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# AIKEN,

SOUTH CAROLINA.

A DESCRIPTION OF THE CLIMATE, SOILS, AND THE  
NATURE OF THE PRODUCTS IN THE VICINITY  
OF AIKEN, S. C.,

Especially Fruit, Cereals, Cotton, Corn, &c.,

INCLUDING EXTRACTS FROM LETTERS OF DISTINGUISHED VISITORS,  
CORRESPONDENTS, ACTION OF TOWN COUNCILS INVITING  
EMIGRANTS, &c., &c., &c.,

TO WHICH IS ADDED A DESCRIPTIVE LIST OF

## PROPERTY FOR SALE,

INCLUDING

Improved Farms, Orchards, Vineyards, Water Powers, Kaolin  
Deposits, Unimproved Lands and Town Residences.

ILLUSTRATED WITH MAPS.

"The varieties of climate, soil and capacities of different countries, induces nations as well as individuals to select those pursuits for which they have some natural or acquired advantage, and by this division of labor the aggregate production is largely increased."—JOHN STUART MILL.

PRICE, FIFTY CENTS.

NEW YORK AND AIKEN:

J. C. DERBY, PUBLISHER.

1870.





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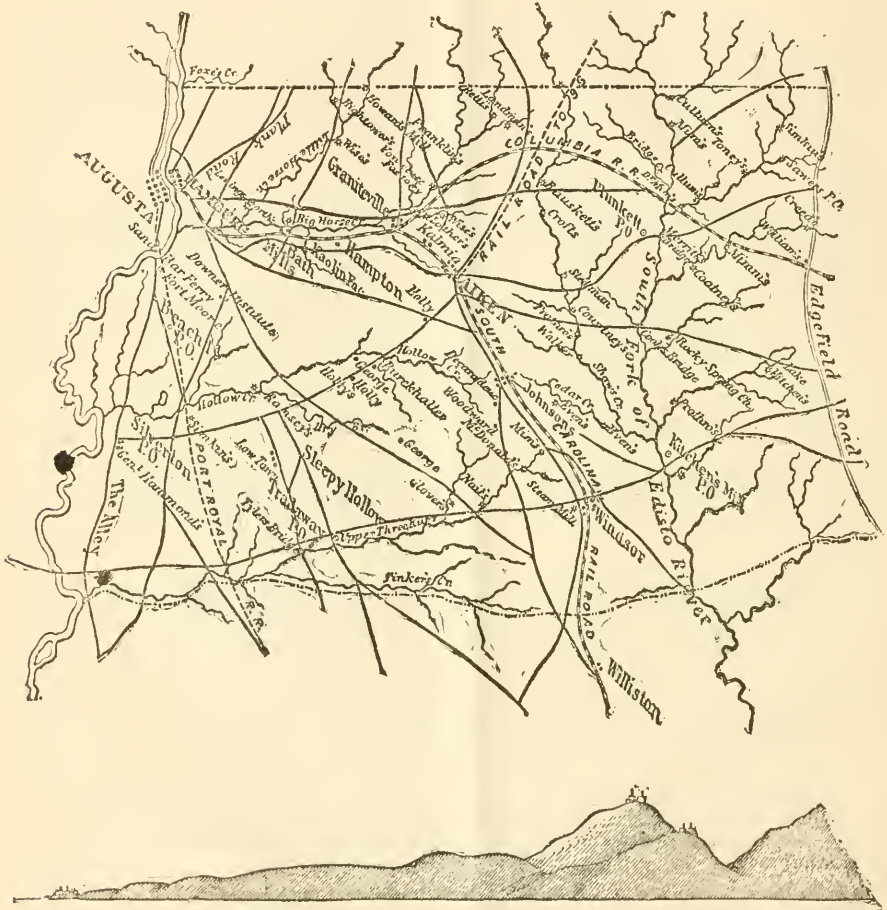
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# *Section from Charleston?*

*The Hills beyond Columbia with comparative elevation of Aiken?*



*1 Tide Water. 2 Charleston. 3 Branchville. 4 Orangeburg. 5 Fort Mott. 6 Congaree River. 7 Aiken. 8 Columbia.*

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## A I K E N .



PERHAPS no part of the South has attracted so much attention during the past three years as has Aiken, S. C. The fine climate, the balmy air, the clearness of the atmosphere, its wonderful effects upon invalids afflicted not only with diseases of a pulmonary character, but those of an asthenic nature, requiring a tonic bracing climate the opposite to that which is generally obtained in low latitudes, and the peculiar surroundings of the place, as more particularly referred to hereafter, have attracted the attention of many individuals who have remained here for a longer or shorter period. Quite a number of northern families have bought farms or town residences here, and, after a residence of months, are so well pleased that they urge their friends and acquaintances to locate here, like themselves, permanently.

With a view of calling attention to the advantages of Aiken and its climate, the following extracts from published letters, with our own comments and explanations, is herewith given to the public :

*Extracts from Thurlow Weed's letters to the New York "Commercial Advertiser."\**

AIKEN, Jan. 22, 1868.

We find in the climate of Aiken all the advantages we hoped for. In this respect there was nothing of exaggeration in the many favorable representations we had heard and read. In climate, the January of Aiken resembles the October of New York—it is dry and clear. We walk morning, afternoon and evening without overcoats. Ladies enjoy croquet in costumes suitable for May on the North River. Violets are in full bloom. Now, as heretofore, there are many northern citizens passing the winter here, among whom are Hugh Maxwell, George H. Andrews, of New York, and General Dimick, of the United States army. Mr. Maxwell came here for the benefit of his own health, which is fully re-established. The son of Mr. Andrews, who was dangerously ill, is improving.

The walks and drives in and about Aiken are very pleasant. The woods, they

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\* Mr. Weed remained about four months at Aiken.

tell us, will soon be beautiful and fragrant with wild flowers. I enjoy the repose which the physicians say is essential, withdrawing my thoughts as far as possible from business, politics, &c.

AIKEN, S. C., Feb. 19.

*Four more weeks of experience and observation serve to confirm my previously expressed opinion of the healthful and healing influences of this climate.* I see so many northern invalids improving in health and spirits that I cannot doubt that Aiken is as desirable a locality for pulmonary patients as can be found in Europe or America. Mr. Oscar Coles, of New York, a most intelligent gentleman, who has travelled extensively, and who has passed several winters in Southern States, came here in December, and has fixed upon Aiken as his future winter residence. Several other New Yorkers have purchased desirable places here. Mr. Chamberlain, of Albany, purchased a beautiful place in the centre of the village, with a fine dwelling and highly embellished grounds, peaches, grapes, &c. Mr. McGeorge, of Poughkeepsie, who came here with us, has purchased two acres in the heart of the village, with a magnificent oak grove, for \$500 gold. We saw him yesterday busily engaged in preparing the foundation for his future home.

Mr. J. C. Derby, the New York publisher, has a large and productive farm adjoining the village of Aiken. His peach orchard—the largest we had ever seen—is in full view from the railway cars.

If Northern people knew how cheap and fertile these lands are, and how desirable and pleasant a residence in this climate can be made, there would be a stampede not of "carpet baggers" merely but of permanent residents from the North. Nor need any be restrained by an apprehension that they would be regarded as intruders.

The war, doubtless, has left its wounds—deep and painful wounds—but they are healing, and ere long little but the scars will remain. There is wide-spread destitution, but the people bear their losses with a fortitude equal to the courage which led them to hazard all in a struggle which resulted disastrously. In the six weeks that we have passed in South Carolina we have neither seen nor heard anything that lead us to doubt that intelligent Northern people, with a sense of what is due to others as well as to themselves, can readily cultivate agreeable business and social relations with the same class of citizens in South Carolina and Georgia.

Dr. Rockwell, of Waterbury, Ct., has purchased extensive grounds, on which he will erect a large and commodious sanitary hotel,† in which patients and the friends who accompany them will find all the accommodations, attentions and alleviations that professional skill and kindly sympathies can supply. Dr. Rockwell is, by his medical attainments, his philanthropic views, as well as by his gentleness of temper and manners, well fitted to preside over such an institution.

### *From the "Washington Chronicle."*

The following letter was recently forwarded by Senator Robertson,\* of South Carolina, to a lady residing in Whiteside County, Illinois, who addressed him, asking his advice in regard to the desirability of emigrating to the State which he repre-

\* Senator Robinson is a native of the State, and speaks from the standpoint of knowledge and experience.

† Already partly constructed.



sents. The reply of the Senator appended will be found full of interesting facts relative to the soil, climate and natural productions of South Carolina :

UNITED STATES SENATE CHAMBER, }  
WASHINGTON, March 20, 1869. }

MADAM—In reply to your letter, inquiring as to the inducements to emigration to South Carolina, I beg leave to say :

After speaking of the subdivisions of the State, he refers to the favorite one in which Aiken is located, as follows :

I return now to the middle country embraced in the second division above mentioned. This part of the State has an altitude of about five hundred feet. This gives it a delightful climate. It is bracing in the winter and pleasant and healthful in summer. It abounds in running water and cold springs. The land in its natural condition is covered with magnificent forests of pine, oak, hickory and dogwood. In the spring the woods are gay with brilliant wild flowers.

This is a superior cotton region, and the cotton crop is almost a certainty ; it is free from the invaders and uncertainties which attack it in the Southwest. By proper cultivation a farmer may count almost certainly on making five bales of cotton to the hand or laborer. This, at the present price, is five hundred dollars to the hand in the single item of cotton.

Besides, this is a fine region for corn, wheat, oats &c. I have known, on trial lots, as much as two and a half bales of cotton, over one hundred bushels of corn, and over fifty bushels of wheat raised to the acre.

Along with the corn, quantities of pumpkins and cow peas can be raised without any additional labor of cultivation, except the slight trouble of planting the seed.

This region is remarkable for fruit. Peaches, pears, figs, plums, apricots, nectarines, grapes, strawberries, raspberries and blackberries flourish remarkably well.

The grape is peculiarly at home here. The famous grape of North Carolina, the scuppernong, grows as in its native locality. Every farmer, if he chose, could have a vineyard and make wine.

Horses, mules, cattle, hogs, sheep and goats do well here. In raising stock it is difficult to make those understand, who have not made the experiment, how much easier it is to carry stock through the short, mild winter of the South than the long winters of the North. The sunshine of the South is worth, in supporting animal life, untold millions of dollars.

The early spring, the summer, with the late fall, furnish so great a supply of green food that it is a small matter to carry the stock through the short winter. In the winter the evergreen canes keep the stock in a thriving condition.

A farmer, unless he tries it, has not the faintest idea how much less work it takes to live in a mild climate like South Carolina than in the colder North. If the small farmers North fully realized this difference they would fly from their austere homes Southward.

Labor here is abundant and cheap. The farmers are making money, and will soon be richer than they ever were before.

Any sagacious farmer who will settle at the South and learn how to raise cotton, can, on a capital of a few thousand dollars, soon make a handsome fortune.

\* \* \* \* \*

Churches abound, and good schools are in almost all villages and towns, and in many neighborhoods.

As to the people of South Carolina—I believe by nature there are no kinder, more honest, hospitable, and better generally than the mass of our citizens. In some parts of the country there has been considerable demoralization, as a natural result of the war; but the general condition of society, and especially of late, is rapidly improving, and I believe that I speak for all classes of our people in saying that we are anxious to see harmony, peace, and prosperity restored, and are not only willing but desirous, as a means to secure this result, to have strangers come and settle among us, bringing their capital to build up the material prosperity of our State; and though not representing myself an undivided political sentiment in the State, I think I can assure those who desire, like yourself, to come among us, a favorable if not a cordial welcome from all classes of our citizens. I would be glad to see thousands of our Northern friends settling in South Carolina. There is plenty of land and plenty of resources there for ten times the present population. It would be a suicidal policy on our part to refuse a welcome to all who wish to share them with us, developing by their presence the wealth and industries of the State. We invite you and your husband, and all others of similar disposition. The beautiful South invites the people of the North to her pleasant seats. Why should you exclude yourselves from her delicious climate, her fertile soil, her beautiful skies?

I am, madam, very respectfully,

T. J. ROBERTSON,

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*From an occasional Correspondent of the New York "World."*

AIKEN, S. C., February 18, 1868.

"Whither shall I go?" is a question which agitates the minds of thousands of invalids in the Northern States when the early frosts in September begin to tinge the forests with gorgeous hues. Perhaps an acute illness has so reduced the vitality of the patient that, although from disease he dare not encounter the rude blasts of a northern winter, or consumption in some of its multiform guises, has laid its cold hand upon a vital organ, chilling every fibre of his being—reducing strength, obstructing breath, disturbing circulation, impairing digestion, irritating nerves, prostrating strength, and at the same time, in strange contradiction, irradiating the whole future with hope. My own condition was briefly this: One hot night in June (and last June you remember was hot) I slept beside an open window. During the night a cold rain set in, and I awoke chilly and sore; from this ensued a cold with trifling cough, then pneumonia in both lungs, which for many weeks kept me vibrating between life and death, and finally left me with a "slight difficulty" in my lungs, which repeated auscultation, by various professors, at length decided was occasioned by "tubercular deposit" in the right lung. Medication, they told me, was of no use, but exercise in the open air would do much to restore my strength; but how can an invalid exercise out doors in New York during the winter? "Whither shall I go," became my inquiry. The professional response was, that there was no such probability of benefit from change of climate as would warrant a physician in *prescribing* that course, still, as I was bent on going somewhere, and if I did not go "would probably feel that I had neglected

to do what might have been of service," why, under these circumstances, medical assent—not advice—was given that I might go South, and Aiken was indicated as the place most likely to prove beneficial. At this time I was extremely attenuated and feeble; a walk of a quarter of a mile exhausted me, my pulse exceeded 100, my cough was racking and frequent, with constant night sweats and erratic chills, followed by fever.

A resolute will, however, was left to me, and I started for this place. I arrived here during an unusually cold spell, and for a few days my symptoms were aggravated; yet I spent all the time out of doors that my strength would permit, and at the end of a fortnight I began to improve, and that improvement has continued, with one or two intervals of retrogression, slowly, very slowly, until now. At present I can, as a daily exercise, walk three or four miles, and gallop on horseback from ten to twenty miles more, besides playing croquet two or three hours—remaining out doors from breakfast to sundown without any sense of exhaustion. I have had neither chill, fever, nor night sweat for two months; my pulse beats from seventy to eighty, my cough is less frequent and severe, and my weight increased five pounds. Whether the progress of disease in my lungs is arrested I am not able to decide; I can only say that my symptoms are alleviated in the manner and to the degree I have set forth.

#### WHERE AIKEN IS.

Although Aiken has been known at the South for twenty years and more as a desirable resort in winter for those suffering from pulmonary complaints, and as a summer resort for those who desired to escape the malarious influences which prevail so extensively in the South, it has no general repute at the North. Many of those now here did not know of it until they reached the South. Aiken is in the western portion of South Carolina, 120 miles from Charleston, elevated 600 feet above the level of that city, and 400 feet above Augusta, Georgia, from which it is seventeen miles distant. It is upon the "water-shed" which divides the streams emptying into the ocean at Savannah through the river of the same name, and those reaching the Atlantic at Charleston through the Edisto River. The village lies directly upon the South Carolina Railroad, and the station is less than 200 feet from the hotel where I am writing. There are from one hundred to one hundred and fifty dwellings, and as each building lot is from two to four acres in extent, and the rectangular streets are all 150 feet wide, it is almost a village of "magnificent distances." I have not been able fully to decide whether the village is in the woods or the woods in the village, so numerous are the trees. Many of the grounds are prettily laid out and nicely kept.

#### A PROPOSED SANITARIUM.

The grounds have been purchased and a charter obtained, by some Northern gentlemen who appreciate the climatic advantages of the place, for the purpose of erecting a sanitarium, or hotel for invalids, which, in its grounds, gymnasium, stables, &c., will offer attractions and appliances which will be of the highest benefit to those seeking restoration to health. Additional accommodations are greatly needed, as scores are turned from the place every winter for want of room. It would not be prudent for any person to count on finding a room here this season without first learning whether one can be had, and engaging it in advance. The hotel has been full for some time.

## CLIMATE.

The climate is not so warm as to be debilitating, nor is it so cold as to interfere with the fullest enjoyment of out door exercise and amusement. I have taken pains to preserve a record of the thermometer since the middle of December, at the hour of 7 A. M., as follows:

	<i>Deg.</i>		<i>Deg.</i>		<i>Deg.</i>
Dec. 12	15	Jan. 4	57	Jan. 27	48
13	18	5	53	28	39
14	33	6	35	29	48
15	42	7	38	30	58
16	40	8	40	31	38
17	37	9	55	Feb. 1	55
18	44	10	57	2	46
19	43	11	55	3	45
20	52	12	35	4	40
21	50	13	35	5	25
22	36	14	35	6	32
23	38	15	55	7	40
24	25	16	48	8	48
25	14	17	48	9	51
26	38	18	46	10	52
27	37	19	32	11	49
28	41	20	40	12	46
29	35	21	45	13	40
30	48	22	46	14	54
31	58	23	40	15	56
Jan. 1	61	24	45	16	51
2	51	25	45	17	45
3	50	26	46		

During this period there have been about seven rainy days, and about three days of clouds and high winds. The remainder of the time the weather has been delightful, the thermometer ranging, from noon to sundown, between 55 and 65 degrees, and in two instances touching 70 degrees. While the mercury indicates the actual temperature, its record conveys no idea of the quality of the atmosphere, which is dry and exhilarating. Nothing impresses me so forcibly with the quality of the air here as an occasional visit to Augusta, only seventeen miles distant, where I always find a difficulty of respiration, and a consequent depression, which is at once removed upon my return here. The soil is sandy and porous, so that in four or five hours after a heavy rain it becomes quite dry under foot.

