

a fresh purchaser to a great profit. In truth, any person capable of advancing money may purchase very low, and sell at an advance of one, or even two hundred per cent. profit, payable by instalments. This system affords an excessive advantage to the monied man, who takes security of the purchaser for the purchase-money, with interest, which at once affords him an immoderate advance.

The plan I here state is daily followed ; and I can instance cases where people have actually improved their interest, in the course of seven years, more than one thousand per cent. The local situation of Upper Canada is such, that it will ever be the most thriving country in America. The Americans are perpetually removing into this province, which produces a regular system of trade in that way. I could instance some few cases where persons have purchased land for ten or twelve dollars a lot (of two hundred acres), who, in the course of twelve or fourteen years, have refused three hundred pounds for the same land. This may be termed land speculation ; but however obnoxious the system may be to some minds, it does, and ever will prevail, in this country ; and, upon the whole, I am much inclined to think, that it is a beneficial traffic for the country. The bulk of the inhabitants are Americans, whose natural turn of mind leads to variety ; for which reason, they no sooner improve a new farm than they are desirous of selling it. No set of men on earth, perhaps, are so competent

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