

greater sum than they cost. But this advantage is progressive, as the new settler, in the course of a few years, will be placed in the same relative position with respect to what he was when he first settled as the old settler is at present. The principle, upon which both the Crown and Company sell their Lands, is the homely one of "first come, first served;" and it would be well, therefore, for new settlers, to choose the richest and best Lands, irrespective of adventitious advantages, which the course of events will necessarily bring round. The cost of Wild Lands varies from six to 15s. per Acre. Clearing can be done at from £4 to £5; but, were a man to manufacture his ashes into pot-ashes or black salts, it would nearly pay for the cost of clearing, as all the timber nearly in the District is adapted to this manufacture.

There is nothing more variable than the price of agricultural produce. In different years and under different circumstances it often varies several hundreds per cent.; and even in the same year, from circumstances, of which we have no previous knowledge, and, if we had, over which we can have no control, will make a difference of 100 per cent., or more. This has been fully exemplified in the District of Huron. Some years ago, when the crops in the United States failed, people came to our barn doors and bought wheat greedily at 7s. 6d. per bushel. Last winter, when there was no demand either in the States or in Britain, the best wheat was sold for distillation at 2s. per bushel. Now, in the month of July, it has risen to 3s. 9d. per bushel; and if, as is very probable, the stock is small, and the harvest late, it may rise to 5s. before the new crop comes in. Every other grain is in the same predicament. Barley sold last winter for precisely the same price as wheat, the reason being that but a small quantity was grown; and the brewers had to purchase it, cost what it might. Under these circumstances, it is quite impossible to strike an average; but, having given the highest and the lowest prices, any body may strike a mean.

#### *Average yield of Crops, &c.*

In all Estimates of the amount of grain produced in new Land, it must be borne in mind that the stumps and the spaces occupied round them take up nearly one-fifth of the whole field, and therefore an estimate of the fertility of such Land must be made at 20 per cent. less than it afterwards will be when these stumps are decayed, provided in the mean time that the farm is judiciously worked, and not exhausted. At present the produce of wheat may be from 18 to 24 bushels; of barley, about 40; oats, rather more; potatoes, 300 to 350 bushels. But this last is a crop which can be cultivated to infinitely greater advantage, and will yield a much greater return, when the stumps are exterminated, than when they are present, because in the former place the plough can be substituted for manual labour in the planting, the dressing, and the digging of them; and the regularity with which these operations can be performed may make a difference of nearly one-third in the produce.

#### *Cost of Houses, Buildings, Furniture, Cattle and other Stock, &c.*

The common Log Hut of 24 ft. by 18, properly shingled, and having two floors and two windows, may be erected for about £14; provided always, which is universally the case, that the neighbours assist at the raising. Frame Houses will cost about 20 per cent. more, that is to say, if you will be satisfied with an unplastered and merely pointed Frame House, and that before you build it you get the lumber required for it cut to order, so that there shall be no waste. The difference between building a Frame House, a Log House, a Stone House, or a Brick House, is very trifling, if you finish them all equally well. The flooring, the roofing, the windows, the doors, the hating and the plastering, are the same in all, and these are the most expensive items in building; but £14 will cover the expense of a Log Hut, such as I have mentioned, with a brick-backed clay chimney, and a cellar in the centre, the boards laid rough, and the walls pointed first with clay and afterwards with lime. Other houses will be more or less expensive according to the price of lumber on the spot, and that is always estimated by the builder previously to commencing.

Common Furniture, such as can be made by an ordinary carpenter, can vary but little throughout the Province, as his wages vary but little in any part of it, and lumber is so small an item in the expense of its construction, that its being a few shillings higher or lower per thousand feet, can make no difference worth counting upon; for the same reason, finer furniture of more expensive woods, made by cabinet makers, can vary as little.

A great depreciation has taken place in regard to Stock within the last three years. During the scarcity of fodder this winter, good cows were sold as low as £1 15s. Now the pasture is abundant £5 is demanded for a first-rate cow, and cows that have calved early, with their calves, have been sold as high as £8 10s.

#### *Price of Provisions.*

Provisions, of course, vary with the price of grain. This winter, as much wheat, say five bushels, as would give a barrel of flour (106 lbs.), paying the miller's toll, could have been had for 10s., the person sending it to the mill receiving in addition the bran and the shorts. At the present price of wheat the same quantity would cost 18s. 9d., and, if matters go on as I anticipate, it will be from 20s. to 25s. before the next crop comes to the mill. Pork, too, has varied very much in price. In the beginning of winter it sold as low as 10s. per cwt. It is now about 25s.

#### *Price of Farming Implements.*

Agricultural Implements are much the same as in other parts of the Province—a plough mounted costs about £2 5s. But if a settler wishes to have a good plough, let him buy the irons, which will cost £1 10s., and get a respectable carpenter to mount them, which he will do for 11s. 3d. Stationary thrashing machines, four horse power, cost about £35; portable, same power, about £40. But people who understand how to go about it, by getting the castings and irons, and having them mounted under their own eyes, get both a better and a cheaper implement.

#### *Climate.*

The Winter in this country generally sets in about the beginning of December, and leaves us early in March. There are, however, exceptions to this rule. It last year (1842) set in on the 17th November, and didn't leave us till April. In 1837 it set in on the 10th January, and left us before the end of March. But, on a fair average, we may say that December, January, February, and March are winter months. The District is on a parallel with the old District of Gore, or what is called the Wellington and Gore Districts. But, being farther to the west, and under the lee of Lake Huron, it is generally earlier by a fortnight or three weeks than either of these, or the Home District.

Severe as the winters of Canada are, the summers are warmer than those of Britain, and may be considered about equal to those of the south of France, and the banks of the Mediterranean. Cucumbers, melons, tomatoes, and capsaucums, come to perfection without the aid of glass, as do grapes, apricots and peaches. These are grown easily in the Huron District.

The whole country is high, being about 720 feet above the level of the sea. There is a natural drainage, therefore, towards the Lakes on every side;—the result is, that it is particularly healthy. Ague and the bilious remittent fever are here unknown, and disease of every kind is very uncommon, to the great regret of the medical faculty.

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