

24. A New Home in Iowa

Now it is time to talk about their home in Iowa. The records show that Heinrich and Maria were in New Vienna in their own domicile, not staying with another family, when the Iowa State Census was taken, which we think was June/July of 1854. For the reasons we have already discussed, we have proposed that Heinrich and Maria were probably in New Vienna in March or April. The record of sale for the farm they bought is dated December 30, 1854. The deed was filed for record a whole year later, in December 1855. Does the delay in filing the deed for record indicate a possible similar delay in recording the actual sale, such that the buyer and seller may have had a “handshake” transaction months before the sale was recorded? If that were the case, Heinrich may have bought his farm any time after he arrived in New Vienna and could be living in his own house on that property by the time the Census was taken. We also do not know if there were an illness or an absence in the Clerk’s office in Dyersville that delayed the recording of land sales. There might even have been a problem with the title to the land that delayed the record. Heinrich could also have simply rented the farm with intention to buy.

An unexplained and interesting anomaly is that Heinrich bought his farm from John Klosterman for \$450, the same price John had paid for it four years earlier. Land values had continued to rise during those four years, and the question, of course, is why did John sell the farm for the same price he paid for it four years previously? We also have the puzzle about the census entries for 1856, in which John Klosterman is listed immediately following Heinrich Segbers. These puzzles open several avenues of thought and hypotheses: 1) Because the Klosterman farm Heinrich bought is adjacent to the farm of Gerhardt Lammers, Heinrich’s brother-in-law, is it possible that Gerhardt had planned to buy the Klosterman farm and perhaps had even started to farm on it and had built a house on it on the Military Road? If so, the farm would have been move-in ready for Heinrich and Heinrich could have farmed the land near Gerhardt while John Klosterman continued to farm the northern area. If John continued to use the farm he may have reduced the price of the farm. Heinrich had 15 ¼ acres under cultivation and John had 18 and ¼ acres under cultivation, and the total farm was 160 acres. 2) Is it possible that the Lammers brothers had arranged with John Klosterman to hold the farm for Heinrich, at the agreed-upon price, but Heinrich was delayed coming to New Vienna? 3) Did Heinrich send money to the Lammers brothers to hold the farm for him, and did they then hire workmen to build a house on the farm in preparation for Heinrich and Maria? 4) Did the Lammers brothers loan money to John Klosterman if he was in a pinch, but upon the stipulation that the farm would be for sale for \$450? 5) Did John Klosterman pay too much for the land when he bought it in 1850, and the value of the land in 1854 was indeed \$450? 6) Did Heinrich and Maria settle on the farm and rent it until December 30, with rent money during that year effectively increasing the sale price John ultimately received? We will keep these questions in mind as we research the primary question now, which is, “Was the Klosterman farm move-in ready, with a house and with land that had been farmed or could be farmed without a lot of clearing?” The records show us only that Heinrich and Maria Segbers purchased from John and Maria Anna Klosterman a farm of 160 acres total, at a price of \$450. Here are some reflections from Cousin Fred:

The farm that Heinrich and Maria bought was 160 acres in Sections 29 and 30, and another 20 acres in Section 5, for a total of 180 acres. They bought it from John and Maria Anna Klosterman for \$450 on December 30, 1854, and the deed was filed for record on December 21, 1855. The main parcel of land was in Liberty Township, about 4 miles northeast of New Vienna. The original Homestead was 80 acres plus 80 acres plus a second parcel of timber 20 acres. John Klostermann

was the first schoolteacher in New Vienna and had bought this farm in 1850. The 160-acre farm that John Klostermann sold to Heinrich Segbers in 1854 was purchased from Bernard Stuntebeck in 1850. Stuntebeck purchased it from a military grant of a soldier named Joseph Spitzer in 1850 and sold it that same year to John Klostermann, so he may have been a land dealer. But John Klostermann bought and sold a lot of land, so he may have also been a dealer. Records show only that John bought a farm north of New Vienna in 1846, and that he was the first schoolteacher in New Vienna.

I think John Klostermann definitely had a house on the farm. The Klostermanns were some of the first to arrive in New Vienna, and land was cheap, usually about \$1.25 per acre. As we know, the Military Road was already there, on the ridge, giving good access to the land. Heinrich bought the 160 acres from John Klostermann in December of 1854. I think Heinrich may have rented the farm from John Klostermann, on a rent-to-buy arrangement, not an unusual arrangement, with rent applied to the cost of the farm, or that Heinrich put some money down on the farm, and the final payment is listed as cost on the deed, as is the case of my great-grandfather. With that in mind, I think John Klostermann had lived on the farm, built a home, etc. and then completed the deal to sell the farm to Heinrich in December of 1854.

So we know that Heinrich (spelling above is as it was in the census) had crops in 1855, so he started farming right away. It seems odd that John Klostermann was the very next entry. It also appears that John's land might be a little better! (Either that or he exaggerated!). 15.25 acres under cultivation (plus a garden) doesn't seem like a lot out of 160 acres, but it is comparable to my great-grandfather who had 18 acres under cultivation and started farming in 1884.

John Klostermann was right behind Heinrich on the 1856 Census. That would seem to indicate that John and Heinrich were neighbors, if the census taker went from house to house. On the 1874 Plat Map John Klostermann is not close to Heinrich at all, and there are potentially quite a few farms where the Census taker would have stopped before coming to the Klostermann farm. Might this indicate that John was living a lot closer to Heinrich's farm in 1856? Would it have been possible that John was actually living on the farm that Heinrich bought, and that in exchange for Heinrich allowing him to remain on the farm while John built a new house on the farm he moved to, on the 1874 Plat Map, he would have accepted a cheaper price from Heinrich?

