THE U. C. LAND, MERCANTILE, AND GENERAL ADVERTISER.

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THE UPPER CANADA

LAND, MERCANTILE, AND

GENERAL ADVERTISER,

Is published every SATURDAY by JOSEPH TALBOT, Proprietor.

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*** It is requested that orders for advertising may be given in writing, as also for the discontinuing of them.

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TO THE PUBLIC.

The Publisher of "THE UPPER CANADA LAND, MERCANTILE & GENERAL ADVERTISER," begs respectfully to draw the attention of the Land Proprietor, the Merchant, and the Public in general, to the plan adopted for producing an extensive circulation to the *Advertiser*, throughout the Provinces.

The Publisher from experience is well aware of the difficulties which occur to the Emigrant, in readily finding Land suitable to his views & means. This publication will, at one view, furnish him with a list of Lands for sale belonging to the Crown or to the Canada Company; also an extensive list of partially cleared Farms and wild Lands, the property of individuals.

The *Advertiser* will be forwarded weekly, to Quebec, and placed on board every Steam-boat from thence; also to Montreal, to Prescott and along the Line to the Western parts of the Upper Province. An advantage is thus afforded to the old settler who may be disposed to change his location, or to add to his property by purchase of that which he might find offered for sale in this publication.

To the Merchant every facility is afforded of having his advertisements under the most extended circulation.

The Market Prices current of the chief towns in the provinces will be inserted, together with every information relative to Steam-boats and Shipping, with whatever is essential to a Mercantile paper.

The public will find the Upper Canada General Advertiser, a vehicle for Advertisments and a mode of enquiry not heretofore to be found in the Province, the utility of which, when experienced, will, the publisher trusts, bring what is his aim, "public patronage."

GOVERNMENT LANDS

LOCATIONS will be permitted to be made to the extent of 10,000 Acres, (where that quantity is vacant,) in each of the following Townships, on and after Friday the 28th inst., for persons having authority lodged in the Surveyor General's Office, upon condition of placing a Settler on each Grant, within six months from the date of the Location; and the said settler having resided on some part of the Grant for two years, and having cleared and fenced 8 acres for every 200 acres, 12 acres for every 500, 20 acres for every 800, and 24 acres for every 1,200 acres granted, and built a house thereon, not less than 18 feet by 20 in clear, will (upon satisfactory proof of the same) be entitled to their Patents.

TOWNSHIPS.

Ottawa Dist.
Gloucester,

Bathurst Dist.
Darling,
Huntley,
Horton,*
Lavant,
Pakenham,
Pembrooke,*
Ramsay,
Ross,*
Westmeath,*
South Sherbroke.

Midland Dist.
Elzevir,
Kaladar,
Kenebec,
Lake
Olden,
Oso,
Palmerston,
Tudor.

Newcastle Dist.
Belmont,*
Burleigh,*
Fenelon,*
Harvey,*
Methuen,*
Verulam,*

Home Dist.
Alta,
Amaranth,
Mara,
Medonte,*
Melancthon,
Orillia,*
Sunnidale,
Nottawasaga,
Tay,
Tiny.

Western Dist.
Brooke,
Chatham,
Colchester,
Dawn,
Dover,
Enniskillen,
Gosfield,
Sombra,
Sarina.*

The Townships marked with an Asterism are under Location by the Agents in their respective Districts, and orders to such Agents will issue from this Office on application for them.

Should the number of applicants exceed the quantity permitted for Location in any particular Township, the Lots thus thrown open will be drawn for.

Surveyor General's Office,
York, 14th Feb. 1834.

WILD LANDS.

LANDS IN UPPER CANADA.

TO be disposed of by the Canada Company.—The Canada Company have large Tracts of Land to dispose of, which may be classed as follows:—

1st. SCATTERED CROWN RESERVES.—These consist of Lots or Farms of Two Hundred acres, or less, in almost every Township in the Province. They are a fair average of the other lands in the township, as they formerly belonged to the Crown, and were selected on a principle, fixed on, previous to the lands being surveyed.

