist and Episcopal.

A fine business town with intelligent and progressive people.

## Crawfordville, Taliaferro County.

Population, 650.

Town tax rate per \$100, none.

Lighted by Lamps.

Water Supply—Wells.

Newspapers, one.

Railroads—Georgia Railroad.

Manufactories, none.

Schools—One High School, Free Schools.

Churches—Baptist, Methodist, Presbyterian.

An old town, very healthy, was the home of Hon. Alex. H. Stephens.

## Greensboro, Greene County.

Population, 1,600.

Town tax rate per \$100, 25 cents.

Lighted by Lamps.

Water Supply—Wells and Cisterns.

Banks, one—Capital of same, \$70,000.

Newspapers, one.

Railroads—Georgia Railroad.

Manufactories, none.

Schools—One High School, Free Schools.

Churches—Baptist, Methodist, Presbyterian, Episcopal.

A very healthy and prosperous town. Needs manufactories.

## Covington, Newton County.

Population, 2,100.

Town tax rate per \$100, 50 cents.

Lighted by Lamps.

Water Supply—Wells and Cisterns.

Banks, one—Capital of same, \$79,000.

Newspapers, two.

Railroads—Georgia Railroad and another.

Manufactories—A Guano Factory and one Wagon Factory.

Schools—One College, one High School, besides Free Schools.

Churches—Presbyterian, Baptist and Methodist.

A splendid town in a fine section. Progressive people.

## Madison, Morgan County.

Population, 3,000.

Town tax rate per \$100, 50 cents.

Lighted by Electricity.

Water Supply—Wells and Cisterns.

Banks, one—Capital of same, \$75,000.

Newspapers, one.

Railroads—Georgia Railroad and M. & N. R. R.

Manufactories—Furniture, Cotton Seed Oil Mills and Canning Factory.

Schools—One High School, Free, and Free Common Schools.

Churches—Presbyterian, Baptist, Methodist, Episcopal.

A growing town, very healthy. The people are progressive.

## Conyers, Rockdale County.

Population, 1,400.

Town tax rate per \$100, none.

Lighted by Lamps.

Water Supply—Wells and Springs.

Banks, one—Capital of same, \$50,000.

Newspapers, two.

Railroads—Georgia Railroad.

Manufactories—Cotton Seed Oil Mill.

Schools—Free Schools.

Churches—Baptist, Methodist and Presbyterian.

A very substantial town and conservative people.

## Decatur, DeKalb County.

Population, 2,000.  
 Town tax rate per \$100, 50 cents.  
 Lighted by Lamps.  
 Water Supply—Wells.  
 Banks, none.  
 Newspapers, two.  
 Railroads—Georgia Railroad.  
 Manufactories, none.  
 Schools—Two Institutes and Free Schools.  
 Churches—Baptist, Methodist, Presbyterian, Episcopal.  
 A handsome suburb of the City of Atlanta.

## Gainesville, Hall County.

Population, 3,500.  
 Town tax rate per \$100, 75 cents.  
 Lighted by Electricity.  
 Water Supply—Waterworks.  
 Banks, two—Capital of same, \$103,000  
 Newspapers, three.  
 Railroads—Georgia Railroad and Southern Railway.  
 Manufactories—Shoe Factories, Tanneries, Cotton Mill,  
 Furniture and others.  
 Schools—One College, two High Schools and Common Free  
 Schools.  
 Churches—Baptist, Methodist, Presbyterian and Episcopal.  
 A growing, healthy town in a splendid country, at base  
 of Mountain slope.

## Monroe, Walton County.

Population, 1,100.  
 Town tax rate per \$100, none.  
 Lighted by Lamps.  
 Water Supply—Wells.  
 Banks, two—Capital of same, \$125,000.  
 Newspapers, one.  
 Railroads—Georgia Railroad Branch.  
 Schools—One Institute and Free Schools.  
 Churches—Baptist and Methodist.  
 Located in a very healthy and fertile section.

## Milledgeville, Baldwin County.

Population, 1,000.  
 Town tax rate per \$100, \$1.25.  
 Lighted by Electricity.  
 Water Supply—Waterworks.  
 Banks, one—Capital of same, \$58,000.  
 Newspapers, one.  
 Railroads—Georgia Railroad, and Central Railroad of Ga.  
 Schools—Two Colleges and Free Schools.  
 Churches—Methodist, Baptist, Presbyterian and Catholic.  
 Former Capital of the State, and is a healthy, pretty and  
 thriving town. State Lunatic Asylum located there; also  
 State Normal School.