I went back through some of the online census information. The census entries are not always listed in the order of the neighbors going down the road, but sometimes in general areas. But I, too, have wondered if John Klosterman and Heinrich might even have been farming the same farm for a year. The 160 acres certainly had enough hilltop land that each could have had 20 acres under cultivation. The 1854 Iowa census is just a headcount, but it has Henery Seybers listed with 2 males and 3 females in the household. Eight entries later is John Clusterman preceded by Plathe, Bonecampe (Bohnenkamp) Luke (Loek) who are neighbors to John Klostermann in section 31 on the 1874 map, which would mean that John Klostermann was not living near Heinrich.

I'm just puzzled by the lack of increase in value of the property in the four years that John Klostermann owned it. Horatio Sanford counted on improvements being made increasing the value with his "entering land in time" plan. He assumed that even if the farmer/buyer couldn't make the payments, the land would be improved by being farmed, and he could sell it for more than he paid for it. However, when I think of the value of 180 acres for \$450, that's \$2.25/acre for the farm and \$.50/acre for the timber. It is

a military grant, and those records online do not show how much the land sold for. Elizabeth Espe sold her military grant for 80 acres to Bernard Detten in 1862 for \$50! That became the Detten farm between the two Segbers farms that later became the enlargement of the Klas farm (in 1884). In the early days, people sometimes lived in town and worked the land to get started. My great-great grandfather, Henry Klas Sr. and his son, (my great-grandfather, Henry Klas, Jr.) lived in New Vienna (town) in the 1856 census, and Henry Jr. had farm produce (wheat, corn, potatoes, hogs). There was also another person, Oscar Miller, a German-born physician, living with them in New Vienna who also had crops. We think maybe Henry Jr and Oscar rented Henry Sr.'s 80 acres by Heinrich's farm.

I think Heinrich built one of those houses built into a hillside, with a "walkout" basement and maybe two rooms above ground level. A number of early houses east of New Vienna, where it is more hilly, were of that design. The original Klas house, just a half mile away, was of that design. There was timber with the original purchase and Heinrich bought another 10 acres of timber in Sec 6 in 1856 from Henry Tauke for \$120, so he needed lumber, probably for buildings and rail fences, etc.

So with the Lammers to help, I can see where Heinrich and family could have begun farming and built a house in 1854. And if the Lammers were already farming, they would have a plow...and that is all about the only implements necessary to get a crop. In the 1856 census, my great-grandfather on the Klas farm nearby, produced 140 bushels of wheat on 10 acres, 300 bushels of corn on 7 acres, and 50 bushels of potatoes on one acre. They also sold four hogs at a value of \$30. And the 80-acre Klas had a lot less hilltop (on 18 acres) under cultivation.

Plat maps were available only when the county or state printed an atlas. In Dubuque County, I think the early dates are 1874, 1892, 1894, and 1906.

We have an interesting puzzle to solve now! We will bring to our search everything we have learned about Heinrich and Maria, plus all the land records and census information we can find, plus some deductive reasoning to fill in the gaps where hard data is not available. We will start with land records, and census information, most of which comes directly from the many hours of research conducted on our behalf by our Cousin Fred Althoff. Then we will follow up with a fairly lengthy discussion in which are recorded many conversations with Fred during the tedious process of trying to ferret out facts to support best conclusions. First we will take a brief digression to enlarge upon what we know or surmise about the "money trail".

It seems there may have been money in the Lammers family. The three Lammers siblings and Heinrich came to Cincinnati in 1845 from Germany. The Lammers brothers left Cincinnati in 1849-1850 and went to Iowa where they bought farms with original patents in New Vienna, meaning government-owned land purchased by pioneers or given to Civil War soldiers in lieu of wages. Original patent land typically sold for \$1.25 an acre then. Here is information from Cousin Fred:

There is a large John Lammers farm just north of the Lampe and Crebel farm on the 1869 plat. In the Lammers notation it says that John Lammers married Katherina Brandt (1828-1899). John bought 160 acres from a military grant, which was located just east of the J.B. Roling farm, where Mary Roling lived before marriage. 40 acres of the land was adjacent. This farm was three miles

northeast of New Vienna, and the north end of the current Klas farm there was once part of the Lammers land. They later moved to a farm northwest of New Vienna, in Petersburg. Children are Rudolph, who married Mary Bohenkamp and moved to Remsen, Iowa, Mary (Mrs. Frank Naber), Susan (Mrs. Bernard Wessels) and Henry who married Theresa Wessels. They lived on the Lammers homestead at Petersburg. The 1894 plat shows the Lammers farm at Petersburg owned by Henry Lammers, so that must have been the Lammers homestead. By the way, the land around the Crebel/Lampe/Lammers farms is some of the best in the area, and the Lammers farm was 237 acres in 1869, so I think the Lammers were wealthy. The Lammers farm is still a Lammers farm in 1930.

Gerhardt Lammers bought a farm from a military grant (Uriah Wiltse) in January 1851. It is the farm that became the Hoeger farm just north of the Heinrich Segbers farm. Note: Gerhardt is Hermann Gerhardt, one of the two Lammers brothers who emigrated with Heinrich and Maria. A common German practice was to call a man by his second name. So if the man were named Hermann Gerhardt Lammers, he would go by Gerhardt.

So John and Gerhardt bought their farms in New Vienna in 1850 and 1851 respectively, both from military grants. It is possible that some land or financial transaction had occurred in Germany that enabled them to come to America with money to buy farms. We have a long and interesting genealogy for the Lammers, going all the way back to 1595 and including one instance of a man marrying into the family and taking the Lammers name. This situation often indicated land wealth, that the land was entailed so that only a person with the Lammers name could inherit it. Maria's father Rudolphus Ruschen Lammers (1782) was the child of Johan Ruschen (1755) and Maria Elizabeth Lammers (1742). Maria Elizabeth Lammers died at age 41 when Rudolphus was around one year old. Johan remarried twice and had four more children, all of whom were named Lammers instead of Ruschen. It would seem that the land had passed to Elizabeth and at some point Johan took the name Lammers and/or gave the name to all of his children in order to keep the land in the family.