2nd. BLOCKS OF LAND of from 2 to 16,000 acres.—These are chiefly situated in the Western District, and are of a very rich soil. They are well worthy of the attention of communities of settlers, who, from relationship, or from neighborhood, are anxious to settle together.

Among these may be mentioned the township of Guelph, which, under the management of the Company, has been settled in an unprecedently short period, and contains a village of nearly 500 inhabitants and a population amounting to nearly 2,000.

3d. The HURON TRACT.—This is a fertile Tract of about a million of acres and already containing from 2 to 3,000 inhabitants. The land is rich and well watered, and possesses every advantage that a settler can require. The town of Goderich, its capital, founded in 1828, already contains upwards of 100 houses with good stores; Inns, Schools, and a Place of Worship open to all sects. A Steamboat to communicate with Lake Erie, has been built; Mills are established in various parts of the Tract; and the roads are as good as it is possible to have in a new country.

Any further information that may be required, will be furnished at the Company's principal Offices at Toronto, Guelph, and Goderich, or at the following *agencies in the Huron Tract*:

Avon Mills—Township of S. Easthope.
Bayfield Mills Tucker Smith.
McConnell's Mills, Hay.

Canada Company's Office,
Toronto, late York, May 1st, 1834.

DOVER, WESTERN DISTRICT.

Land of the first quality.

A BLOCK of 500 acres—to be sold in one, two, or three Lots favorably situated, about half a mile from the River Thames where Schooners and Steam-boats, pass to Lake Erie, and a mile and a half from the Town of Chatham, in an old settlement, in the finest part of the Province, being Lots No. 21 and 22, and half of No. 20 in the second concession in the Township of Dove, East. This very desirable property on which is much Merchantable Timber will be sold upon liberal terms of payment. For further particulars apply to J. G. Spragge, Esq., City of Toronto, or to James Givins, Esq., St. Thomas, or to Mr. Amos Shaw, Camden Line, River Thames

ORO, ON LAKE SIMCOE.

FOR SALE, 300 Acres of good land, being East ½ of Lot 24, in 3rd Con., and Lot 24, in 4th Con. of the township of Oro, price $4 per acre.

For further particulars, apply to
JOSEPH TALBOT,
Land Agent, City of Toronto.
May 22, 1834. 3

DEREHAM, IN THE LONDON DISTRICT.

TO be Sold 500 acres of good Land, being

Lot 28, in 12th concession,			200 acres,
S.W. 26,	12th	do.	100 do.
Lot 17th,	8th	do.	200 do.

And in the neighboring Township of NORWICH,

Lot No. 23, in 1st Con.			200 acres,
do.	25, in 3d	do..	200 do.

The above Lands are well situated and in improving neighborhoods.

Also, East half of Lot 13, in the New Survey in the Township of NELSON, in the Gore District, 100 acres.

Also, in KENNEBEC, in Midland District, Lots No. 7 and 8, in 4th concession, 400 acres, having in the centre, one of the finest mill sites in the Province, well supplied with excellent Timber. The above Lands in Kennebec, Nelson, Norwich, and Dereham, are the property of a Gentleman who contemplates a voyage to Europe for the benefit of his health, and will in consequence be sold cheap, for further particulars apply to

JOSEPH TALBOT,
Land Agent, City of Toronto.

VALUABLE PROPERTY

FOR SALE—Consisting of partially cleared Farms and wild Lands, all most eligibly situated in well settled Townships in HALDIMAND, west half of Lot No. 21, in 3rd Concession, 100 acres—80 of which are cleared, having a log House and log Barn thereon, two miles from Grafton, & 9 from Cobourg.

Also, south half of Lot 19 in 3rd Concession, 100 acres—75 of which are cleared, having a log House and frame Barn thereon, and small Orchard, 2 and a half miles from Grafton, and nine from Cobourg.