The invalids are chiefly afflicted with disorders of the throat and lungs. The *malade imaginaire* is rarely found here. It is common to hear some cadaverous individual asseverate, with heaving chest and panting breath, that "his lungs are as sound as a dollar, but he has a little difficulty in his throat." That self-deception is an idiosyncrasy of his disease. Although so many of the guests are invalids, yet, as most of them are accompanied by friends (and none should come here unattended by a friend)—some of them by their entire families—the place is by no means dull. Consumption is itself a cheerful disease, and gay cavalades brighten the streets every pleasant morning, and the numerous croquet grounds resound with merry laughter.

Some of the negroes are very industrious and saving, and some of them are very lazy and improvident, but all of them are orderly. Indeed, the streets of Aiken are safer than those of New York; and, as that may not be thought very

assuring, I will add, as safe as any Northern village. Even vicious negroes are not disposed to commit offences against the person. Their failings are of the petty larceny order; a knowledge of which, on the part of judicious chickens, would cause them to "roost high." Many of the inhabitants have settled here because their health would not permit them to live elsewhere. They are kind and sympathetic toward strangers, and strive to make their sojourn pleasant.

VALETUDINARIAN.

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*From an editorial in the New York "Evening Post," Nov. 20, 1869.\**

Aiken, in South Carolina, is another place much visited by Northern invalids. It is easily reached by railroad, and lies seventeen miles east of Augusta, Ga., in a forest of pines. The climate here from November to March is like a long Indian summer. The sky is of the deepest blue; the air is singularly tranquil and balmy, and severe frosts are almost unknown. The hotel at Aiken has lately changed hands, and is now a first class house in every respect.

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A correspondent of the *New York Tribune* writes as follows to that paper:

AIKEN, S. C., Nov. 19, 1868.

About thirty years since, it was remarked that the inhabitants of the sandy ridge of land running through Middle South Carolina and Georgia were seldom afflicted with pulmonary complaints, and that the disease made but little progress in those hereditarily disposed to it. When the South Carolina Railroad was completed from Charleston to Aiken physicians of the low country frequently recommended their patients to visit this place for a change of air; the bracing, tonic effects of the climate having proved remarkably efficacious to those suffering from diseases of an asthenic character, and gradually its reputation was extended. Previous to the war many of the merchants of Charleston and planters of the seaboard built houses here for their summer residences, and in winter, invalids from the North occupied the hotels and private houses. During the war Dr. Gaillard was deputed by the Confederate Government to select a location for a hospital for the treatment of pulmonary diseases. After a careful examination of various localities in the South, he recommended Aiken as combining a greater number of the requisite qualifications than any other locality. Of the large number of invalids who visited Florida the past winter a few by chance found their way here, and their concurrent testimony was that they improved more rapidly while here, and expressed regrets that they had not earlier known of the advantages of this place. The question naturally arises, why should the climate of Aiken be more efficacious than others? No doubt there are many other localities, similarly situated, which would prove equally beneficial in a sanitary point of view, but at present the most of them require the test of experiment, while others are difficult of access. As a basis on which to form an opinion, we give the following facts: Aiken is situated on a high ridge of land, which divides the head waters of the

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\* The family of one of the proprietors passed the winter at Aiken.

Edisto river from the tributaries of the Savannah, being 600 feet above tide water, and 400 feet higher than the Savannah river at Augusta, sixteen miles distant. To the west the descent is so great as to require a grade of fifty-eight feet to the mile for the railroad. To the north and south the lands are rolling and undulating; and on the east the descent is so gradual as to appear level to the eye. The soil is sandy and porous, and this circumstance, in connection with the formation of the country, gives a perfect system of natural drainage, rendering the atmosphere peculiarly dry and elastic. This latter fact is evidenced by the ease with which the function of respiration is performed, even by parties having but a moiety of lungs capable of acting. High authorities state that the supplementary action of the skin is in direct ratio with the hygrometric condition of the atmosphere, and the skin is physiologically the chief supplement in respiration, and vitally important in phthisis. By the report of the Smithsonian Institute the extremes of 1867, for the several months, were as follows:

Dec. . . . 75.28	Mar. . . . 76.30	June . . . 91.61	Sept. . . . 90.64
Jan. . . . 73.21	Apr. . . . 82.39	July . . . . 93.71	Oct. . . . . 85.42
Feb. . . . 78.22	May. . . . 86.51	Aug. . . . 86.65	Nov. . . . 75.32

Mean Winter months, 48°; Spring, 60°; Summer, 76°; Autumn, 64°; annual mean, 62°.

The highest point reached was 93° and the lowest 21°. No climate is entirely exempt from sudden vicissitudes and changes. Yet invalids frequently remark that they are less seriously inconvenienced by changes here than elsewhere. The water is excellent, being transparently clear, and in temperature about 62°. The annual fall of rain is about 37 inches. The dew point is invariably low. Steel instruments can be exposed for years without rusting. Kids, silks and satins are free from mold—and salts, which have a strong affinity to moisture, can be kept without unusual care.

Dr. A Coffin,\* in an article on "Climate in the Treatment of Pulmonary Tuberculosis," remarks that "the objects to be sought after are—1st. As little action as possible, and consequent rest to the organs more especially affected, viz., the lungs. 2. A freer action on the part of the supplementary excretory organ—the skin. 3. A general tonic effect on the whole system. The first of these is to be obtained from the exceedingly dry, highly oxygenated air inhaled. The function of respiration, which in damp air is *felt* to be performed, is in such a medium carried on unconsciously, no effort is required to ærate the blood, and Nature, healing in her tendencies, is allowed a better chance of repairing the local mischief. This process of natural reparation is still more furthered by the increased depuratory action of the skin, which is so closely connected and so complementary to that of the pulmonary tissue. Of this we have an everyday proof in the fact of pulmonary disturbances, such as catarrh, bronchitis and pneumonia, having as one of their most frequent causes the sudden check of the cutaneous secretion. This increased action of the surface is, however, not noticed, for the perspiration, which on the seaboard sticks damp and clammy to the skin, is here rapidly carried off by evaporation, so that although one seems to perspire less, he in reality perspires a great deal more; and of all the emunctories the skin is, from the extent and freedom of

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\* An eminent physician resident at Aiken.

its surface, decidedly the safest. The third beneficial effect, viz., the tone imparted to the general system, is produced partly by the relief obtained by the two causes above mentioned, and partly, also, by the fact of the invalids being able to live the greater part of the time in the open air. This open and free air life can be indulged in to the greatest extent in a climate where, a few hours after the heaviest rains, the ground, owing to the excellent natural drainage, becomes dry enough to walk without danger of wetting the feet." The climates to which American consumptives most frequently resort are those of Florida and Minnesota. The first is exceedingly dry and cold and the latter temperate and moist. The extreme cold of Minnesota, where the thermometer sometimes falls to 45°, although bracing and exhilarating to the strong and robust, must necessarily confine the debilitated invalid to the chimney corner much of the time, and where there is a tendency to bronchial affections the keen cutting winds will be found insupportable. On the other hand, the debilitating effects of the damp mild climate of Florida (and the Southern sea-coast generally), where the altitude is but a few feet above the level of tide water, and the streams are slow and sluggish, militates seriously against the patient's recuperation. The climate of Aiken, exempt on one hand from the extreme cold, and on the other from the moist atmosphere, has proved most efficacious in thousands of cases. As a general rule, consumptives are recommended to go to the country in preference to crowded cities. Aiken combines some of the advantages of both city and country life. Here they can be in daily communication with their friends at home by mail or telegraph. Churches and schools are established; the tone of society is superior to that of most places of like size; articles of luxury or comfort are at hand, or can be easily had from the neighboring large cities; the physicians are gentlemen of high standing in their profession, who have made this disease their specialty; horses and carriages can be hired at the livery stables; good board can be had at the hotel, or in private families, or at the farm-houses in the vicinity. The appearance of the town, with its broad streets (150 feet wide), is pleasing and attractive, and the country roads, covered with the fallen pine straw, afford excellent rides and drives. The lover of Nature is gratified by finding many a picturesque spot.

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*From a Letter to The New York "Times."*

A NORTHERNER'S EXPERIENCE IN THE STATE—THE SENTIMENTS OF THE PEOPLE—AGRICULTURAL ADVANTAGES—PROSPECTS FOR EMIGRANTS.

AIKEN, BARNWELL DISTRICT, S. C., }  
Thursday, Sept. 10, 1868. }

*To the Editor of the New York Times:*

As several of my friends have desired me to let them know my impressions of my new home in the South, and finding the people as well as the physical characteristics of the country so different from what I had been led to suppose they were, I have taken some trouble to gather the materials for a long letter, hoping that my testimony would serve to correct, at least among my personal acquaintances, some of the errors common among Northerners in regard to this section of our common country. I say common country, for I find the people here as well disposed to the

Constitutional Government of the United States as they are at home. In fact I hear less discussion of political questions, and see less of that acrimonious antagonism between political opponents than is heard and seen in the Northern States.

I had been led to believe that it was dangerous for a Northern man to travel here, and that robberies and outrages were common. It would naturally be supposed that the officers of the Freedmen's Bureau were peculiarly obnoxious to Southerners, yet I find that Major Stone, the Assistant Commissioner for the district, traverses the country not only without a guard but even a pistol to defend himself from attack; and Major Walker, the commandant of the post, states that, in his opinion, life and property are as secure here as in any of the Northern States. Now the town of Aiken is partly in Edgefield and partly in Barnwell District, than which none were more thoroughly secesh in their proclivities. This winter and spring hundreds of Northern persons, of all shades and grades of political opinion, have visited this town, and I have yet to hear of the first one who has been molested or insulted. Several Northern families have located here permanently, and are well pleased. As indicative of the feeling toward Northerners, I would mention that Miss Catharine E. Beecher, sister of the author of "Uncle Tom's Cabin," after having visited five or six of the Southern States, with a view to select a location for a school under the direction and patronage of the American Women's Educational Association, finding that Aiken would combine more advantages for such an institution than any other place, was desirous of obtaining an expression of opinion on this point. A letter, inviting the managers to select Aiken as the site, was drawn up and signed by the citizens, not one to whom it was presented refusing to sign.

The physical characteristics of this section are very different from our preconceived notions. The phrase "Down South" raises a picture in many minds of dense swamps, umbrageous woods, tropical plants, sluggish streams, venomous reptiles, yellow fever and miasma. How much this idea is due to the pictures usually found in school-books I will not stop to inquire; but the fact is patent that the variety of climate and soil to be found in the so-called Confederate States is far greater than in the loyal States. Near the Atlantic the lands are generally low and flat, ascending and becoming more hilly as you proceed westward, until they attain an elevation of near 3,000 feet. Its low lands, middle regions and mountain tracts seem like so many different countries, some having the characteristics of Switzerland, while others have those of Hindostan, and capable of producing any of the plants of the temperate zone, besides many pertaining to the tropics, with water power in abundance, and mineral deposits of immense value undeveloped.

I have purchased a farm near the town of Aiken, which is in the middle region—a section which possesses strong attractions for parties who would escape the rigors of a Northern winter, and entirely exempt from the chill, and fever, and malaria of the low lands. Had I the art to make a pen-picture, I would like to convey to you some idea of the opportunities offered by many locations, where, by the exercise of tact and ingenuity, a very slight outlay of money would convert these vacant lands—now unappropriated and unappreciated—into lovely and delightful rural homes. The luxuriance of the growth, in the open air, of rare and beautiful roses vines, flowers and shrubs—many of them of indigenous growth, and which cannot be had at the North without the protection of a hot-house—afford the means of embellishing a home at but little cost of time or money. Before the war many



of the wealthy planters of the low country, and some of the Charleston merchants, had their summer houses in or near Aiken, attracted here by the remarkable salubrity of the climate and other marked advantages of this locality.

The first frosts are in November, and the peach, the plum and other early vegetation blossoming in February and March. Peas, potatoes and other hardy vegetables are planted in January, and by the first of April strawberries, green peas, &c., are in season. The farmer need never lose a day from the ground being too hard to work. The growing season is over 200 days, or two thirds of the year. Wheat ripening in June affords ample time to plant and gather a crop of corn or potatoes on the land from which the wheat has been reaped.

The lands are generally light and easily cultivated—some are quite sandy, and others have a clay sub soil near the surface. The system of culture which obtains is not such as we would approve of, yet the farmers make a very comfortable subsistence for their families. Manures are but little used, and sub soil plows are unknown. In my opinion, too much of the work is left for unaided Nature to do. With a different system this country would blossom like a rose.

Fruit growing is the specialty here. As for peach trees, I have never seen the like in my life; almost every farmer has an orchard, and some contain from 5,000 to 10,000 fruit trees, some of which have been pointed out to me as being over twenty years old, and still bearing. The peaches are shipped to Charleston by rail, and thence to New York by steamer. As the early varieties ripen in June, some four to six weeks earlier than the Jersey and Delaware crops, they command handsome prices, sometimes as high as \$25 per box for the earlier kinds. It is estimated that \$100,000 worth of peaches will this year be shipped from this neighborhood.

I am satisfied that farming in this country will pay, and that more enjoyment and luxuries can be had, with a given amount of labor, than in any Northern State I am acquainted with. For my part, I have had enough of cold weather and being frozen up from four to six months of the year. As an illustration of the opportunities afforded for enterprise, a Northern family who settled here last year, planted largely of green peas this Spring; although the crop did not turn out well, enough has been accomplished to demonstrate the practicability of making money by such enterprises, some of the peas selling in New York at \$1.25 per bushel, and netting on an average over \$2 per bushel. Beets, potatoes, cabbages &c., have frequently been brought from the North, and sold at a profit here. Why? Because farmers neglected to store such articles for winter use. The owner of the farm I have purchased saved a few turnips last winter, and sold them for \$3.50 per barrel. But little attention has been paid heretofore to diversifying pursuits, the people being content to tread in the old beaten path.

It is astonishing how few articles of Southern manufacture one finds in the stores for sale. The merchants visit New York and lay in their entire stock there. It is evident that the cost of transportation alone would afford a handsome profit on very many articles, and the cost of living and making the articles need be no greater than elsewhere.

Of a great many articles the raw materials are found here in abundance. What is needed is the capital, industry and tact to make such articles as are in demand and bring them properly to the notice of the consumer.

The combination of advantages of this vicinity admirably adapts it for manufac-

turing purposes. The numerous creeks and streams afford cheap and ample power. Its connection by rail with the commercial centres of the South afford a home market protected by the cost of transportation from the present sources of supply. The raw material is at hand, and the price of unskilled labor is much cheaper than at the North. The attention of the Southern people never having been turned in this direction, good openings are afforded to Northern mechanics who can command sufficient capital to work with. As an example, canned fruits and vegetables are brought from the North, and large quantities are sold throughout the South. These fruits and vegetables can certainly be raised as cheaply here as there, and the flavor of the fruits, such as the strawberries, peaches, &c., are decidedly superior to those raised in colder climes. Is it not reasonable to suppose such pursuits would afford a large margin for profit? What is needed is capital and enterprise.

Immense beds of the finest kaolin, or china and other clays, are found in this neighborhood, pronounced by competent authorities to be the best yet found on this continent, and rivalling those of Europe. These deposits will some day be a source of untold wealth, and afford employment for thousands of operatives, adapted as they are to making all varieties of crockery and earthenware. This is a class of wares for which, as yet, we depend almost entirely on Europe, the importation into the port of New York, for the year ending the 30th June, 1867, having amounted to \$5,382,336. The protection afforded by the present tariff, and the cost of transportation, must undoubtedly encourage the erection of factories here, where the raw material can be procured in any quantity. Here also are found colored ochres in great variety, and of a quality fully equal to the French. The importation of ochres last year amounted to 5,000,000 pounds. The buhr stone of this vicinity is quite a curiosity, being formed of marine shells which have become silicified. Experts have pronounced the quality equal to the French mill stones, and the quantity is inexhaustible. The mineral resources of this section have never been properly explored and investigated, therefore it is probable that a scientific examination would bring to light other valuable materials.

The rapid development of the agricultural, manufacturing and mineral advantages of Aiken and vicinity are intimately connected, and depend to a considerable degree on a dissemination of a knowledge of the remarkable salubrity of the climate, and its sanitary effects in consumption, and diseases which require a tonic, bracing atmosphere. Parties attracted here by the climate will develop the resources.

Invalids who have visited the most noted resorts, not only of this continent but of Europe, concur in the opinion that this climate is decidedly superior, and better adapted for the successful treatment of pulmonary diseases than any now resorted to. Other places may have superior advantages for some one or more pursuits to that possessed by Aiken, but none can claim such a combination of advantages, including such a climate.

My opinion has been asked as to the advisability of Northern families emigrating to the South. I would say that would depend on the circumstances of each individual case. As a general rule, where parties are comfortably located and doing well, and where there is no special and urgent reason to make a change, it would probably be as well to remain where they are, as it may take some years to surround themselves, in a new home, with the comforts and appliances that are gradually accumulated and adapted to the idiosyncracies of individuals. The old

adage says "Three removes are as injurious as a fire," and moving a family such a distance entails heavy expenses. Neither would I recommend young men depending on procuring employment from others to come, for here the demand for "help" is less than the supply. But there are many cases where the condition and prospects would be infinitely improved by a removal; for instance, where there is a hereditary predisposition to consumption, or where the constitution is unable to stand the rigors of a northern climate, as in my own case. Those who can command capital to start in business for themselves, and who are energetic, intelligent and industrious, will find many avenues which are not so crowded as at the North, consequently better opportunities for money making. From what I have seen of the capabilities of this section, I am most sanguine of its future prospects, and feel assured that real estate, like in the West, will rapidly advance in value. A country with a glorious climate, fruitful soil, and rich in mineral deposits, a courageous and intelligent population, and having facilities for reaching the markets of the world rapidly and cheaply, must progress, unless too much legislation—Federal or State—unfortunately stops its course.

