

INDEX

- Aaron Burr*, Wandell and Minnigerode, 80, *note*; 202
Account of the Lands, etc., An, R. L. Pell, 144
 Adams, Herbert B., *notes*, 7, 8, 14
 Adams, Samuel, 27
Addresses, Speeches and Letters upon Various Subjects, Hugh McCulloch, *notes*, 247, 248
Address to the Reader . . . Galveston Bay and Texas Land Company, 225, *note*
 Adirondack Mountains, 92, 96
 Adirondack State Park, N. Y., 26
 Advertising, in Florida boom, 339, 350
 land speculation, 332, 335
 Agriculture, displaced by mechanics, 317
 Alabama, 126
 Alaska, gold rush to, 324
 Albany, N. Y., 27, 243
Albany Gazette, 64
 Albemarle, Va., 4
 Albion, Ohio, 188
 Alexandria, La., 208
 Alexandria, Va., 9
 Alexandria Bay, N. Y., 90
 Alleghany Mountains, 3, 5, 22, 33, 172
 Alleghany River, 38
 Allen, Ann Penn (Greenleaf), 38, 167
 Allen, Ethan, 24
 Allentown, Pa., 167
 Alvord, C. W., 4, *note*
 American and Sharon Land Company, 307
 American Colonization Society, 211
American Gazetteer, Jedidiah Morse, 134
American Geography, The, Jedidiah Morse, 19
 American Land Company, 242-245, 253, 278
American Notes, Charles Dickens, 164, *note*
American Railroad Builder, An, Henry G. Pearson, 285, *note*
 American Real Estate Company, 327
American State Papers, notes, 18, 181, 196, 209, 210, 240, 278
 Amsterdam, Holland, 60
Annals of San Francisco, The, Soulé *et al.*, *notes*, 257, 258, 259
 Annapolis, Md., 148
Annual Report of the American Historical Association, notes, 52, 70
Annual Report of the Trustees of the American Land Company, 244
 Antwerp Company, 88
 Apalachicola, Fla., 332
Apalachicola Gazette, 333
 Apalachicola Land Company, 332
 Arkansas, 198, 244
Arkansas Gazette, 223
 Armendaris Grant, 270
 Armour, J. Ogden, 266
 Arnold, Isaac N., 254, *note*
 Ashe, Thomas, 110, 118
 Aspinwall, William H., 281
 Astor, John Jacob, 43, 95, 211
 New York lands, 189-190
 Astor, William B., 179
 Asylum Company, 38
 Atchison, Topeka and Santa Fé Railroad, 316, 319
Atlantic Monthly, 308
 Auburn, N. Y., 84, 251
 Austin, Henry, 226
 Austin, James Brown, 218
 Austin, Moses, 193, 195, 213-217
 Austin, Stephen F., 221-223, 226, 231
 empresario in Texas, 213-219
 in the New Madrid Claims, 207-210
Austin Papers, The, notes, 193, 197, 207, 208, 215, 216, 217, 218, 221, 224, 226
Autobiography of Frederick W. Seward, 251, *note*
 Avalardo, Señor, 267
 Azusa, "city" of, 319
 Babson, Roger W., 336, 344
 Baldwin Corporation, 307
 Baltimore, Md., 210, 211
 suburban lot "boom," 252-253
 Texas excitement in, 219

- Baltimore Advocate*, 232, 241
 Baltimore and Ohio Railroad, 253, 277
 "Banana Belt," Jay Cooke's, 294-311
 Bancroft, Hubert Howe, 262, 263;
 notes, 173, 264, 268, 269
 Bancroft family, 123
 Bangor, Me., 241
Banking in Illinois, Huston and Rus-
 sell, 246, *note*
 Bank of England, 153
 Bank of Hartford, 45, 121
 Bank of New York, 39, 40, 43, 45
 Bank of the United States (First), 41
 Bank of the United States (Second),
 177
 Baring, Alexander, 39
 Baring banking house, 183
 Barker, Eugene C., 227, *note*
 Barlow, Joel, 48, 107-110
 Barth, Count de, 109
 Barton, Benjamin, 73
 Bastrop, Philip Henry Neri, Baron
 de, 200, 214
 Batavia, N. Y., 81, 84, 86
 Bath, N. Y., 74, 75
Bath Gazette, 74
 Bean, L. A., 350
 Beard, Charles A., 30, *note*
 Beaubien, Carlos, 272
 Beaverland (*see* Castorland)
 Beers and Co., J. D., 243
 Belle-Chaise, Joseph, 204
 Benton, Caleb, 56
 Benton, Thomas H., 195
 Benton, Thomas Hart, 178, 195, 267
 Berkeley, Lord, 1
 Better Business Bureau of New York
 City, 342
 Bexar, Texas, 213
Beyond the Mississippi, Albert D.
 Richardson, 315
 Biddle, Nicholas, 84, 178
 Biggs, Joseph, 175
 Biggs, Thomas, 270
 Big Prairie, Ill., 185
 Bingham, William, 39, 46, 70, 240
 Bingham's Million Acres, 39, 240
 Binghamton, N. Y., 39
Biographical Sketches, etc., John Mc-
 Donald, 177
 Birkbeck, Morris, 174, 184-188; 185,
 note
 Bishop, Abraham, 138, *note*
 Black River, 87, 88
 Bleecker, Leonard, 140
 Blodget, Samuel, Jr., 154-156
 Blount, William, 135
 Boca Raton, Fla., 349-352
 "Bonanza" farms, 306-308
 Bonaparte, Joseph, 91-93
 Bond, Beverly W., Jr., *notes*, 112, 115
Boom in Paradise, T. H. Weigall,
 348, *note*
 Booms, city and town, 313-330
 Florida, 331-352
 results of, 333
 Boone, Daniel, 12, 195
 Bordentown, N. J., 92
 Boston, 154
 in the post-Revolutionary mania,
 43, 44
 Boston Ten Towns, 55, *note*
 Boudinot, Elias, 111-118
 Bourbon "county," 125
 Bourne, Sylvanus, 159
 Bowie, James, 228
 Bowles, Samuel, 268, *note*
 Boyd, J. P., 23, *note*
 Brace, Jonathan, 121
 Bradley, William A., 199
 Brannen, Samuel, 258
 Breckinridge, John C., 297
 Breese, Sidney, 278
 Brevoort, Henry, 189
 Bridel, Jean Louis Philippe, 80
 Broderick, David C., 262
 Brooklyn, N. Y., 102
 Brown, John, 96-97
 Brown, Samuel, 55, *note*
Brunswick Gazette, 113
 Bryan, Wilhelmus Bogert, *notes*, 150,
 151, 152, 155, 157, 165
 Bryan, William Jennings, 336, 344, 348
 Buffalo, N. Y., 81, 246, 329
 town lot "booms," 250, 251
*Buffalo Historical Society Publica-
 tions, notes*, 60, 251
 Buffalo Land Register, 251
Building of the Pacific Railroad, Ed-
 win L. Sabin, 293 *note*
 Bullock County, Ga., 144
 Burnes, Mr., 150
 Burnett, David G., 223, 226
 Burr, Aaron, 40, 62, 63
 conspiracy, 119, 202, 206
 in the Astor-Morris land litigation,
 190
 in the De Bastrop Claim, 199-202
 land deals, 96

- Burr, Aaron—(*Continued*)
 land politics in New York, 79-80, 88
 western expedition, 200
- Bushnell, Campbell, 243
- Butler, Charles, 83, 84, 242-243, 253
- Bye, Henry, 203
- Byrd, William, 13
- Byrd family, land activities, 12
- Cairo City and Canal Company, 279
- Caldwell, John, 121
- Caleb Cushing*, Claude F. Feuss, 238, *note*
- California, gold rush, 256
 land gambles, 255-270
 Mexican grants, 263-270
 mission lands, 263
 pueblo lands, 263
 railroad and town building in, 317-322
 Spanish grants, 256
- California Land Colonization Commission, 270, *note*
- California Tax Commission, 269
- Callender, Robert, 17, 20
- Calvert, Sir George, 1
- Camden, Lord, 19
- Campbell, Joseph, 20
- Canada, 66
- Canada de Cochiti Grant, 270
- Canajoharie Indians, 16, *note*
- Canals, 79, 81, 131
 inferior to railroads, 278
 land grants used for railroads, 276
 (*see also* under individual names)
- Canandaigua, N. Y., 45, 52, 55, 58
- Canfield, Thomas H., 303
- Canton Company, 252, 277
- Cape St. Vincent, N. Y., 90
- Capitalists, eager for land grants, 281
 eastern, 289
 in the Florida boom, 337
- Carnes, Thomas P., 135
- Carondelet, governor of Louisiana, 201
- Carrère, M., 203
- Carroll, Daniel, 158
- Carter family, 12
- Carteret, Lord, 1
- Cary, Trumbull, 84
- Casa Grande Land and Improvement Company, 273
- Cass, George W., 306
- Castle Point, N. J., 252
- Castorland, 87, 88
- Catlin, Lynde, 223, 226
- Catterall, Ralph C. H., 178, *note*
- Cazenove, Theophile, 60, 66, 77-81
- Cazenove & Co., J. Henry, 60
- Central Pacific Railroad, 287
- Chappell, Absalom H., 144, *note*
- Chapters on the History of the Southern Pacific*, Stuart Doggett, 293, *note*
- Charleston, S. C., 125
- Charleston, W. Va., 44
- Charmette (Dardenne) Creek, 198
- Chase, Salmon P., 301
- Chassanis, Pierre, 48, 87, 88
- Chautauqua County, N. Y., 84, 86
- Chenango River, 55, *note*
- Cheney, B. P., 306
- Cherokee Indians, 124
 land purchases from, 12-14
- Chesapeake and Ohio Railroad, 325
- Chevalier, Michael, 191, 232, 238-239; 233, *note*
- Chicago, "boom" town, 248-250
 financial collapse, 254
 real estate deals, 244-246
- Chicago and Rock Island Railroad, 286
- Chicago Historical Society Collections*, 188, *note*
- Chickasaw Indians, 124, 244
- Chile, 260
- Chillicothe, Ohio, 176, 177
 founding, 173
 land office, 170
- China, trade with, 43
- Choctaw Indians, 124
 land purchases from, 125
- Chouteau, Pierre, 199
- Cincinnati, 119, 173, 177, 178
 founding, 172, 173
 land office, 170
 town jobbing, 116
- Cisco and Co., John J., 290
- City building, a form of speculation, 317-330
 suburban development, 326, 329
- Civil War, 38, 144
- Claiborne, Wm. C. C., 128, *note*; 196
- Clare, N. Y., 91
- Clark, Allen C., *notes*, 37, 145, 158, 159, 161
- Clark, Daniel, 204, 206
- Clark, George Rogers, 128, 129, 180, 181
- Clarmorgan, Henry, 200