Continuing back in history, Maria Elizabeth Lammers was the daughter of Rudolphus Lammers (1706), who was the son of Herman Lammers (1679), who was the son of Rudolphus Lammers (1649) and Talia Von Hausen (1650). Talia Von Hausen (also known as Thecia Von Hausen or Talle Von Hausen), born July 1650 in Sustrum, was the daughter of Gerardus Zum Hausen and Thalia Von Dem Hausen. As the daughter of a Baron, did Talia bring land or wealth to her marriage to Rudolphus Lammers? The land would have been in the Sustrum area. Both were born there and they married on December 1, 1675 in Steinbild. Rudolphus was the son of Herman Lammers (1620), who was the son of Elsa (last name unknown, spouse unknown) who was born in 1595 in Sustrum. This was at the beginning of the Dutch Golden Age, when the Netherlands were the masters of the sea and trading. Was it at this time that the Lammers might have come from the Netherlands to Germany? An interesting Story for the future, my Little Dear One! Let us return to the Story of Heinrich and Maria.

We have no information at this time about Heinrich's life or family in Germany, or whether Heinrich brought money from Germany, or whether Maria had a dowry share in the Lammers money. It would be logical to think that if property in Germany was sold, the profits would have gone to all the

siblings, and that Heinrich and Maria as well as the Lammers brothers came to this country with some money and bought farms in Cincinnati. What we do know from records is that Heinrich and Maria had been in America for 11 years by July 31, 1856, that they had settled in Cincinnati from 1845 until after my father Henry was born November 25, 1853, that they spent a little over 8 years in the Cincinnati area, that they joined the Lammers brothers in New Vienna, Iowa sometime probably before June 1854, and bought a farm there in December of 1854. Now it is time for the research.

Here is a synopsis of the chronology of land records in Iowa, compiled by our Cousin Fred, starting with the farm purchases of the Lammers brothers and highlighting Heinrich's acquisitions and dispositions of property from 1854 to 1884, the time of his death.

- 1850, John Lammers buys 160 acres of land from a military grant in sections 27 and 34 of Liberty township and starts farming.
- 1851, Gerhardt Lammers buys 160 acres of land in Section 19 from a military grant. He may have bought 40 acres from the government (pres. Zachary Taylor), in March 1850. There is a patent record for a plot that has the same description as one in the 160 acres.
- 1854 Heinrich buys 160 acres adjacent to the Gerhardt Lammers farm and 20 acres of timber in section 5 from John Klostermann for \$450. Henry has experience in improving a farm from his time in Ohio. His in-laws, the Lammers, help him build a house ... modified log cabin or hillside home on east side of military road in SE quadrant of farm.
- November 22, 1856, Heinrich buys 10 acres of timber in Section 6 for \$120 from Henry Tauke.
- Nov. 20, 1863, Heinrich buys land from Alonzo Barrett: NE 1/4 of NW 1/4 of Section 16, SE 1/4 of SW 1/4 and SW 1/4 of SE 1/4 of Section 9, adjoining pieces of land.
- Feb 28, 1865, Heinrich buys land from John Maiers and wife in Section 9: NE 1/4 of SW 1/4, W 1/2 of SE 1/4 and S 1/2 of NW of NW 1/4 of Section 5 (20 acres timber). On the 1874 plat map, this is two 100-acre farms, with Heinrich owning the north 100 acres and J. Friepers owning the south 60 acres in section 9 and 40 acres in Section 16.
- January 25, 1867, Heinrich buys 80 acres farmland and timber from Bernard and Elizabeth Beckman: E 1/2 of NW 1/4 of Section 30 (west of Heinrich's farm) and 17.5 acres of timber in Section 8 (fractional W 1/2 of NW 1/4 of NW 1/4) for \$3,950
- Sometime before 1874, Heinrich sold the south 100 acres of the 200 acres in Section 9 and 16 to J. Friepers.
- June 30, 1877 Heinrich sells the Beckman 80 and 17 acres of timber to Henry for \$4,000
- 1880 census shows these living on one farm in Section 9 and 16: Theodore Frikpers, 65, single, head of household; Peter Frikpers, 51, brother; William Zewen, 45, brother-in-law; Susana Zewen, 45, sister; Katherine Zewen, 10, niece; Peter Zewen, 8, nephew; Clara Zewen, 6, niece; Theodore Zewen, nephew. There were three farmsteads on the 200 acres in 1874.
- February 28, 1879 Henry buys the Stephen Willenborg land and timber: 88 acres in W 1/2 of NW 1/4 of Section 30 (88 acres), fraction piece of S 1/2 of SW 1/4 of SW 1/4 of Section 19 (21.71 acres, future location of new brick home), and 20 acres of timber in

Section 7n W ½ of SW ¼ of the SW fractional quarter containing 20.63 acres (timber). Henry's farm is now complete.

- December 19, 1881 Heinrich sells the north 100 acres of land in Section 9 to Theodore Trippers/Frikpers.
- Heinrich has now sold all his property except for the 160-acre original farm in Sections 29 and 30, which he wills to his son, William before his death October 4, 1884.

All of this buying and selling at first seems to indicate that Heinrich was trying to be a land dealer, but when the dates of purchase and sale are aligned with family information, it becomes clear that what Heinrich was doing was leveraging his wealth to give his children good starts in life, which at that time meant helping them buy farms.

Heinrich bought his first 160 acres in New Vienna in 1854 and farmed it for about 8 years before starting to buy more farmland (other than the 10 acres of timber he bought in 1856 for \$120.) Starting in 1863 Heinrich went on a buying and building spree, purchasing a farm in 1863, another one in 1865, another one in 1867 and then building a large brick house on the homestead in 1869, one of the best homes in the New Vienna area at that time. We will see a picture of this house later. By January of 1867 Heinrich owned four farms: the homestead, two farms north of New Vienna, and one farm about a half mile west of the homestead. At this time he was 48 years old, Maria was 52, Mary 19, Sophia 17, Henry 14, John 12, and William 8. At the time they moved into their new brick home in 1869 Heinrich was 50 years old, Maria 54, Mary 21 with two children and farming with Henry Halbur in Luxembourg, Sophia 19, Henry 16, John 14, and William 10. The three boys would have been helping their father farm the homestead. Sophia would have been helping her mother in the house until her marriage two years later.

