

6d. per acre. Ewingston, another high-lying farm, let in 1782 on a liferent lease at £200, was in 1845 let for £650. These are fair examples of the rise in rents, and in the market value of land. The last sales show a tendency of greater advance of the selling value as compared with the yearly return. This rise in the market value of land has not been caused by a rise in the price of farm produce; on the contrary, the fall in the price of grain is equally remarkable. Take Phantassie as an example. The average price of the preceeding ten years of wheat, barley and oats, previous to Mr. Rennie's purchase, was about triple the average of the ten preceeding years of the same grain previous to Mr. Mitchell James's purchase in 1843.

Towards the close of the last and beginning of the present century, rents rapidly began to rise. They had previously remained nearly stationary for a century. The civil wars in the early half of the eighteenth century would so far operate in keeping them low; but the principal cause was that, up even to the close of the century, farmers had been content with the unaided natural produce of the soil; about that period a greater degree of enterprise was infused into them, partly from the rise in price, but chiefly from the results anticipated from turnip cultivation. During the last century, leases were generally granted for a specified term of years, and at the end of the term further in liferent to the possessor. Rents not only consisted of money payments, with or without grain, but meal, kain-hains, service, and, to the end of the century, thirlage to certain mills. The tenant also became bound to perform certain duties, such as riding marches, days' labour in hay time or harvest. The leases were short, simple, and easily understood, and were so far better than the present forms of leases, which generally contain clauses full of ambiguity and one-sidedness. With a rise of rents and prices tenants began to display more enterprise, particularly in adding to their possessions. Improvements were stimulated by the introduction of turnip husbandry. The profits obtained from the fattening of stock were not in general great. Three-pence per week was considered a fair profit for feeding a sheep, now 6d. is the common rate. The great fluctuations which took place in the price of animal food produced a spirit of gambling in the purchasing of stock. This arose, of course, from the profits of feeding being occasionally very large; in one instance we know of £33 per acre was realized from the folding of sheep on turnip. The following list of actual purchases and sales will indicate the rate of these profits:—Purchased at Falkirk Tryst as follows:—Cheviot wethers at 14s., sold in spring, fat, at 43s.; resold by purchaser again at 44s. Sixty-three black-faced ewes for £15

or £5 per clad score, sold in spring the first twenty-two lambs for £15. Cattle at £5 sold, fat, for £10.

At this period, on ordinary soils, not more than from 2 to 5 per cent. of the farm was under a turnip crop; now the same lands will have from 20 to 25 per cent. under turnip, and by the use of other substances, such as oilcake, corn, &c., even this amount of food is often doubled. The number of animals fed then and now is as follows, taking the same farm:—About 1786, the average number of cattle fed was five; After the turnips were grown in drills, the number rapidly increased. In the average of the last ten years, the number of fed cattle has been upwards eighty, exclusive of sheep. As a necessary consequence, the supply of manure has increased in proportion. On the same farm the extent of land manured in 1786 was generally about five acres, now from sixty to eighty acres; besides there is yearly expended a considerable sum on foreign manures: The produce of the grain crops has also increased, but not in the same proportion with the fattening of stock. The quantity of grain sold has certainly more than doubled, and on most farms wheat particularly has been more than quadrupled. The Haddington Market returns, previous to the opening of the North British Railway, so far confirm this estimate. This increase of grain arises not alone from increase of produce per acre but also from a greater breadth of land being under crop. On most farms at least one-fourth of the land was uncultivated, and to all appearance never had been under the plough. This, after being reclaimed and lined, often produced luxuriant crops of oats, followed by beans or peas. On the farm we have been alluding to the number of horses kept was eight, there being two four-horses ploughs; now there are ten, or five pair; number of hinds two, with three boys—two to drive the plough, and one to attend to the stock; now there are five, with one shepherd, and a foreman, and an extra boy or two to attend to stock. The out-door labor was, as is still the practice in several districts of Scotland, performed by the ploughmen, with the assistance of the household; now there are generally employed during summer ten out-door workers. In 1786 the household servants received £1 per half-year, now £3 to £4; hinds then received 43 bushels of oats, 18 bushels of barley and eight bushels of peas or beans, one peck of lint sowing, a few potatoes planted, and the keep of a cow—the cow at this period always sharing the coat-house with his owner. They were also allowed to keep hens, paying kain to the tenant; now they receive 72 bushels of oats, 18 bushels of barley, and eight bushels of beans, with £1 for lint, and one thousand yards of potatoes planted or from three to five bolls, with the keep of a cow or £5 or