## Social Circle, Walton County.

Population, 800.  
 Town tax rate per \$100, none.  
 Lighted by Lamps.  
 Water Supply—Wells and Springs.  
 Banks, one—Capital of same, private.

Newspapers, none.  
 Railroads—Junction of Georgia Railroad and its Gainesville  
 Branch.  
 Manufactories, none.  
 Schools—Free Schools.  
 Churches—Methodist and Baptist.  
 Located in a splendid section; fertile lands, among the  
 best in the State.

## STATION AGENTS

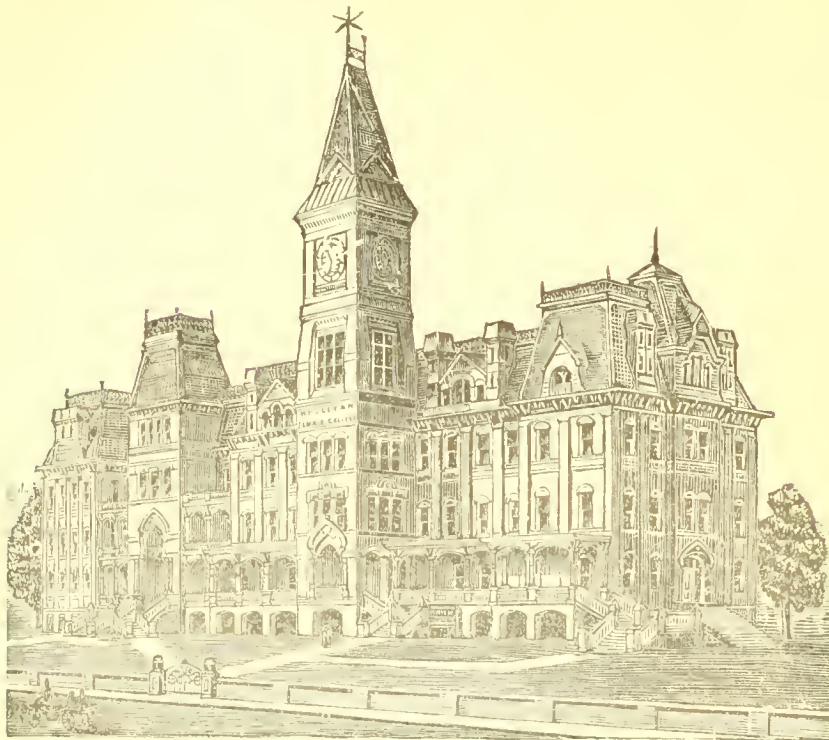
At Principal Points on the

## Georgia Railroad.

Augusta.....	F. P. Stansell
Grovetown.....	C. J. Clifford
Berzelia.....	H. A. Merry
Harlem.....	A. E. Shipley
Thomson.....	H. S. Palmer
Mesena.....	J. C. Johnson
Norwood.....	T. E. Massengale
Barnett.....	W. B. Veazey
Crawfordville.....	W. O. Holden
Union Point.....	H. B. Hart
Greensboro.....	R. L. Caldwell
Madison.....	H. T. Guest
Rutledge.....	M. A. Murrow
Social Circle.....	J. R. Seruggs
Covington.....	R. C. Gwinn
Conyers.....	J. L. Norman
Lithonia.....	E. W. Cox
Stone Mountain.....	J. B. Smith
Clarkson.....	L. L. Ostin
Decatur.....	J. A. Montgomery
Atlanta.....	E. A. Werner
Warrenton.....	S. G. Neal
Mayfield.....	W. A. Thompson
Sparta.....	R. A. Chapman
Browns.....	D. W. Brown
Milledgeville.....	G. H. Purnell
Macon.....	H. Young
Washington.....	R. O. Barksdale
Maxeys.....	A. T. Boatwright
Crawford.....	A. Little
Athens.....	H. N. Harris
Monroe.....	C. T. Mobley
Winder.....	N. J. Kelly
Belmont.....	W. K. Vandiviere
Gainesville.....	G. H. Fuller
Jefferson.....	R. B. Maxwell
White Plains.....	J. R. Parker



APPENDIX.  
COLLEGES AND SCHOOLS



WESLEYAN FEMALE COLLEGE, MACON—MAIN BUILDING

UNIVERSITY OF GEORGIA  
AND ITS BRANCHES.

**THE** University of Georgia, at Athens, was chartered by the General Assembly in 1785, and opened in 1801.

For more than a half a century the history of the University has been the history of Georgia. The prosperity of the one was the growth of the other, and many of those who have illustrated the State in peace and war received their training at this historic and honored institution.