Also, south half of Lot 32, in 3rd Concession, 100 acres—70 of which are cleared.

Also, Lot 20, in 2d Concession, 200 acres—60 acres of which are cleared, having a good frame House and Barn thereon, also an Orchard—from Grafton 2 and a half miles, from Cobourg 8 and a half miles.

Also, East half of Lot 21, in 3rd Concession, 100 acres—8 of which are cleared, having a good log House and Barn thereon, & an Orchard of thriving trees, distance from Cobourg 9 miles & a half, and from Grafton 2 miles and a half.

Also, the north parts of Lots No. 21 & 22, 2d Concession, 140 acres—100 of which are cleared, on this property there are two good frame Barns, a large frame House, also an excellent Orchard of the most choice fruit—distance from Grafton one and a half miles, and from Cobourg 8 and a half.

Also, Broken fronts in Concession C. and B. consisting of 190 acres—60 of which are under improvement, having thereon a good frame Barn & log House, this Farm is beautifully situated on the shore of Lake Ontario, in front of Grafton.

The Township of Haldimand is bounded on the South by Lake Ontario, on the North by Townships well located, through which runs Rice Lake into the Trent, on the West by Hamilton, and on the East by Cramahe, both well settled Townships.

Also, in HAMILTON the neighboring Township, Lot No. 3, in 1st concession, containing 150 acres—75 acres of which are improved, whereon are 2 log Houses an excellent frame Barn, a small Orchard of good bearing trees, the Lot is extremely well watered and within 4 miles of Cobourg.

Also, lot 23, in 1st concession of same Township, 200 acres, with small improvements—2 miles from Cobourg.

Also, South part of Lot 32, in 4th concession, of same Township, 150 acres—60 of which are under improvement with a good House and Barn, also an excellent Orchard—the lot is well supplied with water, distance from Port Hope 3 miles, from Cobourg 7 miles.

Also, the South half of Lot No. 11, in 2d concession of same Township, 100 acres—40 of which are cleared, a log House and Barn thereon, 9 miles from Cobourg.

Hamilton is similarly situated as Haldimand, having water communication on the front and rear, and the land highly esteemed.

In the Township of HOPE, 200 acres, being Lot No. 2, in 7th concession—30 acres of which are cleared, having thereon a log House and log Barn—this Farm is situated on the Cavan Road leading to a well settled country, distance from Port Hope, 8 miles.

Also in CLARK, 200 acres—having 60 acres cleared, with log House and Barn thereon, being No. 22 in 1st concession, is situated on the High Road from Kingston to the City of Toronto.

Also, Lots 16 & 17, 1st concession of Clark, 400 acres on York road.

Also, Lots No. 17 & 18, in 2d concession of Clark, containing of excellent land 400 acres on the York Road, small clearance on each lot.

Also the following Lots of wild Land.

			Acres.
Lots 17 & 18, in	3d	con. of Clark,	400
4	7th	" "	200
" 18 & 19, in	8th	" "	400
" 32 & 33, in	9th	" "	400
Lot 3, in 9th con. of Darlington,			200
" 1, in 8th " Whitby,			200
" 13, in 6th " Reach,			200
" 5, in 13th " Brock,			200
South half of 24, in 6th con. of do.			100
East half of 27, in 3d con. of Albion,			100
Lot 13, 1 concession of Manvers,			200
" 20 & 22, in 3d con. of do.			400
" 8, in 10th con. of do.			200
" 10, in 11th con. of do.			200
" 10, in 13th do. do.			200
" 19 & 23, 12th do. do.			400
East half of 5, in 3d con. of Smith,			100
West half of 21, in 8th do. do.			100
Lot 19, in 3d con. of Hungerford,			200
" 2, in 10th con. of Rawdon,			200
East half of 16, in 2d do. Mariposa			200
Lot 7, in 13th do. of do.			200
East half of 11, in 2d do. of Percy,			100
" of 6, in 11th do. Huntingdon,			100

Also, one acre of ground in the village of Grafton, upon which there is a dwelling House, with suitable out Houses for an Inn.