WILLARD.

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#### A NORTHERN MAN'S DESCRIPTION OF AIKEN.

To My FRIENDS: Having sold my lovely and pleasant property in Poughkeepsie, I made up my mind to look for a cheaper home and one in a milder climate. The south of Florida, below the frost line, the Bermuda Islands, and Aiken, South Carolina, engaged my thoughts the most. After a good deal of reading and much thought I decided to try Aiken first, and arrived here on Thursday the 14th of January, 1869.

On the rich lands of Indiana, Illinois, Missouri, and some of the other western States and territories, the emigrant has generally to contend with various diseases, which embitter his whole life and frequently shorten it. What, to him, are luxurious fields, if ailments prevent him from working them? What, to him, are soft breezes, if they waft to him pestilence and death? In Aiken there is no fever and ague, no malarious diseases, no endemics and few epidemics. Instead of being a place where the healthy become sick, it is a district where the sick become well. To it the sick come for health from every State of the Union, from parts of Canada, and even from Europe. Thurlow Weed and daughter were in the same boat that I came in. They are now in the large and prosperous hotel of this place, where are hundreds of others, and from which other hundreds are excluded for want of room. The private houses are also well filled with invalids, or those wishing to enjoy the warm, delightful winter of this genial region.

During the two months that I have been here the weather has been generally very pleasant. Some two or three times the thermometer has been down to 40° or 30°, and once or twice ice, the thickness of a Spanish dollar, has been formed on the surface of the water, but, generally, the days have been like the lovely days of October and those of the Indian summer at Poughkeepsie. It is health and enjoyment of itself to be out in the open air, so pure, so warm and balmy, and so invigorating is it. The peach trees I planted in my garden were in bloom in the middle of February. My peas are up and beautifully green. My garden is all graded, plowed over and nearly all dug up twelve inches deep. My garden in Poughkeepsie has all this time been covered with ice and snow. It would take

nearly a page to tell all the good and useful things which can be grown, with profit and pleasure, on my two acre plantation. It will bring me in something every month of the year. About the middle of January a gentleman called to see me while working on my lot, and had in his hand a bouquet of five or six beautiful flowers set in an edging of green leaves. It made my heart glad to look at it, for those flowers and leaves were gathered from their places in the open air.

There are frosts now and then, but the atmosphere is so dry that it does not hurt the flower blossoms and tender plants as readily as it does around Poughkeepsie. In the winter time I can have all my garden covered with green rye, like Mr. Wessels,\* who cuts his down three or four times during the season to feed his cow, keeping her in this way better fed and fatter than she can be in the summer. For this good treatment she brings him, daily, gallons of the richest of milk, and weekly, rolls of golden butter. What Wessels does with one cow a farmer could do with twenty.

LABOR.—If I had gone to the south of Florida it would have been difficult to get labor. Here it is abundant, cheap and good. At first my laborers would come at eight or nine o'clock in the morning to work. I then began to pay them by the hour. This brought them sooner from their homes. Jesse and Jackson are now on the grounds every morning before the sun rises. The people told me the negroes would steal my lumber and everything from me. From what they said it seemed clear to me that they would not be provident enough to steal the night before they needed the things. With them "sufficient for the day are the evils thereof," and if they stole from me in the morning they must rise early, for generally I am on the ground an hour before sunrise. It is my belief that they have not stolen one foot of lumber from my premises while I have been building, or anything else. Jesse and Jackson work for \$14 per month and find themselves. Jackson offered to work for \$10 a month but my conscience would not allow me to take their labor for so little. They work as well as the laborers in Poughkeepsie do. They are kind, courteous and obliging, withal they are handy fellows, and even call themselves carpenters. What they are thousands around here are. Every day almost some one comes to me for work, not only blacks but whites too, and some who have seen better days. This one and that asks me for sewing, washing and so on. Two young white men of good habits, with the education and appearance of gentlemen, have been asking me to let them whitewash my fence. This cheap, abundant and good labor is worth more than can be easily told to a man of small means. The politeness, the good nature, and the willingness to labor shown by the working class gives me more comfort and satisfaction than almost all the other advantages of the place.

THE SOIL.—The land around this village is not as good and rich as it is around Poughkeepsie. Were it as good the people on it would be too thick to stand even. God does not give so many blessings to one and the same place. It is like the land in the peach districts of New Jersey and the sandy parts of Long Island. Yesterday I said to one of my men: when shall I sow my cow peas? "If," said he, "you wish them for the table you can sow them now; if you wish to winter your cow and pigs on them, you can sow them the last of June or the first of July." "I can therefore," said I, "sow them on the ground my Irish potatoes are now on, for they will be dug before that time." "You can do so," said he.

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\* See letter of N. C. Meeker, p. 15, referring to this fact.

"And when," I asked, "will the cow peas be ripe?" "About October," said he. "Then," continued I, "when I have taken the peas up I can sow rye to cut for the winter, and get three crops in the year from the same land." "You can do so," said he. The land must be manured for these crops, as a matter of course. But the winter rye and peas can feed animals enough to make sufficient manure to grow these crops and leave the ground richer than it was before. When this winter farming and cropping, limited only by the amount of one's land, are taken into the account with the cheapness and abundance of labor and the low price of the land, it might not be unsafe to consider that a good farm here may be made more profitable to its owner than the best farms in Dutchess County are to their proprietors.

THE PEOPLE.—The village of Aiken is as quiet and orderly as the city of Poughkeepsie. You can see as few drunken people in it and hear of no more fights and brawls. The natives show a remarkable degree of good sense. They see that they have lost the day and are determined to make the best of it. They receive Northern men, who come to settle among them, with open arms. There are some 1,500 people in the township of Aiken. I can see five churches from the upper floors of my house, while at the same time you could find a school on almost every corner of the streets.

WILLIAM McGEORGE.

AIKEN, S. C., *March 9th*, 1869.

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*Letter of N. C. Meeker, Agricultural Editor of N. Y. "Tribune."*

At Aiken, South Carolina, is an acre of land so productive and so beautiful that if any single county of the State was equally so it would be a marvel. This acre belongs to a German merchant, and his residence is on it. Pear, apple, peach and fig trees, as well as grapes and strawberry vines, furnish more fruit than the family need. When these improvements were commenced manure was gathered in every accessible quarter, and much was of pine leaves. About one third of the ground is sown in rye late in the fall, and perhaps another portion at other seasons; in a few weeks it is fit to cut, when it is fed to a horse and cow, and in a few weeks more it is cut again. When I was there, about the 1st of June, a part was in advance of the need of the animals and was getting ripe; and I was told that a pound of butter was daily made from the cow, while they had milk to spare. There are thousands of large plantations in the South which do not yield as much good living as this acre, for the means of making and of keeping the soil rich are at hand, and it will be no dream to pick two bales from an acre, nor, yearly, to send out from that glorious region, so redeemed, ten, instead of three millions of bales.

NEW YORK, *August*, 1869.

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*Letter from a Southerner to a friend in New York.*

AIKEN, S. C., *May 1st*, 1869.

MY DEAR SIR: As you remark, in yours of the 20th ult., "the marked improvement in the health of the invalids who have been fortunate enough to secure comfortable quarters in Aiken this winter, and their glowing accounts of the mildness

and salubrity of the climate, and of the advantages of the vicinity, which from time to time have appeared in the columns of the Northern papers, has created a general desire for reliable information respecting this favored locality.

Letters of inquiry, similar to yours, have been received from almost every Northern and Northwestern State, as well as from Canada, asking what were the opportunities for profitable employment for mechanics, farmers, merchants, school teachers, professional men and others.

It is a delicate point to advise those whose particular circumstances you are unacquainted with, what course to pursue. The only safe plan is to lay down certain general principles, and let each individual apply them to his own case.

The low price of labor indicates that it would be indiscreet for parties not having a capital to work on, and who would have to depend on employment from others, to locate here. On the other hand, the rate of wages shows that those having capital to employ others, would be favorably situated.

'Tis true, that as yet, business is not as prosperous as could be desired. The South has not yet entirely recovered from the prostration incident to a disastrous war, and the evils necessarily incident to the sudden subversion of a long established system of labor. No better evidence need be adduced regarding the prospects of the future prosperity of the South, than a comparison of the condition of affairs in 1865 and 1869, taking into consideration the adverse circumstances under which the Southern people labored.

Right or wrong, the fact existed that they had been educated to believe in the doctrine of State Rights and the value of slave labor. In a moment (so to speak) a Government which they loved and fought for as men seldom fight, was swept away and a military rule instituted in its place. The slave population, which in some States were equal in numbers to the whites, was suddenly emancipated without any preparation for self-government—their conduct under the trying circumstances is worthy of the highest commendation, and speaks volumes not only in their praise but in that of their former masters also). This fact will be better understood and appreciated by the Northern people when the passions of the present hour shall have passed away. It also has a natural bearing on the questions you refer to, regarding the advisability of Northerners locating at the South. With labor so utterly disorganized, with farm implements, stock, &c., destroyed by the contending armies, with fields unfenced and barns unfilled, with a lack of confidence in the future, not knowing what the policy of the Government would be, and confiscation staring them in the face, yet the people went bravely to work. It was not until midsummer that the crops appeared above the surface of the earth; consequently the returns were insufficient to feed the people.

In 1866, better and earlier preparations were made, but unfortunately the seasons proved unpropitious. In 1867, the crops were not only again cut short, but the main staple, cotton, was depressed in price, and loaded with an iniquitous impost duty. Such a series of misfortunes had never before been known. The discontent of the people was attributed to disaffection to the central Government.

But brighter times came. The crop of '68 was not only a good one, but it brought good prices; the people resumed their old cheerfulness; hope was aroused; old debts were paid, repairs were made, and supplies of articles long needed were obtained. The effects of this one crop demonstrates what the future of the South must be under ordinary circumstances.

As yet the full effects of this crop has not been experienced. Freed from old debts, with full barns, good working stock, new implements, and ready cash to pay their laborers, it is reasonable to expect that with fair seasons, the next crop\* will render the South independent of any aid from foreign sources. The large amount of specie which has been received at the South indicates that it has been hoarded. This supposition is corroborated by the reports of the cotton factors, who state that their customers will frequently require payment in gold instead of currency.

When confidence in the future is once fully established, this hoarded gold will serve to develop the resources now latent, and give an impetus to business heretofore unknown. Then the progress and prosperity of the South will astonish even those who are now most sanguine. Resources now latent will be developed, and as opportunities for employment in different channels increase, tens of thousands of Northerners will rush Southward in order to escape the rigor of their own wintry clime.

In regard to the parties whom I would advise at the present time to select Aiken as their future home, I would divide them into the following classes :

1st. Invalids and persons threatened with pulmonary diseases. Health is of more importance than money making. The effects of this climate are so well established that it needs no argument now to demonstrate its advantages over any place on this side of the Rocky Mountains.†

NOTE.—We would refer those desiring further information regarding the sanitary effects of Aiken to a recent publication by Drs. Amory Coffin and W. H. Geddings, eminent physicians of this place, entitled "Aiken, or Climatic Cure," containing meteorological observations extending over a period of eight years, including the highest, lowest, and mean temperatures for the several months, the amount of rain and prevailing winds, as observed by Rev. J. H. Cornish, a correspondent of the Smithsonian Institute, from which is deduced tables showing the difference and comparison of temperature of Aiken with other places of the United States the most noted resorts in Germany, France and Italy, with remarks on the curability of consumption, tonic properties of the atmosphere, the effects of climate, with a brief history and description of the town of Aiken. The price of the book is twenty-five cents, and can be obtained of Wood & Co., booksellers, Aiken, S. C.

2d. Persons who possess a competency, or who have retired from business. Exempt from the rigors of a Northern winter they can here reside the year round, without apprehension of malarious diseases incident to low latitudes. To such the tone of society, the pleasant aspect of the town, the facility of communication with all parts of the country, and of obtaining required supplies, the opportunity of enjoying life out of doors instead of being immured in a close room the major part of the year, form attractions well worth consideration.

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\* Dec. 10, 1869. The estimated crop of cotton, 1869, is two and a half millions of bales, valued at \$250,000,000!!! besides lumber, rice, tobacco, sugar, and other products, exceeding in the aggregate \$6,000,000!!! most of which is exported, instead of being consumed at home.

† A gentleman from Charleston, S. C., recently returned from Europe, had occasion while there to consult an eminent London physician as to the state of his lungs, asking advice as to the best locality abroad for himself to reside. "Why," said the doctor to his patient, "there is a little town in your Southern country that excels all localities for those troubled like yourself; I think it is called Aiken." The South Carolinian has returned with the satisfaction of having been confirmed in his former belief as to the healthy locality of Aiken and its world wide reputation as a resort for invalids.

A number of wealthy Northerners have already secured farms and country seats in this vicinity, and it is more than probable that, in a few years, many a handsome villa, such as adorn the banks of the Hudson and Delaware, will crown the summits of the neighboring hills.\* There is many a picturesque spot which now can be had for a few hundred dollars, which will shortly command as many thousands. In using this language I speak advisedly, for after mature reflection, and opportunities such as few have to form an opinion, I am satisfied that such must be the result.

3d. Those who have children whose constitutions have been undermined by living in houses heated by furnaces or stoves, or who find in themselves a loss of tone and activity, from long continued application to business, and who require a bracing tonic atmosphere.

4th. Pleasure seekers, who desire to have a change for a few months of the year.

5th. Substantial farmers, who have discrimination enough not to invest their entire capital in lands, reserving a fair proportion to operate with, and who do not expect to make a fortune without labor. I would warn them of the necessity of adapting their ideas and notions to requirements essentially different from those they have been accustomed to, and to be ready to adopt such customs as are in vogue, which past experience and sound judgment has demonstrated to be correct.

6th. Young men having the tact and energy to mark out new paths, and who would avoid the old beaten tracts where competition is already excessive. Professional men, school teachers, merchants, day laborers, agents, &c., are not the class who would be benefited by a removal here; these lines of business are already filled. On the other hand, Southerners heretofore have paid but little attention to diversifying their pursuits; consequently there are a thousand occupations, such as are pursued at the North, in which but little or no competition would be found at the South.

7th. Especial attention ought to be called to the favorable opportunities for manufacturing enterprises;† not those alone which require large accumulated capitals, but many, such as individuals could control. Many a farm has water power which could be turned to profitable use; many a spare day or rainy hour could be utilized; many a dime could be earned by a little forethought and exertion. It is in such pursuits that the Northerner would have the largest field, as he is accustomed to see such pursuits followed at the North, whereas they are ignored at the South; in their selection he would have to depend upon his own judgment and ingenuity, as he would find no one to guide him.

8. Capitalists would find on examination that the South offers advantages such as cannot be found at the North for the employment of capital in manufacturing enterprises. It has been demonstrated that cotton works better in this climate; food, clothing, fuel, house rent, &c., are cheaper here than there, consequently wages

\* Since the above was written several large tracts in the immediate vicinity have been purchased by Northern gentlemen of means, with a view of laying them out in large parks, surrounding the same with villas for winter residences.

† Col. J. B. Palmer, in an address before the State Agricultural Society, stated that the cost of making No. 20 yarns at the Saluda Mills, with cotton at 20 cents per pound, and delivering them in New York, was \$29.81; that the lowest estimation he had seen of the cost of manufacturing at the North was \$36.81; showing a difference of seven cents (or 24 per cent.) in favor of the South. He also added, that "I think we could send our yarns to Europe and sell them at the cost of producing English yarns, and derive a net profit of at least five cents per pound. \* \* \* \* It is evident to every business man that, sooner or later, all our cotton must be manufactured at the place of its production."



are lower. Noble water powers are to be had at a cost but little exceeding the present value of the land. There is a home market for the consumption of the wares, and the raw materials are here already, thus saving the cost of transportation to and fro, and adding it to the profit of the capitalist. Spinning jennies attached to the cotton gins for manufacturing yarns would afford an immense profit. Crockeryware, buhr millstones, glassware, &c., could be advantageously worked. Aiken is admirably adapted for the location of many such enterprises, and it would be well to call attention to these facts.

Among the many wants of this locality none are more pressing than that of accommodations for visitors. It is estimated that at least 2,000 persons were debarred coming here this season by the report that every house was filled. If it is profitable to keep hotels at such places as Saratoga and Newport, where the season is but for a few short weeks, it would unquestionably be more profitable to locate them at such a point as Aiken, where the season is at least six months in duration, with a fair paying business for the balance of the year.

The present requirements are for at least six hotels; and if the reputation of the place continues to increase as it has for the past two years, thrice that number will not contain the guests.

Another good opening is for a first class seminary, under the charge of a physician, in which especial attention would be paid to the physical as well as the mental training of weak and puny children.

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*From N. C. Meeker, Esq., Agricultural Editor of "The N. Y. Tribune," dated Aiken, June, 1869.*

Aiken is 600 feet above tide water. The timber of the country is pine and a little hard wood. The soil is generally sandy, with a clay subsoil near the surface, and grass is rare. For many years this place has been noted for the purity and life-giving properties of the air. It is said that many people have gone thither, both from the South and North, prostrated with disease, and after a suitable residence have returned in sound health to their homes and friends. What the specific action of the air may be is perhaps unknown, but it is said to be so intensely oxygenized as to increase insensible perspiration, and to relieve the diseased organs, while the kidneys are incited to increased action. The heat was intense while I was there, but was not inconvenient; cool nights are common, and it seems to me that they demand increased care for the patient, still, as the ague is said to be unknown, no great injury may arise.