Heinrich's oldest daughter Mary, born March 17, 1848, married Henry Halbur October 3, 1865. The young couple farmed on one of the farms Heinrich bought in Section 9 in Luxembourg, just north of New Vienna, either the farm he bought in November of 1863 from Alonzo Barrett, or the one he bought in February of 1865 from John Maiers. His remaining farm in Luxembourg and his farm near his homestead would have been rented out. I believe that Heinrich bought these farms to give his children the opportunity to farm and earn money, and I think Henry and Mary Halbur farmed on one of the farms in Luxembourg for 8 years. Their first four children, born in 1866, 1868, 1869, and 1871, were born in Luxemburg. In 1873, 8 years after their marriage, Henry and Mary Halbur bought 160 acres of farmland south of Halbur in western Iowa, at \$12.00 an acre, a cost of \$1920, about half the cost of a comparable farm in New Vienna. Their fifth child was born April 1875 in Halbur, and the rest of their children were born there also. I believe the young couple earned the money to buy their farm in Halbur by farming one of the Luxembourg farms Heinrich owned. Very sadly, seven of their eleven children died in infancy.

Heinrich's second child Sophia, born October 4, 1850, married Casper Riesberg January 17, 1871, at age 20. They may have farmed one of Heinrich's farms for a while until they bought their own farm in New Vienna, which was just south of and across the road from the Beckman farm Heinrich bought in 1867 and that Henry bought from Heinrich in 1877. On the 1874 Plat Map the Riesberg farm is just south of the Heinrich Segbers farm. By 1873 Sophia and Casper had three children, and Mary and Henry had four children and were buying a farm in Halbur. It was around this time

Heinrich sold the south farm in Luxembourg, which may have been the farm Mary and Henry had been farming.

Two years later Heinrich's third child Henry, my father, born November 25, 1853, married Mary Roling, on June 1, 1875, at age 21. Henry could have been working the farm near the homestead even before he was married and then brought his bride there. Two years later, when Henry was 23, he bought that farm from his father Heinrich on June 30, 1877.

Heinrich's fourth child John, born December 6, 1855, married Anna Klaus February 18, 1879, at age 23. It is possible that he had been working on the north farm in Luxembourg for a few years, and it is possible his father loaned him money to buy a farm. When John married in 1879, he bought a farm in Dyersville from Joseph Pasker in Section 16 of Dodge Township (88), Range 2, and he and Anna lived there, where they had three children before Anna died April 13, 1890. The land was southeast of Dyersville, and about 10 miles from the farms in Liberty Township. It was subdivided into "lots" when John bought it and he sold parts of it to different people over the years. Two years after John bought land in Dyersville Heinrich sold the north farm in Luxembourg, on December 19, 1881. By this time all his children were situated on farms of their own except the last child William who was still living at home and working the homestead farm. My uncle John had a relatively tragic life. His wife Anna died in April 1890 leaving three children ages 6, 9 and 11. John remarried February 10, 1891, and then he himself died three months later, May 15, 1891, leaving a wife two months pregnant. He was 35 years old. Because he sold some of his farm over the years, it may be that he had a health problem that prevented him from being a successful farmer. He died a few months before I was born.

Heinrich's fifth and last child William was born August 22, 1859, and married Anna Roling, my mother's sister, on May 22, 1883 at age 23. He inherited half of the family homestead when Heinrich died October 4, 1884, and the remaining half when Maria died August 16, 1899. He raised his family there.

Heinrich wrote his will at "age 63" and died a little over a year later. We are not certain of his exact age because we know only the year of his birth, not the month and day. In his will, Mary, Henry, and John received \$100 each, Sophia received \$600, William received half of the family farm, and his wife Maria received the other half, which was to pass to William upon Maria's death. Fred: "The German custom was to designate one child to get the farm (modified primogeniture), and often with the condition that the parents would have a place to live and be taken care of by the child designated to inherit the farm. This was a way of passing on the farm and making sure parents had a place to stay. It is actually a rather unique way of doing it, giving half now and half at the death of the last parent. Also, many times parents didn't want to put money into farms for improvements, and this arrangement held the inheritor to the place. In addition, the inheritor would have frequent guests as other siblings came to visit the parents." We do not know why Sophia received more. Maybe she did not receive as much initial help buying a farm, if her husband Casper Riesberg brought money to the purchase. Or this comment from Fred may apply: "The age at which a daughter married sometimes made a difference in inheritance. Girls who married young received less than girls who married at an older age. This was based on two things: girls who married later may have worked out as hired girls, with their earnings going to their parents, or girls who stayed home longer

before they married may have worked on their parents' farm and helped the parents increase their wealth or may have helped to care for their parents." Mary married at age 17, Sophia at age 20.

So yes, the wealth Heinrich accumulated by buying farms had thus made it possible for him to help all five of his children buy or have their own farms, and my father Henry carried on with his children the legacy his father had established. As Fred said, "Overall, Heinrich Segbers did well, buying land (160, 100, 80 acres), possibly renting it out, building a home. Heinrich was a generous dad, buying farms for his children. But maybe the Lammers were generous to him, and he was 'paying it forward'. And we have to remember these were very good years for farming. Parity reached 200 during the Civil War!" Henry Jr. did well also, buying two pieces of land for \$9,000, building a new brick home, etc." It must have been a very satisfying feeling for Heinrich and Maria to have come to this country as immigrants, to have built a good life here and accumulated enough wealth to help all of their children buy farms, and then to have most of their children and grandchildren farming quite close by, at least until Mary moved west. Mary had 11 children (4 living), Sophia had 8 children, Henry had 14 children (12 living), John 4, and William had 11, so 39 grandchildren living and 31 grandchildren living nearby, including me.

