

Gowers' Land Agency, 1855

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Anson Hart, Register State Land Office, Iowa City, Iowa .
JAMES H. GOWER AND JAS. OTIS GOWER, IOWA CITY, IOWA.
GOWERS' LAND AGENCY, IOWA CITY, IOWA.
CHARLES W. GOWER, GREENVILLE, MAINE.

JAMES H. GOWER, the senior partner of our firm, has been for ten years engaged in selecting, purchasing, and selling lands in Iowa, and has proved it to be a very lucrative business, and as far as he has been advised, no person for whom he has transacted business, has failed to realize large profits from the investment.

He will continue the business of selecting, purchasing and selling lands, and locating land warrants on commission, or will take a share of the profits for compensation; thereby becoming personally interested in the location or purchase, and get no compensation unless the investment results in a profit. He proposes this to remove all doubt in the minds of strangers, that he will give to the business his personal attention.

Charges for selecting lands, purchasing the same, or locating land warrants thereon. For each 40 acre tract, separate, \$6 00

"" 80 "" "" ... 10 00

"" 160 "" "" ... 15 00

"" 320 "" "" ... 20 00

"" 640 "" "" ... 25 00

In every case specie funds or land warrants must be furnished to me at Iowa City. Drafts or checks on all good banks in the eastern cities, are usually worth about their par value in specie; but to provide against contingencies if a party desire a quarter section, or 160 acres of land, we would recommend him to forward a check for \$220 00 which would pay for the land; \$200 00; commission, \$15 00; also one dollar for a plat of the township in which the land is situated; and still leave \$4 00 for contingencies, which, if not required, could be applied to the payment of

taxes on the land. Parties forwarding land warrants for location, must be particular that the transfers are strictly in conformity with the instructions from the General Land Office, (forms for which are hereto appended,) as any discrepancies in the forms, or in spelling the names, will endanger the successful location of the warrant. It will be recollected that the fee for locating 40 acre warrants, is \$1 00 each; 80 acres, \$2 00; 160 acres \$4 00; which must be paid into the office. Parties sending warrants for locations, had better send with each 40 acre warrant \$8 00; 80 acre warrant \$13 00; 160 acre warrant \$20 00; which will pay commission, office fee and one dollar to meet contingencies. Parties wishing locations or purchases made and have the expenses dependent upon the profits of the investment, need make no provision for payment of commission but for fees only. I repeat now what I said in the commencement, that this is a rare chance—a sure thing!!! There is no place on earth like Iowa, and persons unacquainted with her advantages and prospects, little realize the opportunity now presented for profitable investment and for securing valuable lands. Parties sending warrants by mail must be particular to preserve a record of the No. of the warrant, under what act of Congress issued, to whom issued and when issued, so that in the event of loss, new warrants can be obtained. Great care must be observed in giving the name of the Post Office, county and State. The receipt of warrants or money will be acknowledged by the next return mail, and the locations or purchase made and reported in the shortest possible time. If at any time any party for whom I purchase lands or locate land warrants, should prefer to have their money back with ten per cent interest per annum for the time it will have been employed, I will within 30 days after receiving such notice, pay said amount and interest, upon receiving a title to said land. I will also sell warrants at the best market rates, and remit proceeds promptly, in draft, on J. Thompson, Banker No. 2, Wall street, N. Y. I desire parties to feel assured that there is no risk in engaging in this business to any extent they may desire.

Persons receiving this circular, especially Cashiers of Banks, will confer a favor by calling to it the attention of all who wish to operate in Iowa lands, either with land warrants or money. We have now for sale 20,000 acres of very choice lands, selected many years ago, and situated in the oldest and best settlements in the state. Terms easy.

REFERENCES:

Geo. W. McCleary, Secretary of State, Iowa City, Iowa.

Anson Hart, Register State Land Office, “ “

John Clark, Register, G, Folsom, Receiver, Government Land Office, “

Cook, Sargent, & Downey, Bankers, Iowa City, “

Culbertson & Reno, “ “ “

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Messrs. S. B. Chittenden, Bro. & Co., New York City,

Messrs. Blanchard, Converse & Co., Boston, Mass.

Messrs. Lind, Brother & Co., Philadelphia, Pa.

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Gen. Leslie Combs, President of Lex. & Dan. R. R. Ky.

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