The town is of respectable size, and there are comfortable and some tasteful dwellings. Patients have complained that their residence was monotonous, but measures have been taken to lay out avenues, to establish a park, and to secure such means of amusement and exercise as are common at other summer resorts. It is also proposed to build a hotel, which may be thought important, since I was told that the boarders sometimes go to Augusta to get a good dinner. Several Northern men have bought nice farms with good houses in the vicinity, and I am surprised that they do not improve this opportunity. Near the town improved farms are held at \$30 and \$40 an acre; a few miles distant they can be bought for less than a quarter of the money, and not be cheap then, unless for growing

cotton. The farm of J. C. Derby is less than a mile from the town, and it contains several hundred acres. There is a most extensive vineyard, a part of which is in complete order; the growth made was great, and the fruit was nearly half grown. Beside there is a large peach orchard, an apple orchard beginning to bear, and there were three acres in strawberries.

It is true that the people in those cities, Augusta, Macon, Charleston, Columbia, Savannah, etc., are at present poor, but a few good cotton crops will make money plentiful, and then these fine orchards and vineyards of Aiken ought to bring handsome returns.

#### STRANGERS INVITED TO LOCATE.

In March, 1866, the Town Council of Aiken passed a resolution appointing a committee of prominent citizens to adopt such measures as would bring to notice the advantages of the vicinity, and thereby encourage immigration. The committee accordingly submitted a comprehensive report, which was ordered to be printed, and subsequently circulated through the press. The following extract is from that report:

Desirous of again seeing our native State advancing in wealth and prosperity and confident that, by a proper use of the opportunities at our disposal, remunerative employment can be afforded to both capital and labor in this immediate vicinity, we would invite attention to and consideration of the advantages here enjoyed.

The specialties we claim for our district, and to which we invite attention of enterprising and intelligent men, are—

*First. Unsurpassed salubrity of climate*, noted for its beneficial effects on pulmonary diseases, and enabling the white man to labor without feeling that lassitude and debility common to low latitudes, and yet enjoy the production of a Southern climate, with exemption from that pest of the West—fever and ague.

*Second. Adaptation of soil and climate to the production of the finest silks, fruits, wines and vegetables.*

*Third. Combination of advantages as a manufacturing district, but most especially for the establishment of potteries.*

Taking into consideration the locality of Aiken; the superiority of its climate, as attested by the celebrity it already enjoys as a resort for invalids; its intimate connection with the commercial centres of the South by means of the various railroads and water courses alluded to; the extensive power of the cheapest kind afforded by the creeks and streams; the immense deposits of the purest kaolin and other clays, granite and buhr millstones; the valuable woods and timber which abound in our forests; the vast demand that exists throughout the South for thousands of articles of everyday necessity, as well as of ornament and luxury, which have now to be brought a distance of hundreds if not thousands of miles; the advantages incident to locating factories where the raw materials are produced, and as near as possible to the consumers, thereby saving the cost of transportation to and fro; and the high protective tariff which must be levied for many years to come, indicate this place as offering inducements and advantages rarely to be found."

The fact of such action by the Town Council and citizens of Aiken should be a refutation, at least in regard to this section, of the oft repeated statements that Northern men are not safe in the South.

### FRUIT.

Fruit culture is a specialty of this vicinity. About 1850 much attention was attracted to this department. The thrifty growth of vines and trees soon demonstrated that this dry atmosphere, porous soil, and sunny clime were peculiarly adapted to the production of the finest varieties. Year by year the extent and number of the orchards have increased.

In 1858, those interested formed themselves into a society, and adopted the title of the "Aiken Vine Growing and Horticultural Association," their object being "to promote the culture and improve the quality of fruit in general, and more particularly of the vine and the manufacture of wine."

This association has been instrumental in extending much valuable information, many of their reports and essays having been published in pamphlet form, and republished in the agricultural journals and Patent Office Reports. In 1860 this society extended an invitation to the wine growers of the South to hold a convention in this place, and to bring with them specimens of their grapes and wines for comparison and classification. Delegates from five States accordingly met on the 21st of August, and ex-Senator and Governor James H. Hammond was elected presiding officer of the convention. Upon taking the chair, he remarked that "the exhibition this day, and the presence of these delegates, indicated that an interest in behalf of growing our own grapes, and manufacturing our own wine was extending, and that a large belt of waste lands, capable of growing extensively these fruits, were now about to engage the attention that should have been called to them hitherto.  *Nay more, the exhibition this day, he ventured to say, COULD NOT BE SURPASSED IN ANY PART OF THE WORLD, and in using this broad expression, he did it WITHOUT QUALIFICATION, especially so in reference to the variety and quality of the grapes here to be seen.*"

During the war, the market for fruit being cut off, the vineyards and orchards were necessarily neglected, and left to run

wild. Since then the reduced circumstances of the owners prevented their giving them proper attention. Some few fruit-growers, however, by giving proper attention to these neglected fields, have demonstrated that they were not past recovery, several Northern parties having purchased large fruit farms, and done well with them. Renewed interest is awakened, and there is every prospect that this culture will be more prosperous than ever before—one of the farms containing 15,000 peach and apple trees, 40,000 grapevines, besides a Scuppernong arbor one mile long, 70,000 strawberry vines, with figs, pears and other fruits. An English gentleman purchased in April last a large vineyard and princely estate, which has produced 7,000 gallons of wine, is prepared to distil near 3,000 gallons of brandy from the pomace.

Mr. James Purvis states he has 60 acres in peaches, which requires but three hands to cultivate, and has made five crops in six years, realizing from some of them from \$5,000 to \$7,000.

The peaches generally are remarkably healthy, the disease known as the "yellows" not having made its appearance. The fruit is more free of the curculio than in the richer lands of the low country. By a proper selection of varieties a full supply of this luscious fruit can be had from June to November.

The kitchen garden, and root crops generally, yield a most generous return for the labor expended, where the ground is properly prepared.

Artichokes, asparagus, beans, beets, cabbages, cauliflowers, carrots, celery, cucumbers, egg plants, kohlrabi, lettuce, melons, mushrooms, mustard, okra, onions, parsley, peas, peppers, potatoes, pumpkins, radishes, rhubarb, squashes, tomatoes and turnips are cultivated with success. For example, 400 bushels of sweet potatoes have been raised to the acre, some of them weighing five or six pounds apiece.

This year (1867) a farmer planted eight rows (about eighty feet long each) with seven eighths of a bushel of Irish potatoes, in February. On the 24th of April he commenced digging, and had a supply for his family (nine persons) every day until the middle of August, when the remainder were dug, and measured fifteen bushels, being at the rate of over 400 bushels per acre. The only labor was in preparing the ground, planting and mulching, as they were not hoed or plowed at all.

An average stalk was pulled in May, to which seventeen potatoes clung, weighing five pounds, besides a large number of small ones.

In the same garden 700 cabbages were planted, three feet apart each way. When in full leaf over 500 of them were touching. Some of the Early Yorks were forty-two inches across, *and every one headed.*

In another garden the vines of green peas grew over nine feet in height, and were crowded with pods.

Turnips, beets, and onions are raised in the greatest perfection.

These instances indicate what can be done with proper application of labor.

The moderate temperature during the winter months, the ground never freezing to the depth of more than three or four inches, enables an early preparation for planting. The rough turnip is left in the ground, and *keeps* all winter. The spring is from four to six weeks earlier than in New Jersey, which would enable the enterprising farmer to ship many articles for the Northern markets, and thus obtain the best prices, as is now done with peaches. The length of the growing season should also be borne in mind.

Rev. J. H. Cornish, of Aiken, says that some years ago he sent from his garden to the South Carolina Institute exhibition turnip rooted beets twenty-seven inches in circumference, and white Silesia and blood beets three feet long and twenty-two inches around; that he generally has beets and carrots as fine as he has ever seen anywhere, some of the carrots weighing seventeen pounds; that he usually leaves his salsify, beets, carrots, turnips and Irish potatoes in the garden during the winter, gathering them as required for use.

### FERTILIZERS.

The recent discovery of the immense beds of phosphatic nodules on the coast of South Carolina will add materially to the value of these pine barren lands. Covering as they do a large extent of territory, the trade cannot be monopolized by any company, as is the case with Peruvian and other guanos, consequently the price will only be its fair value.

A number of these beds are located in close proximity to the South Carolina Railroad, which runs through Aiken, and the rates charged for the transportation of guano by the road are  $12\frac{1}{2}$  cents per cwt.

Other manipulated manures can be landed here at but a slight advance over Northern prices.

The *debris* of the forests furnish vast quantities of vegetable matter, which can be had for the gathering; and should the favorable opportunities for soiling cattle be taken advantage of, these so called pine barrens will compare with any lands.

### SOILS.

The casual observer, comparing these lands with the rich alluvial soils of the South and West, would call them poor, and the average product under the system of culture most generally pursued would warrant this conclusion.

Gradually, however, these "pine barrens" are gaining favor, especially with those who adopt measures to improve instead of deteriorate their soils, and who value having a certain mean annual crop more than an occasional maximum crop. Professor Tuomey, in his valuable work on the Geology of South Carolina (see page 259), speaking of the tertiary formation of this section, says: "The sandy hills in the upper part of the region occupied by this formation are covered with pines, the sub-soil being sand, gravel and clay. *There are few soils more grateful, or that yield a more ready recompense to industry; it continues to produce as long as there is an atom left to sustain a plant.*

The ordinary product per acre is not always a fair criterion of the capacity of lands or value of the product. In New England the average number of bushels of corn raised to the acre is thirty-three, whilst in the Southern States the number of bushels is only seven.\*

It should be borne in mind that an acre of corn at the North represents something more than one hundred and sixty rods of soil slightly scratched; it means also mind, muscle and manure, and hard work. At the South a man and horse tends from 30

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\* It is unquestionable that the natural fertility of the Gulf States far exceeds that of the rocky hills of New England.

to 50 acres, with rude and imperfect implements; the corn stalks are stripped of the leaves before maturity, in order to save the fodder, and which, with the pea crop, grown at the same time without additional labor, is worth nearly as much as the shelled corn.

The soils here may be aptly compared with the sandy region of New Jersey, which a few years since was deemed of but little value, but which now sells at high prices.

The following analysis of soil from the land of (the late) J. D. Legare, Esq., at Aiken, by Professor Shepard, will show the character of the lands alluded to :

	Surface soil.	Sub-soil.
Water of absorption.....	5.500	8.000
Organic matter.....	8.500	....
Silica.....	77.000	81.000
Protoxide of iron.....	4.005	....
Alumina.....	5.000	5.500
Lime, with traces of magnesia and phosphoric acid...	.050	....
Peroxide of lime.....	....	3.500
Carbonate of lime.....	....	.400
Traces of magnesia and loss.....	....	1.600
	100.055	100.000

Such are the lands on the flats and in the valleys, where from six to fifteen inches beneath the surface is a sub-soil of what is generally termed red clay, but which has very little alumina. On an adjacent lot to the one of which the analysis was made the product was 40 bushels of corn and 30 bushels of wheat to the acre, and, after cutting the wheat, a proportionate crop of peas. With a growing season of 200 days, it is apparent that two crops of many articles can be made each year; and, in corroboration of Prof. Tuomey's statement in regard to their continued productiveness, instances are not unrequent where fields are now tilled by a class of farmers who pay little or no attention to manuring, which were cleared over fifty years ago.

During the war a refugee from the coast, and one of the largest and most successful planters in the State, leased one of these farms, and, after three years' culture, asserted that under proper treatment it improved more rapidly and permanently, in proportion to the manure used, than did his lands on Edisto Island, which are considered very fertile.

However, the larger portion of the lands in the neighborhood are of a more sandy character, and are preferable for fruit culture. The cultivation of these light sandy lands requires but little labor, farmers making up in the area tended for the small yield, frequently planting as much as forty acres of corn to each horse, and seldom using the hoe. In the immediate vicinity of Aiken very little cotton was planted before the war; but this year a considerable area has been planted, and the crops compare most favorably with those of sections heretofore considered far superior. With such improved modes of culture and management as are in vogue in the Northern States, and a judicious selection of such varieties or specialties as are best adapted to such soils, most of these lands would prove highly remunerative. If, on some accounts, the prairie lands of the West, or the alluvial bottoms of the river vallies, are preferable, here are compensating influences that are counterbalancing.

Perhaps the best mode of illustrating the capacity of these lands, when properly cultivated, would be to give a few examples of what has been done.

Mr. T. W. Coward states that last year (1868) he enclosed an old field, which, having been impoverished by continued croppings, had been thrown out as too poor to pay for cultivating.

#### COTTON.

He planted three and a half acres with Peabody's prolific cotton seed, manuring with nine loads of fresh unrotted stable manure from the cavalry camp, for which he paid.....	\$18 00
Breaking the land $3\frac{1}{2}$ days, at \$1 25.....	4 37
Planting, 4 " " 0 50.....	2 00
Ploughing, 6 " " 1 25.....	7 50
Hoeing, $3\frac{1}{2}$ " .....	1 75
Picking, at 50 cts. per cwt. (seed cotton).....	15 00
Ginning,.....	13 50
Bagging, ties, hauling to market, and seed.....	14 00
Rent of land, at \$1 per acre.....	3 50

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\$79 62



Product, 3,000 lbs. seed cotton, making 900 lbs. clean lint, which sold at 34 cents.....	\$306 00
55 bushels seed sold at \$1.....	55 00
	———361 00
Netting.....	\$281 38

Besides a supply of seed reserved.

### C O R N .

Mr. H. D. Burekhalter states that he lives on a place which has been continuously cropped for over 50 years, and that until 1867 the amount of manure applied during that time did not amount to a single load to the acre, as no trouble was taken to make or save manures on this farm, and which produced less than four bushels to the acre in 1866. In 1867 he applied to a ten acre lot about 25 loads of green stable manure, fresh from the cavalry camps, a large proportion of it being unrotted hay and straw, and although the season was unfavorable, the product was over 15 bushels of shelled corn to the acre. In 1868 fifty loads of like manure was applied to this lot, from which he gathered over 20 bushels to the acre, although the drought reduced the yield at least one third, the hay and pea vines alone paying all costs of cultivation.

In 1869 this field was planted with cotton and produced a bale to the acre.

### O N I O N S .

On an adjoining farm, on two acres of land, was raised two hundred bushels of onions, which readily sold for \$3 per bushel. They follow "Bermudas," and are highly prized for the absence of the rank odor which those have that are grown further north.

### T O B A C C O .

Mr. J. C. Vincent states that on old and well worn land, manured with but a slight dressing of stable manure, he planted, in 1864, some Cuba tobacco seed. The plants grew finely, and were cut three times during the season, producing over 500 lbs. of leaf tobacco, of which 450 lbs. were sold at \$1 per pound (the balance being retained), and that the quality of the tobacco

subsequently raised from the seed of these plants has not degenerated.\*

### STRAWBERRIES

Mr. George Willard states that on the 26th of April he commenced picking from his strawberry patch, which does not exceed one fifth of an acre, and sold berries to the amount of \$102, besides using in the family at least 50 quarts, and will yet gather ten or fifteen quarts more.

He did not use any manure, only mulching with a light layer of pine straw, and keeping the ground loose with a hoe.

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#### *Products of one of the Farms near Aiken in the year 1867.*

FRUITS.—Peaches, apples, pears, plums, red cherries, nectarines, figs, grapes, pomegranates, strawberries, raspberries.

WILD FRUITS.—Persimmons, haws, blackberries, whortleberries, crab apples, black cherries, bullaces, May pops or apples, hickory nuts, locusts.

FIELD CROPS.—Cotton, corn, rice, wheat, rye, oats, barley, sorghum, cow peas, ground nuts, tobacco, sweet potatoes, Irish potatoes, hay, Japan clover, pumpkins, watermelons, gourds.

GARDEN CROP.—Artichokes, beets, carrots, parsnips, radishes, turnips, kohl-rabi, cabbages, cucumbers, leeks, onions, lettuce, mustard, okra, tomatoes, mushrooms, peppers, green peas, beans, sage, parsley, hoarhound, mint, thyme.

STOCK.—Horses, cows, hogs, goats, sheep, fowls, geese, ducks, turkeys, guinea fowls,

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### ADVANTAGES OF CLIMATE FOR AGRICULTURAL PURPOSES.

Particular attention is called to the opportunities and advantages afforded for farming operations in a climate where ploughing and other out-door work can be continuously pursued, without loss of time from the ground being frozen or covered with snow, as is the case in the Northern and Western States, and where the water escapes so freely that mud and slush are no impediments to industry; where the *growing season* is two thirds of the year, permitting two to three successive crops to be cultivated, if need be, on the same field during the year; where the farmer is not clothed so heavily as to prevent regular labor; where the lands can be properly prepared during the winter months ready for early spring planting, in place of having to

wait till the winter breaks, and then have to work hurriedly in order to give the crops the requisite time to mature, spending a large portion of the year in carting fuel and forage into the wood pile and barns, and then hauling it out again, with exemptions from various casualties, such as spewing out of wheat, destructive insects, inundations of low lands, loss of time from ill health, &c., &c. ; where, by a judicious apportionment of crops, ripening at successive periods, time is afforded to devote proper attention to the cultivation and garnering of each. Taking these things into consideration, a given area there in intrinsic value is really worth as much as double the quantity in regions further north.

Although the mid-day heat of summer may be felt, yet the cool nights and mornings prevent that lassitude experienced elsewhere ; in fact, Northern men who have settled here remark that they can undergo more labor in this climate, even in mid-summer, than they could at their former homes. This fact was well illustrated by a Northern lady last summer, who superintended the picking and packing of the peach crop, remaining day after day in the orchard, without even returning to the house for her dinner.