Here is a summary Cousin Fred compiled from 1870 census records, showing Heinrich's wealth and how his achievements compared to those of his peers in the New Vienna area.

The 1870 federal census has some information on wealth. Heinrich did well in building real estate wealth from his first purchase in 1854 to his holdings in 1870 (26 years, or about a generation).

At age 52, it looks like he had 340 acres of farmland, plus at least 57 acres of timber on the 1874 plat valued at \$11,000 plus \$1,600 in personal property (livestock, implements, savings), plus he built the brick home in 1869!

Here are some comparisons with his neighbors. Re=real estate pp=personal property. Direction is from Heinrich's 160 acres.

John Klostermann, 53, \$12,000 re; \$3,200 pp

Jos. Plathe, 52, \$12,000 re; \$2,100 pp

Henry Willenbring, 45, \$5,000 re; \$1,500 pp (east)

John Bohnenkamp, 57, \$5,500 re; \$5,500 pp

Francis Vorwald, 55, \$4,000 re; \$1,300 pp (north)

Bill Riesburg, 51, \$5,000 re; \$1,000 pp (south)

Bernard Detten, 52, \$3,200 re; \$1,200 pp (west)

Stephen Willenborg, 32, (owned west 80 plus 17 acres that Henry purchased)

\$2,500 re; \$1,700 pp

Henry Pasker, 51, \$8,000 re; \$4,000 pp (Bought John Crubel's first farm when John moved to Petersburg.) Interesting stuff!

Now let's look at some more census information that is currently available. Again, the following data was gleaned by Cousin Fred through visits to county courthouses and libraries.

The 1854 Iowa State Census

Henery Seybers in a household with 2 males and 3 females, one voter and one person eligible for militia. Note: Women did not have the right to vote until 1920.

John Klosterman, from whom Heinrich bought a farm, in a household with 4 males, 3 females and one voter and one militia.

The 1856 Iowa State Census (Cedar Rapids Library microfilm P. 434, p. 11 of Liberty Township)

Henery Sebres, 35, born in Germany, resided in states 11 years, occupation is farming; Mary Sabres, 37; Sophia 9; Mary 5; Henry 2; John ½; 1 naturalized voter and 1 militia in household (would be Henry); 10 acres of spring wheat planted, 100 bushels produced; 5 acres of corn planted, 50 bushels produced; 1/4 acre of potatoes planted, 30 bushels produced; 5 hogs sold, market value \$20. Note: This crop data must be from 1855, as the census was certified in July 1856.

The very next entry in the census was John Klostermann, 32, resided in state 10 years, born in Germany, farmer; Mary, 30; Francis, 11; Casper, 8; Anne, 6; Joseph, 4; 10 acres of spring wheat planted, 100 bushels produced; 8 acres of corn planted, 160 bushels produced; 1/4 acre of potatoes planted, 35 bushels produced; 5 hogs sold, market value \$40.

The only other relatives I could find were John B Roling, 34, born in Germany, in state 7 years. Elizabeth, 20. There was no other information and it appears these were the only two people living in the household. I did not find John Crubel/Crebal in the Liberty or New Wine township 1856 census.

I did find a John Lammis (thought it might be Lammers), 36, 9 years in state; Catherine, 34, Theodore 4, Rudolph 3 and Mary 6 mos. They had 15 acres of wheat producing 230 bushels, 2 acres of corn producing 35 bushels, 7 acres of oats producing 300 bushels (not very many farmers were growing oats), 1 acre of potatoes, 6 hogs sold for \$60, and they made and sold 150 lbs of butter.

I didn't find John Crubel or Riar in the Buchanan County census, but many of the pages were so faint they were impossible to read. I went through 1856 census twice for Colony Township but did not find John Crubel. I also looked for the Lampe name, as John married Catherine in the next year or so but could not find it. I did find a Theodore, 51, and Catherine 49, Lampey, and three children, the oldest, a daughter I believe, was hard to read, but it looked like Heireson, 20, and Henry, 18, and Barney, 6.

The entries around them were Clause, Oberman, John Huesling, Schulte, and Oberman. I can find the farms on the 1874 map, NE of New Vienna. I think I looked up the Lammers farms once, and one became a Detten farm (not the Detten farm by Heinrich--but the house by the Detten farm by Heinrich was moved to this Detten farm when my grandfather bought the Detten farm in 1884). Anyway, the Detten farm that was a Lammers farm is a quarter mile from the J. B. Roling farm on the 1874 map. The other Lammers farm became the Vorwald and Hager farm just north of

Heinrich's farm, and 10 acres of it became the north end of the Detten farm that later became the Klas farm. So, the Segbers/Rolings/Lammers were very connected land wise. And the Lammers were certainly ahead in crop production, which supports them being here 9 years before the Segbers.

The 1860 Iowa State Census

Henry Segbers, 45, Farmer, born in Hanover; Mary, 46, born in Hanover; Mary 10, Sophia 8, Henry 6, John 4, and William 1, all born in Iowa. (This is not correct. The first three children were born in Ohio.) Henry's real estate value is \$1,500, his personal value is \$400.

John Klostermann 42, farmer. born in Oldenberg; Mary A , 35, born in Oldenberg; Frank, 14, born in Maryland, and Casper 12, Anna 10, John 8, Joe 4, and Henry 2, all born in Iowa. John's real estate value is \$4,000, his personal value is \$840.

John B. Roling 38, farmer born in Hanover, Elizabeth 30, born in Oldenberg, Mary 3, born in Iowa. John's real estate value is \$1,000, and his personal value is \$300. Living in the same dwelling is Jacob Waldhelm, 30, a farmer with a real estate value of \$400 and a personal value of \$220 and Michael Bittgen, 17, a farm laborer. Note: It was rather unusual for someone who owns property to be living with another family, unless it was timber property, and he lived with the Rolings and farmed nearby. He is listed as a farmer and not a farm laborer (hired hand, like Michael Bittgen.) There is a lot of timber even today east of the Roling farm; maybe he was clearing some land.