- Clarmorgan, Jacques, 197, 198
 Clarmorgan Grant, 197-200
Clarmorgan Grant, The, 199
 Clarmorgan Land Association, 199
 Clay, Henry, 238
 Cleaveland, Isaac, 121
 Cleveland, Ohio, 121
 founding, 172, 173
 settlement, 123
 suburban development, 329
 Clinton, De Witt, 83
 Clinton, George, 65, 67
 Cobbett, William, 187
 Colbert, Count de, 142
 Colfax, Schuyler, 301
 Colfax County, N. M., 272
Collections of the New York Historical Society, 31, *note*
 Collier, Barron G., 336, 351
 Colonial period, landed aristocracy in the South, 3
 land problems, 1-28
 Colonies, conflicting claims, 3, 4
 (*see also* under separate names)
 Colonization, crown grants, 2, 25
 English, 1-2
 Colorado River, 214
 Colquhoun, Patrick, 59, 74
 Colton, Mr., 238, *note*
 Columbia County, N. Y., 206
 Columbus, Christopher, 1
 Comanche Indians, 215, 221
 Compagnie de New York, 87, 89
 Compagnie du Scioto, 107-110
 Congregational Church, and the Western Reserve, 120
 Congress, and the Northwest Territory, 33, 34
 California land title investigation, 263
 construction loans to railroads, 287
 grants to states, 279
 in the Louisiana Purchase, 211
 Louisiana title investigation, 195
 miscellaneous land claims, 140, 183, 202, 206, 207-210, 265, 271
 on the Federal City, 147-150
 small scale land sales, 117
Congressional Globe, *passim*
 Connecticut, 213
 claims in New York State, 54, 69-72
 claims in Ohio, 119-123
 emigration rage, 122, 123
 land grants in Pennsylvania, 23-25
 legislative acts, 70-72, 120
 Connecticut—(*Continued*)
 overpopulation in Colonial period, 22
 western cession, 71
 Western Reserve, 45, 71, 119-123
 "Connecticut Claims," 24-25
 Connecticut Company, 45
 Connecticut Gore Land Company, 69-72
 "Connecticut Gore Land Company," magazine article, 70, *note*
Connecticut in Transition, R. J. Purcell, 123, *note*
 Connecticut Land Company, 121, 122, 172
Connecticut Quarterly, 44, *note*
 "Connecticut's Experiment in Expansion, The Susquehannah Company," J. P. Boyd, 23, *note*
 Connogochaegue River, 150
 Constable, James, 43
 Constable, William, 40, 42, 46, 59, 64, 68, 87, 107, 142
Constitutions, etc., of the Galveston Bay and Texas Land Company, 225, *note*
 Continental Congress, 41
 and the Northwest Territory, 99-102
 in Massachusetts-New York controversy, 54-55
 Cooke, Henry D., 295, 299
 Cooke, Jay, as railroad capitalist, 294-311
 control of Northern Pacific, 302
 Cooke & Company, Jay, 300-311
 Cooke family, 123
 Cooper, James, 144
 Cooper, James Fenimore, 16
 Cooper, Peter, 253
 Cooper, William, 16, 49, 51, 88, 171
 Cooperstown, N. Y., 16, 171
 Copper River, 198
 Coral Gables, Fla., 335, 347
 Coral Gables Consolidated, Inc., 348
 Cordova, Jacob de, 226
 Corning, Erastus, 243
 Cornwallis, Lord, 29
Correspondence of John Cleves Symmes, The, Beverly W. Bond, Jr., *notes*, 112, 115
 Cox, Zachariah, 131, 135
 Coxe, Tench, 48
 Craigie, Andrew, 46, 61, 106, 109, 135
 Crawford, William, 5
 Credit associations, 342

- Crédit Foncier, 288-293, 298
 Crédit Mobilier, 288-293
Crédit Mobilier in America, J. B. Crawford, 289, *note*
 Creek Indians, 124
 Croghan, George, 4, 16, 19
 Crommelin & Sons, Daniel, 37
 in Washington "boom," 159
 Crossfield, Stephen, 25, 26, 28
 Curtis, George, 223
 Curtis, James L., 244
 Cushing, Caleb, 237
 Custis, Elizabeth Parke, 161
 Cutler, Manasseh, 49, 101-106, 110, 113
 use of land "scrip," 53
Cyclopaedia of American Biography, 245, *note*
- Dallas, Alexander J., 132
 Dalrymple, William, 306
 Dartmouth, Lord, 99
 Dauphin Island, 196
 Davis, Henry Gassaway, 272
 Davis, Jefferson, 286
 Davis, Joseph Stencliffe, *notes*, 103, 106, 109
 Davis, Myra (*see* Gaines, Myra Clark)
 Davis, William H., 258
 Day, Anthony, 223
 Dayton, Jonathan, 111-119, 172, 202
 in Macomb's Great Purchase, 66
 Dayton, Ohio, 119, 173
 Deane, Silas, 29, 31, 35
 pre-Revolutionary land interests, 20-22
Deane Papers, The, *notes*, 31, 35
 De Bastrop Claim, 200
 Declaration of Independence, 14
 De Granges, Madame Zubime, 205
 De La Guerra family, 269
 Delassus, Carlos, 194, 197
 Delaware & Hudson Canal Company, 79
 Delaware Companies, 23
 Delaware River, 35, 149
 Democratic Party, 140
Description of Ohio, Manasseh Cutler, 49
Description . . . of the Genesee Country, etc., Charles Williamson, 75
 Detroit, Mich., 40, 176
 Devonshire, England, 41
 Dewhurst, John, 49
- De Witt, Green, 222, 223
 Diana township, N. Y., 93
Diaries of George Washington, *notes*, 128, 132, 151
 Dickens, Charles, 163, 321, 338
 on city building in America, 312
 Dodge, Grenville M., 283, 292
 in railroad building, 286
 Dodge, William E., 145
 Dodge County, Ga., 145
 Doheny, E. L., 270
 Donaldson, Alfred Lee, *notes*, 66, 96, 97
 Douglas, Stephen A., 279, 283
 Drew, Daniel, 253
 Duane, James, 26-28
 Duanesburg, N. Y., 27
 Dublin, Ireland, 42
 Duer, John, 42
 Duer, William, 39-42, 46, 48, 61, 153
 Maine land interests, 240
 Ohio land interests, 101-110
 "short" sales of land, 107
 use of land "scrip," 53
 Duer, William A., 41
 Duluth, Minn., 297, 305
 Dunmore, John, Earl of, 13, 19, 20
 Duponceau, Peter, 92
 Du Pont, T. Coleman, 336, 349
 Dutchess County, N. Y., 175
 Duyckinck, Christopher, 26
 Dwight, Theodore, 82, 135; 137, *note*; 143
 Dwight, Timothy, 32, 34
- Early History of Galveston*, Dyer, 224
Early History of Leavenworth, H. Miles Moore, 315, *note*
Early Illinois Railroads, William K. Ackerman, 282, *note*
 East Boston Company, 253
 Eastern Branch, 150
 Easton, Rufus, 193-196
 East River, 250
Economica, a Statistical Manual for the United States, 154, *note*
Economic Interpretation of the Constitution of the United States, An., Charles A. Beard, 30, *note*
 Economy township, N. Y., 97
 Edgar, John, 181-183
 Edwards, Haden, 201
 Edwards County, Ill., 185
Eight Months in Illinois, William Oliver, 247, *note*

- Elkins, Stephen B., 271-273
 Ellicott, Andrew, 81
 Ellicott, Joseph, 81, 83
 Emigrant Aid Society of Boston, 316
 Emmerich, Nicholas, 189
 Emmett & Ogden, 190
 Empire State (*see* New York State)
 England, American land peddled in,
 48, 57, 79
 American colonization, 2
 claims in New York, 62, 64, 65
 colonial land speculation, 1, 16
 in American land "booms," 246
 interest in Old Northwest, 183-188
 in the Washington "boom," 159-161
 land grants, 1-3
 Erie, Lake, 39, 119, 174, 177, 246
 Erie Canal, 81, 171
 Erie Company, 122
 Erie Railroad, 77
 Erie triangle, 39
 Erwin, Andrew, 220, 221
Essays in the Earlier . . . Corporations, Joseph S. Davis, *notes*, 103
 106, 109
 Estaing, Count d', 142
 Etting, Solomon, 21
 Europe, American land peddled in, 21,
 35-37, 47-54, 68, 95, 106
 immigration from, 190
 scarcity of capital, 302
 Evans, Paul Demund, *notes*, 60, 61,
 66, 77, 80, 86
 Everglades, the, 335, 351
 Excess Company, 120