Sunstrokes are of such rare occurrence that no precautions are taken to avoid them.

Those who are seeking new *homes* would do well to consider the question in its various bearings. In deciding on a location, let them take into consideration the comparative salubrity of climate, accessibility to markets, tone of society, facilities for literary and religious instruction, the price of lands, improved or unimproved, the relative number of *working days* in the year, the comparative rates of wages and opportunities for procuring workmen, the care and trouble incident to surrounding the *homestead* with vines, and flowers, and fruits, and the influence such things have on the character of children, the probability of the future prosperity of the country, and consequent advancement in the value of property, and other similar influences.

## ADDITIONAL LETTERS.

FROM CHARLES A. STETSON, ESQ., OF ASTOR HOUSE FAME, }  
 ASTOR HOUSE, NEW YORK, Dec. 2d, 1869. }

MY DEAR SIR—I am very glad to know that the lovely climate of Aiken is attracting so much attention. *It is the most delightful town to breathe in that can be found in any country* of which I have any knowledge.\* As its loveliness becomes known its beautiful wide avenues will be populated, as much for the real pleasure of enjoyment that the air affords the well *many* as the salubrity which forces health upon the feeble. Bronchitis and all diseases of the throat and lungs, unless hopeless before the patient arrives at Aiken, will be checked, ameliorated, or entirely cured.

I wish Aiken was but a day's ride from New York.  
 To J. C. DERBY, Esq.,  
 New York and Aiken.

*To my Friends in the North and elsewhere.*

HAVING left my native State to avoid the rigors of a Northern winter, and having heard, some ten years ago, of this place as being a desirable location, I came directly here, and have been here a little over a year. Although an entire stranger, we were warmly welcomed by all we met, and I must say I have never met with a more uniformly cordial and polite people than the residents of all classes. Though a farmer, I have settled in the village, but have taken particular notice of the farming operations around the town. My first impression was that the land was too sandy, but, after passing a summer here, I find there is something in it that will raise cotton, wheat, potatoes, corn, and all the finer fruits, with profit. It is very easily tilled, the only team used to plow with being one ordinary mule. I had always thought that where cotton would grow white men could not work, on account of the heat, but I find it not so here, from actual experience. There is no more inconvenience in coming here at any time of the year than there is in going from one part of New England to another. Strawberries were ripe the 10th of April, and lasted until July. They grow in the greatest profusion where they have ordinary care. Some of my neighbors are transplanting them to-day (December 31st), and they will bear this spring. Grapes grow without any trouble, and will make good wine without sugar. I have a single vine that produced enough for a barrel of good wine. There is a good market here for all farm products, and I would advise all who wish a mild climate, easy soil to cultivate, and a healthy location, to visit this neighborhood before they settle elsewhere.

HENRY SMITH, formerly of Fairfield, Ct.

AIKEN, S. C., Dec. 31st, 1869.

*To my Friends in Michigan.*

IN April, 1868, suffering severely from asthma, I arrived in Aiken. At that time I was unable to exercise without having violent asthmatic attacks. On my arrival here, in this clear pure air, I could feel a perceptible difference, and my health has continued to improve until, at the present time, I found that I could labor in culti-

\* Mr. Stetson spent some time at Aiken the early part of the year, having previously visited every Southern State but Texas.

vating my farm during the summer heats as well here as at my former home in Munroe County, Michigan; and during the winter there is no necessity for a farmer to cumber himself with coat or mittens.

As to the soil, it is generally poor, but it feels the effects of a little nursing better than any lands I have ever seen; and I do not hesitate to say that, in my opinion, a given amount of labor will enable the working man to enjoy more comforts and luxuries here than in any country I am acquainted with.

It will afford me pleasure to give any stranger visiting Aiken the benefit of my experience, and any information in my power.

AIKEN, *December 31st, 1869.*

GEORGE WILLARD.

The preceding letters will exhibit to the reader the opinions, regarding Aiken, of disinterested parties from the North and the South, the East and the West. The first impressions of strangers visiting our town are not so favorable to the place as subsequent ones, but a longer stay serves to change their views. To use a common phrase—"It grows on one." In conversing with those who have settled here since the war, they find them enthusiastic in their praises, and confident of the future prosperity of this section. Although they may miss many things they are accustomed to at home, there are advantages which more than compensate for their loss. If the lands do not produce as many bushels of grain to the acre as in the choice soils of the West, yet the price obtained per bushel is greater, for the farmer competes with like lands, and is saved the expense of transportation to markets hundreds of miles off. He is exempt from noxious insects; the discomforts of a pioneer life are avoided; churches, schools, experienced physicians; mills to grind his grain and saw his lumber, and stores where he can purchase his supplies are near at hand.

Here are mail, telegraphic and railroad facilities to keep him in communication with the rest of the world. There is no snow to shovel from his doors of a winter's morning; no frozen ground to prevent his ploughing; no roads blocked up with ice, and slush, and mud; but in their place a short, mild winter, which can be utilized in preparation for the summer's work.

Here he will find associates and friends, entertaining like views with himself, among the many Northerners who have already located here.

The fact that the price of lands in the immediate vicinity

of Aiken are higher than in other localities, is an evidence that the advantages of this neighborhood are beginning to be appreciated; and, as these advantages become better known, the prices must continue to appreciate. Places which could have been purchased three or four years ago at \$5 per acre now command \$15 to \$20 per acre.

The tide of immigration from the North and West has been turned this way. Efforts are being made to establish a new County, with a Court-House, at the town of Aiken, and when the Blue Ridge Railroad shall be completed Aiken will be on the great highway to the West.

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There is a fair opening in Aiken for several hotels of different grades, banking office, newspaper, carriage and harness maker, blacksmith and wheelright, brick making, portable saw mill, threshing machine, stump puller, &c., &c.

The Homestead Law of S. C. exempts \$1,000 worth of real estate and \$500 worth of personal property from attachment.

Parties going to Aiken are advised to purchase through tickets to Augusta, Ga., which is but one hour's ride further west. A favorite route is by sea, *via* Charleston, to which port are three lines of steamers—through fare, \$22; or through by rail, \$32.

“J. T. O.,” often quoted in the preceding pages, is an abbreviation of “Johnson’s Turn Out,” the next station east of Aiken on the S. C. R. R., and five miles distant. Graniteville, the site of the celebrated Gregg’s Cotton Factory, employing about 700 hands, is at the junction of the S. C. R. R. (Augusta and Charleston) and the Augusta and Columbia R. R.

## NOTE TO THE READER.

SINCE the revised list of places offered for sale was published (in 1868) the following numbers have been sold, viz: Nos. 3, 6, 7, 8, 32, 34, 37, 38, 39, 43, 53, 54, 58, 70, 71, 78, 80, 81, 91, 100, 101, 103, 116, 127, 129, 130, 135, 139, 141.

The following changes have been made in prices: No. 10—\$5 should read \$8. No. 11—price for whole property, \$10,000. No. 13—\$8,500. No. 20—read \$4,500. No. 28 should read \$3,500 for the whole property. No. 29 should read \$4 per acre. No. 33 should read \$4,000. No. 42 should read \$2,000. No. 46—\$3 per acre. No. 75 should read \$10,000. No. 83—\$5 per acre. No. 84—150 acres, price—\$4,500. No. 105—\$200. No. 119—\$600. No. 120—\$900. No. 124—\$3,000. No. 125—\$2,500. No. 131—\$2.50 per acre. No. 132—\$5 per acre. No. 133—\$4 per acre.

The following places have been withdrawn from sale by the owners: Nos. 12, 21, 22, 25, 31, 47, 50, 59, 66, 67, 68, 72, 73, 79, 85, 92, 94, 97, 102, 110, 113, 123.

## REVISED DESCRIPTIVE LIST

OF PROPERTY FOR SALE IN AIKEN AND ITS VICINITY.

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No. 1.

Sold.

No. 2.

A tract of 500 acres, about  $1\frac{3}{4}$  miles from Aiken, 200 acres improved. The peach crop on this place has frequently realized from \$5,000 to \$8,000. 6,000 peach trees, 1,000 apples, several hundred plum, pear, fig and other fruits; 3 or 4 acres in grapes; fine springs of water, and well 50 feet deep, bricked from bottom.

House  $1\frac{1}{2}$  stories; first floor, four square rooms 16x16 feet, and hall 10x32; 2 large rooms above. All the usual out-buildings. Price, \$12,000, in specie.

No. 3.

About 400 acres, partly within the incorporation, 30 acres under fence. Would be divided to suit purchasers, if desired. Price, \$10 per acre, in gold.

No. 4.

Sold.

No. 5.

An elegant villa, two miles from Aiken, the former residence of Chancellor Carrol. The house contains six large square rooms on the first floor, two large pantries, with shelving, and piazzas on three sides. Kitchen, carriage-house, wash-rooms, stable, barns, &c. A flower garden in front of the house; about 28 acres of land. The buildings alone cost \$4,500, in gold. A desirable place, and will be sold at a great sacrifice. Price, \$3,000.



## No. 6.

A farm of 25 acres, well adapted to peach culture, fronting on the public road leading to Edgefield, about a mile and a half from town. The house has four rooms, piazzas front and rear. Customary out-buildings, and well of water. About 5 acres under fence. Price, \$1,625, half cash, balance in one, two and three years.

## No. 7.

A remarkably neat and tasty cottage of four rooms. Garden, with choice fruit trees. Near the centre of the town. A "snug place," and much admired. Price \$1,800. Terms accommodating.

## No. 8.

A new cottage of five rooms, partly finished; usual out-buildings. About thirty acres of land, desirably located on Laurens street. With little expense could be made a very handsome place. Price, \$1,500. Terms accommodating.

## No. 9.

Sold.

## No. 10.

A water power on Shaw's Creek,  $3\frac{1}{2}$  miles from Aiken; 2,250 acres of land—150 acres cleared and under fence. 400 peach trees; dam across the stream; foundation and gates for double saw-mill; heavily timbered, and excellent water. Five separate settlements, with houses, on the tract, which could be sold separately, if desired. Price, \$5 per acre.

## No. 11.

A tract of 1,500 acres, on Shaw's Creek, 7 miles from Aiken and within two miles of a railroad station. A complete merchant flour and grist mill (and foundation and underpinning of saw-mill), the tolls of which have been worth \$800 per year, and could be increased; estimated water power about 300 horse.

A pretty cottage of five large rooms, hall, portico, &c., ten substantial frame out-buildings; one half the tract heavily timbered; a small orchard and vineyard; about 100 acres under cultivation. Price, \$5 per acre.

## No. 12.

A newly painted and improved residence, centrally located, containing five rooms and usual out-buildings. Lot, 60x150 feet. Garden, with choice fruit trees, vines and shrubbery. Price, \$1,900.

## No. 13.

## SALUBRIA FRUIT FARM.

Three and half miles from Aiken, containing 391 acres, 135 of which are under cultivation, and 40 fenced for a pasture; 15 acres in grapes, 1,060 peach trees, 3,332 choice apple trees, eight to ten years old; also pear, cherry, plum, fig and other fruit trees, strawberries and raspberries, large mulberry trees, noble walnut, hickory nut and shade trees.

A small, snug dwelling of five rooms and pantry, kitchen, with two rooms, wine house, fruit house, blacksmith shop, smoke house, stables, barns, &c., &c. With the place will be sold, if desired, the wagons, carts, ploughs, cows, goats, hogs, working stock and implements.

This is one of the most desirable and complete farms in this section, and well adapted for a stock and dairy farm, in connection with fruit culture. The trees have been selected and planted with the greatest care. Price \$7,500, half cash.

## No. 14.

Sold.

## No. 15.

Sold.

## No. 16.

215 acres, partly cleared, just without the corporate limits; a beautiful building site, with a fine spring of water

No. 17.

Sold.

No. 18.

Sold.

No. 19.

60 acres, in Edgefield, on the road leading to Croft's Mills; about  $2\frac{1}{2}$  miles from Aiken. Price, \$800.

No. 20.

113 acres, 50 cultivated, balance well wooded and timbered; a good stiff soil. A rough farm house, with seven rooms; kitchen, servants' houses, stables, &c. A good stock range, two miles from Aiken; a very desirable place for a good farmer. Price, \$2,500.

No. 21.

395 acres,  $1\frac{1}{4}$  mile from Aiken—40 acres cleared—well wooded with oaks and pines. A small painted house of 4 rooms, kitchen, stable and barn; could be made quite a handsome place. Price, \$10 per acre; would be divided, if desired.

No. 22.

400 acres, 6 miles from Aiken; no improvements; well wooded and timbered, and near to saw-mills. Small tracts sold, if desired. Located on a small branch on which a mill could be erected. Price, \$3 50 per acre.

No. 23.

#### SAW MILL AND FACTORY SITE.

About 4,500 acres in Lexington District, on the head-waters of the North Edisto, about 23 miles from Aiken, and 7 miles of the Columbia and Augusta railroad; 3 or 400 acres under cultivation, and an abundance of the finest pines for lumber. A large quarry of granite, suitable for building purposes.

A substantial dam is already built, giving a 11 feet head of water, which could be increased to 50 feet.

A good saw mill, with a new 42 inch turbine wheel (Reynold's patent); can easily cut 6,000 feet of lumber per diem, which can be rafted down the Edisto to Charleston, Savannah or Beaufort. Strong inducements will be held out to parties desiring to purchase the whole tract, or a part will be sold.

No. 24.

1,300 acres, in Edgefield District, near Shaw's Creek and the Columbia and Augusta Railroad, about 10 miles from Aiken; 300 acres well timbered. Price, \$1 per acre.

No. 25.

269 acres fronting on the S. C. R. R., three and a half miles from Aiken; 40 acres cleared and fenced; balance well wooded; flat level lands, with clay sub-soil; rough framed house of three rooms, and usual out-buildings. Price, \$3,000, half cash.

No. 26.

Withdrawn.

No. 27.

200 acres, partly within the incorporation, about one half under cultivation, fronting on the S. C. R. R. Price, \$3,000.

No. 28.

200 acres, 4 miles from Aiken; 20 acres cleared; small orchard, two small log cabins, good springs and branch, and well wooded. Price, \$2 50 per acre. Terms accommodating.

No. 29.

GRIST MILL AND PLANTATION.

1,049 acres, near the Runs Creek, 10 miles from Aiken and 3 miles from the railroad; 200 acres under cultivation, 8 acres orchard, 14 acres vineyard. Frame house, 2 rooms, and usual

out-buildings. A small grist mill, 7 feet head of water on a constant stream. A fine stock range. Price, \$2 50 per acre. divide the tract if desired.

## No. 30.

## MILL SITE.

100 acres adjoining No. 29, 18 acres under cultivation; log house and crib. A good mill site. Price, \$3 per acre.

## No. 31.

75 acres, 5 miles from Aiken, and 1 mile of station on S. C. R. R., 40 acres under cultivation, 10 of which are planted with a variety of selected fruits. Several springs, a frame dwelling of 4 rooms and piazza, usual out-buildings. 1,000 bearing fruit trees. Price \$2,000.

## No. 32.

104 acres unimproved lands at Johnson's Station, S. C. R. R. 40 acres fenced.

## No. 33.

10 acres within the incorporation, 4 acres cleared and cultivated. A new house, 4 rooms on first floor, and 4 roughly finished in basement, which is 9 feet high. Price, \$2,750.

## No. 34.

About 50 acres lying on the S. C. Railroad, and one mile from Aiken; no improvements. Price, \$10 per acre.

## No. 35.

1,100 acres, in Edgefield, on Horse Creek, 9 miles from Aiken and  $2\frac{1}{2}$  from Graniteville; 150 acres cleared. Frame house 30x18 feet, usual farm buildings; a stream of water in every field, and a small water power; well wooded. Price, \$4 per acre.

## No. 36.

Sold.

## No. 37.

## A BEAUTIFUL RESIDENCE AND FARM.

The subscriber offers for sale, on accommodating terms of credit, or for cash, that commodious residence and farm lately occupied by Mrs. M. M. Schwartz, situated within the corporate limits of the town of Aiken, South Carolina, and within three quarters of a mile of the main street, or business part of the town. The dwelling contains eleven rooms, each with a fireplace, pantry and cellar. On the first and second stories are large piazzas the whole length of the building. The flower garden in front is handsomely laid out with roses, evergreens, &c., which with the spreading oaks present a pleasing prospect. The vegetable garden is large and very productive—near the house is a well of water, and adjoining a large brick cistern. In the rear is a comfortable cottage of four rooms, with piazza in front; a cock kitchen, two buildings for servants, a large stable, and some other small buildings.

The planting ground embraces about forty acres of productive land, suited to the culture of cotton, corn, or other grain, and is under good fence. This place, perhaps, combines all the qualities required for a handsome rural residence, and is worthy the attention of purchasers. Price, \$6,500.

## No. 38.

150 acres unimproved,  $\frac{3}{4}$  of a mile from Johnson's Depot, S. C. R. R.; 20 acres under fence; a good spring of water. Price, \$3 per acre.

## No. 39.

## RAVENSWOOD FARM.

90 acres, fronting on the railroad, one mile below Aiken; about 50 acres under fence; 5,000 selected fruit trees, peaches, apples, pears, &c.; 6 acres in grapes; also ornamental shrubs, flowers and fruits.

The dwelling contains 8 rooms, halls, pantry, store-room and piazzas.

The out-buildings consist of kitchen, barn, stables, crib, &c., and a snug detached cottage for the overseer. Price, \$7,000.

No. 40.

Sold.

No. 41.

Withdrawn.

No. 42.

A dwelling on the business street of Aiken, containing seven rooms (four on first floor, and three in the attic). Customary out-buildings, vegetable garden, &c. Needs some repairs. Price, \$1,000.

