

on 2nd; while on 10 days the amount was only a mere sprinkling.

Cloudiness was in excess of the usual amount, and may be divided as 12 clouded, 14 partially so, and 5 clear days.

The wind has maintained the same character of excessive calmness and variability as the previous month, and may be divided as N. 2 days, N. E. 1, E. 5, S. E. 2, S. 6, S. W. 6, and N. W. 9.

Thunder or lightning occurred on 1, 2, 7, 14, 20, 26 and 29th.

A New Variety of Wheat.

We have received a sample of a new variety of wheat, the "White Chaff Midge Proof." The sample sent to us by the Messrs. Bruce, Seedsmen, of Hamilton, was grown by Mr. J. Leo, of Saltfleet, near Hamilton. We cannot think, by its appearance, that it is entirely free from the attacks of the midge.

It is a fine sample—growing two or three inches higher than the Deihl, and ripening a few days later.

The sample is clear and clean, much like the Treadwell in size, but very white. It has yielded this year twenty-seven bushels per acre, upon a clay loam, under ordinary cultivation.

Hints to Guide Farmers seeking new Homes.

The present is the season which some people, (always troubled by a desire for change,) leave their old farms to seek for new ones. There may in some cases, be good reason for this course, but very often the desire to do so, is principally dictated, by the desire for change only—by the idea that some other place is better than the one they have,—and the feeling also prevails extensively, "that as they have failed in acquiring the benefit and independence, they were in search of "where they were," they will simply change and see "what that will do for them," leaving the benefits to be derived, undefined, and in some cases quite imaginary. To any one who is selecting a new home for his family, I would offer a few practical hints for his guidance. Forty years experience in Canada, and a remarkable statistical knowledge of almost all of it, (derived from a series of circumstances, connected with coming in contact with great numbers of people from all parts of the Dominion), has led to the following conclusions.

1st. Do not buy only a farm because it is cheap, especially when you find the former owner, or occupant, has (after many years' trial) failed to do well on it. Recollect, (in comparison with you) he had the land for nothing, because he had it paid for from some source or another, and failed to do any good with it; whilst you have it to pay for, and it may be subject for careful consideration, why you should succeed under less favorable auspices, where he failed.

2nd. "Never buy a wet farm" if your decision, above, is arrived at, by your own having been too dry.

The last season has been a most exceptional one, and the next may be altogether as much the other way, and I would strongly urge great care on this point unless there is some very good reason for such selection being accepted. A wet farm is somewhat similarly circumstanced, to a stony one. To drain it, you must in all probability expend a second value in so doing, before you can derive any benefit whatever at first, just similarly, as you must again expend the value of the land, in clearing away the stone, before you can use it to advantage, or derive proper value from it by the use of improved, and labor saving implements. A stony farm is certainly so much worse, as this, that after clearing away the stone you may have to drain it, and you certainly must do so, to derive full benefit from it. But these improvements are for secondary outlay, you must get immediate good returns, to enable you to pay for the land. Other outlay, may be profitable, and advisable after the farm is paid for, but not often with ordinary means sooner.

3rd. Do not allow your first impressions, and judgement, to be biased, by the owner of any farm, going over it with you the first time. You may be sure he wants to sell (as you want to buy) and from some reason generally best known to himself, and this generally happens to be something that if you were honestly made aware of, you probably would not be so inclined to purchase the farm. I do not mean to say all would refrain from telling the faults the land had, but certainly many would omit doing so.

In such cases both suffer; but yours is permanent, or until some one comes, and does again, what you have just done, "buys the farm under false impressions," whereas the owner or seller only suffers in the opinion of the buyer as an untruthful man.

4th. Never buy a hill-side farm, if you can avoid it although they sometimes bring excellent crops, there is no comfort to be had in working it, whether hauling in grain or hauling goods, all is done with increased labor and difficulty, and at considerable extra expense. Recollect that in all cases if you can manure, plant, work, take off, and market, "the result of one hundred acres of land, so situated that, from "quality of soil," drainage, "position of homestead," distance from market and fifty other causes, not easily enumerated in detail, you can save \$2 an acre every year, from those causes this amounts to an enormous advantage in the first purchase of such a farm in comparison with others less favorably situated, or in other words, such a farm is absolutely worth a capitalized sum, equal to ten years' purchase of the amount actually so saved, and interest thereon included. And in valuing farms, my experience goes to show, that few people will be willing to sell,

a poor farm, or one without these advantages, at a relative low price. And in addition there are many other drawbacks, such as a piece of bad road, a bad hill, or long piece of cordwry crossing that will cause a long and sometimes permanent obstruction. "The fact is one farm has plenty of "water," and another none," facilities for procuring supplies "of all kinds from some neighboring mill or village, railroad station," and many others. All these items most materially influence the cost of conducting to a successful issue, a farm in this country, where labor is so dear, and time is labor.

It is therefore quite apparent, there is much food for reflections, when selecting a new farm, not one tenth of which can be recapitulated here but which will by the advantages, or disadvantages, most materially alter the advisability of purchasing at a price.

And yet plenty of people, can be found, who will recklessly, purchase poor badly situated lands—because "they are cheap," and easily attainable—on which they and their families, will live, and struggle, spending the best of their lives, with scarce sufficient return, to sustain them with ordinary decency as to clothing, and almost without luxuries of any kind, and it is to this cause, amongst others, that farming in Canada, owes its uncertainty; I can at this moment point to hundreds of farms attended with just such results, as have been portrayed.

To a good farmer, a first-class farm, is a very valuable acquisition, and has great value, and most deservedly so, and verily these are, here in Canada, thousands of them also.

It is just so in England; poor lands have a certain value, simply because they are cheaply and easily attainable, and generally so upied by persons, whose ambition or enterprise, does not reach any point beyond simply to exist.

Of course the foregoing observations are made altogether irrespective of any particular value, the timber on such bad lands, may have, hard wood, does not often possess much saleable value,—except for lumberers use—and unless within cord-wood selling distance, the labor of handling it when any where below a value of \$2.50 per cord is too much, except within two trips a day distance of market. All the shipping hard wood, that can be obtained by lumberers, off a hard wood lot, will generally only be worth just enough, to tempt a man to destroy his woods by its sale, rendering the remainder very liable to injury by fire, from the chips laying about, where such selection has been made.

With pine, of course it is very different, but we are now valuing lands for farmers, not for lumber or for lumbering purposes.

In the foregoing comparison of value between good and bad land, I have not yet reckoned the enormous amount as a local over a number of years, a small yield less