

Of new townships in this district there are several; some wholly surveyed; of others, only the boundaries are defined.

The surveyed Townships of *Thorne*, *Leslie* and *Mansfield* are pretty well settled,—of which the least is the last-named township, for the most part rocky and unfit for the maintenance of any extensive settlement; the two former townships, according to the census of 1861, were populated as follows: *Thorne*, four hundred and fifty—*Leslie*, two hundred and eighty-five souls; both united in one municipality. The crown still possesses land fit for settlement in these townships, and offers it for sale at the rate of 3s. (60c.) per acre, payable in five years, with interest. Private persons are asking 5s., 7s. 6d., and 10s. per acre for bush land (in the Township of *Bristol* individuals are asking 10s. per acre for bush land). The soil in *Thorne* and *Leslie* is for the most part an excellent quality of loam, unequalled for raising oats, wheat, barley and potatoes. It varies from rich heavy loam to light sandy, and in some parts gravelly; though, indeed, in *Leslie* there is considerable sandy land not very desirable for settlement, particularly not for poor settlers. Those with some capital could do better on such land, as by clearing large portions of it (which is not difficult to do, the bush being light) and sowing down with grass, would be profitable for raising sheep.

The nature of the bush in these townships is mixed; all kinds of hardwood, as maple, birch, beech, basswood and elm. There are also cedar, ash and tamarac swamps or flats, which require considerable draining before they can be brought into a fit state for cultivation; these are generally left for the last in clearing, and when the farmer can best spare the capital and the labor. The soil of tamarac swamps is invariably sandy; that of ash and cedar, loam or clay.

There are several partially cleared farms for sale in the Townships of *Thorne*, *Leslie* and *Mansfield*; some with good dwellings and out-houses, others not so good; prices ranging from \$200 to \$800. Two or three good farms are now for sale in the Township of *Thorne*, prices from \$400 to \$600; parties living upon them being desirous of trying their fortunes elsewhere: some for British *Columbia* and *Fraser River*—others would go still further back in the bush, and commence afresh. There is a class of persons who make a practice of taking up good land in a new township, and clearing from fifteen to twenty acres, and, the first opportunity they get of selling their good-will for something near the price of their labor, will leave, and go on to another bush lot and do likewise; These are generally indifferent farmers either as to knowledge or taste, but great choppers; and as the first crop or so requires only "dragging" into the soil, they keep chopping and clearing, and in most cases sow down with grass along with the first or second crop; this saves labor in cropping, also produces excellent hay, and gives time for chopping more land, and, as remarked above, ready to give place to any comer bringing the money with him.

The majority of the settlers in *Thorne* are Canadian-Irish, and, generally speaking, moved in from the older settled townships, and brought up to a bush-life; there are some English, Irish and Scotch from the mother countries. There are also a number of Germans latterly settled in the Townships of *Thorne* and *Leslie*, who appear to be industrious and successful. In *Leslie* there is also quite a settlement of French-Canadians on a range by themselves. In the rear of *Thorne* and *Leslie* are the Townships of *Cawood*, *Huddersfield* and others, and *Duncan Sinclair*, Esq., is at present engaged in exploring in those townships, whose report will doubtless far exceed in practical information anything I can give. I would just observe that settlers are flocking in, and the good land being rapidly taken up. I am informed that a number of Germans have taken land, and will form quite a settlement of their own.

Large tracts of pine are to be found through all the townships named, and lumbering is extensively carried on every winter, thus creating a market for all the produce raised. The average of the last five years for prices of grain and hay has been—oats, 40c. per bushel; wheat, \$1 per bushel; peas, 65c. per bushel, and hay, \$16 per ton. You will see, at a glance, that these are paying prices, and enables the industrious farmer to make a comfortable livelihood.

The question as to the class of immigrants most likely to succeed is a difficult one and not easy of solution; strictly speaking, the class needed for opening up Canadian forests is a class that cannot be induced to leave the mother country (at least efforts hitherto made in that direction have been unsuccessful); I refer to the well-to-do agriculturists.