The charter act carried with it an appropriation of 40,000 acres of valuable State lands, and the proceeds of the lands accruing to Georgia under the act of Congress in 1862, making magnificent donations of public lands to each State for educational purposes, were transferred to the University by the State. These, with other State appropriations and private bequests, put the institution on an excellent financial basis, and the annual income is now about fifty thousand dollars. Thus the "foundation of the fathers"—a simple college with close curriculum—has grown to be a complex University, founded on a broad and philo-sophical system, where literature and science are taught in numerous schools, consisting of the parent University, the *Law School*, the *State College of Agriculture and Mechanic Arts*, at Athens; the *State Medical College*, at Augusta; the *Georgia Normal and Industrial*

*College*, for girls, at Milledgeville; the *State Technological College*, at Atlanta, and the following branch colleges for elementary and preparatory training:

*Middle Georgia Military and Agricultural College*, at Milledgeville.

*North Georgia Agricultural College*, at Dahlonega.

*South Georgia Military and Agricultural College*, at Thomasville.

*West Georgia Agricultural and Mechanical College*, at Hamilton.

The management of the University is vested in a Board of Trustees appointed by the Governor of the State and confirmed by the Senate (one from each congressional district). The Governor of the State and the presidents of the branch colleges are members ex-officio of the board.

The University grounds are located in the heart of the city of Athens, and cover an area of 37 acres. They furnish sites for the College Chapel, the Library building, the Gymnasiums and Y. M. C. A. building, the Dormitory, the Chancellor's residence, and the houses occupied by several of the Professors. They also embrace the parade ground of the University Battalion and Athletic Association. The University farm is located two miles from the College and contains 65 acres.

**Georgia Medical College, at Augusta,** has been in operation for half a century, and ranks among the most thorough medical colleges in the country. The college building is a large and commodious structure, with all its appointments in the first order, a valuable Anatomical Museum, a Library of 5000 volumes, a convenient Dissecting Hall, and an extensive Physico-Chemical Laboratory. It has under its control the City Hospital, City Dispensary and Freedman's Hospital.

**Georgia Technological College, at Atlanta.**—This school was established in 1885, and occupies a beautiful site consisting of 9 acres. The buildings are ornamental brick structures and afford ample accommodations in halls, offices, apparatus rooms, recitation and lecture rooms, free hand mechanical drawing rooms, library and chapel.

The work-shop, also of brick, is beautifully designed with reference to its use, and affords ample space for various departments of instruction. The course of study provides an education of high grade, founded on mathematics, the English language, the physical sciences and drawing, while it gives such familiarity with some industrial pursuit as will enable the graduate to earn a living. It marks the beginning of a new era in the education of the Southern youth in industrial arts, and has won fame for its founders.

**Georgia Normal and Industrial College, for girls, at Milledgeville.**—Established in 1891, this institution has proved to be one of the most useful in the South.

The site comprises the old State Capitol grounds of 20 acres, donated by the State. The College building is a beautiful and commodious edifice of three stories, and the Dormitory consists of the Governor's old mansion and an annex connected by arcade. The curriculum consists of the Normal, Industrial, Collegiate and Domestic departments. This institution is doing for the girls what the Technological College is doing for the boys. It was established largely through the efforts of the present Governor of the State, Hon. W. Y. Atkinson.

**Middle Georgia Military and Agricultural College, at Milledgeville.**—This excellent school occupies the old State Capitol building near the Normal and Industrial College, and is a well equipped school.

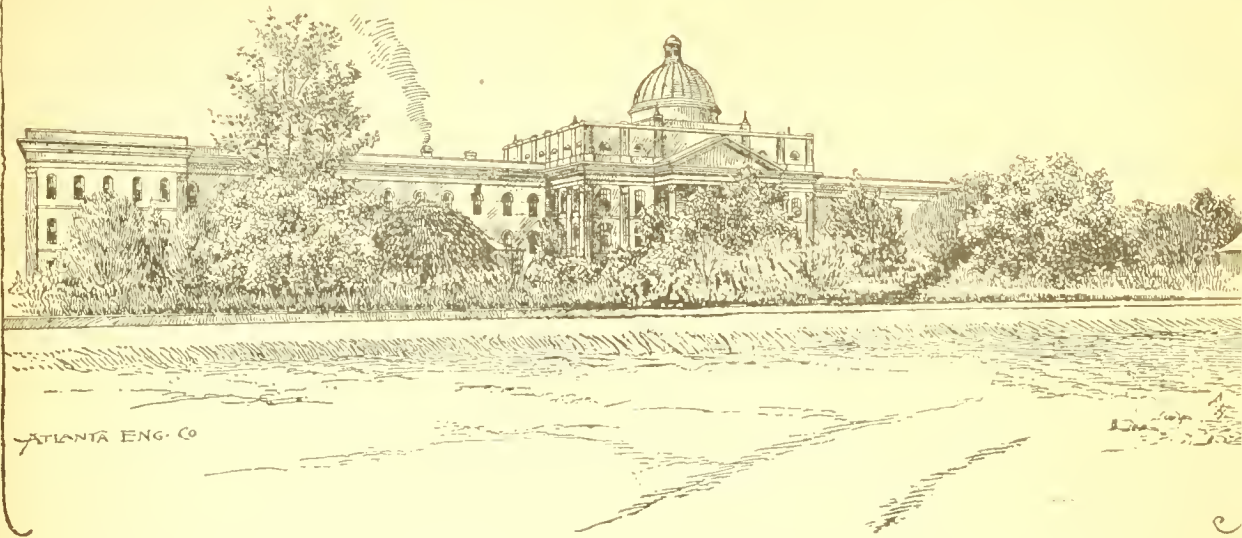
Military tactics form a part of the course of instruction, and Cadets are required to wear uniforms. The military department is under the command of Lieut. Albert B. Scott, of the United States Army.