No. 43.

An unimproved lot near the Academy, most eligibly located; 2 acres. Price, \$400.

No. 44.

Sold.

No. 45.

500 acres in the fork of Shaw's Creek and Edisto; 200 acres good bottom lands, 100 acres cleared. New house of 4 rooms, and usual out-buildings. Price, \$3 per acre.

No. 46.

750 acres at the head of Cedar Creek, within half a mile of the railroad; 230 acres in cultivation; 8 acres in fruit; well watered; farm house of four rooms and customary out-buildings. Will be sold at a great sacrifice. Price, \$1,000.

No. 47.

125 acres on the Edisto, 16 miles from Aiken; 10 acres cleared. 4 room house, and out-buildings. Price, \$5 per acre.

No. 48.

Sold.

## No. 49.

A farm, twelve miles from Aiken; 203 acres; 40 fenced and cleared; a log cabin, &c. Price, \$3 per acre, specie.

## No. 50.

A small farm of 50 acres; a little cottage, and a number of choice vines, shrubs, &c., about two miles from the town.

## No. 51.

A small water-power and Kaolin bed; four miles from Aiken.

## No. 52.

Withdrawn.

## No. 53.

## ROSE MILL FACTORY SEAT.

Containing 600 acres, within two miles of Station No. 110, S. C. R. R.; fall of 30 feet; estimated power, 250 horse; farm house of three rooms, kitchen, stables and wine house; complete grist mill and threshing machine. Price, \$5,000.

## No. 54.

## LARGE VINEYARD.

600 acres; 26 in Scuppernong grapes (from which 1,500 gallons of white wine was made this year) 60 acres in other grapes; 10 acres in peach and other fruit trees; 75 acres of enclosed planting lands, and the balance in wood. Two miles from Station No. 110, South Carolina Railroad. Shrubbery, shade trees, &c., around the spot where the residence stood, which was destroyed by fire. Price, \$4,000.

## No. 55.

Sold.

## No. 56.

Sold.



## No. 57.

630 acres, seven miles from Aiken ; two spring branches, one of them large enough to turn a grist mill, and well timbered. Price, \$3 per acre.

## No. 58.

1,300 acres at Windsor, lying on both sides of the railroad well timbered. Price, \$2 per acre.

## No. 59.

21½ acres, partly fenced, on which is a small cabin of two rooms, located about three quarters of a mile from Aiken. Price, \$100.

## No. 60.

A water-power and 210 acres of land, near Graniteville. The dam alone cost \$6,000.

## No. 61.

Lot No. 9, in the village of Kalmia, containing 13½ acres.

## No. 62.

Withdrawn.

## No. 63.

Sold.

## No. 64.

120 acres, unimproved, adjoining No. 63. Price, \$500.

## No. 65.

Sold.

## No. 66.

## THE HAMPTON HILL HOMESTEAD.

Located about one mile from the main street of Aiken. The residence has seven rooms on the main floor, four rooms in the basement, and three on the half story attic. A large piazza on

three sides of the house, on which is trained choice grape and other vines. The out-buildings consist of kitchen, carriage house, stable, barn, and four houses for servants' quarters. The farm contains 124 acres, of which about one half is open land and the balance in timber. A vineyard of 15 acres in the usual varieties of grapes, besides which are some large selected Scuppernong, Thomas and Flowers grapes; a large peach orchard (somewhat injured by unavoidable neglect). The garden has a variety of choice fruits, such as figs, apples, pears, peaches, pomegranates, strawberries, raspberries, blackberries, &c., &c., some of which have obtained premiums at the horticultural exhibitions. Also, shrubbery, rare flowers, asparagus beds, &c., and an extensive stock of nursery plants, consisting of roses, evergreens, grapevines, fruit trees, &c. There is an extensive deposit of Kaolin on the tract, and two springs of water.

This place was selected with especial reference to the extensive and picturesque view of the broken and hilly country, which falls in a succession of hills and valleys towards the Savannah River, and extending for six or eight miles. The town of Aiken is in sight on the west, and the village of Kalmia on the east, the railroad passing in front of the residence, within a few hundred yards. On the tract are several desirable sites for building. Price, \$10,000.

## No. 67.

A store and dwelling corner of Railroad avenue and Main street.

## No. 68.

A dwelling on Railroad avenue, containing five rooms; garden and out-buildings.

## No. 69.

Sold.

## No. 70.

A dwelling near the Episcopal Church, with eight rooms, hall, pantries, and usual out-buildings. A fine grove of oaks in front of the house; about two acres. Price, \$3,000.

## No. 71.

**EXTENSIVE ORCHARD, VINEYARD AND WATER-POWER.**

1,716 acres, of which 300 are cleared. The settlement is finely shaded with large oaks and hickories, and is located within a mile and a half of the centre of the town. The buildings comprise all which are requisite on a large plantation, including a blacksmith shop, and cottage for overseer. About 30,000 grapevines—Isabella, Pauline, Catawba, Scuppernong and other choice varieties; 6,000 bearing peach trees; 1,200 fine apple trees; 200 pear trees, besides cherry, fig, plum and other fruits. A half interest in a noble water power, with saw mill in complete order, and a good supply of timber. Ferruginous sand-stones, for building purposes, and a large quantity of oak, hickory and light wood, for supplying the Aiken market with fuel. (See page 20 of pamphlet on "Aiken and Vicinity" for the yield of potatoes and cabbages this year on this farm). Price, \$14,000; terms accommodating.

## No. 72.

400 acres, within a mile of two saw mills on Shaw's Creek, and very heavily timbered. The land is flat, with clay sub-soil. 80 acres are cleared. Four cabins and the usual out-buildings on the place. Price, \$5 per acre.

## No. 73.

A dwelling of six rooms in the business portion of the town. A large garden, well stocked with fruit. Price, \$2,500.

## No. 74.

2,156 acres, on Shaw's Creek, 10 miles from Aiken, and within 4 miles of the C. and A. R. R. An excellent water-power, with dam already constructed, and plantation buildings. Price, \$3 per acre.

## No. 75.

**LITTLE NIAGARA.**

This place, the former residence of a wealthy planter, offers a rare opportunity to a gentleman of means desiring a handsome

place; the grounds, 95 acres, being admirably adapted for landscape gardening, and the springs furnishing an ample supply of water, which, at little expense, could be elevated to the plateau on which the residence is located.

On the premises are a small orchard and vineyard, a large deposit of Kaolin, a quarry of sand-stone, and a fine bed of peat. The house is large and substantial, having 11 rooms, wide halls, &c. A detached cottage of four rooms and customary out-buildings. Price, \$5,000—half cash.

No. 76.

Withdrawn.

No. 77.

Withdrawn.

No. 77½.

Sold.

No. 78.

#### MONTMORENCY.

A farm of 500 acres, of which 200 are cleared. 35 acres in grapes, 10 in peaches, five in apples, two or three in pears, and a variety of other fruit.

The open fields are in a valley, and well watered by numerous springs, rendering them peculiarly favorable for pastures. As indicative of the quality, one quarter of an acre was planted in melons, and produced over six hundred, of which two hundred were sent to Charleston and netted over twenty cents each.

The location of the residence and grounds is quite picturesque as well healthy, commanding an extensive view. The flower garden contains a variety of choice shrubs, vines, flowers and hedges, and rustic summer house.

The house (completed in 1861) has thirteen fine rooms, nine of them with fire-places, double piazzas on all sides, and an attic and a basement, which could be finished so as to afford additional room.

An hydraulic ram at the spring furnishes an abundant supply of water throughout the house. The out-buildings are new,

roomy, and convenient. On the place are Kaolin sand-stones and buhr-stone. The spring near the house being a very bold one, of pure cold water, and sixty feet above the valley, is extremely favorable for a distillery, a wine cellar, or a lager beer brewery.

An establishment of the kind will consume most of the grapes of the vicinity, as well as other fruits, and induce the planting of more.

This place is within five miles of Aiken and two of the railroad. Painting and some repairs are needed. Price, \$9,000.

#### No. 79.

##### BREEZE HILL.

Within half an hour's ride of Aiken, on a fine level road, containing 400 acres of land. The cottage is embowered in vines, and contains five rooms, with fire-places, pantry, piazzas, &c., and is elevated on pillars, with cellar beneath. The out-buildings consist of two cottages of two rooms each, with fire-places, kitchen, store-room and smoke house, barn, stables, fowl houses, wine house, with cellar of capacity sufficient for 4,000 gallons wine.

Also, two large cisterns and three wells of water. The flower garden is stocked with the choicest varieties of roses, shrubs and vines.

1,300 apple trees, of varieties suited to the climate; 2,000 pears, 500 of which are standard; 800 peaches; 12 acres in grapes; cherries, plums, figs, and other fruits, all in bearing and mostly young trees. About fifty acres of open land, which produced this year a heavy crop of cotton, corn, peas, peanuts, &c., and several hundred gallons of wine. The farm is in a high state of cultivation. The only reason for selling is that the owner has a larger place, which requires his attention. With the place will be sold, if desired, the farm stock, implements, little giant corn mill, sugar mill and boilers, &c., &c. Price, \$7,000.

#### No. 80.

400 acres on the Pine Log Road, five miles from Aiken; 30

acres cultivated, 6 acres in an orchard ; springs of water ; house of 5 rooms and out-buildings. Price \$2 per acre.

## No. 81.

330 acres on Kine's Fork, 3 miles above Vanceluse, and within a mile of the Columbia and Augusta Railroad. 70 acres cleared ; 25 of them swamp lands and the balance well timbered. Granite quarries on this tract and a good water-power, with dam already constructed. A dwelling of two rooms and out-buildings. Price, \$900—half cash.

## No. 82.

166 acres, 13 miles from Aiken, near the Upper Runs ; well timbered. A small, new, framed house, corn-crib, &c. Price, \$1,000.

## No. 83.

327 acres unimproved lands, within half a mile of Johnson's. Price, \$2 per acre.

## No. 84

## ROSE COTTAGE.

205 acres, three miles from Aiken, fronting on the S. C. R. R.; 80 acres cleared. A two-story house of 6 rooms, farm buildings and wheat threshing machine ; a few fruit trees and flower garden. Good lands. Price, \$3,000.

## No. 85.

183 acres, two miles from Aiken ; 50 acres cleared and fenced ; two log houses, crib, stables, &c. Price, \$1,000.

## No. 86.

2,197 acres in Glynn County, Georgia, magnificently timbered ; 50 acres under fence. Price, \$2 per acre.

## No. 87.

A well built cottage of 7 rooms, and piazza extending around the house, located in the suburbs of the town, with the usual out-buildings ; a small vineyard and orchard and 50 acres of

land, most of which is fenced. Price, \$3,000. With the place the stock, furniture, &c., will be sold, if desired.

Nos. 88, 89 and 90.

1st. The Johnson Homestead, within a mile and a half of Augusta. A house of 6 rooms and usual out-buildings; 17 acres of land, including a small orchard.

2d. 50 acres adjoining, with 2,000 peach and 1,000 apple trees. House contains 5 rooms.

3d. Three other places, one mile from the above; about 350 acres; 6,000 fruit trees; springs of water, &c. Price, \$8,000.

No. 91.

125 acres, at Johnson's T. O.; 40 fenced; house of 7 rooms; usual out-buildings; 500 young peach trees; 250 other fruits. This place fronts on the S. C. R. R., and has fine shade trees. Price, \$2,500.

No. 92.

A town residence, containing 6 rooms and an unfinished basement. The lot is 300x600 feet; location near the Episcopal Church. Price, \$3,000.

No. 93.

An eligible building site, containing 4 acres. Price, \$500.

No. 94.

228 acres, 5 miles from Aiken; 35 acres fenced; 1 acre in fruit; log house, grist mill, thrashing machines, and a fine quarry of soft sand-stone. A good opportunity for an enterprising stone mason. Price, \$1,000.

No. 95.

2,000 acres on the Edisto River, 13 miles from Aiken; 4 acres in fruit; 300 acres cleared. A good power, with dam already constructed; a small dwelling and out-buildings. Price, \$2 per acre.

No. 96.

LODI FARM.

1,500 acres on the Runs, 15 miles from Aiken; 300 acres

under cultivation; house of 5 rooms, and usual plantation buildings; a good water-power with grist mill, and well timbered. Price, \$2,500.

## No. 97.

85 acres of very superior land, 3 miles from Aiken, well timbered. Price, \$20 per acre.

## No. 98.

1,000 acres on Hollow Creek, 5 miles from Aiken, and well adapted to stock raising. A good water-power with grist mill and cotton gin. Price, \$5 per acre.

## No. 99.

Withdrawn.

## No. 100.

A snug cottage of 4 rooms and two piazzas, and 4 rooms in basement. Size of lot 2 acres; centrally located. Price, \$2,000.

## No. 101.

A cottage of 4 rooms, with 4 acres of land, fronting on the S. C. Railroad. Price, \$1,500.

## No. 102.

100 acres, within the corporate limits, and fronting on the railroad; 62 acres under cultivation.

## No. 103.

190 acres, partly within the corporate limits; 30 acres under fence; well wooded. The muck from the pond on the place affords a good opportunity for making manures. Several capital building sites. This place is well worth attention. Price, \$3,000.

## No. 104.

A small cottage in the suburbs, with flower garden, 400 fruit trees and 10 acres of land. Price, \$1,200.



## No. 105.

A neat cottage of 5 rooms and hall, near a fine grove of shade trees, with six acres of land; within the corporate limits. Price, \$1,500.

## No. 106.

225 acres, 3 miles from Aiken; 60 fenced; 200 bearing peach trees, and a nursery of about 1,800 young trees; a small house and several springs of water. Price, \$1,500.

## No. 107.

About 500 acres of river swamp lands on Briar Creek; heavily timbered with cypress, red and white oak, hickory, walnut, &c. Price, \$2 per acre.

## No. 108.

122½ acres, near Johnson's; 40 cultivated; 200 or 300 fruit trees; house of 4 rooms, &c. Price, \$2,000.

## No. 109.

## No. 110.

A town lot of 1 acre, with dwelling of 5 rooms and usual out-buildings. Price, \$2,000.

## No. 111.

100 acres, near Cedar Creek, with a small mill seat; 8 acres under cultivation. Price, \$2 per acre.

## No. 112.

50 acres, adjoining No. 111, all cleared, with log house and small orchard. Price, \$3 per acre.

## No. 113.

A small cottage in the suburbs, with 5 acres, a few fruit trees and flowers. Price, \$350.

No. 114.

## THE NORBURY FARM.

157 acres; 30 acres cleared; 2 acres in Clinton grapes (a superior variety), and 2,000 Clinton roots in the nursery; about half an acre in Wilson Albany strawberries; a neat cottage of 4 rooms, kitchen, stables, barn and wine house; located on a high plateau, about 5 miles from Aiken, and finely watered. Price, \$1,500. (A cheap place.)

No. 115.

A cottage of 3 rooms, near the business street. Price, \$1,000.

No. 116.

A capital building site, near the centre of the town, with well of water and two stables. Price, \$600.

No. 117.

A vacant lot, centrally located, 120x150 feet.

No. 118.

No. 119.

A small place, about a mile from the town, of 30 acres; 20 acres fenced; log house and 75 peach trees. Price, \$400.

No. 120.

A new cottage of 3 rooms and pantry and a small kitchen, with 20 acres of land;  $2\frac{1}{2}$  miles from town. Price, \$700.

No. 121.

16 town lots.

No. 122.

100 acres near Johnson's; 30 fenced; 200 or 300 young peach trees; small cottage and out-buildings. Price, \$1,000.

## No. 123.

100 acres, lying on both sides of the S. C. R. R.,  $2\frac{1}{2}$  miles from Aiken; 30 acres cultivated; a small cottage and out-buildings. Price, \$1,500.

## No. 124.

125 acres, within 1 mile of Aiken; 75 acres cleared; house of 6 rooms. Price, \$2,500. Terms accommodating.

## No. 125.

497 acres, 3 miles from Johnson's; 100 acres under fence; log house and out-buildings; water-power, grist mill and threshing machine. Price, \$1,000. Stock and tools also for sale.

## No. 126.

A new store in the business block.

## No. 127.

A desirable farm, within twenty minutes' drive of the town, and fronting the S. C. R. R., of 330 acres; 70 cleared; a neat cottage, good barn and out-buildings; spring of water, small orchard, &c., &c. This place is well worthy of the attention of purchasers. Price, \$4,000.

## No. 128.

A cottage and livery stables near the hotel. Lot 50x150 feet. Price, \$800.

## No. 129.

## MEZULA.

400 acres, 2 miles from Aiken; 200 cleared; the balance well wooded, the lands being among the best of this vicinity. A dwelling of 10 rooms; a complete set of plantation buildings, including laborers' cottages; 5,000 fruit trees, and large vineyard, that needs renovating. Admirably adapted for a stock farm. Noble shade trees around the dwelling.

The location, quality of the soil, and the complete appointments of this place, render it one of the most desirable now

offered for sale. Price, \$10,000. \$3,000 cash, balance in one and two years.

No. 130.

ORANGE GROVE.

This place contains two tracts, one with the residence, having 400 acres of land, with about 100 acres cleared, 50 acres of which is planted in apples (now five years old), and peaches now in bearing. The house contains 7 rooms, and is well finished. The other tract contains 1,100 acres, about 150 acres under fence, and a mill seat. Laborers' cottages on both places. Price, \$10,000 for the whole, or \$6,000 for the Homestead tract.

No. 131.

329 acres, unimproved lands, near Williston, half a mile from the railroad; well watered. Price, \$1 25 per acre.

No. 132.

500 acres, 1 mile from Johnson's; 75 acres under fence; watered. Price, \$400 per acre.

