

Pioneers

Farm for sale: Three hundred and twenty acres of land for sale; all under fence; 250 under cultivation; well watered: 4,000 inches water in Fowler ditch; 110 acres of alfalfa; 10 acres of timothy: good young orchard in bearing; one fair dwelling: one double hewed log cabin; two good barns, hop house and fixtures; natural fish pond; 30 rods long , 4 or 5 rods wide, 7 foot deep in low water time, fed by springs; good water power on the place emptying the fish pond. Inquire on the place or of J.B. Pugslev, North Yakima. C.V. Fowler, Yakima Herald, July 24, 1890.

Real Estate sales

Mr. I.N. Terry of New Hartford, New York, stoped off at North Yakima this week.

He knew nothing of the place but was told on the train that it had a good future so he switched off and was so well pleased with the town and country that he had been in the city but a short time when he bought the Joseph Fairbrook property on the corner of Yakima avenue and First street for \$8,500 cash and two resident lots on First street this side of Colonel Prosser's.

Mr. Terry is now buying for speculative purposes but for permanent investment and proposes to improve his holdings. He has ot decided whether to put up a store and office building on his avenue property or a hotel. Mr. Steiner has signified his desire to become the lessee--Yakima Herald, October 2, 1890.

George W. Cary has sold his lot and store building on Yakima avenue together with the stock of merchandise to J.L. Rosenfeld. The consideration for the lot and building was \$3,500. The stock is now being invoiced and as soon as this is completed Mr. Rosenfeld will take possession. Mrs. Cary retains the cloaks and millinery goods and will open up on First street--Yakima Herald, October 2, 1890.

Settlers

S.E. Carmack, lately of Montana, arrived here on Sunday accompanied by his ~~wife~~^{FE} of a few weeks.

Mr. Carmack is a nephew of Samuel Chappell and has for some time past been visiting the various sections of the northwest with a view of locating.

So pleased was he with Yakima that on Tuesday he bought George Wilson's place of 83 acres in Wide Hollow for which he paid \$5,000 and will immediately take possession. ✓

He says this valley is ahead of anything he has been in his travels--Yakima Herald, October 23, 1890.

History

Yakima

Judge I.A. Navaree, one of the cruisers to select lands for the state, arrived here Wednesday and is now going over the plats at the land office.

Judge Navaree was the first one to suggest locating the present city of North Yakima and took the initial steps to securing a donation of land for the Northern Pacific--Yakima Herald, N v. 5, 1891.

City history

Samuel Wilson has entered a contest through his attorney, J.H. Thomas, against the SW 1-4 of the NE 1-4 of section 19, township 13, range 19 E.

This is the 40 acres west of where Mr. Wilson lives and within the city limits.

The land was platted by the Northern Pacific company and much of it has been sold to various parties who have improved their holdings.

The contestant claims that in 1882 or 83, when he filed on the forty acres adjoining the one in question, ~~000~~ he made application to R.B. Kinne, then register, to file on the 80 acres which the records showed to be vacant, but Mr. Kinnie put him off with the statement that the land was to be used for townsite purposes, and he was thus defrauded of his rights.

The application of Mr. Wilson has been rejected by the local officers for the reason that the tract was selected by the Northern Pacific Railroad company and has passed from their jurisdiction.

An appeal has been taken and the case will go before the commissioner of the general land department--Yakima Herald, March 24, 1892.

Homestead

Henry S. Taylor has contested two abandoned claims on the Columbia river below Priest Rapids--the old timber claim of T.W. Wilson and the old homestead of Clarence B. Goetchins.

Harry Spinning was the first in the Yakima land district to prove up under the new desert land law . He has expended his \$3 per acre, got a crop on one-eighth and has been ground through the proof mill--Yakima Herald, April 14, 1892. ✓

Henry Kampeter, after a long search for a homestead, has at last made a very notable filing. In fact it would be difficult to imagine a more remarkable homestead than Kampeters.

It begins back of Captain Simmons homestead near the county road bridge, crosses the Natcheez river, takes in the tip of the mountain, then crosses the Yakima river and takes in 20 acres or more of bottom land overgrown with sumach, including besides the two rivers a county road and a railroad; and who can say that some freak of fortune may not yet make it very valuable? April 28, 1892.

In the matter of the Adams claim two miles south of town the commissioner has decided that Mrs. Phoebe D. Adams, widow of J.M. Adams has the right to the homestead claim and not Mrs. Tustin, the divorced wife of the Tustin who was bought off by the Adams. The Adams family has lived upon the tract for several years and lives there now--Yakima Herald, April 28, 1892.

Homesteads

The following is the resume of the business transacted at the U.S. land office in this city for the year terminating December 31:

Homestead entries, 142; final homesteads 36; desert land entries 61; final desert land proofs 3; cash entries 46; timber culture entries 15; final timber cultures 6; pre-emption entries 12; timber and stone entries 5.

In round figures over forty thousand acres of the public domain within this land district have been withdrawn through settlement and improvement--Yakima Herald, January 7, 1892.

