Dissected Map of the United States, 1900

Merchants of the Sahara Desert in North Africa, between 1880 and 1923

Workers Cutting Bananas from Trees in Costa Rica, between 1910 and 1920

Farmland in Monona, Iowa, May 1940

Gowers' Land Agency, 1855

JAMES H. GOWER
AND
JAS. OTIS GOWER,

GOWERS' LAND AGENCY,
IOWA CITY, IOWA.

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 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, will be:
- $3.00 per 40 acre tract, separated
- $2.00 per 160 acre tract
- $1.00 per 320 acre tract
- $0.50 per 64 acre tract

In every case specific 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 $299.00, which would pay for the land, $290.00, commission, $12.00; and 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 locations, must be particular that the transfers are strictly in conformity with the instructions from the General Land Office, (forms for which are hereunder 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 $10.00; 60 acres, $22.00; 100 acres, $40.00; which must be paid at the office. Parties sending warrants for locations, had better send with each 40 acre warrant, $8.00; 60 acre warrant $18.00; 100 acre warrant $30.00; which will pay commission, office fee and one dollar for any contingencies. Parties willing to purchase land warrants, are requested to name the parties dependent upon the profits of the investment, and 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. Parting 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 purchases 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 has 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 rents 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 Caucuses of Banks, will confer a favor by calling to 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:
Geor. W. McCollart, Secretary of State, Iowa City, Iowa.
Anson Hawt, Register State Land Office.
J. W. Clark, Register, Government Land Office.
G. F. Dornon, Receiver.
Geo. S. A. Brown, & Benoy, Bankers, Iowa City.

Charles W. Gower, Greenville, Maine.

Gowers' Land Agency, Iowa City, Iowa, 1855.

Freshly Plowed Land in Greene County, Iowa, April 1940

Vachon, John, “Fresh plowed land, Greene County, Iowa,” April 1940. Courtesy of Library of Congress
Bird’s-Eye View of Iowa City in Johnson County, Iowa, 1868

“Railroad map of Iowa, 1881,” Iowa Board of Railroad Commissioners, Western Litho Co., 1881. Courtesy of Library of Congress
Highway next to Farm Land in Grundy County, Iowa, April 1940

Railroad Map of the American Midwest, 1858

“Opening of the Midwest” Mural in Cedar Rapids, Iowa, 2011