No. 133.

A FINE WATER-POWER.

2,000 acres, 11 miles from Aiken and 2 miles from railroad station; circular saw mill, which cuts 6,000 feet of timber per day, and toll grist mill; the head of water can readily be increased to 18 feet; a cottage of 4 rooms and out-buildings; 400 acres, cleared; 1,100 grape-vines, including 200 Scuppernongs. Would be divided, if desired. Price, \$2 per acre.

No. 134.

1,300 acres on Chavis Mill Creek; 100 cleared; 1,500 fruit trees; cottage, stables, cribs, &c., with a half interest in a water-power grist mill and threshing machine. Price, \$4 per acre.

No. 135.

300 acres at Johnson's, fronting the R. R.; 5,000 choice peach trees, in full bearing; 150 apple trees and various small

fruits; 25 acres in grapes; 200 acres cleared and under cultivation; laborers' cottages, &c. Price, \$8,000.

No. 136.

500 acres at Windsor, on the S. C. R. R. Price, \$5 per acre.

No. 137.

243 acres, 4 miles from Aiken; well watered, and small cottage. Price, \$5 per acre.

No. 138.

A building lot, 300x200 feet, adjoining the Baptist Church.

No. 139.

78 acres, 3 miles from Aiken; 20 under fence;  $1\frac{1}{2}$  acres in grapes and 1 acre in strawberries; cottage, stables, &c. Price, \$1,000.

No. 140.

50 acres, 3 miles from town, mostly under cultivation; a fine orchard of young, bearing peach and other fruit trees, and large strawberry patch, with a new house of 4 rooms, hall, pantries, &c. Price, \$3,000.

No. 141.

A dwelling of 7 rooms, with numerous out-buildings, near the centre of the town; size of lot, 240x150 feet. Price, \$1,900.

No. 142.

#### SAW AND GRIST MILL.

1,340 acres on Horse Creek, 9 miles N. W. of Aiken, and half a mile from the A. & C. Railroad. A two story dwelling of 6 rooms on rock basement; usual out-buildings and laborers, cottages; 300 acres under cultivation; finely timbered. Price, \$5 per acre.

No. 143.

390 acres on Horse Creek, 125 cleared; fine flat lands; two

ordinary settlements. The A. & C. Railroad passes through this tract. A good mill site. Price, \$5 per acre.

No. 144.

50 acres, partly within the corporate limits, about half cleared ; 12 acres in orchard. Cottage of four rooms, and customary out-buildings.

No. 145.

CHEAP TIMBER LANDS.

300 acres near Cook's Bridge, on the Edisto, in Lexington County ; very heavily timbered, and near to saw mills, with a landing on the river. Price, \$3 per acre.

No. 146.

COKER SPRING PROPERTY.

The lot on the hill overlooking Coker Spring contains about four acres, most of which is planted with a variety of choice fruits, including an arbor, 300 feet long, of scuppernong grapes. This place is admirably adapted for the location of a hotel, or the residence of a party who can appreciate picturesque surroundings. The cold, pure water of the spring could be easily distributed over the premises by a hydraulic ram. Price, \$5,000.

No. 147.

THE HATCHWAY MILL SEAT.

A fine water power on Shaw's Creek, with 2,300 acres of land, 400 of which are open, and a good landing on the Edisto River. The dwelling is a newly painted two story house, with front and back piazzas, usual out-buildings, mill dam, and foundation for mill. A really valuable property. Price, \$3,000. Would be exchanged for property in the vicinity of New York City.

No. 148.

VAUCLUSE VILLAGE AND MILL SITE.

A magnificent water power of 46 feet fall (300 horse), the banks of which are so steep that a dam of less than 400 feet,

and a canal of 260 feet can secure it. In 1859 there was erected a stone dam, which was half completed, at a cost of between \$3,000 and \$4,000, and which stands now. The tract consists of 2,464 acres of well timbered land, out of which it is confidently asserted 5,000,000 feet of good lumber can be had, which, from the situation of the land, will not have to be hauled more than a mile from any point to the creek, on which it can be rafted to the saw mill. There are now on the tract over sixty houses, containing 200 or more rooms, with a large dwelling, and necessary out-buildings for a superintendent, and besides a number of cotton warehouses, which are available for workshops. The Columbia and Augusta Railroad passes directly through the place, affording a vent north, *via* Norfolk, or west, *via* Augusta. The South Carolina Railroad is near by, and the Port Royal Road will, no doubt, have its branch to Graniteville. Price, \$30,000.

## No. 149.

85 acres; 40 acres fenced, log house, &c., several springs of water, 100 bearing peach trees, a few grapes and other fruits, a small mill privilege, dam, and foundation of a mill. Price, \$1,000.

## No. 150.

700 acres of unimproved lands, six miles from Aiken, on west of Runs Road; 200 acres level clay lands, and balance rather rolling; good spring and branch. Price, \$5 per acre.

## No. 151.

## A FINE FARM, TWO MILES FROM AIKEN.

200 acres; 70 open, well timbered, 200 or 300 peach, and a few apple and fig trees, &c. House unfinished, 40x40, 1½ story; usual out-buildings. Price, \$4,000.

## No. 152.

## HOPEWELL

200 acres, three miles from Aiken; 40 cleared; small cabin, well and cistern. Price, \$1,600.

## No. 153.

About 400 acres on Edgefield Road, six miles from Aiken, where crossed by the Edgefield and Columbia Road, and three miles from the C. and A. R. R. ; 100 acres cleared. Fruit for family use. House of five rooms, cotton gin and threshing machine, &c. Price, \$3,000.

## No. 154.

1,100 acres on Jackson's Branch, three miles from Johnson's T. O., joining Dr. McDonald's; 200 acres cleared, balance in timber, joining No. 29; frame building, four rooms, and out-buildings; also, another house with four rooms. 200 bearing peach trees, netted \$500 last year; good shade trees; well watered; good stock range; mill dam and foundation; two mill sites, 12 or 15 feet face. Price, \$3,500.

## No. 155.

## GOODLANDS.

A very desirable farm of 147 acres, partly within the corporate limits; 70 acres cleared; 500 to 800 fruit trees. House, four rooms, and usual out-buildings. Price, \$7,000.

## No. 156.

## A SUBURBAN COTTAGE.

53 $\frac{1}{4}$  acres on Edgefield Road, 1 $\frac{1}{2}$  miles from Aiken Depot, half cleared; an orchard of 500 peach trees; fine shrubbery; neat and tasty cottage, and pleasant surroundings. Price, \$3,500.

## No. 157.

320 acres of land, four miles from Aiken; 50 are in cultivation; small orchard, and pretty good building; well watered. Price, \$2,000.

## No. 158.

## VALUABLE FARM LANDS NEAR AIKEN.

## ST. MAUR PLACE.

A farm of 130 acres, on which is 400 Scuppernong vines in



full bearing; 600 peach and 250 apple trees; well timbered. Price, \$30 per acre.

No. 159

LANGUEDOC.

farm of 140 acres, on which are 1,000 apple and other trees; 20 acres fenced, balance well timbered. Price, per acre. This place joins the Mezeula Farm.

No. 160.

VALLEY FARM.

acres; 60 cleared; well wooded. Price, \$10 per acre.

No. 161.

BED OF PURE KAOLIN.

100 acres, three miles from Aiken, on Bridge Creek; unimproved; a remarkably fine chalk bed. Arrangements could be made for water power. Price, \$1,000.

No. 162.

BUHR STONE QUARRY AND MILL SITE.

1,253 acres, five miles from Aiken, adjoining the Montmorenci estate; 150 acres cleared. House, six rooms, two story; usual out-buildings. Springs of water and branches; buhr stone; good mill seat; dam nearly finished; well timbered.

No. 163.

MILL SITE AND FARM.

350 acres; 75 cleared;  $8\frac{1}{2}$  miles from Aiken, on Cedar Creek, three miles from Johnson's; a good dam and water power, with grist mill and threshing machine, in order; a log cabin and barn; buhr stone; good timber. Price \$10 per acre.

No. 164.

COTTON LANDS.

480 acres, seven miles from Williston, one half of which is

enclosed. The soil is well adapted to the culture of cotton, being a clay foundation, which can easily be made to yield from half a bale to a bale per acre. On the premises are a good dwelling house, kitchen, smoke house, barn, stables and other buildings, with two never failing wells of water. The place is well watered by three streams passing through it, one of which is sufficient for a grist mill and cotton gin. Price, \$6 per acre.

## No. 165.

233 acres, near the C. & A. R. R. Miles Station, ten miles from Aiken, 100 of which is cleared; very level, well watered, mulatto soil, good cotton land, an unfinished two story house, three log cabins and other out-buildings; 1,200 peach and other fruit trees. Price, \$2,000.

## No. 166.

## EDGEFIELD VILLAGE PROPERTY.

The house and lot known as the "Carolina Hotel," within fifty yards of the public square, on which is the court house and other public buildings. The lot contains about two and one half acres; the house is two and one half stories high, 96 feet long by 40 wide, exclusive of piazza. On the premises are a brick kitchen 30 x 20 feet; stable, carriage house and other out-buildings. Price, \$8,400.

## No. 167.

## VALUABLE LANDS.

205 acres on Beech Island, seven miles from Augusta; unimproved uplands, heavily timbered. Price, \$3,000.

## No. 168.

327 acres, unimproved, fairly timbered; soil part clay and part sand; one mile from Johnson's T. O. Price, \$5 per acre.

## No. 169.

## A TOWN RESIDENCE,

located near the Aiken Sanitarium, commanding a fine view of

the valley, with a four acre lot near a good spring of water ; the house needs repairs. Price, \$1,800.

No. 170.

185 acres, 15 miles from Aiken and two miles from Windsor ; house of four rooms ; eight out houses ; 80 acres under fence ; few fruit trees. Price, \$2,000.

No. 171.

PINEY WOODS LAND.

300 acres ; 150 of which are cleared ; seven miles from Aiken ; log house ; eight out buildings ; fine shade trees ; good spring in every field ; three acres in fruit. Price, \$1,500.

No. 172.

230 acres near Johnson's T. O., six miles from Aiken, on the S. C. R. R. ; about 60 acres cleared ; a dwelling out of repair, barn, stable, and about 70 fruit trees. Price, \$10 per acre.

No. 173.

HOLLEY PLACE.

312 acres, four miles from Aiken, on the Augusta Road ; about 250 acres in level, balance broken ; 30 acres in cultivation—100 more only needing fence—several fine springs of water ; the woodland well timbered with pine and oak ; soil has a good clay foundation ; commands a pretty view. Price, \$8 per acre.

No. 174.

231 acres, on Town Creek, five miles from Aiken, three miles from Graniteville ; 30 acres cleared ; frame house and usual out-buildings ; water power could be made from creek on place ; several springs of water ; well timbered ; 500 fruit trees and a few grapes ; flower garden, &c. Price, \$1,200.

No. 175.

FINE COTTON PLANTATION.

1,800 acres, on Edisto river, 12 miles from Aiken ; 400 acres

cleared; good cotton, corn and rice lands; three houses, and also houses for 20 laborers; several hundred fruit trees. Price, \$12,000.

No. 176.

SITES FOR VILLAS.

262 acres of unimproved lands, one and a half miles from Aiken, and on the tract are a number of desirable building sites, commanding an extensive view of the adjacent valley, through which the S. C. R. R. passes; a fine spring of water and considerable timber. Price, \$10 per acre.

No. 177.

450 acres, seven miles from Aiken, and three miles from Johnson's T. O.; finely timbered; six out-buildings and a log house of four rooms; a few assorted fruit trees; kaolin, and on tract small water power. Price, \$5 per acre.

No. 178.

HILLSIDE.

A snug farm, adjoining the corporate limits of Aiken; 30 acres of good land, 15 of which is under cultivation. The house is commodious and well built, having seven large rooms; a piazza surrounds the house; a lawn, two stables, out-houses for servants, good water, large garden, fine shade trees, fence in good order. Hillside adjoins Mitchell Park, or "Little Niagara." Price, \$4,500.

No. 179.

A COTTON PLANTATION

of 480 acres, seven miles from Williston; several springs, and water power sufficient for cotton gin and grist mill; well timbered; good dwelling house, and customary out-buildings. About half the land is cleared and under a good fence; a healthy location and good society. Price, \$6 per acre.

No. 180.

A TOWN LOT,

20 by 200 feet, on Railroad Avenue. The building rents at \$7.50 per month. Price, \$800.

## No. 181.

## DEAN SWAMP LANDS,

500 acres; 20 miles from Aiken; 80 acres under cultivation; small dwelling and out-buildings; good water power, with dam. Price, \$1,500.

## No. 182.

## A SMALL COTTAGE,

containing five rooms, situated at Graniteville, about five minutes walk from S. C. depot. Price, \$500.

## No. 183.

## SPRINGVALE.

Located about five miles from Aiken, one mile from Johnson's T. O., on South Carolina Railroad. This tract contains about 200 acres, 40 of which is under cultivation, on which good cotton, corn, and garden truck is raised. About 1,000 choice peach trees, which realized the owner last year \$1,500 net profits. A frame dwelling, with the usual out-buildings, never failing streams of water, and five springs on the tract; well timbered with virgin pine and oak, and a buhr stone quarry; healthy locality; adjoins the celebrated Montmorenci estate. Price, \$4,000.

## No. 184.

50 acres, 14 of which is under cultivation; three miles from Vacluse, on Edgefield Road; good water. Price, \$300.

## No. 185.

## A MILL PRIVILEGE.

1,000 acres of well timbered land, 300 acres swamp lands, four and a half miles from Aiken, on Hollow Creek; two mill sites, 25 feet fall, on which are cotton gins, grist mill and threshing machine; 60 acres of which are under cultivation; fine springs and streams of water. Price, \$7 per acre.

## ALSO,

The homestead; a new two-story dwelling, with usual out-

buildings, which will be sold with the 1,000 acres, if desired; water from the spring can be led into the house. Price, \$12,000 for all.

ALSO,

About 2,000 acres of additional timber land can be had, if desired, at a reasonable price. Capitalists are invited to this property.

No. 186.

POTTERY, TANNERY, FURNACE, FLOURING AND GRIST MILLS,  
AND FARM COMBINED.

2,100 acres, ten miles from Aiken, 18 miles from Augusta, on Columbia and Augusta Railroad; small dwelling and usual out-buildings; fence in good order; five acres in fruit; well timbered with pine and oak, and well watered; clay inexhaustible. On the tract is feldspar, isinglass, quartz and granite rocks, kaolin and ochre. This is a rare opportunity for capitalists; a fortune can easily be made by an enterprising company. The reputation of the jugware made at this factory is well established, and the demand exceeds the supply. Price, \$100,000.

No. 187.

ELLWOOD.

A plantation of 520 acres of land on upper three runs, waters of Savannah river, Barnwell Co., Richland township, in midst of an intelligent community; table land 100 feet above level of stream; well timbered with virgin forest, with easy transit to Savannah market; a refreshing spring bursts from a freestone rock, "cold enough to make the teeth ache;" an inexhaustible bed of marl, containing 85 per cent. of lime; 60 acres of the tract are cleared, and will produce 20 bushels of corn or 700 of seed cotton to acre. The buildings are ordinary; the location is healthy. This is a desirable place, and the price asked for it can be realized yearly after being well organized. Price, \$3,000.

No. 188.

150 acres, four miles from Aiken, on the Augusta road, 2½ miles from Graniteville; 22 acres cleared; two small buildings;

good water power for mill ; well timbered ; kaolin bed. Price, \$600.

No. 189.

A GOOD TRACT OF LAND,

containing 138 acres, four miles from Aiken, on S. C. R. R., near Johnson's T. O. Price, \$1,500.

No. 190.

A FINE FARM.

200 acres, with house of four rooms, and usual out-buildings, on the S. C. R. R., near Johnson's T. O. ; an orchard of 15 acres. Price, \$4,000.

No. 191.

GOOD COTTON LANDS.

356 acres, within one mile of Johnson's T. O. ; 78 acres cleared, balance well timbered ; 100 peach trees. Price, \$5,000.

No. 192.

A GOOD LOCATION.

140 acres, fronting on the C. and A. R. R., and near the junction at Graniteville ; three dwellings, six cabins and one mill house ; good spring, well adapted to fish ponds, bath house or store. Price, \$4,000.

No. 193.

UNIMPROVED LANDS.

600 acres, 11 miles from Aiken, on C. and A. R. R. ; well wooded and watered. Price, \$3 per acre.

No. 194.

FRUIT AND STOCK FARM.

180 acres, one mile from Johnson's T. O. ; 50 acres cleared ; 500 fruit trees ; two small houses, with usual out-buildings ; well watered ; good clay lands and stock range. Price, \$12 per acre.

## No. 195.

## TIMBER LANDS.

300 acres on waters of South Edisto River, 12 miles from Aiken; said lands are very heavily timbered, and within a short distance of four saw mills; well adapted to the growth of cotton, fruits and vegetables; good water, and near a good school. Price, \$3 per acre.

## No. 196.

## KAOLIN AND OCHRE BEDS.

608 acres, four miles from Aiken, near Graniteville; 50 acres cleared; frame house and usual out-buildings; two acres in fruit; beds of kaolin and ochre. Price, \$8 per acre.

## No. 197.

## FRUIT AND STOCK FARM.

1,200 acres, within three miles of Johnson's T. O., one mile from S. C. R. R.; 100 acres cleared; 1,500 fruit trees; balance well timbered; a first rate stock range and desirable neighborhood.

## No. 198.

A fine building site, commanding an extensive view, with kaolin and ochre on the tract; 170 acres; located near Graniteville. Price, \$5 per acre.

