

pleasure or amusement to be derived from such a source; a very profitable revenue might be raised from the products of well-kept gardens, and the advantages of which would more especially apply to those in the immediate vicinity of large towns, or good and ready markets, besides furnishing the board with abundance of healthful and gratifying viands. I have remarked too a great scarcity of good orchards—true, there are many orchards where some fine fruit is raised, but there is not that care of selection in the *kinds* of the fruit which ought to be shown; and many large farms of 300 acres are totally without them.

I was struck with this in a recent tour through the surrounding country, and I regretted to see it, as good gardens and plentiful orchards are so connected and associated with a farm. I beg to remain,

Yours truly,  
OBSERVER.

#### AGRICULTURE IN EAST-LOTHIAN IN THE LAST CENTURY.

BEFORE proceeding farther with the improvements, it will be well to take a retrospective glance at the state of the country previous to the date to which we formerly limited our remarks, viz., 1786. The Phantassie property may be selected as perhaps the best for this purpose, affording the most striking example how much of the present fertility of East-Lothian is owing to a comparatively long course of high cultivation. Within a space not extending eighty years, a portion of the property lying betwixt the public road and the Tyne was in a state of nature. The tenant at that time was Mr. James Rennie, father of the celebrated George Rennie, and still more celebrated engineer Sir John Rennie. George Rennie, when a boy, was herding the horses upon the land, and one evening, having lost sight of them among the brushwood and broom which then covered it, they could not found that night. Within these ten years the same land has been let in grass for pasture for upwards of £6 per Scotch acre. Even after this period, what was cultivated of Phantassie produced such a growth of wild mustard, &c., that there was often difficulty in obtaining corn to make bands to tie up the bundles of weeds. After his father's death, George Rennie entered upon the farm, and partly from a large supply of manure obtained from a distillery at Linton, and partly by the introduction of the drill husbandry, the land soon became comparatively fertile. About the beginning of the present century the

Earl of Aberdeen was proprietor of the original land of Phantassie and East Fortune. They were purchased together by a Mr. Walker for the sum of £50,000. With him Mr. Rennie had made an agreement before the purchase, that on its being effected they should get equal shares of the property. Mr. Rennie's share, however, being considered the best, he had to pay £27,000, and to this portion of land he afterwards added other 90 acres, purchased from neighboring small proprietors. This property was sold in 1813 for about £63,500. East Fortune is now offered for sale, upset price £33,000. East Craig, another property now in the market, was purchased in the latter half of the last century at £18,000; the upset price is now upwards of £9,000. When this property was purchased, it was intermixed with another property, and let at £60 for the whole hundred and sixty acres. It was afterwards sub-divided, and at one time let for £4 4s. per acre; but the landlord and tenant quarreling, the tenant offered to give up the farm, which was accepted. The landlord farmed it for several years himself, and it was afterwards let at £2 2s. 6d. The present rent is in wheat. West Barns was let about 1760, upon a lease, at £2 2s.—then believed to be the highest rent in the county. The present rent is upwards of £5 5s. Lawhead, about 1760, was let for £60, or about 5s. per acre; in 1790 at £260; next lease, in 1809, £600, which, however, was afterwards converted into a grain rent. Castleona sea-coast farm, containing about 450 acres, was let in 1779, only part then arable, about £200; in 1798 at £1,200; in 1817 at about £1,600; but, owing to great agricultural distress which prevailed in 1823, the money was converted into wheat at 70s. per quarter, or 450 quarters of wheat. In 1834 the farm was partially divided, but let upon the whole at more quarters of wheat. The North Berwick Mains was let at the close of the last century for £2 2s., in 1812 for £7 5s., in 1823 also converted into wheat at 70s. per quarter. It was left in 1830 at about twelve bushels of wheat, and re-let in 1849 at a slight rise. One of the most marked improvements which has taken place has been in land lying immediately to the west of Lawhead. At the end of last century a park of sixty acres in grass was let for £3. The land is now in possession of the proprietor, but it would, if let, bring something near £160. If we take land nearer the Lammermoors, such as the farm of Duncanlaw, consisting of between 200 and 300 acres, we find it let in 1722 for money, grain, service, &c., on a lease of three fifteen years, with a grassum at the beginning of every fifteen, the rent thus made up amounting altogether to about 4s. an acre. A new lease was granted in 1752 at a slight decline, for two fifteens and a liferent to the then possessor. It was again let in 1816 at 30s.