

since they were excellent lands and were sold on credit, the demand for them was very great.¹

By 1886, of the school lands—amounting to 1,458,649 acres—only 164,539 remained unsold; the rest had been sold at an average price of \$1.87 per acre. Of the 240,000 acres of the agricultural grant, all but 19,889 acres had been sold at an average of \$1.27 per acre. Of the swamp lands,—aggregating 3,011,459.61 acres—all but 476,602 acres of the fifty per cent devoted to schools had been sold.²

Thus, while Wisconsin's peculiar land policy has been a loss to the educational interests of the state, it has, perhaps, materially helped its growth and settlement.³ Mr. Härtel, in his immigration report of 1853, writes, "In my daily intercourse with the emigrant, I directed the attention of those intending to purchase land, to the school lands of our state, showing to those of limited means, that they could at once plant themselves in an entirely independent situation, as it could not be difficult for them, with patience and industry, and the long term allowed for payment, to meet their obligations. Upon inquiry, I have had the satisfaction to learn that during the past year, large quantities of these lands, largely exceeding the sales of the previous year, have been sold, and chiefly to actual settlers."

¹"The lands [school] have generally been situated in new and unimportant parts of the state, and surrounded by lands of the government have seldom been appraised higher than ten shillings per acre—the government price. They have been brought into market under low appraisements and readily sold, on account of the credit given; whilst the lands of the government in their vicinity remained undisposed of."—Report of the joint select committee to investigate the offices of the land commissioners, etc., in *Assemb. Jour., Wis. Leg.*, 1856, *Appendix*, ii., p. 31.

²Knight's "History and Management of Federal Land Grants for Education in the Northwest Territory," pp. 170, 171, in *Amer. Hist. Ass. Papers*, vol. i. See also Durrie's "Public Domain," in Snyder and Van Vechten's *Hist. Atlas of Wis.* (Chicago, 1878), p. 181.

³See, however, Knight's view, as above, p. 166.