A commercial course is provided for students desiring to fit themselves for business life. The attendance is large and the school is popular.



GEORGIA NORMAL AND INDUSTRIAL COLLEGE, MILLEDGEVILLE, GA.





GEORGIA MILITARY AND AGRICULTURAL COLLEGE—OLD STATE CAPITOL—MILLEDGEVILLE, GA.

#### EMORY COLLEGE, at Oxford, Ga.

Chartered in 1836, this old institution is one of the most conspicuous in the history of education in the State. It is located in one of the healthiest sections of the State, has large and handsome campus, and the buildings are attractive and commodious, with all conveniences. It is well endowed by the late George I. Seoney, of New York, and others, and has a "loan fund" to assist indigent young men in securing a collegiate education—relying on their honor and ability to pay back in after years. The curriculum is broad, modern and complete, and "Emory" College is a household word throughout this section of the South. Indeed, it ranks as one of the most complete and honored institutions in the whole country. The Library contains 8,000 volumes.

It is under the control of the State Methodist Conference, but welcomes students of all religious denominations.

The Faculty, with Rev. W. A. Candler at the head, is able and progressive.

#### MERCER UNIVERSITY, at Macon, Ga.

Established originally at Pennfield, Greens county, in 18—, Mercer University was removed in 1870 to its present beautiful site in Macon, which was donated by that city. The campus is second to none, and the buildings are modern, capacious and attractive.

This famous old Baptist institution is closely connected with the history of the State. It is one of the best known in the South, and is the Alma Mater of some of the most distinguished men in the country. The curriculum embraces all the branches taught in the most modern colleges everywhere, and it is equipped with all the requirements of a first class college. To be a graduate of "Mercer" is an honor sought by hundreds of young men in the South.

#### WESLEYAN FEMALE COLLEGE, at Macon, Ga.

This splendid institution was chartered in 1836, and has the honor to be the first college in the world to confer the

Academic Degrees upon women. As an educational institution for women it has few equals, and is well and favorably known among educated women throughout the South. The late George I. Seoney, the well known philanthropist of New York, endowed this college handsomely.

The architectural design of the buildings is among the best, the campus is beautiful and attractive, and the curriculum is second to none. Although under the control of the State Methodist Conference, this college is extensively patronized by young ladies of all the religious denominations, and the course of study and domestic training cannot be excelled.

#### LUCY COBB INSTITUTE, at Athens, Ga.

This well known seminary was established in 1858, through the efforts of Gen. T. R. E. Cobb, is named after his daughter, and is one of the most important in the State.

The location is in the principal residence section of the city and embraces 4 acres; the buildings and grounds with abundant shrubbery present a handsome view, and in addition to the main building a handsome chapel—the gift of the late George I. Seoney of New York—is of much service in the public exercises of the institution.

The curriculum is broad and complete, and the institution is regarded throughout the South as very complete in the higher education and training of young ladies.

#### AGNES SCOTT INSTITUTE, at Decatur, Ga.

This school was founded in 1889, to supply a long felt need of the rapidly growing section in which it is located, and has already become noted for the complete education it affords for young ladies. Being only 6 miles from Atlanta, it is claimed by the people of that city as an Atlanta enterprise, and receives, to a large extent, its support from patrons there. The main building, constructed of brick and native granite and marble, is a massive edifice of the most modern type. It stands on the crest of a commanding ridge, and the grounds are adorned with large oaks. The boarding department,

under the supervision of the nation furnishes cheap and confer all living and the complete domestic and religious training, and physical culture, are attractive features.