## No. 199.

## DWELLING HOUSE

and lot in Graniteville, on S. C. R. R. and C. and A. R. R., five miles from Aiken, well watered; lot 250x50. Price, \$1,500.

## No. 200.

## VALUABLE PROPERTY.

40 acres (six squares) in the town of Aiken, fronting the R.R., mostly cleared and fenced, including several desirable building lots, an old orchard, a small cottage, with usual out-buildings, good clay land, and well of water. Price, \$6,000.



## No. 201.

## A CHEAP FARM

of 100 acres, three miles from Aiken, on the Columbia road; 11 acres cleared and fenced. Price, \$800.

## No. 202.

## VALUABLE UNIMPROVED LANDS.

105 acres, about one mile from Aiken; pine and oak trees; a desirable tract of good land. Price, \$3,000.

## No. 203.

## GOOD FLAT LANDS.

100 acres, half a mile from Johnson's T. O., on the S. C. R. R.; a small house. Price, \$1,500.

## No. 204.

## A DESIRABLE TRACT

of 105 acres on railroad, at Johnson's T. O.; 35 under fence; 100 fruit trees; good water and good level lands. Price, \$2,500.

## No. 205.

## TOWN LOTS.

One half square, two acres of land near the Episcopal Church.

## No. 206.

## STORE AND DWELLING

in Bee Lane; size of lot, 40x60. Price, \$1,200.

## No. 207.

## A COTTAGE

of three rooms, most desirably located on R. R. avenue, near the business street. Price \$1,000.

## No. 208.

## OAKVALE.

A tract of land, two and a half miles from Aiken, containing 145 acres, adjoining "Peace Dale." This land is among the best in the vicinity of Aiken, and will yield, with proper cultivation and manuring, 1,000 pounds of lint cotton to the acre; corn, wheat, oats, potatoes &c., &c., in proportion. The tract has an abundance of pine post, red oak and hickory. Price, \$2,500.

## No. 209

## SPRING HILL

contains 46 acres, in the corporate limits of Aiken. This tract might be divided into three or four very desirable locations for residences, each with an unfailing spring of pure water, and ample room for yard and garden. The whole tract is bounded on the east and south by the outlet of Coker Spring, towards which the slope is gentle, except a precipitous ledge near the centre, the summit of which is level, affording a choice location for an elegant mansion, which would command an extensive view of the most picturesque scenery in the vicinity of Aiken. On the northwestern slope, towards the S. C. Railroad, by which it is bounded, the purest kaolin is found at the depth of ten feet from the surface. The bed is so situated that it could be conveniently worked. A porcelain factory might here be established without at all injuring the view, or conflicting with the pleasantness of a fine residence on the eastern summit. Price, \$3,000.

## No. 210.

## PINEHURST.

200 acres of very desirable land, fronting on the S. C. R. R., partly within the corporate limits of Aiken; about 50 acres under cultivation; two rough cabins, and a good well of water and some desirable timber. Price, \$6,000.

## VALUE OF MONTMORENCI AND WATER VALLEY ESTATES.

To meet the demand for houses in the neighborhood of Aiken

the proprietor of these estates is now building several large residences upon some of the many picturesque and romantic sites for which the vale of Montmorenci is celebrated.

Upon this, and the neighboring estate of Water Valley, containing together upwards of 2,000 acres, there are 200 acres of vineyard in cultivation, and an establishment for wine making, where this year nearly 10,000 gallons of wine and brandy have been made, and which is a prominent feature in the valley.

The proprietor now offers for sale the five following places:

#### No. 211.

##### MONTMORENCI.

A mansion of 13 rooms, with handsome entrance hall, drawing room, library, dining room, pantry and store rooms. The views from the piazzas, by which both stories are surrounded, are extensive, varied and cheerful.

Water is laid on the top of the house from a rock spring yielding 500 gallons per hour.

The house and out-buildings are in complete and substantial repair.

An avenue of wild orange trees leads to a flower garden, overlooking the highly cultivated valley—which was this year planted with cotton—and a vineyard of 30 acres, on the slope of the opposite hill, with the extensive woods of pine, hickory and oak trees, and the present residence of the proprietor, distant less than a quarter of a mile, the wine house and other buildings.

Around the house is a peach orchard of the choicest trees, vineyard and kitchen garden.

Price of the mansion, three two-roomed cottages, stables, ice house, large double room building for kitchen, etc., smoke house, corn crib, etc., with 100 acres of land, \$10,500.

More land, to the amount of 500 acres, could be had.

#### No. 212.

##### VELLA WOOD.

A cottage built and grounds laid out in the English style. The house is approached by two carriage roads from Aiken, dis-

tant about  $4\frac{1}{2}$  miles, and from a station at Johnson's S. C. R.  $1\frac{1}{2}$  miles. Before the front entrance there is a large circular lawn, with parterres of roses and flowering shrubs; on the opposite side a terraced garden sloping to the valley.

The house contains a drawing room, 23x24 ft., a dining room adjoining, with pantry or small bedroom, a bedroom 23x16 ft., and three other bedrooms. There is a large attic, in which two additional bedrooms could be constructed. The drawing room frontage is shaded by a wide piazza. The house, together with the out-buildings, stabling which affords ample accomodation for horses, cows, etc., is newly built. There are two springs of water. Price of the house, with vineyard, orchard and 100 acres of land, \$5,000.

#### No. 213.

##### MOUNT CARADECUC

is a site at the entrance of the Vale of Montmorenci, commanding varied and extensive views. It offers peculiar advantages for a vineyard on the slope of a hill. There is a fine spring of water. The proprietor proposes to build a house similar to Vella Wood on this site, with which there will be 50 acres of valley land, of which 25 are not yet cleared, and 50 acres of excellent upland, not yet cleared. Price, with 100 acres cleared and fenced, and with 10 acres planted with vines and fruit trees, \$5,000.

#### No. 214.

##### SUMMER HILL.

A romantic and picturesque site, with a fine spring of water. Price, with a house similar to Vella Wood, 15 acres of vineyard and 50 acres of land, \$5,000.

#### No. 215.

##### TORRE CRAG.

A fine site on the Buhr Stone Ridge, overlooking the length of the valley, Montmorenci and Vella Wood. There is a flowing spring, and a good fish pond could be made. A house,

similar to Vella Wood, with 50 acres vineyard, orchard, etc., \$5,000.

No. 216.

WILDWOOD.

This body of land contains 1,900 acres. It is situated in Edgefield County, and approaches within one and a half miles of the village. The Abbeville road runs through the centre, having two well improved settlements on the road; is one of the best watered plantations in the State, having two creeks running through it; from ten to twenty never failing springs; also, a fine fish pond convenient to the residence; there are six or seven hundred acres of cleared land, near three hundred acres of bottom land; the greater portion of the balance is native forest, the growth of which is principally pine, oak and hickory; these lands are well adapted to cotton and grain. Wildwood and its surroundings is one of the most pleasant and desirable residences in the country. The buildings are all new, the dwelling house large and commodious, with a fine well of water in the yard. The railroad route in contemplation from Pine House to Greenville and Columbia Railroad, by survey, passes within one hundred and fifty yards of the residence. These lands can be purchased at \$13.50 per acre, cash.

No. 217.

303 acres; 100 open; seven miles from Aiken, near second notch road; a good dwelling of six rooms and usual out-buildings; good spring; fruit for family use; well timbered. Price, \$2,000.

No. 218.

THE BARONY.

IMMENSE WATER POWER NEAR JOHNSON.

This tract of land contains about 1,600 acres, lying on Shaw's Creek, and extending to within two miles of Johnson's, on So. Ca. Railroad. Among the advantages of this place there is a large lumber mill (out of order), with embankments for mill pond. As a mill site for manufacturing purposes it cannot be

surpassed, having a never failing supply of water ; at a little cost the power could be increased to 250 horse. Also, a small power, with embankments all made (where formerly stood a mill). Near the place is a large bed of fine clay for making bricks. The mill site is four miles from Johnson's and nine miles from Aiken. There is on the place a peach orchard of 40 acres, several hundred acres of cleared land under fence, and one farm settlement on a beautiful natural site, having immense springs of water gushing out of the hill sides with sufficient fall to use a ram, so as to have all the lands irrigated, if needed. The scenery around the settlement is the most picturesque in this section of country, and would be a beautiful site for a water cure establishment or a nursery, and the raising of strawberries and grapes for the market.\*

The whole tract, with water power, will be sold at the low price of \$3 per acre. The tract will be divided if required.

No. 219.

ROSEVILLE FARM,

consisting of 165 acres of excellent land in the town of Aiken, fronting on the S. C. R. R., adjoining Ravenswood farm and opposite the celebrated Derby farm. The land is well adapted to cotton, nearly a bale to an acre having been raised on a part of it this past season. On the farm is a neat cottage with six rooms, with usual out-buildings, including a spacious barn, built in a grove of pines. There are some choice peach trees and a good well of water ; the woodland consists of pine and oak. Price, \$6,000.

No. 220.

THE GIN HOUSE FARM,

adjoining the above ; 160 acres, about 40 of which is cleared ; balance good oak and pine wood. On the place is a new gin house, two stories high, with a never failing spring of water. \$1,000 per year can be realized by ginning cotton for neighboring planters. The soil is well adapted to cotton, and its front-

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\* On this place there is an immense quantity of brown free-stone, for building purposes ; also, large beds of the finest kaolin. The whole tract is well wooded.

age on the railroad renders it an excellent building site. Price, \$4,000.

No. 221.

A NEAT AND TASTEFUL COTTAGE,

in perfect order; kitchen and servants' houses detached; garden with fruit and shade trees; near the centre of the town. A snug place, and much admired. Price, \$2,000.

No. 222.

"THE GROVE."

This splendid property contains 150 acres, all lying within the corporate limits of the town of Aiken.

"The Grove" is known by all frequenters of Aiken as being the favorite walk and drive of the place. Its close proximity to the depôt, and the many advantages it offers for dwellings and hotels, render certain its speedy subdivision into building plots. Its soil is as fertile as any in this section, and its numerous majestic pines, affording a most abundant shade, render it a natural park.

No. 223.

BREEZE HILL FARM,

containing 150 acres, within half an hour's ride of Aiken; a fine mansion, containing five rooms, with fire-places, pantry, piazzas, cellar, &c. The out-buildings consist of two small cottages, also kitchen, store house, smoke house, barn, stable, fowl house, wine house (capable of holding 4,000 gallons of wine), three wells of water, two large cisterns. The house is surrounded with noble shade trees and the choicest varieties of flowers, shrubs and vines. There is an orchard of 1,500 pear trees, 400 peach trees, 12 acres of grapes (various kinds), cherries, plums, figs, &c.; 80 acres of open land. Price, \$7,500.

COKER SPRING  
**BATH HOUSE,**  
 AIKEN, S. C.

---

The Proprietor will keep

**HOT AND COLD BATHS,**

FOR THE SPECIAL CONVENIENCE OF THE GUESTS.

*Every Morning from 10 to 12 he will serve Boilon, with Egg,  
 to refresh the Invalid after his Bath.*

---

**DEPOT OF NATIVE WINES, &c.**

---

**H. SCHRODER,**

Laurens Street, Aiken, S. C.,

KEEPS ON HAND A FULL ASSORTMENT OF

**Groceries, Dry Goods,**

**BOOTS, SHOES, &c.,**

ALSO, A CHOICE SELECTION OF

**Wines, Liquors, Tobacco, Segars, &c.**

A LARGE STOCK OF THE CELEBRATED

**FRUITS AND FLOWERS SMOKING TOBACCO**

CONSTANTLY ON HAND.



W. W. HUNTING.

E. J. C. WOOD.

WOOD & CO.,  
**Druggists and Stationers,**  
 AIKEN, S. C.,

Keep constantly on hand a general assortment of selected

**DRUGS, CHEMICALS, PERFUMERY,**  
 TOILET REQUISITES,

Fancy Articles, Kerosene Oil Lamps and Fixtures, Fine  
 Writing Papers and Envelopes, Blank Books,  
 Novels, Gift Books, &c.

*TERMS CASH.*

*PRICES MODERATE.*

W. H. HARBERS,  
**Druggist and Apothecary,**  
 LAURENS STREET, AIKEN, S. C.

CONSTANTLY ON HAND, FRESH

**DRUGS AND MEDICINES,**  
 PERFUMERY, STATIONERY,  
 TOILET ARTICLES, BOOKS,

[ BRANDIES AND WINES FOR MEDICAL PURPOSES,  
 And all articles usually found in a first class Drug Store.

*Physicians' Prescriptions Accurately Prepared at all Hours.*

ALSO, LANDRETH'S FRESH GARDEN SEEDS.

# AIKEN HOTEL.

This fine and well known property can now be purchased, and offers a rare chance to make a fortune.

The Main Building, having 46 Rooms, is in complete order. A large Dining Room has recently been added.

The Hotel is situated adjacent to the depot. Lot contains about two acres. The Piazzas, 150 feet long, are shaded with large water oaks.

Stables, Servants' Houses, Store Rooms, Kitchen and Detached Cottages.

For particulars as to price, terms, &c., apply to

E. J. C. WOOD,

AIKEN, S. C.

F. SCHWERIN,

DEALER IN

Pure American Wines,

*FROM THE NATIVE GRAPE, HOME VINTAGE,*

AIKEN, S. C.

H. HAHN,

LAURENS STREET, AIKEN, S. C.,

Has always on hand a well assorted stock of

Groceries, Dry Goods,

HARDWARE, &c., &c.,

ALSO, AN EXCELLENT STOCK OF

Wines, Ales, Liquors and Segars

*ALL OF THE FINEST QUALITY.*

J. H. BECKMAN,

WHOLESALE AND RETAIL DEALER IN,

**Dry Goods & Groceries,**

IMPORTED ENGLISH ALES AND PORTERS,

**BREMEN LAGER BEER**

AND OTHER LIQUORS,

ALSO, A FINE ASSORTMENT OF

**NATIVE WINES,**

*Hardware, Boots, Shoes, Hats, Caps and Clothing.*

H. WESSELS.

CH. KLATTE.

**H. WESSELS & CO.,**

DEALERS IN

**Dry & Fancy Goods,**

BOOTS, SHOES, TRUNKS AND SADDLERY,

HARD AND CROCKERY WARE,

**CHOICE FAMILY GROCERIES,**

INCLUDING

*Native Wines, Brandies, Segars, &c.,*

**AIKEN, S. C.**

# AIKEN HOTEL,

AIKEN, SOUTH CAROLINA,

is situated in a pleasant location, and in the immediate vicinity of the Depot, rendering it a desirable Hotel for either permanent or transient guests. The climate is unsurpassed, and as a resort for invalids is favorably known and spoken of, and highly recommended by the Medical Faculty generally. The accommodations are good, having suits of finely furnished apartments for families and single gentlemen. The Proprietor will endeavor to make the Hotel a first class house, and no effort will be spared to deserve a continuance of the liberal patronage heretofore bestowed upon it.

Livery accommodations will be found adjoining the Hotel.

W. J. ANDERSON, Agent.

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## W. PERRONEAU FINLEY, Esq., ATTORNEY AT LAW

AND

SOLICITOR IN EQUITY,

AIKEN, S. C.

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## FREDERICK A. FORD, ATTORNEY AT LAW

AND

SOLICITOR IN EQUITY,

*Practices in the Courts of the Counties of Barnwell, Edgefield,  
Orangeburg, Lexington and Charleston,*

AND

COMMISSIONER OF DEEDS

FOR THE STATES OF

New York, Connecticut, Massachusetts, Michigan, Georgia and California.

☞ Communications from persons desirous of Purchasing or Renting Property in Aiken and its vicinity will be promptly responded to.

LAW OFFICE ON JENKINS STREET, AIKEN, S. C.

# TO MY FRIENDS IN POUGHKEEPSIE

*AND OTHER PLACES.*

---

I have now finished my house in Aiken, at a cost of some \$10,000. I partly left Poughkeepsie to get a cheaper home than I could obtain in that lovely place. But this house grew up under my hands until it became like a little hotel. It contains sixteen rooms, 20x20 feet each, measured from the exterior lines, with an open fire-place and closet 6x4 feet in every one of them, and four halls 4x10 feet.

The kitchen and washrooms are supplied on a novel and economical plan, with hot and cold water, which can be carried into any room in the house to extinguish a fire, or answer the demands of domestic purposes. An elevator, reaching from the basement hall to the garret, with a power to the weight as 10-1, can carry up wood for the fires, carry down slops and refuse water from the chambers, and any lady or gentleman who chooses to pull the ropes.

The building is surrounded by large umbrageous oak trees, which defend it from the rays of the hot sun, but freely admit the cool breezes under their spreading branches. This residence has a large and handsome portico on every side, some one of which is mostly pleasant and inviting every day of the year.

Rooms for one occupant, on the first floor, will cost \$80 a month; on the second, \$70; on the third, \$60. For two in a room, \$70, \$60, \$50 each a month.

The food, if not sumptuous and of exciting variety, will be well prepared, of the best quality, and abundant. Good pains will be taken to make this place a happy home for every one: but any boarder of bad habits or unpleasant manners will be quietly requested to look for other quarters.

WILLIAM McGEORGE.

*Aiken, S. C.*

*Aiken, S. C., January 1st, 1870.*

*The undersigned would call the attention of*

FARMERS, HORTICULTURISTS,

MECHANICS, CAPITALISTS, MANUFACTURERS,

GENTLEMEN OF LEISURE,

INVALIDS, AND ALL WANTING

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offered for sale by him.*

E. J. C. WOOD,

*Real Estate and Insurance Agent,*

**AIKEN, S. C.**

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\*\* Purchasers are expected to pay expenses of necessary papers, stamps, &c.  
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