Also living in that same neighborhood were Bernard Beckman, 50, farmer, and his Mary, 35, both born in Oldenberg, and their children Henry, 10, born in Missouri, and Bernard, 5, Frank 2, and Catherine 6 mos. all born in Iowa. His real estate value was \$600, and his personal value \$180. This must be the 80 acres that Heinrich bought, along with 17 acres of timber in 1867 for \$3,950 and sold to his son, Henry, in 1877 for \$4,000. It seems like Heinrich paid a lot of money, considering the values of the other farms in 1860, but it is a good 80 acres, all hilltop and quite level.

1870 Federal Census

The 1870 census shows Henry Holber (Halbur), 33, farmer, born in Prussia, personal property \$750 (no real estate value meaning he did not own land); Mary, 22, keeping house, born in Ohio. Both have "parents of foreign birth" checked. Henry, 4, born in Iowa, father of foreign birth checked; Anton, 7/1/2, father of foreign birth, (October as month of birth if less than a year). Also living in the household, Catharine Stugenberg, 20, domestic servant, born in Prussia, both parents of foreign birth. The Holber census entry is completely surrounded by the neighbors of the farm in Section 9 on the 1874 plat! The farm is two miles north of Luxemburg, so the birth location of the children is perfect. I think Heinrich may have bought the 100-acre farm for the Halburs to rent in 1865, and the Halburs lived there until they moved to western Iowa. The census estimate of birth year for their son, Henry, is 1865-1866.

The 1880 federal census.

Heinrich Segbers, 63; wife, Mary, 64; son, William, 19; laborer (hired man), Charles Gluth, 17, born in Iowa, parents born in Holstein. Carolina Sinnenberg, 25, servant, no details on birth. Note: At this time Heinrich and Maria had only one child left at home, William, and they had a hired man and a hired girl.

Henry Segbers, 25; Mary, 23; John, 3; Mary, 2; Anna, 6/12, born in January. Bernard Stutenberg, 27, laborer. Note: Henry bought the Willenborg properties in 1879, so he was farming 180 acres in 1880, and already had three children and a hired man at age 25.

Research on land records and census data is tedious and can be confusing. The following lengthy and detailed discussions of the searches that support our conclusions and summaries were conducted mostly by Fred Althoff, our cousin on the Schulte/Althoff side and a member of the New Vienna Area Historical Society, as we have seen. He has spent countless hours researching land records and census data for the Sabers and Crubel families for us. We will include only some of our correspondence with him, and we will start with some information about how land was bought and sold at that time, including by the use of land agents like Horatio Sanford. There is a lot of detail in these records, and we do not need to review it all, but I think by including all the detail here we can get a very good picture of farm and land transactions and value in the time our ancestors were buying and selling farms.

Horatio Sanford started out as a clerk in Dubuque. He made a fortune buying up scraps of land like an odd 20 to 80 acres here and there, as the basic unit of land sales by the government was supposed to be a quarter section (160 acres), and then reselling the scraps. Then he started the "entering the land on time" method, which really was very clever, and a great opportunity for immigrants to try farming Iowa land with no investment. He did all of his own "bookwork" and being in the land office helped him find scraps of land! He ended up "retiring" in New York at a young age. Here's a quote from the *Dubuque Encyclopedia*:

Through shrewd investment in Dubuque land between 1846 and 1858, Sanford saw his net worth increase from \$10,000 to over \$100,000. Between 1846 and 1864, this enterprising Dubuque businessman was involved in 2,879 private land deals.

Sanford never hired a clerk or entrusted his business to anyone else. This fact is made even more incredible when it has been estimated that over one million acres of land in northern Iowa passed through his company, H. W. SANFORD.

At first when I read about him, I thought he was an opportunistic capitalist, which he was. But because he only charged 25% interest when the banks were charging 30 and provided opportunities for many immigrants to get a start in the New World, I also see him as more of a "facilitator" for immigrant settlement. He made land available to immigrants for about \$1.75 per acre, which is probably what it was worth by the time the farmer owned it.

Examples of land deals: In 1860, Henry Klas Sr. sold the 40 acres with the homestead of his original purchase to his son for \$500, or \$12.50 an acre. In that same year, my great-grandfather, Theodore Althoff (brother of Franciska Hoefler) purchased 80 acres he had been renting at not-yet founded Petersburg for \$1,100 or \$13.75 per acre. The land touched the farm later owned by John Cruebel,

Sr. and was excellent land. But this also shows how land escalated in value as it was "improved" with buildings, fences, wells, etc.

Since we think the Segbers farmed in Ohio, I agree that they bought a farm in New Vienna with the money from the sale of the farm in Ohio. That was the trend, and that trend continued even to the moves to western Iowa, South Dakota, Minnesota, etc. and even to Wisconsin in the early 1900s.

The 1874 plat map of Liberty Township, Dubuque County, shows three Sebers/Segbers farms of interest, 80 acres owned by H. Sebers in Section 30, just north and west of the Klas farm; 160 acres in Sections 29 and 30, just east of the Klas farm, owned by H. Segbers, and 100 acres about 1.5 NW of Luxemburg owned by H Segbers. The one on the west is the farm where Mathilda grew up. Mathilda's brother Arthur took over the farm in 1920, and he raised his family there. There is also a farm further north in section 9 that is H. Segbers. I researched all of them, and they all were originally military grants from the government, a practice used to entice young men into the military. The grant sales range from 1849-1853. Looking through the military grants, I did not find any familiar names. However, many of the grants were sold to New Vienna family names (Wernke) etc., as well as to land dealers (Horatio Sanford). The military grant was in the soldier's name but went to designated relatives if the soldier did not return from battle. The soldier or the beneficiary could sell the land with no requirement to live on the land (as was required with the Homestead Act.) I did find some original patents (government land purchased by pioneers) for the Lammers family. The north end of the Klas farm, my mother's family farm, 1851-2004, was once part of the Lammers land.