Also, a Lease for a term of 20 years of a large commodious Tavern Stand in Grafton, at present occupied by Mr. Jacob Vanalstine.

Also, the Tavern Stand at the 4 corners, Haldimand, with 1 acre of ground attached, occupied by Mr. John Arkland.

Also, a number of Village Lots in Cobourg, most of which have good Buildings thereon—the above mentioned property will be sold extremely low for *cash* for further particulars apply to the proprietor, CHARLES CLARK, Esq., Cobourg, or to

JOSEPH TALBOT,
Land Agent, City of Toronto.

Marmora, Midland District.

300 Acres of land—halves of Nos. 10 & 12, lots 13, 14, 16, & 18, in 9th concession—the river Moira running through the lots:—there is an excellent mill scite, from whence lumber, &c. can be conveyed by water to Belleville. The whole together, 7s.6d. per acre—detached, 10s. currency. For further particulars, apply to Mr J. Fraser, Bath, or JOSEPH TALBOT, Land Agent, city Toronto.

June 20, 1834. 7

Valuable Lands for sale, District of Newcastle.

LOTS 14 & 15 in 8th con. of Fenelon, 400 acres.

14, 15, 16, in	9th	con. broken front	
do.	-	-	450
19,	8th	do. of Clarke,	200
2,	5th	do. Belmont,	200
E. half 6,	8th	do. Monaghan	160

MIDLAND DISTRICT

Lot 20, in	1st	con. Hungerford,	200
S. ½ 9,	2d	do. do.	100

HOME DISTRICT.

W. ½ 10, in	17th	con. of Orillia,	100
" 7,	12th	do. do.	100
S. ½ 27,	1st	do. Tiny,	100
Lot 9,	5th	do. do.	200
19,	13th	do. do.	200
S.W. ½ 2,	14th	do. Tay,	100

LONDON DISTRICT.

S. W. ½ 27,	3d	con. of Zorra,	100

WESTERN DISTRICT.

E. ½ 10, in	3d	con. of Dawn,	100
W. ½ 12,	5th	do. do.	100
W. ½ 14,	5th	do. do.	100
Lot 22,	5th	do. Chatham,	200
W. ½ 13,	13th	do. do.	100
Lot 1,	11th	do. Sombra,	200
E. ½ 24,	14th	do. Dover,	100

Also, 1000 acres of U. E. Rights intended to be located in the Newcastle District, which will be sold to *industrious Emigrants* on very advantageous terms, on condition of actual settlement. Apply to Joseph Talbot, Land Agent, City of Toronto, Wm. Rorke, Hallowell, or to the proprietor at Cobourg.

JOSEPH HUNTER.

Cobourg 5th May, 1834.

OTONABEE, IN THE NEWCASTLE DISTRICT.

TO BE SOLD, Lot No. 14, in 13th Concession, 200 Acres, near to the river of that name, upon which there is a steam boat daily passing from Rice Lake to the thriving town of Peterboro', to which there is a stage from Cobourg regularly employed. The Lot is situated in a well settled neighborhood, having thereon a Mill site. For further information, apply to Chas. Rubidge, Esq., of Otonabee, or JOSEPH TALBOT,
Land Agent, City of Toronto.

GEORGINA.

TO be sold—Lot 24, in 1st Concession, 200 acres. For further particulars apply to

JOSEPH TALBOT,
Land Agent, City of Toronto.

KING, HOME DISTRICT.

TO be sold, Lot 24, in the 9th Concession, 200 acres of good Farming land.

For further particulars apply to
JOSEPH TALBOT,
Land Agent, City of Toronto.

Sombra.

TO BE SOLD, North half of Lot 4, in 15th Concession, consisting of 100 acres of good land.