The curriculum is divided into preparatory, collegiate, music, arts and science.

**GEORGIA FEMALE SEMINARY, AND CONSERVATORY OF MUSIC, at Gainesville, Ga.**

This institution is located in one of the healthiest and most progressive towns in the State, at the base of the Blue Ridge Mountains, in an elegant climate. The campus embraces 9 acres shaded with pine and oak, and the buildings are built of bricks and native granite and marble.

The curriculum embraces primary, preparatory, collegiate, industrial, music, book-keeping and typewriting departments, and domestic economy and physical culture.

The Conservatory has been most successful, and an orchestra of much reputation has been organized from among the most talented pupils. The management is among the most progressive in the country.



GEORGIA FEMALE SEMINARY, GAINESVILLE — MAIN BUILDING.



MERCER UNIVERSITY, MACON, GA.—Main Building.

**GEORGIA NORMAL INSTITUTE, at Athens, Ga.**

The State Normal Institute was established in 1891 by act of the General Assembly for the training of teachers for service in public schools.

The act provides for a State Normal School Commission also, consisting of the Chancellor of the State University, the State School Commissioner, and three citizens of the State experienced in teaching, to be appointed by the Governor. The State University donated the old Rock College building and six acres of ground for this school, and it is supported for the present by the "Gimer fund" (a bequest from a distinguished ex-Governor and philanthropist), and the "Teabody fund."

The College building is a large three-story structure situated one mile from the city, on a high commanding hill, and the surroundings are attractive. The school is open during the summer vacation of the public schools, and students and the most distinguished educators in the State gather there in large numbers during the session. The lecture courses are most excellent, and already this institution has accomplished splendid results in the training of teachers.

Capitol Female College, at Atlanta, Ga., is a fine school, with a well established reputation.

Atlanta Medical and Southern Medical Colleges, at Atlanta, Ga., are both recognized excellent institutions.

**HIGH SCHOOLS (PREPARATORY).**

Among the most important high schools in the territory are the following:

Private—The Home School for young, at Athens; the Bal and High School for young ladies, at Atlanta; the Harlem Institute, at Harlem; the Stephens High School, at Crawfordville (founded and endowed by the Hon. Alexander

H. Stephens, the distinguished statesman and philanthropist), the Perry-Rainey Institute, at Lawrenceville; the Norcross Institute, at Norcross; George F. Pierce Institute, at Thomson; Thomas Stocks Institute, at Greensboro; Palmira Institute, at Covington; Orphans Institute, at Madison (heavily endowed); Donald Frazier Military School, at Decatur; Lythonia Institute, at Lythonia; Washington Institute, at Lincolnton; the Orphan Asylum School, at Augusta, and Hunter's Preparatory School, at Atlanta. Some of these schools are heavily endowed, and have free scholarships, while others have free tuition for all students.

#### ROMAN CATHOLIC SCHOOLS.

**St. Stanislaus College, at Macon, Ga.,** is beautifully situated in Vineville, a pretty suburb of Macon. It is under the control of the Jesuit Fathers, and is one of the most important Catholic institutions in the State.

The grounds and buildings are extensive and attractive, and in addition to the cultivation of the mind, the students pay much attention to horticulture.

**St. Mary's Academy, at Macon, Ga.**—This institution is splendidly equipped for the complete education of girls, and has a broad celebrity among Catholic families, while many



GEORGIA TECHNOLOGICAL COLLEGE, ATLANTA, GA.

**Public High Schools,** and those supported partially by public school funds.—Richmond Academy (male), at Augusta—the oldest incorporated school in the South and heavily endowed by the State in 1783; Tubman High School, Augusta; Girls High School and Boys High School, Atlanta, the Gresham, Nesbitt, Worrier, Walden and Union High Schools, at Macon; King High School, at Covington; and High Schools at Grovetown, Lincolnton, Jefferson, Gillsville, Chestnut Mountain, Flowery Branch, Harmony Grove, Lawrenceville, Social Circle, Monroe, Watkinsonville, Conyers, Madison, Sparta, Milledgeville and Clinton

Academies at Warrenton, Norwood, Mesena, Lexington, Crawford, &c.

Protestants take advantage of its splendid facilities and send their daughters to it.

**St. Patrick's College, at Augusta, Ga.,** was founded in 1875, is excellently equipped and enjoys an enviable reputation. It admits pupils of all religious faiths.

**St. Mary's Academy, at Augusta, Ga.,** is a girls' school of most excellent reputation. The course of study is extensive and complete, and much attention is paid to training the pupils in domestic economy and physical culture.