There are a couple of timber plots for Segbers (20 acres), Sebers (10 acres). Most people had a timber in those days to provide wood for building, heating, etc., as the land farther away from Wilson's Grove was prairie. The Klas timber was 40 acres and was in the family from 1866-1963. It was four miles from the Klas farm, so they did a lot of cutting, drying and splitting of wood in the timber and then hauling it home. There was a saw mill on the edge of the big Pine Hollow Forest, in the NW corner of the township, so the beams and boards for building were sawed there. The split wood was hauled home, but my mother said they always hauled some "stumps" home to the farm to put in the wood burning, pot-bellied stove that heated the house. They used them on a cold winter night because the stump would burn for most of the night.

The 100 acres in Section 9 is definitely farmland. There is a marker for a farmstead on the property. There are two plots of timber. One is a 17-acre plot in the far northwest corner of Section 8 with H. Sebers as the owner. Another is the 20-acre plot in the northwest corner of Section 5 with H. Segbers as the owner. It is one mile straight north of the 17-acre plot. All three of these plots are not on the 1906 plat map. The Bureau of Land Management site shows that the 100 acres of land was actually in two parcels. Both were military grants. The east part is a military warrant for William Barney sold to Henrietta and John King on 9/1 1853. The west part is a Military Warrant sold to Horatio Sanford (land dealer) on 8/15/1850 by Isaac Ware and Matthew Parker. Neither of these are names familiar to the area; one was probably the soldier, the other the designee. On the 1869 plat map there is a Lampe farm just west of the farm that John and Josephine Crebel lived on in 1894.

I have the impression that John Klostermann was an educated farmer, so he taught school and farmed. If the school was in New Vienna, it may have been in the partitioned part of the first log cabin church. Driving in from Heinrich's land was quite a distance in the 1850's. The first school in New Vienna was started in 1847, 3 years after the settlers arrived, and was held in the settlers' homes, with John Klosterman the teacher. Later, classes were conducted in a sectioned-off part of the log church. This was the original St. Boniface Parish School, operated as a public school then. Since Heinrich and Maria bought a farm from John Klostermann, they definitely knew him and may have discussed the education of their children with John.

And there are several John Klostermann farms in Liberty Township (200-acre farm in section 16, just west of Luxemburg. So it is hard to reach a definite conclusion on John. On the 1874 plat of New Wine township (New Vienna), there is a development of 16 5-acre lots platted (80 acres) right across the road (south) from John Klostermann's farm, and on the east side of a J. Klostermann's farm. The platted area is just 40 acres from the north edge of the New Vienna town plat. Seems like the thinking was the town would grow to the north (never did; that is still farmland today, with 10 acres, 2 plats in the middle, still belonging to the Klostermann farm on the west side!)

The farm that John Klostermann owned on the 1874 plat is only a half mile from New Vienna, and is 180 acres, south of the Sabers farm. There are two homesteads on the farm. Being closer into town may have raised the value and it does have a creek/water supply on edge of the property, close to the houses. It is good land ... the current CRS (corn production rating which determines land value) is in the upper 70's (usually in the 80's is as high as it gets; the former Crubel farm at Petersburg is 85-89!) I also think John Klostermann had timber, and that would be counted in his real estate. There are several J. Klostermann timber plots on the 1874 map. So I think his real estate value could have been \$4,000. (The Klostermanns, by the way, emigrated from Oldenburg, Germany, the Steinfeld area.)

To compare, the farm Heinrich bought from John Klostermann has a current CRS rating of 60-65. Also, Heinrich's farm had and still has a ridge road running through it at an angle. That was not as much of a hassle then as it is now. Farmers with big equipment do not like the acute angles of triangular fields! The current value of the John Klostermann farm is \$6,500, \$7,100, \$7,700 and \$8,000 per acre depending on the parcel, but the farm no longer has buildings (homestead was sold to Jacob Krapfl, whose parents live next door; Marty's brother). The current value of Heinrich's farm is \$5,400, \$6,000 and \$7,500 per parcel. It has the brick home built in 1977 and a full set of buildings.

And just for comparison, my great-great-grandfather, Henry Klas, Sr. bought his farm from Horatio Sanford in 1853. According to the abstract, here's how it worked: Horatio bought 80 acres from the government in 1851 for \$100 (standard rate, \$1.25 per acre), and "entered the land on time" in Henry Klas, Sr.'s name. Henry started farming the land, and in 1852 paid Horatio \$70, which was \$45 principal and \$25 interest (Horatio's rate was 25%; bank rate was 30%). In 1853, Henry paid Sanford \$69, which was the balance of principal of \$55, and \$14 interest, and Horatio deeded the land to Henry. (the abstract says Henry Klas, Sr. bought the 80-acre farm from Horatio in 1853 for \$69!). With this method, a farmer could "buy land" with no down payment and pay for the land and get title to it in just two years. Henry paid a total of \$139, and Horatio made a profit of \$39 on his \$100 investment in just two years. Horatio took the risk that Henry Klas Sr. would make the

payments, but if he didn't, Horatio would have an "improved farm" back and the land would have appreciated in value since land prices would have gone up since his purchase in 1851. Heinrich Sabers paid \$450 for 160 acres of land and 20 acres of timber in 1854. That's about \$2.50 an acre. The Segbers farm is mostly hilltop, which is what people farmed in those days. I think the price was appropriate for the time for an improved farm.

