

ON THE MODEL FARM ONTARIO.

The province pays \$30,000 a year to maintain a school for the practical education of farmers. This institution turns out annually from 200 to 300 well-disciplined and splendidly-equipped men to take charge of the most important, healthy and altogether honorable pursuit on earth. We in the States are accustomed to think if a man is fit for nothing else he can settle down on a farm and get on. We have made the farm the last refuge of the tramp. They here are making the farm the first place for the true gentleman. And this is right. We must have one of these institutions in every State of our Union, a dozen if necessary, to dignify and make easy and intelligent the office of the farmer.

The trade of war is out of date, the lawyer's office is of doubtful calling, for what does it give to the world in return for his bread? The doctor's place is hardly desirable for a refined nature; but the Canadians have decided that the farmers hold the world on their shoulders and are standing truly by them. They have altogether in the Dominion eighty associations devoted to the culture and development of stock and grain. This Province of Quebec has an institution not widely unlike that of Guelph, Ont., only on a much smaller scale. I did not visit this, but am told it is conducted entirely by a lady. The Province pays \$5,000 bounty towards its maintenance. As against them we have only little to show, except the school in Michigan. Yet it is true that we have many institutions that profess farming; but I fear they do not practice it as at this model farm. Of course I cannot enter into detail or attempt to digest the big book making up their annual report on this place; but I may say as a cardinal idea they seek to be solidly practical, severely so, to keep the feet of the students set down firmly on the hard earth. They ignore Greek and all such nonsense, and try to teach common-sense. Yet no ignoramus is admitted here by a great deal. Each applicant must be at least 16 years old, must be of sound morals and good health and pass a heavy, severe matriculation if not a graduate of the many high schools in the country.—*Joaquin Miller.*

LUMBER.

There are engaged in the getting out and manufacture of lumber in Canada about one hundred thousand men, who support families forming a grand total of half a million, or about one-ninth the population of the Dominion. In all the industrial establishments of Canada \$165,000,000 of capital is invested; in sawmills and machinery over \$25,000,000 is placed. The amount invested in lands and lumbering outfits is about \$50,000,000 in all, or more than one-third of the amount invested in all other industrial establishments. The total product of lumber in 1881 was \$38,541,752, or nine dollars for each inhabitant of the country, of which enough was sold abroad to bring into the country \$23,991,052.

REAL ESTATE NOTES.

QUEBEC.

Frelighsburg—A knitting factory of considerable proportions is being projected at Frelighsburg.

Georgeville—A company with a capital of \$25,000 has been formed to build and run a new hotel at Georgeville, in the township of Stanstead.

Hull—Eddy's new sash, door and blind factory, a solid stone structure of the same design as the new stone mill, has been completed. The new works erected on the site of those burned down are all built of stone.

Montreal—THE C. P. R. DEPOT—Work was begun on the new Canadian Pacific Railway depot on 8th inst. The cost of the new structure is estimated at \$60,000. The depot, it is understood, is only intended for temporary use, the large one spoken of some time ago being still in contemplation.

Quebec—The work of assessing the real and personal property in the city for 1884 has been completed. The total assessment for 1884 amounts to about \$11,100,000, an increase of nearly \$300,000 over this year, and of nearly \$500,000 over 1882. The total amount of the Civil Service assessment income is \$756,375.

Montreal—The late residence of Mr. C. J. Brydges, which was recently purchased by Mr. L. A. Senecal for \$25,000, is again in the market, and it is understood the owner is willing to dispose of it for the same figure. An offer has been made for the property by the Sisters of the Sacred Heart Convent at Sault au Recollet, but has not yet been closed, pending the authorization of the Mother Superior of the order, who resides in France.

Beauharnois—Large Factory.—Beauharnois is shortly to have a large factory established in that town for the manufacture of merino, cashmere, thibet, alpacas and various other kinds of dress goods. The money is subscribed by a joint stock company, the chief promoter of which is Victor Hudon, Esq., the founder of the first cotton mill in Canada. The building will be 400 feet long, 100 feet wide, and two stories high. The company will employ between 600 and 800 hands.

Montreal—An Expropriation case, the case of Lemoine vs. the city of Montreal, in regard to the Mountain Park expropriations, proceeded to Enquete on 14th inst. The claimant pretends that his property expropriated at the head of Peel street was worth in 1872 and 1873 about \$300,000. A prominent real estate auctioneer, examined as an expert, stated that the property in that vicinity was worth forty cents per foot, and it was considered the most desirable property on the whole mountain side.

Montreal—It is stated here on good authority that negotiations are satisfactorily proceeding between the Canadian Pacific directors and the North-West Land Co. for the former taking back half the original land grant. The authorities of the railway, on being asked, admitted there were certain negotiations going on, but they had not a definite result reached yet and they could say nothing. If the project terminates as expected it will place the Land Company in a very favourable situation financially.

Point St. Charles—An Old Building Demolished—Some time ago it was decided to widen St. Patrick street, at Point St. Charles. It so happened, however, that one of Montreal's most ancient buildings stood in the way of the proposed widening, and an old and well-known relic has now nearly disappeared under the hand of the demolisher. The old building, or the Fort, which stood opposite the present nail factory of Messrs Pillow Hersey, & Co. was constructed in 1659 by the first Sulpicians, to serve both as a farm house and a fort for the soldiers.

Montreal—Mr. J. F. Kenna, Architect, has prepared some designs for villa fronts on Dorchester street, which, if carried out as proposed, will furnish a marked contrast to the somewhat tame and timid style of villa architecture generally adopted in Montreal. The broad, double frontages of 56 feet are well spanned or brought together by an arcade of arches on granite columns, thus forming ground floor