**Sacred Heart Academy, at Augusta, Ga.,** was established in 1875, and is a popular and successful school.

**St. Joseph's Academy, at Washington, Ga.,** is one of the





GIRLS' PUBLIC HIGH SCHOOL, ATLANTA, GA.

most complete and thorough schools in the whole country, and in domestic and industrial training cannot be excelled.

**Academy of Immaculate Conception, at Atlanta, Ga.**, is another excellent school, and the Convent school at Sharon, and Academy at Sparta consist of the other Catholic schools of importance.

#### STATE PUBLIC SCHOOL SYSTEM.

The State public school fund is derived from a direct tax of 1.4 mills, the poll tax and donations by the Trustees of the Peabody fund, which, combined support one of the best organized and most complete free school systems of all the States. The term for State schools in every county district is five months, with separate schools for negroes, and the schools are graded into primary, common and grammar schools.

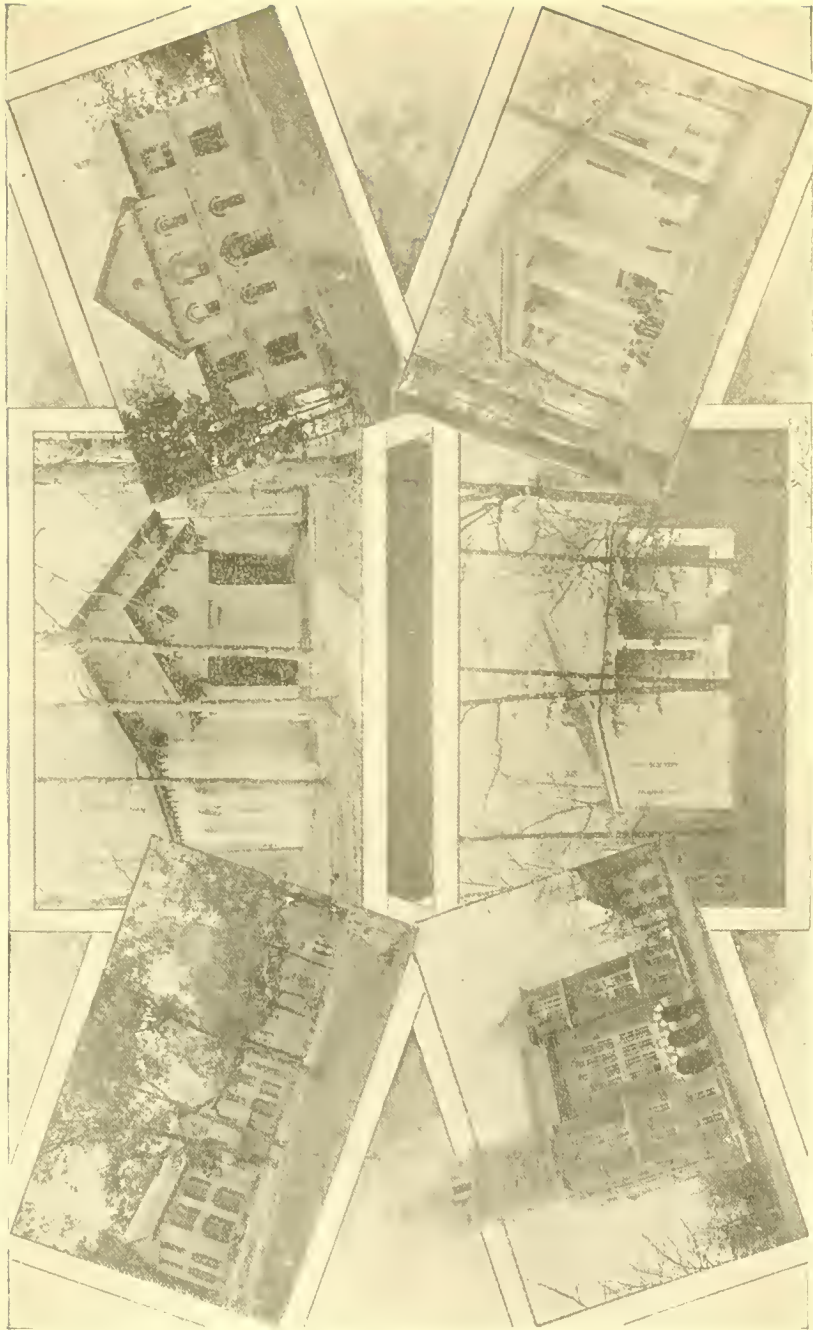
**County and City Public Schools**—The Legislature may grant special authority to any county or city to levy an additional tax to continue the free schools through the year and to provide higher preparatory schools, and the counties of

Richmond, Clarke, Newton and Morgan, and the cities of Atlanta and Macon have taken advantage of this opportunity and provided the very best school systems to be had running 9 months in the year.