For further particulars apply to Jos. Talbot, of King Street, Toronto. 12

ADVANTAGEOUS TO EMIGRANTS.

7,000 Acres of Land for Sale in the Townships of Fenelon & Verulam in the Newcastle District, Upper Canada.—The Subscriber desirous to get respectable and industrious Emigrants to settle in the neighborhood of Cameron's Falls in the Township of Fenelon, offers for sale on the following very favorable terms, 7,000 acres of the very best Land situated in that Township, & the Township of Verulam adjoining, the following Lots are in

FENELON,

In the 4th Concession, Lots No. 8, 13, 17, 18 & 21, 200 acres each,	1,000
5th Con. Lots No. 9, 10, 13, 18, 19, 22, 24, 25 & 26.	1,800
6th Con. Lots No. 11, 13, 19, 21, 26.	1,000
7th Con. Lots No. 12, 13, 17, 29,	800
8th Con. Lot No. 17.	200
	4,800

IN VERULAM.

1st Con. Lots No. 20, 26 & 27.	600
2d " " " 19, 21, 22, 25, 26, 28 & 29.	1,400
3d Con. Lot No. 22.	200
	2,200

Several of these Lots are adjoining to Lands reserved by the Government, on which will be erected this year—the terms of sale are

5s. per acre, if paid immediately on entering upon the land.

7s. 6d. per acre, if payable in 3 years—by 4 equal instalments, the first to be paid upon entering upon the Land, the remainder by annual instalments.

10s. per acre payable in 6 years, first instalment as before, the 2d in 3 years afterwards, and the remainder by annual instalments.

15s. per acre payable in 10 years, the first instalment as above, the 2d in 6 years afterwards, and the remainder by annual instalments.

for 14 years, at one halfpenny per acre per annum. No settler except he has a large family can have more than 100 acres—*immediate* and *actual* settlement strictly required.

When it is considered, that the lowest price at Auction of Government Lands in these Townships is 10s. per acre, payable by instalments, in 3 years, with interest at 6 per cent., the above moderate terms must hold out great inducement to persons wishing to settle in the Newcastle District.

The class of Emigrants settled in these Townships and those adjoining are most respectable. No person can be disappointed, either in the soil, climate, or situation of these Townships; they are probably the most beautiful and best watered in Upper Canada, being in the centre of the chain of Lakes forming the intended line of Navigation from Lake Huron down to the Bay of Quinte on Lake Ontario. The Scugog River which empties itself into Sturgeon Lake in the Township of Fenelon, affords an easy transport for Goods or Produce to within 18 miles of Lake Ontario, through the fertile Townships of Ops, Cartwright & Reach, a Steam-boat is now launched on Chemong Lake, back of Peterborough, which will next autumn, when the locks of Bobkedgewin Rapids have been completed, ply between Peterborough and Cameron's Falls, and up the Scugog river. The best route for Emigrants this year going up to these Townships will be by way of Cobourg or Port Hope on Lake Ontario, to Peterborough, from whence there is easy conveyance by water—next year there will be, a shorter and easier line of communication with Lake Ontario, by means of the navigation of the Scugog river. For further particulars apply to Messrs. Bellingham and Wallis, Montreal; Alexander McDonell, Esq., Government Agent at Peterboro'; or to the Subscriber at Cameron's Falls, Fenelon, who will be happy to render emigrants settling in these Townships, every information or assistance in his power. ROBERT JAMESON.

Cameron's Falls, Township of Fenelon, Newcastle District, Upper Canada.
1st May 1834.

Information can also be obtained by application to JOSEPH TALBOT,
Land Agent, City of Toronto.

Albion.——To be Sold.

EAST half of lot 19, 5th concession, 100 acres. A fine creek runs through the lot, and within one mile of a Saw Mill. For further particulars apply to Joseph Talbot, Land Agent Toronto.
August 9, 1834. 14