Land Settlement

On Tuesday the register and receiver of the U.S. land office sent to the commissioner of the general land office their report of the business of this district for the fiscal year ending June 30th.

The report showed that of lands not granted or reserved and subject to settlement or entry on July 1, 1892, there were 984,066 acres of surveyed land in Douglas county: 283,290 acres of surveyed and 230,400 acres of unsurveyed land in Kittitas county; 435,594 acres of surveyed and 521,600 acres of unsurveyed land in Yakima county, total for the district 2,454,950 acres. There were 11 pre-emption entries, 5 of timber and stone, 93 of desert land, 4 desert land proofs, 4 commuted homesteads, 20 commuted timber cultures under the act of March 3d, 1891, 144 homesteads, 200 32 homestead proofs, 1 timber culture entry, 5 timber culture proofs and 3 railroad selections embracing 741 acres. The total number of acres taken was 84,554 against 68,000 for the previous year.

The amount of fees, commissions and land payments made \$24,072.50 against \$36,000 for 1891. The salaries and fees of the officers fell from the maximum of \$6,000 to \$4,394.96 and the total number of entries and proofs was only 329 against 648 the previous fiscal year.

The stimulus that irrigation enterprises gave to desert land entries is shown through 32,322 acres being appropriated in this way. The main reason for the general falling off of the business of the office was the repeal of the timber culture and pre-emption laws--Yakima Herald, July 14, 1892.

Land Settlement

The Olympian says that the government lands in the Yakima district have been absorbed to such an extent by settlers that the land office receipts have dwindled away until the register and receiver are unable to make \$50 per month, and are seriously considering resigning.

The statement is a trifle overdrawn, there still being 2,454,950 acres of ~~1000~~ unappropriated land in this district, and for the year ending June 30th the salary and fees of the officers amounted to \$4,394,96.--Yakima Herald, July 21, 1892.

Settlement

United States Land office, North Yakima, Wash, March 16, 1893.

Notice is hereby given that the plats of townships 20 north, range 14 east and 19 north range 15 east, M.W. have been received at this office, the surveys of the same having been duly accepted by the commissioner of the general land office.

Said plats will be officially filed on the 24th day of April, 1893. On and after that date applications to enter lands in the townships named will be received at this office.

Previous to April 24, 1893, no applications for lands in the townships named can be received at this office.

L.S. Howlett, register, W.H. Hare,
Receiver. Yakima Herald, March 19, 1893.

Settlement

George Eaton, assistant land commissioner of the Northern Pacific was in the city on Saturday last, making proof before the register and receiver of the land office on a half section of desert claim in the Sunnyside country.

Mr. Eaton has already spent about \$5,000 on this claim in grubbing, plowing, ditching, fencing and buildings and he proposes to have one of the model farms of the Northwest. He made all the necessary arrangements to plant 100 acres in hops and an equal acreage in fruit trees as soon as spring is here--Yakima Herald, December 22, 1892.

The records of the land office for the year 1892 show thirty-eight \times homestead proofs; 120 homestead entries; thirty-one commuted homesteads timber cultures and pre-emptions; 102 desert land filings and seven proofs under the act.

The number of contests instituted was seventy. The filings under the desert land law amounted to 22,488 acres which multiplied by three will give about the number of acres of land under irrigation canals begun in the same year--Yakima Herald, January 12, 1893.

A.W. LaChapelle, who formerly resided near this city has just lost a valuable tract of land adjoining the townsite of Helan, through a decision of the commissioner of the general land office who awarded the land to some Indians under the Moses treaty--Yakima Herald, February 2, 1893.

Land Settlement

The frugality of the Western girl was thoroughly demonstrated today when two young ladies presented themselves to the register of the land office and made homestead entries upon quarter sections of Washington's fertile soil.

They are Miss Maude Sutton and Miss Maude I Boardman, residing upon Third avenue. They are not the daughters of farmers, familiar with tilling the soil. They are city belles, unaccustomed and unused to the rougher edges of farm life and the many vicissitudes.

Their claims are about sixteen miles east of Spokane situated upon the western border of Newman's lake. Their claims are not as level as they might be and the young ladies say that in some parts of the ranch it will be necessary to have something to hold them while they dig the potatoes.

Their intentions are to have large orchards and utilize the rest for growing wheat. They have six months before settling upon their claims, and the young ladies say they are already aware of the inconveniences and hardships when they will be compelled to settle upon their claims in February.

Neither of the girls have learned the art of handling the shot gun or rifle but have begun practicing and hope to become experts before February. Miss June Sutton, a sister of Maude Sutton, made entry upon an adjoining section some time ago--Spokane Chronicle, August, 1893.

Land Settlement

In the Yakima district there are 2,445,950 acres of government land of which 1,726,990 are surveyed. Much of this is unsuitable for cultivation but a larger part will equal in productiveness that of any part of the state.