 Fairfax, Lord, 5
 Falls of the Delaware, 149, 150
 Fargo, N. D., 306
 Farmers Loan and Trust Company of
 New York, 86
 Farms, developed in Florida, 351
 Far West, city building in, 318
 Fauchet, Joseph, 51, 143
 Faux, William, 176, 185, 187; 177,
 note
 Fearon, Henry Bradshaw, 187
 Feather River Valley, 266
 Federalist Party, 140
 Fell, Jesse, 283
 Felton, Samuel M., 298
Fergus Historical Series, 254, *note*
 Fessenden, Samuel S., 295
 Feuss, Claude F., 238, *note*

Fifty Years in Both Hemispheres,
 Vincent Nolte, 95; 211, *note*
Financier and Finances of the American Revolution, The, William
 Graham Sumner, 59, *note*
 Fire Lands, 120
 First National Bank of Santa Fé, 273
 Flagler, Henry M., 335
Fletcher vs. Peck, 141
 Flint, Royal, 106, 107, 117
 "Floats," 316
 Florida, 244, 255
 "boom" of 1925-26, 248, 331-352
 climatic advantages, 331
 Connecticut immigration, 22
 crash in land values, 337
 early land companies, 331-333
 hurricane damage, 346
 land sale to tourists, 334
 list of "developments," 340
 post-hurricane activity, 348
 Texas excitement in, 219
Florida, Kenneth Roberts, 337, *note*
 Florida Cities Finance Company, 341
 Florida Credit Association, 342
 Florida Development Board, 337
 Florida East Coast Railroad, 335
Florida Historical Society Quarterly,
 333, *note*
Florida in the Making, Stockbridge
 and Perry, 343
 Florida Real Estate Association, 342
 Flower, George, 185-188
 Floyd, William, 148
 Forbes, John, 332
 Forbes, John Murray, 285
 Forbes Purchase, 331
 Fort Pitt (*see* Pittsburgh)
 Fort Washington (Northwest Terri-
 tory), 116, 117
 Fort Worth, Texas, 230
 "Forty-Niners," 256
*Forty Years in the House, Senate and
 Cabinet*, John Sherman, 295, *note*
 Foster, Benjamin F., 221
 Fox, Charles Donald, 342, 343
 Foxcroft, John, 16, 17
 France, American land peddled in, 107
 colonial land claims in the West,
 2-4
 Louisiana cession, 192-194
 revolution, 153
 speculative colonial attitude, 1
 Francis, John, 96

- Franco-Prussian War, effect on capital, 302
 Franklin, Benjamin, 87
 land interests, 15-18
 Franklin, William, 15, 16
 Franklin, William Temple, 59, 60
 "Franklin, State of" (*see* Tennessee)
 Franklin County, Ga., 142
 Franklin County, N. Y., 90
 Franks, David, 18, 109
 Franks family, 20
 Frazier, Nalbro, 107
 Frederick the Great, 200
 Frémont, John C., 266-268, 295
 French *émigrés*, land sales to, 38, 48, 51, 68, 87-94, 109, 143
 Frugality township, N. Y., 97
 Fulton Chain of Lakes, 96

 Gaines, Myra Clark, 204-205
 Gallatin, Albert, 132, 193
 Gallipolis, Ohio, 109, 110
 Galloway, Joseph, 16, 17, 24
 Galveston, Texas, 225, 226
 Galveston Bay, 223
 Galveston Bay and Texas Land Co., 223-228
 Galveston City Company, 227
 Galveston Island, 227
 Garfield, James A., 289
 Garfield family, 123
 Genesee Company (*see* New York Genesee Land Company)
 Genesee County, N. Y., 48, 81
 Genesee River, 57, 74
 Genesee Valley, 58
 Genesee, N. Y., "Big Tree," 57, 62
 Wadsworth holdings, 45, 46
 Geneva, N. Y., 74, 83, 242
 George, Henry, 255, 269
 George III, King, 22
 Georgetown, D. C., 41, 150, 153
 Georgia, 49, 51
 cession of Yazoo to United States, 137
 Gorham lands in, 45
 land frauds, 13, 125
 land troubles, 124-146
 military tracts, 32
 Georgia Company, 133-137
 Georgia Mississippi Land Company, 133, 135
Georgia Speculation Unveiled, Abraham Bishop, 138, *note*
 Georgia Yazoo Company, 126

 German Emigration Company, 230
 German Flats, 54
 Germans, as settlers, 5, 27
 Germantown, Pa., 150
 Gihon, John N., 257, *note*
Gilded Age, The, Twain and Warner, 275
 Girard, Stephen, 95, 189, 200
 in the De Bastrop claim, 203
 Gist, Christopher, 4
 Glenn, John, 199
 Goelet, Peter, 189
 Gore, Christopher, 107
 "Gore, The," 69
 Gorham, Nathaniel, 45, 55-58
 Graetz, Bernard, 19
 Graetz family, 20
 Graham, George S., 349
 Granger, Erastus, 44
 Granger, Gideon, 44, 46, 58, 83
 Granger, Gideon, Jr., 121, 136
 Granger, James N., 44
 Granville, Mass., 173
 Granville, Ohio, 173
 Great Kanawha River, 8-10
 Great Lakes, 40, 246
 Great Lakes to Gulf waterway, 278
 Great Western Railroad of Illinois, 278
 Greeley, Horace, 284
 Green, Talbert H., 258
 Greenleaf, James, 37, 38, 40, 96
 land interests, 134, 143, 150-156
Greenleaf and Law in the Federal City, Allen C. Clark, *notes*, 37, 145, 158, 159, 161
 Greenleaf's Point, 38
 Griffith, Robert E., 203
 Griffith, William, 79
 Grinnell, Henry, 281
 Griswold, George, 281
 Guadaloupe, 197
 Guadalupe Hidalgo, treaty of, 263
 Guadalupe River, 222
Guide to the Wilderness, William Cooper, 49
 Gunn, James, 133, 136

 Hackensack Meadows, 252
 Haight, John S., 237
 Halsey, Jeremiah, 69
 Hamilton, Alexander, 33, 41, 55, 67, 130, 140
 and the Bank of New York, 39, 40
 avoidance of land mania, 37

- Hamilton, Alexander—(Continued)
 in litigations, 71, 88
 Kingston petition, 148
 Ohio interests, 105
 small scale land sales, 117
 Hamilton, Andrew, 20
 Hamilton, William, 20
 Hamilton, Ohio, 179
 Hamilton County, N. Y., 25
 Hampton, Wade, 130, 134
 Hancock, George, 230
 Harlan, James, 302
 Harlem River, 41
 Harmar, Josiah, 112
 Harper, Rice, 297
 Harper, Robert Goodloe, 21, 31, 49,
 70, 135
 Harrisburg, Pa., 150
 Harrison, Congressman, 200
 Harrison, William Henry, 116, 169,
 176, 180-181, 245
 Harrison, W. Va., 200
 Hartford, Conn., 69
 in the post-Revolutionary mania, 43,
 45
 land jobbing center, 34
Hartford Courant, 77
 Haskins, Charles Homer, notes, 126,
 127, 129, 130, 141
 Haven, Franklin, 281
 Hawes, Horace, 257, 258
 Hawkins, Joseph H., 214, 216-219
 Hayes family, 123
 Head rights, 2, 142
 in Louisiana, 193
*Hearings before the Joint Congressional
 Committee on the Investigation
 of the Northern Pacific
 Land Grants*, 310, note
 Hearst, William Randolph, 270
 Heckscher, August, 336
 Henderson, A., 12, note
 Henderson, Richard, 12
 Henderson, William, 68
 Henry, Patrick, 13, 126
 land activities, 12
 Yazoo interests, 128-130, 138
 Herculaneum, Mo., 208
 Herkimer, Nicholas, 54
 Herreschoff, Charles Frederick, 97
 Hill, James J., 323
 Hill, Walter C., 338
 Hillsborough, Lord, 17
*Historical, Geographical . . . United
 States, An*, William Winterbot-
 tom, 49
*Historical Sketch of Illinois Central
 Railroad*, William K. Ackerman,
 280, note
History of California, A, Theodore H.
 Hittell, notes, 257, 258, 267, 269
*History of California, and an ex-
 tended History of Los Angeles*, J.
 M. Guinn, 320, note
History of Chicago, Moses and Kirk-
 land, notes, 248, 253
History of Lewis County, N. Y.,
 Franklin B. Hough, notes, 92, 93
History of Missouri, Louis Houck,
 193, note
History of New Mexico, 274, note
 "History of New Mexico, Its Re-
 sources and People," 271, note
History of the Adirondacks, Alfred
 Lee Donaldson, notes, 66, 96, 97
*History of the English Settlement in
 America*, George Flower, 185
*History of the English Settlement in
 Edwards County*, George Flower,
 188, note
*History of the Insurance Company of
 North America, A*, 156, note
History of the National Capital, A,
 notes, 150, 151, 152, 155, 157, 165
*History of the Pacific Coast Metrop-
 olis, A*, John P. Young, notes, 258,
 262
*History of the People of the United
 States*, John Bach McMaster,
 notes, 110, 136
*History of the Public Domain of
 Georgia*, S. G. McLendon, 142,
 note
History of Toledo, Ohio, Clark Wag-
 goner, 175, note
 Hittell, J. S., 263, note
 Hittell, Theodore H., notes, 257, 258,
 267, 269
 Hoboken, N. J., 252
 Hoffman, David, 267, 268
 Hoffman, Josiah Ogden, 80
 Holbrook, Darius B., 279
 Holder, John, 125
 Holker, John, 107
 Holland, 200
 French invasion, 165
 in New York land deals, 60-62

