

and the young turnips often get into the rough leaf before the fly has done with the radishes. A dressing of superphosphate or guano, drilled in with the seed, or dusted on the young plants as soon as they appear, often keeps off the fly. So will dusting them with fine air-slaked lime early in the morning, or while the plants are wet with dew or rain. We will give a fuller article on turnip culture at another time.

Value of Land in Canada.

It has often been said "That such and such land is not worth the money asked for it." when the price reaches, say \$35 an acre. One proof of this assertion is that no one having money to invest would purchase such land, as estates are bought in England, for investment. How then is it that we see so many farms sold at prices that no capitalist would look at for an investment? And why do we not have a landed aristocracy here, as in England and the old countries, looking at the purchase in the light of an investment, to derive an income from by way of rental? It would seem to be likely to pay about six per cent., as any good 100 acres of land, with say 80 or 90 acres cleared, will readily let for \$200 to \$250 a year, and sometimes more. We often see old-country men on rented farms make money enough in a few years to purchase others of their own, and pay nearly as high prices for them. This certainly shows there must be a margin for profit somewhere. We have known many, very many, such instances. And we have also often heard prices asked for land, and known them to be obtained, that perfectly staggered any belief in the oft-repeated saying that farming did not pay in Canada. With reference to the first statement of land readily being sold in favoured localities, in many parts of Canada, for \$35 an acre, and how farmers and others could afford to pay such a price, when the capitalist on a large scale would not look at it, we must carefully examine the subject with the views of the farmer who pays so much money—and very often it is all, or for the most part, paid in cash. Farmers, in answer to this, when they in their turn have sold out, will say, "Now what shall I do with this money? I have \$3,500, and a wife and, probably, three or four children. If I invest in bank stock, I shall derive an interest, regularly paid, of \$280 a year, payable half-yearly, and I may, and probably shall, lose 25 per cent. of capital by depreciation of bank stock. Can I and my family live on this amount?" I answer most unhesitatingly he cannot. But an outsider will say, "What are you going to do for employment?" There is where the whole question hinges. The farmer must go to work as a labourer, and with his \$280 a year and, say, \$144 and board, derived from his labour, could possibly be comfortable enough. But then he would require a house near his work, or he must build one. He must, in the latter case

be permanently employed in that neighbourhood, or he must travel far night and morning to his work, besides the cost of a piece of land and house, which, after being bought, and steady employment obtained, would afford no hope for his children to raise themselves to the dignity of land owners. They must be labourers until the old people die, and then the \$3,500 may be divided amongst them. But, if sickness or accident, to say nothing of death, should occur, the \$3,500 must be encroached on, if not spent altogether.

Now, on the other hand, the farmer would naturally say, I had better pay \$3,500 for 100 acres of land, with reasonably good buildings, and shall then secure steady employment for myself and family, and I certainly can make more of 80 or 90 acres of cleared land than \$280 a year, and my precarious employment when working for others. And my children are growing up, and can attend school during winter, and each year they will be more help to me on the farm. Whereas, were they hired out, they would never be at school, and would lose home influence. The matter is decided by the farm being bought, and a home once more provided for the future. Stock are gradually raised, and when a surplus occurs, a sale of several hundred dollars' worth forms a fund out of which a farm for each of the boys, as they reach man's estate, can safely be calculated on.

And such is the love of liberty and home inherent in our natures, that any boy had much rather work at home, with such a prospect, than work out, unless the family is too large. With these views, there is no doubt that land in Canada will ultimately be all worth \$35 an acre, even in remote districts where now it is not worth \$5. No doubt, a great deal of work must be done on a farm now worth \$5 before it is worth \$35; but during the process the farmer lives, gets crops, and each succeeding crop makes the land more free from stumps, and more nearly approaching the \$35 an acre standard. No doubt, there are difficulties as to teams, seed, &c., &c., but these wear away; and, moreover, the improvement is not confined to one man's exertions in the locality occupied, but all are improving alike, or nearly so; and the number of the population has often been proved a good and certain rule to judge of the value of land, provided the quality is good. And again, we see that in many settlements some bad lots always exist, and are longer in being occupied; but after the best lands are cleared up, the refuse are fast becoming saleable, and at far higher prices than were paid for the best during the first season of settlement. The two great hindrances to our prosperity as an agricultural country are the high price of labour and the insect plagues that attack the wheat. The labour of any country must always be regulated by the power and opportunity of the working man to better his

condition by going on land, or engaging in any other occupation on his own account, and no amount of legislation will lessen this evil, if evil it is. It has been shown that, in favoured sections, improved land is absolutely worth \$35; and we all know that plenty of land equally good can be obtained further back at from \$1 to \$8; and the difference between those sums and the improved value principally rests with the farmer's own labour and that of his family, who live meanwhile off the produce of the land. As a proof that this state of things must continue, we will suppose that the family are really too large to be profitably employed on one hundred acres of land, and it has been deemed advisable, is perhaps necessary, for some of them to leave. They only require to walk, probably, a mile or two to some one who wants help, and \$12 to \$14 a month, with board and washing, is readily paid. Even if hired by the year, \$12 are common wages for able men. Now, we shall soon see why land is valuable to this class of young men. They work, say five years at the annual rate of \$144 a year. Their clothes can be got, if economically inclined, at about \$30 a year, perhaps less, leaving \$570, or thereabouts, in five years to begin on land for themselves. Of course, the young man marries at once, and both young people "move on the new farm." The \$570 affords something to pay on account of the land, say \$400 down, and still leave \$170 for contingencies and living. Ten acres of wheat the first year would be only a reasonable year's work for an active man, and would leave nearly 25 per cent. of his time to help others who want help. The outside value of clearing, fencing, sowing, and harvesting ten acres of wheat would be (valued so as to enable a young active man to earn 75c. a day), about \$18 an acre, or \$180, and the first crop would be certain to amply repay this, were it not for the second great drawback to our prosperity in the wheat midge.

The wages, therefore, \$180, invested in the ten acres of wheat, would leave, at 75c. each day, about \$45 to be received from his neighbours for help, in addition to his own work. In favoured localities, where the midge is not found, the above statement is literally true, and thousands of cases could be cited to prove it. But it is all "knocked into the middle of next week" by the midge. The land is cleared; labour is bestowed by no niggard hand; the wheat is fine, and all promises well. Some debt exists, no doubt, but the proceeds of ten acres of good wheat, at say 25 to 30 bushels an acre, will amply pay all, and leave the land cleared—when on comes the pest by the million, and in one week away goes the prosperity and hope for the future for that year. This is now, thank Heaven, of less frequent occurrence than formerly, and is yearly decreasing. Still it does exist, and, notwithstanding these drawbacks, good land, with large improve