

Office corner Main and Second streets, second story. TERMS—\$2.00 per annum in advance...

Table with 2 columns: Description of ad (e.g., One square space ten lines) and Rate (e.g., 1.00).

MEASONS.

PLATSMOUTH LODGE NO. 6 A. F. & M. S. M.—Regular meetings at 7 1/2 o'clock on the first and third Monday evenings of each month.

St. Luke's Parish.—Monthly meetings of the Vestry 1st Tuesday evening of each month, at the Rectory.

WILLIAM POTTERER, ATTORNEY AT LAW, PLATSMOUTH, NEB.

T. M. MARQUETT, ATTORNEY AT LAW AND SOLICITOR IN CHIEF, PLATSMOUTH, NEBRASKA.

S. F. COOPER, ATTORNEY AT LAW, PLATSMOUTH, NEB.

MAXWELL & CHAPMAN, ATTORNEYS AT LAW AND SOLICITORS IN CHIEF, PLATSMOUTH, NEBRASKA.

H. S. JENNINGS, ATTORNEY AT LAW, PLATSMOUTH, NEB.

Dr. J. W. THOMAS, Having permanently located at Weeping Water Falls, Nebraska.

R. R. LIVINGSTON, M. D., PHYSICIAN AND SURGEON—tenders his professional services to the citizens of Cass county.

Dr. J. W. RAWLINS, M. D., PHYSICIAN AND SURGEON—has a Surgeon-in-Chief of the Army of the Potomac.

D. H. WHEELER & CO., Real Estate and Tax Paying Agents, Notaries Public, Fire and Life Insurance Agents.

PLATTE VALLEY HOUSE, El. B. Murphy, Proprietor, corner of Main and 4th streets, Plattsouth, Nebraska.

PLATSMOUTH MILLS, C. HESSEL, Proprietor. Having recently been repaired and placed in thorough running order.

J. N. WISE, General Life, Accident, Fire, Inland and Transit Insurance Agent.

MRS. J. F. DOUD, Having just received a new supply of Goods, now offers them at a trifling advance.

NOTICE, JAMES O'NEILL is my authorized Agent for the collection of all accounts due the undersigned.

MUSIC, MUSIC! PIANOS, ORGANS, MELODEONS! I am Agent for the best Musical Instruments.

Capt. D. LABOO & CO., Wholesale and retail dealers in WINES AND LIQUORS.

TOBACCO AND CIGARS, Main street, second door east of the Seymour House, Nebraska.

LIVERY, FEED, Sale Stable, WM. J. HYATT, Proprietor, Plattsouth, Nebraska.

Horses and Carriages, First rate Stabling and Wagon Yards for the accommodation of the public.

J. W. SHANNON'S FEED, SALE AND LIVERY STABLE, MAIN STREET, PLATSMOUTH, NEB.

PLOWS! I am prepared to accommodate the public with Hoes, Carriages, Eggs and A No. 1 Hoes.

C. E. FORGY, Manufacturer of all kinds of Farming Implements.

How to Obtain Title to Public Lands.

Through the kindness of Surveyor-General Livingston we are permitted to lay before the readers of the HERALD the following official circular showing the manner of proceeding to obtain title to public lands, by purchase, by location with warrants or agricultural college scrip, or by pre-emption and homestead.

CIRCULAR NO. 18. DEPARTMENT OF THE INTERIOR, GENERAL LAND OFFICE, Washington, D. C., Sept. 17, 1867.

The following is communicated in reference to the manner of acquiring title to the public lands under different laws of Congress:

There are two classes of public lands, the one class at \$1.25 per acre, which is designated as minimum, and the other at \$2.50 per acre, which is designated as "pre-emption."

Title may be acquired by purchase at public sale, or by ordinary "private entry," and in virtue of the Pre-emption and Homestead laws.

Under the public land laws there are "reserved" at public auction to the highest bidder, either pursuant to Proclamation by the President, or public notice given in accordance with directions from the General Land Office.

By "PRIVATE ENTRY" OR LOCATION. 2. The lands of this class liable to disposal are those which have been offered at public sale, and thereafter remain unsold, and which have not been subsequently reserved or otherwise withdrawn from market.

3. The applicant must present a written application to the Register for the District in which the land desired is situated, and in which the tract is to be purchased, giving its area. Thereupon the Register, if the tract is vacant, will so certify to the Receiver, stating the price, and the applicant must then pay the amount of the purchase money.

4. Application must be made as in cash cases, but must be accompanied by a warrant duly assigned as the consideration for the land; yet, when the tract is sold, the applicant may in addition to the surrendered warrant, must pay in cash \$1.25 per acre, as the warrant is in satisfaction of so many acres as are mentioned in the warrant.

5. A duplicate certificate of location will then be furnished the party, to be held until the patent is delivered, as in cases of cash sales.

6. These may be made under the General Pre-emption laws of 4th September, 1841, U. S. Statutes, vol. 5, page 455, and 3d May, 1842, U. S. Statutes, vol. 5, page 455, and "unreserved" land, and in certain States and Territories west of the Mississippi, including that part of Minnesota east of the Red River, where settlement by actual settlement upon unsurveyed land, although in such cases no definitive proceedings can be had as to the completion of title until after the surveys are officially returned to the District Land Office.