- Holland—(*Continued*)
 in the post-Revolutionary mania,
 37, 39
 in the Washington "boom," 159
 Holland Land Company, 60-63, 73, 242
 land development, 77-86
 liberality, 82
 political animosity against, 84
Holland Land Company, The, Paul
 Demund Evans, *notes*, 60, 61, 66,
 80, 86
 Holland Purchase, 73, 77-81, 123
 Hollandshe Land Company (*see* Hol-
 land Land Company)
 Holliday, Cyrus K., 316
 Holmes, Oliver Wendell, 23
 Homburg, Simon, 321
 Homestead Act of 1862, 288
 Homesteading, benefits of, 286
 Hone, Philip, 229
 Hopkins, Samuel, 70
 Hornby, John, 59, 74
 Houck, Louis, 193, *note*
 Hough, Franklin B., *notes*, 92, 93
 Houston, Sam, 219, 229, 230
 Texas land interests, 220
 Hubbard, Gardner S., 253
 Hudson, N. Y., 56
 Hudson River, 54, 63
 Huger, Isaac, 125
 Hulbert, Archer B., 104, *note*
 Hull, William, 120, 176
 Huntington, Collis P., 274, 325
- Illinois, 20, 246
 French settlers' claims, 15
 settlement, 179-188
 town lot "boom," 248-250
 Illinois and Michigan Canal, 248, 276
 Illinois Central Railroad, 278, 285
 charter granted to, 280
 construction begun, 281
 Illinois Company, 109
 Illinois Land Company, 18, 19
 Illinois River, 18, 180
 Imlay, Gilbert, 49, 51
 Indiana, 17, 247
 settlement, 179-188
 Indiana Company, 117
 Indiana Land Company, 17-20
 Indian Boundary of 1763, 5-7, 10, 12,
 228
 Indians, 285
 forced out of Middle Southwest, 314
 land claims, 2-4
- Indians—(*Continued*)
 land purchased from, 12, 17, 23-26,
 54, 59, 62, 67, 121, 125, 244
 Industry township, N. Y., 97
Information Concerning . . . America,
 Peter Stadnitzky, 62
 Ingersoll, Jared, 132
 Ingles, John, 20
 Ingram, Ira, 220
 Insurance Company of North America,
 154-156
 Internal improvements, grants de-
 manded for, 276, 280
 Interstate Commerce Commission, 310,
 330
 Investment Bankers Association, 342
 Iowa, 255
 Ireland, 40
 Irvine, James, 270
 Irving, Washington, 123
- Jackson, Andrew, 205, 223
 on public land sales, 233-235, 238
 James II, King, 1-2
James S. Wadsworth of Geneseo,
 Henry Greenleaf Pearson, 58, *note*
 Jarrot, Nicholas, 182, 183
 Jarvis, James, 107
 Jarvis, Leonard, 140
Jay Cooke, Financier of the Civil
War, Ellis P. Oberholtzer, 295
note
 Jay's Treaty of 1795, 65
 Jefferson, Peter, 12
 Jefferson, Thomas, 12, 14, 130, 185,
 195
 in Washington land lottery, 155
 land survey plans, 57
 on land values, 33
 on miscellaneous frauds and sales,
 128, 152, 192, 194, 206
 Jefferson County, N. Y., 90
 Jessup, Ebenezer, 26
 Jessup, Joseph, 26
 Joaquin River, 267
 John Brown's Tract, 96, 97
 Johns Hopkins University, 14
Johns Hopkins University Studies,
notes, 7, 8
 Johnson, Seth, 107
 Johnson, Sir William, 4, 15, 16, 25
 (*see also* Sir William Johnson Pa-
 pers, The)
 Jones, John B., 243

- Jones, Samuel W., 28, *note*
 Josephine Mine, 267
 Josephs & Co., J. L. & S., 243
 in Texas land "boom," 223-226
 suburban lot promotions, 251-252
Journal of Economic and Business History, 23, *note*
Journal of William Maclay, The, 35;
 notes, 36, 150
 Julian, George W., 271
- Kansas, 255
 land booms, 314
 town development in, 315
 Kaskaskia, Ill., 181-183, 272
 Kaskaskia claims, 181-183
 Kaskaskia River, 181
 Kearny, S. Watts, 256
 Kennebec Purchase, 2
 Kennebec River, 2
 Kentucky, 12, 13, 112, 127-129, 201,
 202
 military land warrants in, 32
 settlement, 179
 Texas excitement in, 219
 Kern County, Calif., 269
 Kern County Land Company, 269
 Killingly, Conn., 101
 King, William, 240
 King's Mountain, 13
 Kingston, N. Y., 144, 147
 Klondike, gold discovery in, 324
 Knight, Peter O., 346
 Knott, J. Proctor, 305
 Knox, Henry, 39, 46, 64, 240
- La Farge, John, 93
 Lafayette, Marquis de, 205
 Laffitte & Co., 203
 Lake Superior and Mississippi Rail-
 road, 294, 296
 Lake Superior and Puget Sound Com-
 pany, 298, 301, 303, 322
 Land developing, 73-98, 218-219, 277
 "bonanza" farms, 306
 Lander, Frederick, 286
 Land grants, English, 1-3
 extent of, 283, 287
 French, in Louisiana, 192, 195
 in California, 255-270
 in New Mexico, 270-274
 in Ohio, 100
 Mexican (*see* Mexican grants)
 Spanish (*see* Spanish grants)
 to canals, 249, 278
- Land grants—(*Continued*)
 to private corporation, 281
 to railroads (*see* Railroad land
 grants)
 Virginian, 3-5, 8
 Land investments, 210-211
 Land jobbing, 11-28, 32-53, 65-71
 in Louisiana, 195-212
 on international scale, 276
 railroad, 275-293
Land of Sunshine, Los Angeles, 274,
 note
 Land prices, 26, 29, 33, 54, 56, 65, 66,
 88, 94, 102, 117, 119, 120, 133, 144,
 152, 157, 158, 166, 176, 180, 208,
 215, 225, 233, 236-240, 244, 249,
 257
 Land "scrip," 53, 71
 Mississippi, 136
 Texas, 220, 224-227, 252
 Land speculation, canal lots, 278
 for railroad terminals, 279
 in Florida, 331-352
 timber lands, 295
 La Rochefoucauld-Liancourt, Duc de,
 30, 91, 137, 147, 162-164, 168
 Las Vegas Grant, 272
 Latrobe, Mr., 201
 Law, John, 16, 136, 192, 233
 Law, Thomas, 160-162, 167
 Lawrence, Effingham, 26
*Laws, Orders and Contract on Coloni-
 zation 1821-1829*, 216, *note*
 League, Hosea H., 221-222
 Lear, Tobias, 157, 160
 Lebanon County, Pa., 261
 Lee, Henry Carter, 32
 land fraud charged, 44
 Lee, Robert E., 32, 44
 Lee family, 5
 land activities, 12
 Leftwich, Robert, 220, 221
Legend of Sleepy Hollow, The, Wash-
 ington Irving, 123
 L'Enfant, Pierre Charles de, 151, 152
Le pour et le contre, etc., J. L. P. Bri-
 del, 80
 Le Ray, James, 87-94
 land developer, 87-92
 Le Ray, Vincent, 92
 Le Ray de Chaumont, Donatien, 48,
 87, 93, 171
 Le Ray de Chaumont, James Dona-
 tien (*see* Le Ray, James)
 Le Raysville, N. Y., 90