Over 80,000 acres were taken last year by home seekers in the Yakima district alone. Spokane Review, July 20, 1893.

Several years ago that ministerial bilk and fraud, Rev. John A. Walker jumped the timber culture claim of Col. W.F. Prosser, situate near the town of Prosser.

All along the line of the land courts the decisions were in favor of the jumper until the case reached the secretary where the rulings were overturned and the land awarded to Col. Prosser. The news was received here on Saturday last, and caused a smile of satisfaction to overspread the face of Yakima's mayor--Yakima Herald, August 3, 1893.

Historical

The county auditor has received for filing a large number of duplicated patents issued at Washington in lieu of the originals destroyed by fire at Yakima when this was Yakima county, together with all records of the same.

Several of these parents are the most valuable lands in the valley and were obtained for the purpose of perfecting title--
Ellenburgh Register, February, 1894.

Land filings

Historical

On Monday a letter was received at the land office which by an error ordered the cancellation of the Northern Pacific land entry on which part of the city of North Yakima is located.

It also ordered cancellation of other lands included in selection list No. 5 to the extent of thousands of acres. Farms for which patents have been issued were included and occupied tracts right and left.

To most people who inquired into the matter, it was apparent that a blunder had been made in the commissioner's office at Washington; but there were some who took it at its worst and others so scared that they were ready to take the wrong view and act upon it; and still others who appeared willing and even eager to grab land belonging to some one else on a very slight pretext. There are always such people in the world.

It was the talk of the town for two days, and the land office was crowded and given a deal of work, trouble and turmoil for which it gets no pay. A telegram was sent to the commissioner to ascertain if the land grant entries ordered canceled were to become vacant and subject to filing. ~~One~~ No reply was received to this until today when the following message was received from Commissioner S.W. Lamarau:

"Make no disposition of the lands selected by the Northern Pacific Railroad company and canceled by letter of March 6 until further notice."

On Tuesday Mr. Schulze telegraphed J.B. Reavis that it was all a mistake; and again on Wednesday that the mistake grew out of cancellation of the government moiety in the overlapping limits of the grant to the line from Pasco to Tacoma and restored grant to

Land Settlement

The local land office has made it exceedingly interesting for the post office employees this week, handling over ~~1000~~ 100 registered letters sent out to holders of desert claims and homesteads whose time have expired, notifying them to prove up or show cause why--Yakima Herald, June 14, 1894.

Yakima growth

G.W. Bird of the T.R. & M Co. , Tacoma, is in the city visiting the fair. Mr. Bird has 220 lots in Yakima, is building some 6000 neat cottages upon them to rent.

He has just finished three and has let a contract for six more. They are to be hard finished, six-room structures and if they rent well more will be erected. Mr. Bird's expenditure so far on the six houses is \$3,500. The houses are located in College addition. Yakima Herald, September 27, 1894.

Historical

Judge S.C. Henton is building a fine residence on a quarter of a block of land on the corner of Yakima avenue and Eighth street.

The architect is Mr. Bullard of Tacoma and the style is that of the colonial period. There are nine rooms besides cellar , closets, bath rooms, pantrys and store rooms, the house is fitted with electric lights, city water, furnace and all other modern appliances. When finished it will be one of the most complete residences in Yakima--Yakima Herald, Oct. 25, 1894.

Settlers

A decision which will be read with interest by women settlers all over Washington has been received at the local land office.

One of the most important points covered is in the case of E.V. Nix vs Mary J. Simon, an Oklahoma woman, whose husband was still alive when she attempted to prove up on her claim.

Secretary Hoke Smith decided in her favor and declares that deserted wives have always been permitted as heads of families to make homestead entries.

The wives of insane men have the same privilege; and therefore where a woman's husband is totally disabled by age, disease or infirmity from doing any mental or physical work and the physicians pronounce such infirmity permanent, the wife as the head of the family which must depend on her for support, is entitled to a homestead.

Another important ruling is that state selections of lands within or in close proximity to mineral lands must be governed by the same rules as the selection of railway companies' lands under the same circumstances--Yakima Herald, September 20, 1894.

The Washington Colonization company has been incorporated by well known citizens for the purpose of settling lands with colonies from the eastern and middle states, and for the promotion of other industrial enterprises.

The first excursion under the auspices of the company will arrive here in the latter part of November and will be made up mainly of well-to-do citizens of the Mississippi valley--Yakima herald, Oct. 25, 1894.

Settlers

An excursion of home seekers to the Yakima valley will leave Chicago on November 27 and St Paul on Nov. 28 to come direct to North Yakima.

From this city all of the irrigated regions in the vicinity will be visited, including the Sunnyside country, the Moxee basin, the Ahtanum.

Hotel rates of \$1.50 per day have been provided here and carriages will be freely placed at the disposal of the visitors.

The privileges of this excursion are limited strictly to genuine home seekers who have the intention of settling in the Yakima valley in case they find its advantages and attractions are equal to their expectations.
Yakima Herald, Nov. 15, 1894.