#### COLLEGES AND SCHOOLS FOR NEGROES.

It is doubtful if any section of the country has so advanced in providing both rudimentary and collegiate education for the negro youth. The public schools provide him with facilities equal to the whites and for higher and collegiate education some of the most celebrated negro colleges in the United States have been established here, by both Northern and Southern philanthropists, among which are the *Atlanta University*, *Clarke University*, *Morris Brown College*, *Gammon Theological Seminary*, *Atlanta Baptist Seminary*, *Atlanta Female College*, all at Atlanta, *Huies Institute*, *Paynes Institute* and *Wade High School* at Augusta. Some of these are handsomely endowed and some are partially supported by the public school fund.





CAMPUS SCENES—EMORY COLLEGE, OXFORD, GA.

EDGEWOOD AVE. PUBLIC HIGH SCHOOL, ATLANTA, GA.

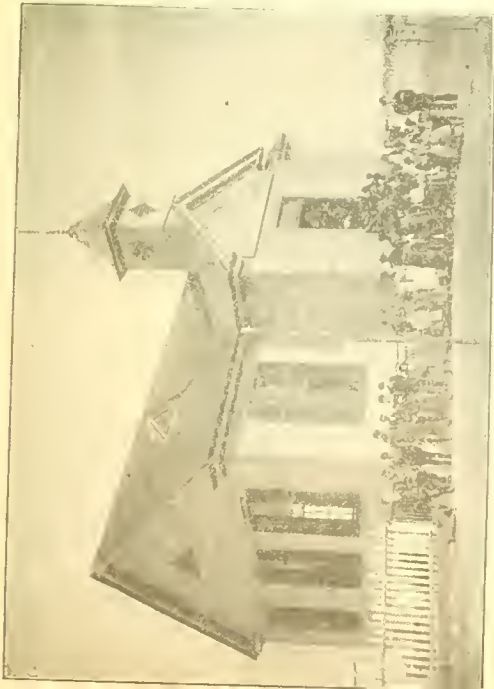


HOUGHTON PUBLIC GRAMMAR SCHOOL, ATLANTA, GA.

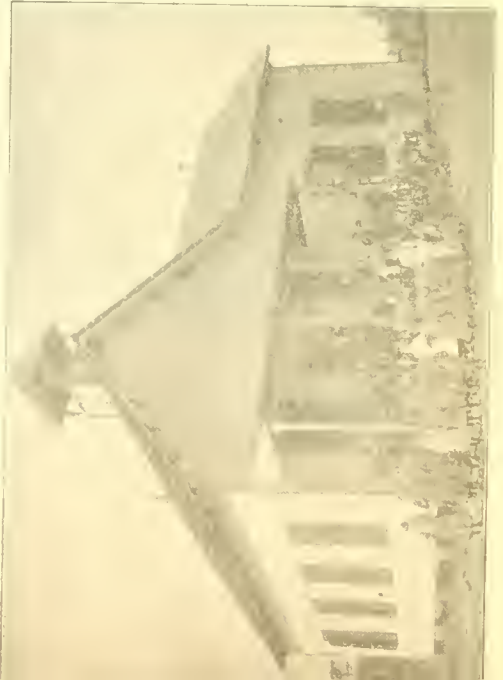




CENTRAL GRAMMAR PUBLIC SCHOOL, AUGUSTA, GA.



GRADED RURAL PUBLIC SCHOOL, RICHMOND COUNTY.



GRADED PUBLIC SCHOOL, Village of Gracewood, Richmond County.





TUBMAN HIGH PUBLIC SCHOOL, AUGUSTA, GA.





UNGRADED RURAL PUBLIC SCHOOL.

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RICHMOND ACADEMY, AUGUSTA, GA.

Monthly \* \* \*

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\* \* \* Excursions

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**COTTON STATES AND INTERNATIONAL EXPOSITION,**  
**OPENS SEPTEMBER 18, 1895. AT ATLANTA, GA. CLOSSES DECEMBER 31, 1895.**

Who may desire to see the splendid section embraced in *Eastern-Middle Georgia*, and home-seekers will be directed to reliable parties in any of the counties, who will extend to them courtesies and show lands for sale. Don't fail to avail yourself of this opportunity to see the beautiful cities of *Augusta, Macon* and *Athens*, the famous *Hillman Electric Shaft*, and other points of interest.