- Le Roy, Herman, 243
 Le Roy, Jacob, 86
Letter on the Value of the Public Lands of Illinois, Robert Rantoul, Jr., 281, *note*
Letters from Illinois, Morris Birkebeck, 184, 186; 185, *note*
 Leval, Madame de, 109
 Levi, Levi Andrew, 17
 Levi family, 20
 Lewis County, N. Y., 90
 Lexington, Ky., 177
 Lezay-Marnesia, Marquis de, 109
 Lick, James, 261-262
 Licking Land Company, 173
 Lick Observatory, 261
Life and Times of Stephen Girard, John Bach McMaster, 203, *note*
Life of Robert Morris, Ellis P. Oberholtzer, 142, *note*
Life of Stephen F. Austin, The, Eugene C. Barker, 227, *note*
Life of Timothy Pickering, Pickering, *notes*, 30, 53
 Limantour, Señor, 264
 "Limantour," J. S. Hittell, 263, *note*
 Limantour Claim, 264
 Lincoln, Abraham, lawyer for Western capitalists, 280
 Linn, Dr., 200
 Linton, Benjamin F., 235
 Little Miami River, 112, 113
 Livermore, Jesse L., 336, 349
 Livingston, Edward, 205-207, 212
 Livingston, John, 56, 120
 Livingston, Peter Van B., 26
 Livingston, Philip, 26, 96
 Livingston, Robert, 26, 28
 Livingston, Walter, 102
 Livingston Manor, N. Y., 26, 28
 Loderston, R., 59
 London Company, 1
 Long Island, suburban lot "booms," 250
 Longworth, Nicholas, 178-179
 Los Angeles, Calif., land boom in and around, 318-322
 Los Angeles and San Pedro Railroad, 318
 Louis XVI, King, 87
 Louisiana, 119, 181
 Spanish grants, 192-212
 squatters in, 196
 Texas excitement in, 219
 under Spain, 124-129
Louisiana Historical Quarterly, 196
 Louisiana Purchase, 192-194
 Louis Philippe, King, 93
 Louisville, Ky., 4
 Low, Nichols, 40
 Loyal Company, 3, 4, 13
 Lucas, John B. C., 195, 212
 Lucas & Co., 212
 Ludlow, George W., 281
 Ludlow, Israel, 119
 Luzerne County, Pa., 24
 Lydius, John Henry, 23
 Lyle, James, 203
 Lynch, Charles, 201
 Lyon, Caleb, 93
 McArthur, Duncan, 175-177
 McCabe, E. H., 197
 McCormick, Cyrus H., 18, *note*
 McCormick, Daniel, 43, 66
 McCulloch, Hugh, 301, 302
 McDonald, John, 177, *note*
 McDonogh, John, 210-211, 235
 McDonogh, Md., 211
 McDonogh School, 211
 McGillivray, Alexander, 125
 McKean, Thomas, 38, 39
 McLendon, S. G., 142, *note*
 McMaster, John Bach, *notes*, 110, 136, 203
 McMorrow, Thomas, 337
 McVickar, James, 43
 Machinery, invention, 318
 Maclay, William, 149, 150
 on Robert Morris, 35-36
 Macomb, Alexander, 26, 61, 64, 107, 109, 153
 Great Purchase, 40, 43, 65-68
 Ohio interests, 105
 Macomb, Alexander (younger), 41
 Macomb's Dam, N. Y., 41
 Macomb's Great Purchase, 26, 43, 48, 65-68, 87, 95
 Madison, James, 140, 152, 180
 Mad River, 119
 Maine, 27, 46, 109
 "Bingham's Million Acres," 39
 Massachusetts land sales in, 2
 timber land speculation, 295
Maine Historical Society Collections, *notes*, 2, 240
 Maison Rouge Claim, 203, 204
 Malartie, Viscount de, 109
Manasseh Cutler, Cutler, 103, *note*
 Manhattan, Ind., 247

- Manhattan Island, suburban lot
"booms," 250
- Mansfield, Lord, 19
- Marietta, Ohio, 104
founding, 172
land office, 170
- Mariposa Creek, 267
- Mariposa Estate, 266-268
- Mariposa Land and Mining Company,
268
- Marshall, John, 32, 44, 141
- Martha's Vineyard, Mass., 101
- Martin, John W., 343
- Martineau, Harriet, 249, 250
- Maryland, 20
and the Federal City, 148
emigrants to Texas, 214
- Maryland Journal*, 152
- Maryland Journal and Baltimore Ad-
vertiser*, 9
- Mason, John T., 224, 226, 228
- Mason family, 12
- Massachusetts, 62
claims in New York, 45, 54, 63, 70
colonial land sales, 2
in the post-Revolutionary mania,
45
land sales, 74
- Massachusetts Savings Bank League,
342
- Massie, Nathaniel, 176
- Maumee City, Ohio, 247
- Maumee River, 247
- Maxwell, Lucien Benjamin, 272-274
- Maxwell Grant, 272-273
- Maxwell Land Grant and Railroad
Company, 272
- Maysville, N. Y., 84
- Meiggs, "Harry," 260, 261
- Memoir of James Duane*, Samuel W.
Jones, 28, note
- Memorial Days in America, etc.*, Wil-
liam Faux, notes, 177, 185, 187,
188
- Memorial of the United Illinois and
Wabash Land Companies*, 18,
note
- Men and Measures of Half a Century*,
241
- Menard, Michel B., 227
- Mercer, Charles Fenton, 230
- Mercer Colony, 230
- Mercer County, Calif., 269
- Merchants Bank, 223
- Mero, Estéban, 129
- Merrick, George, 348
- Messages and Papers of the Presi-
dents*, 240, note
- Mexican grants, in California, 263-270
in New Mexico, 270-274
- Mexico, 198
land grants in California, 263-270
land grants in New Mexico, 270-274
revolt from Spain, 217
sale of Texas rumored, 218
Texas settlement restrictions, 222,
224-228
- Mexico, Gulf of, 125, 131
- Mexico City, 119, 217, 218, 224
- Miami Purchase, 110-119
- Miami River, 112, 113, 115, 119
- Michigan, 45, 243, 246, 248
- Michigan, Lake, 246, 249
- Middle Southwest land development,
314
- Military land warrants, 31-33, 173
speculation in, 284
- Miller, Joaquin, 325
- Miller and Lux ranch, 269
- Milligan, James, 20
- Millionaires of a Day: The Inside
Story of the Great Southern Cali-
fornia Land Boom*, T. S. Van
Dyke, 322, note
- Milwaukee, Wisc., "boom" town, 248
- Mine-a-Burton, Mo., 195, 208, 213
- Minnesota, Jay Cooke's interest in,
294
- Minshall, Thomas, 20
- Miranda, Guadalupe, 272
- Miscellanies of Georgia*, Absalom H.
Chappell, 144, note
- Mission Dolores Grant, 265
- Mississippi, 126, 244
- Mississippi*, Claiborne, 128, note
- Mississippi Bubble, 16, 136, 192, 233
- Mississippi Company, 5
- Mississippi River, 12, 18, 117, 124-126,
131, 180, 198, 211, 246
- Mississippi Valley, 214
- Mississippi Valley Historical Review*,
notes, 12, 219
- Mississippi Valley in British Politics*,
The, C. W. Alvord, 4, note
- Missouri, 210-213
emigrants to Texas, 214
land grant frauds, 193-196
squatter claims, 197
- Missouri Fur Company, 198
- Missouri River, 198, 246

- Mitchel, Robert, 332
 Mitchell, S. Weir, 301
 Mizner, Addison, 349
 Mizner Development Corporation, 350
 Mobile Bay, 196
 Mobile River, 131
 Mohawk and Hudson Railroad, 243
 Mohawk River, 25, 54
 Mohawk Valley, 11, 27, 54
 Monongahela River, 10
 Monroe, La., 203
 Montgomery County, Ga., 142, 144
 Moody, William Godwin, 308
 Moore, H. Miles, 314
 Moore, Thomas, 163
 Moorehead, William G., 296
 Moreau, M., 196
 Morehouse, Abraham, 201, 203
 Morgan, George, 117
 Morgan, John, 121
 Morris, Gouverneur, 40, 166, 281
 districts interested in, 64, 66, 142
 early land deals, 42
 general land agent, 87-95
 land agent in Ohio, 170-171
 land sales in France, 48, 68
 New York land deals, 59
 Morris, Mary, 190
 Morris, Robert, 107
 Fauchet's opinion of, 51
 in the post-Revolutionary wild land
 mania, 34-37
 land jobbing, 11, 47, 48
 land peddling in Europe, 57, 58, 74
 military land warrant trading, 32
 New York land gambling, 42, 58-
 63
 pre-Revolutionary land interests,
 20-22
 public office, 41
 sections interested in, 56, 64, 130,
 132, 134, 141-149, 158-168
 use of land "scrip," 53
 Morris, Robert, Jr., 60-62, 144
 New York land sales in Holland,
 61
 Morris, Mrs. Robert, 166
 Morris, Roger, 189
 Morris, Thomas, 58, 62, 63
 Morrisania, 42, 166
 Morrison, Robert, 183
 Morrison, William, 182, 183
 Morristown, N. J., 111
 Morrisville, 35, 149
 Morse, Jedidiah, 19, 134
 Morton, Perez, 136
 Moultrie, Alexander, 125
 Mt. Carmel and New Albany Rail-
 road, 277
 Mount Hamilton, 261
 Mount Vernon, 8, 9, 161
 Murray, John, 20
 Murray, William, 18-20
 Muscle Shoals, Ala., 131
 Muskingum Valley, 113
*My Life in Many States and in For-
 eign Lands*, George Francis Train,
 289, note
 Myra Clark Gaines Case, 204
 Nacogdoches, Texas, 227
 Napoleon I, Emperor, 200, 211
 Nashville, Tenn., 131, 201, 229
 Texas excitement in, 220
 Natchez, Miss., 126, 131
 Natchitoches, La., 214
National Land System, The, Payson
 Jackson Treat, notes, 57, 106, 169
 Navarro County, Texas, 230
 Neal, David A., 281
 Nebraska, land booms, 314
 terminal speculation in, 290
 Necker, Jacques, 42, 48, 91, 93
 Neville, Presley, 11
 New Amsterdam (*see* Buffalo and
 New York State)
 Newark, N. J., 178
 New Babylon, Kansas, 316
 New Brighton Company, 252
 New England, in the post-Revolution-
 ary mania, 39-46
 land grabbing, 22-25
 New England Mississippi Land Com-
 pany, 135
 New Hampshire, conflict with New
 York, 26-28
 New Harmony, 188
 New Jersey, 15, 111, 116
 English grants in, 1
New Jersey Journal, 115
 New London, Conn., 120
 New Madrid, Mo., 197, 198, 207, 209,
 213
 New Mexico, cession to United States,
 270
 Mexican grants, 270
 Spanish grants, 273
 New Mexico Mining Co., 271
 New Orleans, La., 127, 131, 194, 203-
 212

