

# MAINE STATE LEGISLATURE

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# DOCUMENTS

PRINTED BY ORDER OF

# THE LEGISLATURE

OF THE

# STATE OF MAINE,

DURING ITS SESSION

**A. D. 1843.**

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*AUGUSTA:*

WM. R. SMITH & Co., PRINTERS TO THE STATE.



1843.

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**TWENTY-THIRD LEGISLATURE.**

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**No. 38.]**

**[HOUSE.**

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**COMMUNICATION**

**FROM THE**

**L A N D A G E N T .**

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**[Wm. R. SMITH & Co....Printers to the State.]**



## COMMUNICATION.

LAND OFFICE, }  
February 18, 1843. }

To DAVID DUNN, *Esq.*,

*Speaker of the House of Representatives :*

In answer to the order of the House of Representatives of February 13, 1843, directing the Land Agent to report the number of lots of land sold to actual settlers, and the size of such lots, during the year 1835, and since from year to year to the present time, the number of townships on which settlements have been made, and the number of settling lots sold in each of said townships, the amount of expenditures for surveying and laying out the same into lots, and any and all other expenditures arising from the care and management of the settling, so far as may be distinguishing the expenditures upon each township thrown into the market for settlement, and the cash receipts for settling land during the same period; the prices at which settling lands have been sold for cash and labor, and as near as may be stating the sales and cash receipts from each settling township during and since the year 1835, and since the enactment of the present law for the sale of settling lands. Also the amount of notes now held by the State for the sale of settling lands payable in cash, and what proportion of said notes can probably be collected; and also the expenditures for roads, if any, through said settling townships, made by the State :

I would respectfully ask leave to state, that there appears to have been but little distinction made between settling and timber lands in any of the sales made prior to 1838. In township No. 1, Indian purchase, the land was sold in lots in 1835, and in some instances settling duties were required, and in others not. In one sale to two individuals of twenty lots, containing 2,881 acres, and which amounted to \$3,666, ten settlements were required to be made. The purchasers have paid the money, but have not performed the settling duties. There were several sales made of considerable parcels in townships which were surveyed into lots, but seldom to actual settlers, and generally in quantities exceeding four lots. In some of these sales no settling duties were required, and in others there is a provision in the deed, that the grantee should cause a certain number of settlements to be made; sometimes the number of settlements required is equal to half the number of lots sold, and sometimes less; the lots to be settled are not designated. Until 1838, there seems to have been but few sales to actual settlers, and those so made, that no definite account can be given, as the records of sales in this office did not show until recently, any difference between sales made to settlers and others.

The expenses of surveys of settling land cannot be ascertained from the records in this office, and I doubt whether there is any possible way of determining it, from any of the records of the State. The surveys were not made under the direction of the Land Agent, but by the Surveyor General, whose accounts were audited and settled by the Governor and Council—therefore they were in no way connected with the accounts of the Land office.

On inquiry at the office of the Secretary of State, where the accounts of the Surveyor General are deposit-

ed, I learn that the surveys of timber and settling lands, cannot be distinguished one from the other; therefore the expenses of surveying settling lands, as contemplated in the order, cannot be given; the survey of a settling township ought not, however, to cost over \$800.

The expense of making roads through settling lands, cannot be accurately ascertained.

The Aroostook road, built by Maine and Massachusetts, has cost this State about \$35,000.

The quantity of settling land sold since the first of January, 1838, is sixty one thousand fifty one acres; the amount received for the same, is forty three thousand eight hundred sixty two dollars, fifty eight cents, three fourths of which, by the law of 1838, is payable in labor on roads in the township where the land is situated, for which the State has received—

Notes payable in cash,	\$10,715 40
“ “ “ labor,	25,137 33
Cash,	250 24
Labor,	7,759 61
	<hr/>
	\$43,862 58

The average price per acre is seventy-two cents nearly. Notes taken for settling land can generally be collected, as the land is conveyed by conditional deed, and the States' claim to the land is not alienated until the conditions of the deed are fulfilled. On a large proportion of the lots sold for settlement, improvements have been made, which makes them good security for a much larger amount than is due the State.

The following tabular statements show the quantity of settling land sold, and the amount received for the same during each year separately, from the 1st of January,

1838 to the 31st of December, 1842, the number and average size of lots, and the aggregate quantity of land sold in the principal settling townships, offered for sale by the State.

L. BRADLEY, *Land Agent.*

*Statement showing the quantity of settling land sold and the amount received for the same during each year separately, from the 1st of January, 1838, to the 31st of December, 1842.*

Years.	No. of acres.	Consideration.
1838	12,827	9,428 27
1839	6,642	4,903 88
1840	15,869	12,259 83
1841	24,183	16,251 12
1842	1,530	1,019 48
Total,	61,051	\$43,362 58



*Statement showing the whole number and average size of lots, and the aggregate quantity of land sold in the principal settling townships offered for sale by the State.*

Townships.	Whole number of lots sold.	Average No. of acres in each lot.		No. of acres sold.
		Acres.	$\frac{1}{100}$	
No. 4, R. 5, W. E. L. S.,	56	160	91	9,011
“ 10, “ 5, “	30	143	12	11,450
“ 12, “ 5, “	3	145	62	1,165
“ 3, “ 5, “	22	150	32	3,307
“ 11, “ 5, “	65	150	33	9,804
“ 9, “ 4, “	4	162	00	648
“ 9, “ 6, “	32	141	00	4,513
“ 11, “ 6, “	38	162	00	6,155
“ D, “ 1, “	33	117	54	3,879
“ F, “ 2, “	37	165	00	6,103
Total,	375			56,035

# STATE OF MAINE.

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HOUSE OF REPRESENTATIVES, }  
February 25, 1843. }

Laid on the table, and 300 copies ordered to be printed for the  
use of the Legislature.

WM. T. JOHNSON, *Clerk.*