7. The Act of 3d March, 1853, U. S. Statutes, vol. 10, page 244, extends the pre-emption for one quarter, or 160 acres, at \$2.50 per acre to every "alternate" section of land reserved section along the line of railroads.

8. The Act of 27th March, 1854, vol. 10, page 269, chap. XXV, protects the right of settlers on sections along the line of railroads, where settlement was prior to withdrawal, and such cases allow the tract to be taken by pre-emptors at \$1.25 per acre.

9. Where the tract is "reserved," the pre-emptor must file a Declaration of Intent with his Declaratory Statement as to the fact of his settlement within thirty days before the date of said settlement, and within one year from that date must appear before the Register and Receiver and make proof of his actual residence on and cultivation of the tract, and secure the same by paying cash, or by filing warrant duly assigned to the pre-emptor.

10. Where the tract has been surveyed and not offered at public sale, the claimant must file within three months from date of settlement, and make proof and payment before the day designated in the President's Proclamation for offering the lands at public sale.

11. Should the settler in either of the aforesaid cases die before establishing his claim, the entry to be made in the name of "the heirs" of the deceased settler, and the patent will be issued accordingly.

12. In those States and Territories in which settlements are authorized by law on unsurveyed land, the claimant must file notice of settlement within three months after the receipt of the township plat of survey at the District Land Office, and make proof and payment as required under 10th head in the foregoing.

13. The Act of June 2, 1862, vol. 12, page 413, in relation to Colorado, contains special provisions in respect to LANDS EXTENDING TO THE HOMESTEAD PRIVILEGE.

14. The original Homestead Act of May 20, 1862, gives to every citizen, and to those who had declared their intentions

to become such, the right to a homestead on surveyed lands. This is conceded to the extent of one quarter section, or 160 acres, at \$1.25 per acre, or 80 acres of double minimum in any organized district.

14. To obtain homesteads the party must, in connection with his application, make an affidavit before the Register or Receiver, that he is over the age of twenty-one, or the head of a family; that he is a citizen of the United States, and has declared his intention to become such, and that the entry is made for his exclusive use and benefit and for actual settlement and cultivation.

15. Where the applicant is prevented by reason of bodily infirmity, distance, or other good cause, from personal attendance at the District Land Office, the claimant may, in lieu of the personal appearance of the party, file with the clerk of the court for the county within which the party is an actual resident.

16. The amendatory Act of 21st March, 1864, U. S. Statutes, vol. 13, page 35, extends the time for making personal attendance at the district office for persons in the military or naval service, where the party's family, or some member, is residing on the land, that it is desired to enter, and upon which a bona fide improvement and cultivation had been made.

17. Under said Act of May 20, 1862, and the Supplement of March 20, 1864, it is required that for Homestead entries on surveyed lands, the applicant must file with the Register, a certificate of the assessor, or other competent authority, showing the value of the land, and the amount of taxes due thereon.

18. The Receiver will then issue to the purchaser a duplicate receipt, and at the close of the month the Register and Receiver will make returns of the sale to the General Land Office, from whence, if the land is vacant, a patent or complete title will be issued; and on surrender of the duplicate receipt such patent will be delivered, at the option of the patentee, either by the Commissioner of the General Land Office, or by the Register at the District Land Office.

19. The Act of June 21st, 1866, Statutes of 1866, page 66, provides for the disposal of public lands for Homestead actual settlements in the States of Alabama, Mississippi, Louisiana, Arkansas and Florida.

20. The Receiver will issue his receipt showing such payment under the original Act of 1862 or those of 1864 and 1866. The matter will then be entered on their records and reported to the General Land Office.

21. An inceptive right is vested in the settler by such proceedings, and upon faithful observance of the law in regard to settlement and cultivation for the continuous term of five years, and at the expiration of that time, or within two years thereafter, upon proper proof to the satisfaction of the Land Officers, and payment to the Receiver, the Register will issue his certificate, and make proper returns to this office as the basis of a patent or complete title for the Homestead.

22. Where a Homestead settler dies before the consummation of his claim, the heirs may continue the settlement and cultivation, and obtain title upon requisite proof at the proper time.

23. Where both parents die leaving infant heirs, the Homestead is required to be sold for cash for the benefit of such heirs and the purchaser will receive title from the United States.

24. The sale of a Homestead claim by the settler to another party before completion of title is not recognized by the office, and not only vests no title or equity in the purchaser, but would be prima facie evidence of abandonment, and give cause for cancellation of the claim.

25. As the law allows but one Homestead privilege, a settler relinquishing or abandoning his claim cannot thereafter make a second entry. Where an individual has made settlement on a surveyed tract and filed his pre-emption declaration, he may change his filing in another tract, yet such change is inadmissible where an adverse right has intervened, but in such cases the settler has the privilege of perfecting his title under the pre-emption law.

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