- New Orleans beach front claim, 205-207
- Newport News, Va., 325
- Newspapers, to boom lands, 333
- New Travels in America*, Brissot de Warville, 49
- New York Assembly Journal*, 83
- New York City, 60, 149
land jobbing center, 34
real estate values in, 328
Texas excitement in, 220
town lot "booms," 250, 251
- New York Genesee Land Company, 56
- New York Life Insurance and Trust Company, 83
- New York Public Library, 202
- New York State, 1, 147
at end of Revolutionary War, 54
British claims in, 64, 65
conflict with New Hampshire, 26-28
Connecticut claims in, 22, 54, 69-72
crown lands acquired, 63
early land "retailing," 73-98
early land "wholesaling," 54-72
"Gore" conflict, 69-71
in the post-Revolutionary mania, 39-43
land sales, 64-66
Massachusetts claims in, 45, 54-56, 63, 70
military tracts, 32
on Macomb's Great Purchase, 67
pre-Revolutionary land activity, 25-28
settlement, 172
town lot "boom," 188-191
- New York Stock Exchange, 140, 253, 268, 342
- New York Weekly Tribune*, 284, *note*
- Niagara River, 55, 62
- Nicholas, Wilson Cary, 32, 44
- Nicholson, John, 77
in Washington "boom," 158-168
land interests, 36-38
military land warrant trading, 32
Pine Barrens interests, 142-145
use of land "scrip," 53
- Nicholson family, 12
- Nickel Plate Railroad, 330
- Niles Register*, 232; 241, *note*
- Nisbet, James, 257, *note*
- Noailles, Duc de, 51
- Nolte, Herman, 211
- Nolte, Vincent, 94; 211, *note*
- Norfolk, Va., 184
- North America*, Anthony Trollope, 282, *note*
- North American Land Company, 38, 47-50, 135, 143-145, 160, 165
- North American Review*, 225
- North Beach, San Francisco, 260
- North Carolina, 12
- Northern Pacific Railroad, 242, 298, 322
bond issues, 300, 307
disposing of land, 309
popular title of, 300
promotion of, 295
story of land grant, 304
- Northwest, railroad operations in, 309
- Northwestern Improvement Company, 310
- Northwest Territory, 17, 99-123, 128, 181, 207
(*see also* Ohio)
- Notes and Observations, etc.*, George Sibbald, 144
- Notes of a Journey in America*, Morris Birkbeck, 174, 184
- Notes on the United States of America*, Gouverneur Morris, 170; 171, *note*
- Nova Scotia, Connecticut immigration, 22
- Nye, James Warren, 281
- Oberholtzer, Ellis Paxton, 295; *notes*, 142, 304
- Observation on the River Potomac, etc.*, Tobias Lear, 160
- Observations on . . . American Landed Property*, John Dewhurst, 49
- Ocean View Land Improvement Company, 326
- O'Fallon, James, 127-129
- Ogden, Abraham, 40
- Ogden, David, 40
- Ogden, Samuel, 40, 59, 64, 65
- Ogden, Thomas Ludlow, 40
- Ogden, William, 40
- Ogden, William B., 243, 253, 278, 295
- Ogden, Utah, 254
- Ogden Purchase, 64
- Ogdensburg, N. Y., 40, 65, 94
- Oglethorpe, James Edward, 1, 141
- O'Hara, W. M., 208

- Ohio, Connecticut claims in, 119-123
 Connecticut Western Reserve, 45, 71, 119-123
 Indian warfare in, 62, 105
 land sales and land grants, 99-123
 military land warrants in, 32
 settlement, 99-123, 169-179
 swindle of French in, 48
 Texas excitement in, 219
 Virginia Military Reserve, 176, 177
 (see also Northwest Territory)
- Ohio Associates, 113, 172
 Ohio Company (1748), 3-7
 Ohio Company (1787), 33
 Ohio Company of Associates, 101-107, 110
 Ohio River, 4, 7, 8, 15, 18, 118, 246
 Great Bend, 9
 wine industry, 179
 Oklahoma, land booms, 314
 Old Dominion Land Company, 326
 Old Forge, N. Y., 97
Old Merchants of New York, The, 252, note
 Old Military Tract, 56
 Old Northwest, British speculators in, 183-188
 French colonies, 181
 origin of settlers, 177
 settlement, 169-191
Old Northwest Genealogical Quarterly, 173, note
 Oliver, William, 247, note
One Hundred Years of the Hartford Bank, P. H. Woodward, 123, note
 O'Neil, Jerome, 270
 Ontario, Lake, 26, 55, 75, 77, 87
 Opdyke, George, 295
 Ordinance of 1784, 99
 Ordinance of 1785, 99
 Ordinance of 1787, 33, 99, 101
 Oritz Mine grant, 271
 Orleans County, N. Y., 245
 Osborn, J. W., 258
 Osgood, Samuel, 102
 Oswegatchie, N. Y., 65
 Otis, Harrison Gray, 240
 Otto, Jacob S., 83
Our Land Policy, National and State, 255
Our New West, Samuel Bowles, 268, note
Overland Monthly, 264, note
- Owego River, 55, note
 Owen, Robert, 188
- Pacific Coast, city building on, 318
 Pacific Railroad, plans for first, 286
 route of, 287
 Paine, Thomas, 51
 Palatinate, 5
 Palm Beach, Fla., 335
 Panic of 1837, 226, 229, 232-254, 255, 278, 314, 319
 Panton, Leslie and Company, 331
Papers Relating to the Clarmorgan Grant, 199
 Paris, France, 90
 Parish, David, 94-95, 171
 Parish, George, 95
 Parish, John, 94
 Parishville, N. Y., 95
 Parker, Joseph, 117
 Parkinson, Richard, 49-51
 Pearson, Henry Greenleaf, 58, note
 Pejebasco Company, 2
 Pell, R. L., 144
 Penets Square, N. Y., 93
 Penn, Governor, 23
 Penn, William, 1
 Penney, J. C., 336, 351
 Pennsylvania, 29
 Connecticut immigration, 22
 debt payment in land, 36
 Dutch land interests in, 77
 Franklin's agency in England, 15
 "Gore" conflict, 69-71
 land gambling in, 35-39
 military land warrants, 32
 settlement, 172
 squatting, 24
 troop mutiny, 148
 troubles with Connecticut, 23-25
Pennsylvania German Magazine, 261, note
Pennsylvania Magazine of History, 18, note
 Pennsylvania Population Company, 38, 77, 79
 Pennsylvania Railroad, 253, 277
 Peralta, Don Miguel de, 273
 Peralta-Reavis, Addison (see Reavis, James Addison)
 Peralta-Reavis Grant, 273-274
 Perham, Josiah, 242, 295, 300
 Perkins, James, 140
 Perrère, Emile, 288
 Perrère, Isaac, 288

- Perry, John Holliday, 343
 Perrysburg, Ohio, 247
 Perseverance township, N. Y., 97
 Peru, 260, 261
 Petersburg, Va., 44
 Peto, Sir Morton, 296
 Pharoux, M., 88
 Phelps, Oliver, 44, 45, 52-58, 120, 135
 Phelps and Gorham Purchase, 55, 70, 74
 Phelps, Dodge & Company, 145
 Philadelphia, 16, 20, 60, 148, 150, 154
 Cazenove's headquarters, 61
 center of military land warrant trading, 32
 land jobbing center, 34, 37-39
 Texas excitement in, 219
 town lot "boom," 189
Philadelphia American Advertiser, 51
 Philadelphia and Erie Land Company, 294
 Philadelphia Association, 264-265
 Philanthropy, in land development, 351
 Pickering, Timothy, 24, 30, 46, 53
 military land warrant trading, 32
 Pico, Andree, 269
 Pico, Pio, 269
 Piedmont section, 3
 Pierrepoint, Hezekiah B., 43
 Pine Barrens, 49-52, 132, 141-146
 Pine Tree Mine, 267
Pioneer Settlement of the "Phelps and Gorham's Purchase," O. Turner, 75, *note*
 Pittsburgh, Pa., 7, 10, 20
 Pittsburgh Pike, 123
 Plant, Henry B., 335
Plain Facts . . . Indiana, Samuel Wharton, 18
 Plattsburg, N. Y., 41
 Plymouth Company, 1
 Pomeroy, Josiah, 66
 Ponce de León, Juan, 331
 Ponzi, Charles, 341
 Pools, railroad, 300-305
 Port Lawrence, Ohio, 174, 175
 Port Lawrence Company, 174
 Post, Gabriel B., 258
 Post-Revolutionary period, wild land mania, 29-53
 Potomac Company, 11, 160
 Potomac River, 10, 148, 150
 Eastern Branch, 38
 Preemption Act of 1834, 235
 Premium lands, 213-231
 "Pre-Revolutionary Revolt in the Old Southwest, A," A. Henderson, 12, *note*
 Prescott, William H., 243
 Preston, John, 44
 Price, Rodman H., 258
 Priest, William, 30, 52
 Priestley, Dr., 51, 192
 Prime, Nathaniel, 135, 140
 Princeton, N. J., 148
Proceedings of the Government, etc., Thomas Jefferson, 206
 Proprietors of East Jersey, 1
 Proprietors of the Kennebec Purchase, 2
 Proprietors of West Jersey, 1
 Providence, R. I., 96
Providence (ship), 217
 Prune Street Prison, Philadelphia, 37, 38, 39, 63, 165
Publications of the Colonial Society of Massachusetts, 27, *note*
 Public land, demands for, 276
 grants distributed, 276
 Pulteney, Sir William, 59, 60, 74, 76
 Pulteney Association, 74
 Pulteney Purchase, 74-77, 79
 "Pulteney Purchase, The," Paul D. Evans, 77, *note*
 Purcell, R. J., 123, *note*
 Putnam, Rufus, 46, 101, 104
 Putnam County, N. Y., 189
Quarterly Journal of the New York State Historical Association, 77, *note*
 Railroad land grants, 38, 242, 276
 extent of, 285
 first, 278
 sale in lots, 282
Railroad Promotion and Capitalization in the United States, Cleveland and Powell, 277, *note*
 Railroads, 77
 bond issues, 287
 construction, 318
 early operation not profitable, 285
 eastern capitalists in, 280
 extent of land jobbing, 275-293
 land companies as subsidiaries of, 304
 land speculation by promoters, 375
 main activity of early, 282
 mergers, 330

