

The land about Melbourne is tabular, soil a light loam easily ploughed, and will produce, in ordinary seasons, on an average 26 bushels of wheat per acre. Improved farms in this district, with a dwelling house and barn erected, and about one-third cleared, are worth from nine to ten dollars per acre.

Sherbrooke is well situated on the river Magog, near its junction with the St. Francis; it contains a Protestant and a Catholic church, and several well-built brick houses. A large and commodious hotel and boarding house is now erecting.

The road from Sherbrooke to Burlington, on the lake Champlain, in the United States, distance about 110 miles, is very good throughout, and passes through a rich country; the scenery romantic, picturesque, and in many places beautiful, particularly about Lennoxville, Compton, and Stanstead; in which district are many improved and excellent farms, occupied by highly respectable proprietors. The soil in this district is remarkably fertile, well adapted for grazing as well as agricultural purposes; it is capable of fattening five sheep per acre, and in some instances last season produced forty bushels of wheat per acre.

Improved farms along this line of road, with a dwelling house and barn erected, and one third cleared, are worth from ten to twelve dollars per acre, and in the immediate neighbourhood of Lennoxville from fourteen to sixteen dollars.

A farm of 100 or 120 acres, is quite sufficient for a settler to undertake, and to stock which will require about £100.

The only tax is an annual highway rate of six shillings per 100 acres.

Lennoxville is a most thriving place, and beautifully situated; it contains a Protestant church and many well-built and good houses, principally of wood, neatly painted with virandahs; the distance from Sherbrooke three miles.

The road from Sherbrooke to Montreal, by the Outlet village, through the townships of Stukely and Granby, is also very passable, but not so good as the two before mentioned; the worst part, as before, is through the Seignories, from Chambly to Longueuil, about eighteen miles; but I see, by the recent accounts from Canada, a Bill is before the House of Assembly, to make this portion of the road a turnpike; the whole distance is now about 100 miles, which will be reduced to about 90 on the opening of the new road, making through Orford.

This road passes through the finest grazing country in the Eastern Townships. In Stukely, Mr. Knowlton possesses an excellent farm of 1500 acres, between 300 and 400 of which are cleared, where I saw as fine cattle, similar in appearance to