Five splendid daily passenger trains into Atlanta, and five out. For particulars and tickets, apply to

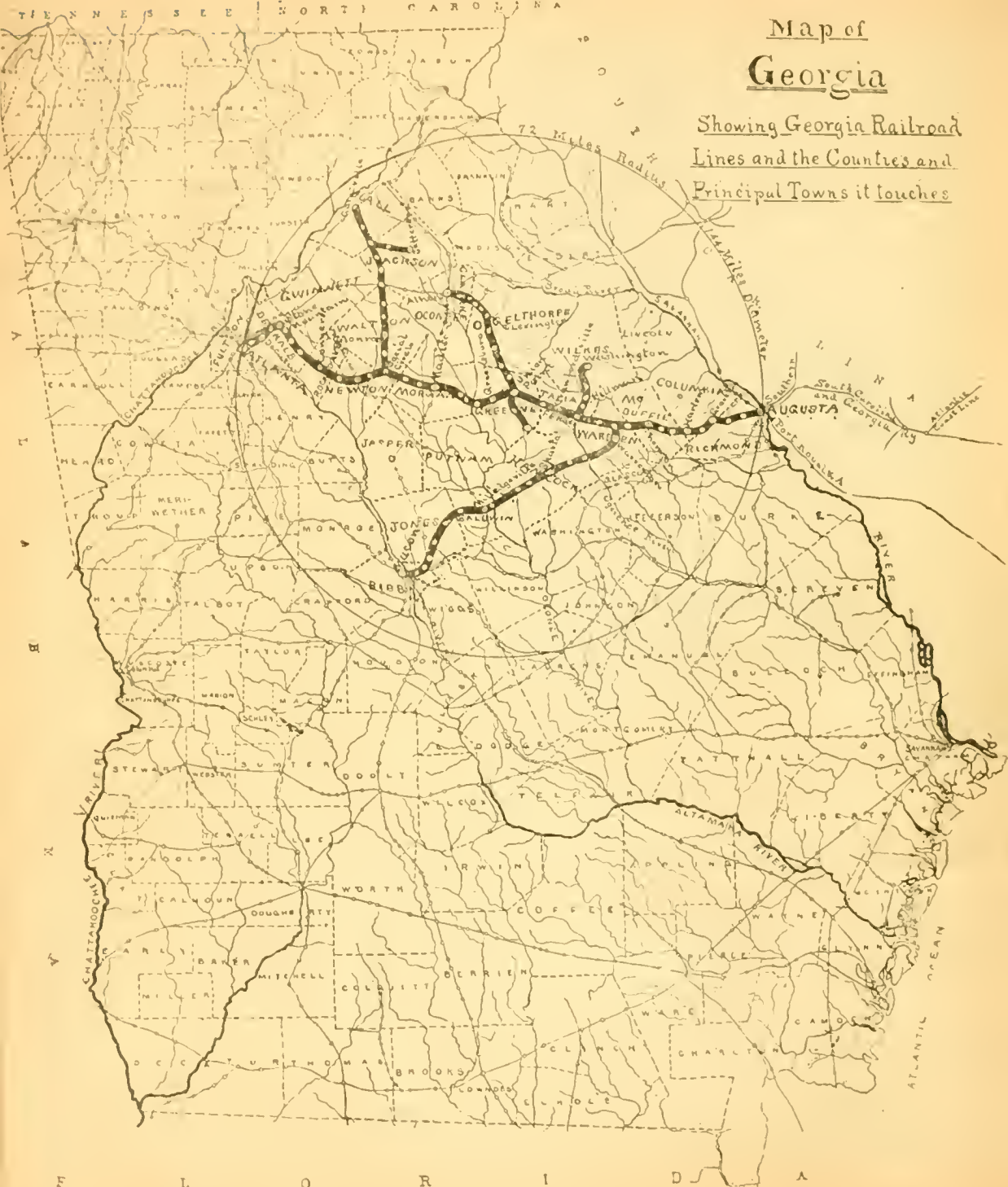
**W. C. BOYKIN,** Manager Georgia Railroad Exhibit, Transportation Building,  
(near the entrance from Lake side) Cotton States and International Exposition, Atlanta, Ga., or

**J. W. KIRKLAND,** Soliciting Passenger Agent, Ga. R. R. Offices, Atlanta, Ga.



# Map of Georgia

Showing Georgia Railroad Lines and the Counties and Principal Towns it touches



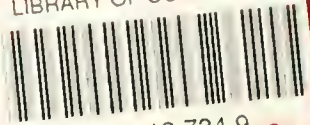








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