- Railroads—(Continued)
 plan for first transcontinental, 286
 rage for building, 277
 right to own real estate, 277
 rights of way, 277
 terminal land speculation, 279, 290
 transcontinental, 316
 (see also under separate headings)
- Rambouillet, France, 90
 Randolph, John, 46, 136, 140
 Rantoul, Robert, Jr., 280
 Real estate corporations, 327, 337, 342
 Reavis, James Addison, 273-274
Records and Proceedings of the Ohio Company, The, Archer B. Hulbert, 104, note
 Redfield, Herman, 86
 Red River (New Mexico), 272
 Red River Valley, N. D., 306
 Redstone, Pa., 9
 Remsen, William, 40
 Renée, M., architect, 94
Report, California Land Colonization Commission, 270, note
 Retail Credit Company of Atlanta, 338
Retrospection, Hubert Howe Bancroft, notes, 173, 262, 263, 268
 Revolutionary War, 11-13, 17-19, 25, 26, 29-53, 54, 97, 111, 154
 Reynolds, Robert, 183
 Rhode Island, 272
 Richardson, Albert D., 315
 Richmond, Va., 195
 Ridgeway, Jacob, 189
 Ringling, Charles, 336, 351
 Ringling, John, 336, 351
 Rio Grande River, 270
 Roanoke, Va., 136, 140
 Roberts, Kenneth, 337
 Roberts, Milnor W., 299, 310
 Robertson, Felix, 221
 Robertson, Sterling C., 220, 222
 Robinson, John M., 220
 Robinson & Co., Dwight P., 350
 Rochester, N. Y., 45, 57
 Rock Island, Ill., 237, 238
 Rocky Mountains, 272
 Roosevelt, Theodore, 127, note; 146
 Rose, W. W., 342
 Ross, Alexander, 20
 Ross, David, 129
 Rossie, N. Y., 95
 Rukeyser, Meryle Stanley, 343
 Russell, William, 196
 Sackett, Nathaniel, 100-101
 Sacramento, Calif., town lot "boom," 265
 Sacramento Town Company, 265
 Sacramento Valley, 266
 St. Augustine, Fla., 335
 St. Clair, Arthur, 119, 122, 172, 181, 182
 St. Clair, John Murray, 181
St. Clair Papers, William Henry Smith, 182, note
 St. Genevieve, Mo., 195
 St. Johns River, 244
 St. Joseph Insurance Company, 333
St. Joseph Times, 333
 St. Lawrence County, N. Y., 90, 91
 St. Lawrence River, 40, 59, 64, 90
 St. Leger, Major, 54
 St. Louis, Mo., 193, 197, 207, 210, 212
 fur business in, 198
 Salem, Mass., 46, 53
 Salisbury, Guy H., 251
 Saltillo, Texas, 228
 Sandoval Grant, 270
 Sandusky, Ohio, 179
 San Felipe de Austin, 216
 Sanford, John F. A., 281
 San Francisco, Calif., Limantour Claim, 264
 squatter nuisance, 257, 261
 water lots, 256-260, 262
 San Marcial, N. M., 270
 San Marcial Land and Improvement Company, 270
 Santa Clara Valley, 261
 Santa Fé, N. M., 270, 273, 274
 Santillan, priest, 264-265
 Santillan Grant, 264-265
 Saratoga, Battle of, 54
 Saratoga and Sackett's Harbor Railroad, 26
 Sargent, George B., 297
 Sargent, John, 16
 Sargent, Thomas D., 267, 268
 Sargent, Winthrop, 106, 113
Saturday Evening Post, 337
 Savannah, Ga., 144
 Say, George, 84
 Schuyler, Peter, 56
 Schuyler, Philip, on Macomb's Great Purchase, 67
 Schuyler, Robert, 281
 Schuylkill River, 62, 166

- Scioto Associates, 103-110
 Scioto Project, 103-110
 Scioto River, 102, 108, 113
 Scioto Valley, 176
 Scott, Thomas A., 301
 Scottish Illinois Land Investment Company, 246
 Seaboard Air Line, 346
 Sears, William, 295
 Seattle, Wash., railroad and land "booms," 323
Second Bank of the United States, The, Ralph C. H. Catterall, 178, note
 Seguin, Juan M., 227
 Senate Report No. 354, 32nd Congress, 1st Session, 200, note
 Seneca Lake, 55, 62
Seventy Years of an Active Life, Louis Sterne, 230, note
 Sevier, John, 13, 127, 128, 131, 135
 Seward, William H., 251
 agent for the Holland Land Company, 84
 Seybert, Adam, 210
 Shee, John, 21
 Sherman, Charles E., 271
 Sherman family, 123
 Shorter, John, 144
 Sibbald, George, 144
 Sierra Nevada Mountains, 267, 270
 Silver King Mining Company, 273
Sir William Johnson Papers, The, notes, 4, 16
 Six Nations, 17
 decline, 54
 land purchases from, 23
Sketches of America, etc., Henry Bradshaw Fearon, 187, note
 Slavery, struggle of free-staters against, 314
 Smith, George, 246
 Smith, Hugh N., 270
 Smith, John Gregory, 301
 Smith, Lyman C., 324
 Smith, Melancthon, 67, 107
 Smith, Peter, 262
 Smith, William Henry, 182, note
 Smith, W. S., 60
 Smithfield, Va., 44
 Snipes, William Clay, 125
 Sobriety township, N. Y., 97
Society in America, Harriet Martineau, 249; 250, note
Society, Manners and Politics in the United States, Michael Chevalier, notes, 233, 239
 Sodus, N. Y., 75
 Softenburg, Baron von (*see* Parish, George)
 Soulard, Antoine, 197
 Soulé, Frank, notes, 257, 258, 259
 Southard, S. L., 199
 South Carolina, 4, 49, 143
 claims in Yazoo country, 124, 125
 South Carolina Yazoo Company, 125-129, 132
 Southern Pacific Railway Company, 273, 274, 318
 Southold, L. I., N. Y., 110
 South Sea Bubble, 321
 Spain, claims in Yazoo country, 124, 125
 in Louisiana, 192-212
 speculative colonial attitude, 1
 Spanish grants, antedaters, 193-212
 in California, 256
 in New Mexico, 273
 in West Florida, 210
 peddled, 195
 Specie Circular, 236-238
 Sproat, David, 20
 Spuyten Duyvil, 41
 Stadnitzki, Peter, 62
 Staël, Madame de, 42, 91, 93, 171
 Stanton, Edwin M., 264
 Staten Island, 326
 lot "boom," 252
State Papers, United States (*see* American State Papers)
 Virginia Calendar of, 14
 "Sterling, Lady Kitty," 41
 "Sterling, Lord," 41
 Sterne, Louis, 229; 230, note
 Steuben County, N. Y., 77
 Steubenville, Ohio, land office, 170
 Stevens family, 252
 Stewart, Senator, 302
 Stiles, Ezra, 23
 Stilwell, Silas M., 244, 245
 Stites, Benjamin, 112
 Stockbridge, Frank Parker, 343
 Stockbridge, Mass., 55, note
 Story, Franklin H., 271
 Strawbridge, James, 140
 Sturgis, Jonathan, 281
 Suburban development, 326, 329
 Suffield, Conn., 45
 Sullivan, James, 46, 71

- Sullivan, John W., 243
 Sumner, Charles, 285
 Sumner, William Graham, 59, *note*
 Sumner, William H., 223
 Superior, Wisc., 246, 297
Supporter or Daily Repast, The, 37
 Supreme Court, land decisions, 200, 203, 205, 265, 268
 Survilliers, Count (*see* Bonaparte, Joseph)
 Susquehanna Company, 22, 25
 Susquehanna River, 23, 74, 150; 55, *note*
 Sussex County, N. J., 111
 Suter's Tavern, 153
 Sutter, John, 265-266, 272
 Sutter Basin Company, 266
 Swartout, Samuel, 223, 224, 226, 229, 252
 Sweet, Leonard, 295
 Symmes, John Cleves, 66, 110-119, 169
 use of land "scrip," 53
 Symmes Purchase, 33, 172