Henry Klas, Sr. (neighbor to Heinrich Segbers, and later to Henry Sebers as well) sold one part of his purchase to his son, Henry Jr. and another part to a neighbor for \$15 an acre in 1862. Three years later, in 1865, Heinrich bought the 100 acres of farmland in Section 9 for \$24 an acre. Two years later, 1867 Heinrich Segbers bought the 80 acres plus 17 acres of timber west of the Klas farm for \$3,950. I'm guessing that was about \$40 an acre for the farmland, and about \$20 an acre for the timber. He sold it to his son, Henry, ten years later in 1877 for about an average of \$37 an acre. The Beckmans were living on the land, so it was "improved" and as I said, it's a good piece of land. (We can add a note here about the Beckman connection, Little Dear One: on January 25, 1910, William Segbers' daughter Theresa, his first child, who was born the night Heinrich died of the leg amputation, married Anton Beckmann in New Vienna. They went briefly to South Dakota, then moved back to New Vienna.)

In 1874, my great-grandfather bought the Bill Riesburg farm just south of Heinrich's farm, and resold parts of it (similar to John Crubel's land deal) for about \$35 an acre, keeping 31 acres for himself. Casper Riesburg lived on the west side of the road in Delaware County, south of Henry's place. The Rolings are still a puzzle. John Roling and Elizabeth Schwabe are, of course, the parents of Mathilda's mother Mary Roling, born May 1857. Elizabeth died when Mary was six and Anna (who married William Segbers who inherited the original Heinrich Segbers home) was four. John remarried and had seven more children with the new wife, a Halbur.

This grid was part of a national surveying plan developed in America's infancy. The Land Ordinance Act of 1785 created this rectangular survey system to help establish land ownership boundaries. Known as the Public Land Survey System, the 6-mile townships, each divided into 36 sections (each a square mile), allow for better description of boundaries. This contributed to the average farm size in Iowa in the 1900 era being 160 acres, as each section split nicely into four farms of manageable size for the technology available to most farmers of the time. *Familysearch.org*

One other thing I wanted to explain ... the fractional 40-acre pieces of land in the Willenborg to Henry Sabers transaction. Two things throw off the perfect grid of pieces of land. One is the curvature of the earth. To make allowances for longitudes lines getting ever closer to each other as they approach the poles, there is a "grid correction" done by surveyors. If you look at the western border of Liberty township, the acreage right below the Willenborg land is 44.88 acres instead of 40 acres. And the Willenborg "80" in the land transaction is actually 88.04 acres. In Iowa, it seems the correction was also adjusted at the other side of Liberty township (Concord Township). There, some acreages are less than 40 acres. So that's why the land description will say a fractional piece instead of a straight 1/4 of 1/4 of a section for 40 acres. The other factor, of course, is roads. There was no allocation for roads in the Township/section method of surveying.

Homestead Deed

John Klosterman and Wife to Heinrich Segbers
Dec 21. 1855

Know all men by these presents, that I, John Klosterman and Maria Anna his wife of Dubuque County, State of Iowa, in consideration of the sum of Four hundred and fifty Dollars in hand

paid by Heinrich Segbers of Dubuque County, State of Iowa, do hereby sell and convey unto the said Heinrich Segbers the following described premises to wit: The west half of the north West quarter of Section Twenty nine, and the east half of the northeast quarter of Section 30, in Township Ninety, north of Range, and the West of the 5th P.M. and the East half of the south East quarter of South East quarter of Section five in Township Ninety South of Range two West of the fifth P.M. containing one hundred and Eighty acres more or less from a Deed dated the first day of May Eighteen hundred and fifty, and we do hereby covenant with the said Heinrich Segbers that we have no part by right of said premises; that they are free from incumbrance that we have good right and lawful authority to sell and convey the same: And we do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Dubuque County A.C.P. Page 4677-468.

Witness my hand and seal this 21st day of December A.D. 1855
In presence of
Henry Schimmel
John Klosterman
Maria Anna Klosterman

State of Iowa
Dubuque County } On this Twentieth day of December A.D. 1855, before me Henry Schimmel, Justice of the Peace in and for said County, personally came John Klosterman and Maria Anna his wife to me known to be the identical persons whose names are affixed to the above Deed as grantors, and acknowledged the same to be their voluntary act and deed,
Given under my hand, Dubuque the Twentieth day, A.D. 1855
Henry Schimmel Justice of the Peace,

Here is the original Homestead Deed for Heinrich's farm, copied from Sylveria Ruden's book, followed by a typed, more readable copy.

Homestead Deed

John Klosterman and Wife to Heinrich Segbers

Deed

Know all men by these present that I, John Klosterman and Maria Anna his wife of Dubuque County, State of Iowa, in consideration of the sum of Four Hundred and Fifty Dollars in hand paid by Heinrich Segbers of Dubuque County, State of Iowa, do hereby sell and convey unto the same Heinrich Segbers the following described premises, to wit: The west half of the north West quarter of Section Twenty nine, and the east half of the northeast quarter of Section 30 in Township 90 which is Range 5 west of the 5th P.M. and the East half of the southeast quarter of the south east

quarter of Section 5 in Township Ninety which is Range 5 west of the fifth P.M. containing one hundred and Eighty acres more or less – from a Deed dated the fourteenth of May Eighteen hundred and fifty and we do hereby covenant with the same Heinrich Segbers that we have lawful seizure of said premises: that they are free from encumbrances that we have good right and lawful authority to sell and convey the same: and we do hereby covenant to warrant prepaid the said premises against the lawful claims of all persons whomsoever.

Signed this 30th day December, A.D. Eighteen hundred and fifty-four in the presence of

Henry Schemmel

John Klosterman

Maria Anna Klosterman

State of Iowa

Dubuque County

On this thirtieth day of December A.D. 1854 before me Henry Schemmel, Justice of the Peace for said county presently came Kohn Klosterman and Maria Anna his wife to me known to be the identical persons whose names are affixed to the above Deed with Gravitas and authority the same to be their voluntary act and deed.

Given under my name December the Thirtieth day A.D. 1854

Henry Schemmel, Justice of the Peace