

half of Montreal from Rutherglen, and. The scanty stock which he left county are now the very best horses re, and can scarcely be bought for love money. The much talked of "horse of the" we esteem to be a manifest *populusion*. The *fast* man must still drive a horse, the *working* man his *work-horse*. When a heavy load is to be hauled from an ugly place the 2-40 animal must do. The horse of all work is well adapted for a light harrow or for scarifying surface with a light plough, but to heavy land with a good deep furrow it is heavier metal.

RENTING LAND.—We may state the annual rental of fair farms in the county to be \$1.50 per acre including pasture, meadow, and tillage. Farms are frequently let from year to year. To a certain extent this betokens a mutual distrust between landlord and tenant, and is consequently a barrier to any permanent improvement of the lands so let. As the great bulk of farmers are their own landlords it is unnecessary here to refer to the numerous disputes to the landlord, tenant, and the influence by the short sighted policy of the law.

LETTING LAND ON SHARES.—A different method of letting land has, during the last few years been more generally adopted. It is called the share system, which operates in three ways. 1st. The tenant finds all his implements, stock and seed, and yields the landlord one-third of the gross produce and, including hay and straw. 2nd. The tenant finds his own implements and seed and one half of the seed, and yields the landlord one-half of the produce. Or, the landlord finds all the implements, horses and seed, and receives two-thirds of the gross produce. The second is the most commonly adopted, and is the dernier resort of what Mr. Hogan calls the would be gentleman farmer. It is illustrated by the following exemplification of it:—A farmer whom we shall style A. has purchased a farm of 500 acres, where he has cleared, and for 10 years prosecuting with energy and assiduity, he has the best stock within his reach, the best implements to be had in the country, the best laborers at the highest wages, and erected buildings in every respect adapted and convenient for conducting a profitable business. At the end of 10 years

there was but one trifling desideratum: he could not exhibit a balance sheet; in other words it didn't pay. In this respect alone he resembled immortal Meechi of Tiptree Hall, at the end of his 10 years probation, with this difference however, that he failed in securing for himself a name, which was profitably turned to account by Meechi in vending razor strops at No. 244, and 45 Leadenhall Street, London. Discouraged, but not in despair, his farm is now managed on the shares system, and the following are the figures for 1859, an unfavourable year on account of long continued drouth, severe potato rot and frost blighted corn. Hay averaged 1 ton per acre, valued at \$14. Wheat 15 bushels per acre at \$1.10. Oats 35 bushels per acre at 35 cents. Buckwheat 29 per acre at 40 cents. The following is his rotations of crops: 1st. Summer fallow, or hoed crops, manured. 2d. Wheat or barley, sowed with timothy, 1 peck, and 5 lbs. clover. 3rd. Meadow cut 3 years, with half barrel of plaster the third year. 4th. Oats or peas followed by green crop manured. Of 250 acres, 56 were let for \$75 or \$1.35 per acre. 194 acres let on shares which yielded a clear rental of \$4.90 per acre. Orchard and half of pasture retained by landlord.

By his share of produce.....	\$940 04
" Rent from other portions, houses, &c.....	130 00
" Live Stock sold, wool, &c.....	296 00
" Rental of house and garden, (cost £2000).....	365 00
	\$1731 04
Expenditure for seed, &c.....	130 80

Net return.....\$1600 24
Cash value of farm say \$16,000—Interest 10 per cent per annum.

If these examples are of any service in describing our system of farming, we can vouch for the correctness of the statements produced. The first and last are the nearest approach that we can give to any system here. The other two are as yet the exception. Underdraining is much needed here, and little practised; like other improvements it only wants a beginning, and were a few of our good practical farmers to try the experiment of thorough tile draining, we have no doubt but that it would soon become general. Perhaps one of the greatest errors in our system consists in keeping more stock than we have sufficient food for, the result is