 T., John Smith, 196
 Tacoma, Wash., land booms in, 322-324
 Tacoma Land Company, 309, 322
 Tahucano Indians, 221
 Talleyrand, Charles Maurice, 51
 Taney, Roger B., 199
 Taylor, George Keith, 32, 44
 Tennessee, 13, 127
 emigrants to Texas, 214
 Tennessee Company, 133, 135
 Tennessee Yazoo Company, 126, 131
 Texas, 200, 201, 255
 European colonization, 230
 fraudulent grants, 229
 independent republic, 218
 land booms in, 229-231, 333
 Mexican grants, 217-227
 Mexican settlement restrictions, 222, 224-228
 origin of immigrants, 214
 Republic loan, 224
 sale rumored, 218
 settlement through *empresarios*, 213-231
 Spanish land grants in, 213-217
 war of independence, 229
 Texas and Pacific Railroad, 273
 Texas Association, 220-223, 229, 230
Texas Historical Association Quarterly Magazine, 229, *note*
 Thomson, J. Edgar, 295
Thoughts on the Increasing Wealth, etc., Samuel Blodget, Jr., 156, *note*
 Thurman, John, 26
 Thurston, Charles M., 199
 Toledo, Ohio, "boom" town, 247-248
 founding, 174, 175
 Tombigbee River, 126
 "Tom Thumb," 253
 Tontine Association, 154
 Topeka, Kansas, 315
 Topeka Town Association, 316
Topographical . . . North America, Gilbert Imlay, 49
 Tories, property confiscated, 26
 Totten, Joseph, 25, 26, 28
Tour in America, A, Richard Parkinson, 51, *note*
 Town jobbing, 172-178, 246-254, 279
 in the Louisiana territory, 207-210
 Town lots, speculation in, 299
 Towns, development of, 313-330
Trails, Rails and War, the Life of General G. M. Dodge, J. R. Perkins, *notes*, 283, 287
 Train, George Francis, 298, 304
 career of, 288-293
 "Transylvania," 12
 Transylvania Company, 12
Travels, Theodore Dwight, 82; *notes*, 135, 137, 143
Travels, Timothy Dwight, 32, *note*
Travels, etc., La Rochefoucauld, 137, 162-164; *notes*, 147, 168
Travels in America, Isaac Weld, 76; *notes*, 160, 163
Travels in America, Performed in 1806, Thomas Ashe, *notes*, 110, 118
Travels in the United States of America, William Priest, 52
 Treat, Payson Jackson, *notes*, 57, 106, 169
 Trenton, N. J., 149
 Trenton Falls, N. Y., 35, 150
Tribune, New York, 284
 Trinity Corporation, 190
 Triplet, Robert, 227
 Trollope, Anthony, on the aim of railroads, 282
 Troup, Robert, 56, 76
 Trudeau, Zenon, 194
 Trumbull, Jonathan, 24

- Truth About Florida, The*, Charles Donald Fox, 342
 Turner, O., 75, *note*
- Union Pacific Railroad, 254, 283, 289
 United Illinois and Wabash Land Companies, 20, 31, 35, 38, 112
 United States, immigration expected, 31
 Indian policy, 124, 128
 land grants to soldiers, 105
 land sale statistics, 235
 public land auctions, 234
 small scale land sales, 117, 169, 233
 state papers (*see* American State Papers)
 Texas purchase rumored, 218
 western land cession, 33, 99
 Yazoo claims conflicts, 124, 136
 Upper Mississippi Land Company, 133, 137
 Upper Trinity River, 230
- Valencia County, N. M., 270
 Van Buren, Martin, 190
 Vandalia Company, 16, 17, 25
 Van Dyke, T. S., 321
 Van Sweringen, Mantis P., 329
 Van Sweringen, Orvis P., 329
 Vehlein, Joseph, 223, 226
 Venable, Abraham B., 129
 Vermont, 26-28
 Vespucci, Madame, 95
 Vibbard, Chauncey, 295
 Vicksburg, Miss., 125
View of the Title to Indiana, Samuel Wharton, 18
View of the United States of America, Tench Coxe, 48
 Vigo, François, 183
 Villard, Henry, 309, 323
 Vincennes, Ind., 112, 180, 181
 Virginia, 129, 213
 and the Federal City, 148
 Calendar of State Papers, 14
 city building in, 325
 economic changes, 11
 emigrants to Texas, 214
 Gorham land in, 45
 land fraud in, 44
 land grants by, 3-5, 8
 military land warrants, 32, 176, 177
 pre-Revolutionary claims in Northwest Territory, 180
 Virginia Military Reserve, 176, 177
 Virginia Yazoo Company, 126, 129-131
Visit to North America, etc., Adlard Welby, 187, *note*
- Wabash Land Company, 19
 (*see also* United Illinois and Wabash Land Companies)
 Wabash River, 19, 112
 Waco Indians, 221
 Waco, Texas, 221
 Wadsworth, James, 45, 57
 as Burr's agent, 79
 in the "Gore" controversy, 71
 land peddling, 57, 58
 Wadsworth, Jeremiah, 40
 and the Bank of Hartford, 45
 and the Bank of New York, 45
 Genesee River land purchase, 57
 Wadsworth family, as "Lords of Geneseo," 58
 Waggoner, Clark, 175, *note*
 Walcott, Roger, 23
 Walker, Dr. Thomas, 4, 13
 Wallace, J. B., 79
Wall Street Journal, 346
 Walpole, Thomas, 16
 Walpole Grant, 16
 Walsh, Thomas (*see* "Washington," Thomas)
 Wanborough, Ohio, 188
 Ward, Andrew, 69
 Ward, Samuel, 95-96
 War of 1812, 77, 95
 Warren County, N. Y., 25
 Warville, Brissot de, 49
 Washington, Augustine, 4
 Washington, George, 28
 attitude on "Indian Boundary," 20
 dislike of land jobbing, 11
 in the Washington "boom," 150-157
 in the Yazoo land troubles, 127-132, 138
 land interests, 4-12, 14
 Washington, H. A., *notes*, 128, 207
 Washington, Lawrence, 4
 Washington, Lund, 9
 Washington, Martha, 161
 "Washington," Thomas, 125
 Washington, D. C., George Washington's land interests in, 12
 land "boom," 147-168
 land lotteries, 155-156
 land speculation at founding, 37, 38
 Washington County, Ga., 142, 144

- "Washington's Interest in Western Lands," Herbert B. Adams, *notes*, 7, 8
 Washita River, 201
 Watkins, Francis, 129
 Watkins, partner of Greenleaf, 37
 Watson, Jacob, 26
 Watson, James, 37, 40, 70
 Wavell, Arthur G., 217
 Wayne, James M., 205
 Webster, Daniel, in land litigation, 190, 199, 205
 lawyer for eastern capitalists, 280
 on land grants for internal improvements, 276
 on land speculation, 236-238
 Webster, Pelatiah, 24
 Welby, Adlard, 187
 Weld, Isaac, 75, 160, 163; 76, *note*
 Wentworth, Benning, 27
 Wentworth, John, 283
 Wereat, John, 132
 Western Land Association, 294
 Western Land Association of Minnesota, 298
 Western Reserve, 45, 71, 119-123
 West Florida, Spanish grants, 210
 West Indies, 44
 West Virginia, 17, 32
 Wethersfield, Conn., 20
 Weyerhaeusers, 308
 Wharton, Joseph, 16
 Wharton, Samuel, 16-18
 Whitcomb, Henry, 324
 Whitestone, L. I., N. Y., 40
 Whitney, Asa, 286
 Whitney, James G., 270
 Whitney, Joel P., 270
 Whitney, Stephen, 189
 Wichita River, 201, 202
 Wickwire, Ward S., 350
Wilkesbarre Gazette, 75
 Wilkinson, James, 119, 127-129, 172, 196, 202, 206
 in Texas, 217
William B. Ogden and the Early Days in Chicago, Isaac N. Arnold, 254, *note*
 Williams, Samuel M., 219, 222, 228
 Williamsburg, Pa., 74
 Williamsburg, Va., 148
 Williamson, Charles, 74-77, 79
 Williamsport, Pa., 74
 Willing, George M., Jr., 273
 Willing, Thomas, 35
 Willink, W. & J., 62, 74
 Wilson, Henry, 287
 Wilson, James, 20, 21, 29, 38, 60, 135, 144
 military land warrant trading, 32
 Wimico and St. Joseph Land Company, 332
 Windham, Conn., 23
 Windsor, Conn., 45
Winning of the West, The, Theodore Roosevelt, *notes*, 127, 146
 Winter, Elisha, 204
 Winterbottom, William, 49
 Wirt, William, 208
 Woburn, Mass., 154
 Wolcott, Alexander, 71
 Wolcott, Oliver, 70
 Wolf, Charles J. Michael de, 88
 Woodward, P. H., 123, *note*
Works, Hubert Howe Bancroft, *notes*, 264, 269
Works, Thomas Jefferson, 128; 207, *note*
Works, George Washington, 157, *note*
Works of Daniel Webster, The, *notes*, 236, 276
Works of Henry Clay, 238, *note*
 Wright, John S., 283
Writings of George Washington, The, *notes*, 153, 154, 155
 Wurtz Brothers, 79
 Wyandotte Indians, 316
 Wyoming (Pennsylvania country), 22

 Yale College, 23, 101
 Yazoo country, cession to United States, 137
 South Carolina claims, 124, 125
 Spanish claims, 124, 125
Yazoo Land Companies, The, Charles Homer Haskins, *notes*, 126, 127, 129, 130, 141
 Yazoo land frauds, 124-141
 Yazoo River, 125
Year's Residence in the United States of America, A, William Cobbett, 187, *note*
 Yerba Buena, Calif., 259, 261
 Yonkers, N. Y., 328
 York Lord, 19
 York Pa, 20
 Youghioghehy River, 5, 8
 Young, John P., *notes*, 258, 262
 Young, Notley, 158
 Yrujo, Marquez de 39

 Zavala Lorenzo de 223, 226