AGRICULTURAL.

[From the Genesee Farmer.]

IS FARMING PROFITABLE ?

In prosecuting the business of life, it is very desirable to do it in such a manner that, so far as regards temporal matters, competency may at least be secured ; and the way in which this can be done the most easily, effectually, and with the least probability of reverses, becomes an enquiry of considerable interest.—We speak now of the ordinary means of obtaining a good living, of the regular prosecution of professional business, of the usual results of trade, of money at the legal rates of interest, and farming as it has been on the average for the last five years. Now in some respects the "times are out of joint ;" all the customary modes of doing business seem to be broken up ; men are in haste to be rich ; and the opportunities for speculation, and the success which in some instances has attended it, appear to have had their influence everywhere —less perhaps among farmers than any other class of citizens, though even for them, it will not do to plead entire exemption.—Many have sold their farms, and after spending months in looking for others, have come home again and consented to pay roundly for the privilege of getting on the "old place" again. Other farmers have sold out, and without personal investigation, have at once started for that earthly paradise, the far west. Disappointed they have returned, and after having lost most of their property in the expenses of removal, are content to again commence a gradual accumulation of property. But a great majority are still working on, sowing and reaping, and it is a question which should be solved, whether such are not, on the whole, making money as fast as they probably would with the *same capital* in any other legitimate business. What we mean is, can a man with five or ten thousand dollars, realize as much from it by investing it in a farm as he would by loaning it, support himself or his family as handsomely in the first way as the last ? To contribute our mite towards answering these questions is the great object of this paper.

The man who expects to get rich at once by farming, must expect to be disappointed ; but in this matter he is no worse off than he who has only the same moderate capital in cash, and uses it in a legal way. In both cases, the addition to the capital stock, can consist only of what remains of the income after all demands upon it are met. We will attempt to illustrate this. Two men, A. and B , are about to commence life with the same capital, say five thousand dollars in cash each ;—and their personal expenses are also the same. A. invests the whole of his in a farm and a stock, and goes to work upon it. B. is apprehensive that he could not live so, and invests his cash in stock which yields him 7 per cent., and determines to do enough to pay his way, so that the interest shall be clear, now which of the two are most likely to possess competence, if not wealth, at the end of ten years? Perhaps a majority at first thought would say, B. certainly ; but we think differently, and imagine that the chances are altogether in favour of A., and these are some of the reasons for this opinion.

In the first place, his occupation is favourable to health. The life of a farmer is one of labor, it is true ; but labor, unless carried to excess, is far from being prejudicial to the body or mind. Vigorous exercise, such is the law of our nature, is necessary to the full development of either our bodily or our mental powers and unless this necessity is forced upon us in part, we are apt to evade it, and we suffer the consequence. The maxim that *every man naturally is as idle as he can be,* we do not dispute ; acquired habits induced by the necessity of exertion, are sufficient to account for any seeming exceptions to this rule.—Hence the probability is, that A. having before his eyes the necessity of labor on his farm, will perform the labor, and reap double the benefit in his health and in his purse ; while B., who cannot expect to feel that necessity, will be less active and industrous, will become less and less inclined to labour and will eventually feel the effects of this disinclination in diminished health and decreasing profits .

Another reason why the prospects of A. are better than those of B., is to be found in the *habits* that personal industry is almost sure to create. Experience and observation both assure us, that the man who has any means of living beyond what depends on his own exertion, is very apt to acquire contemptuous ideas of economy, and whatever may be his original intentions, sooner or later finds himself trenching first on the interest of his capital, and then on the capital itself. There can be very few instances found in the country, where the sons of rich men have not diminished the inheritance received from their parents, and the examples are still more rare in which the second generation have not succeeded in scattering the descending property to the winds. A pride, as false as it is injurious, makes those who *can* live upon their money, dislike exercise, until, this dislike becomes a habit rarely shaken off even after its effects are staring the individual in the face.

But the most sufficient reason why A. will succeed, while B. will probably fail, is found in the fact, that money invested in farming, is undoubtedly far better than money at 7 per cent. This we think will be questioned by few who have been in the habit of observing what passes around them, or examining the reports made of particular farms which have from time to time appeared in the farming [illegible]. From all such reports it is evident, that after deducting the expenses of working, a certain per cent. for wear and tear, and the necessary repairs, and the interest of the capital employed, the remainder will be clear profit. The amount of this profit will depend on circumstances. The expense of working a grain farm will be greater than on a grazing farm, but the capital employed in stocking is less, and the profits usually much higher ; the returns for labor are quicker, and the proceeds accumulate in a compound ratio.

Mr S. T. Vary of Kinderhook, made a report of his farm for the Cultivator, in which he estimates the proceeds from 145 acres of land at \$2,285. Deduct one third of this, and there is left \$1,524, which is the interest of \$21,772 ; Mr Vary did not state his capital or the value of his land, but the profits would pay the interest of 145 acres at \$150 an acre—probably more than double its actual price.

Mr Carter of Champion, Jefferson country, has furnished Judge Buel a farm report, which makes a total from 100 acres of \$1,339. Among the items is one not usually found on farms, viz. mulberry trees, and which to Mr C. are quite a source of profit. This amount, less one third, as expenses, &c., would leave \$1,093 as profit or the interest on a capital of \$15,000, which would fix Mr Carter's 100 acres at \$156 an acre—a price which would make the good farmers of Jefferson county open wide their eyes.

ADMINISTRATION NOTICES.

ALL persons having any legal demands against the estate of the late

DAVID. P. PATTERSON,

of Pictou, deceased, are requested to render the same duly attested, within eighteen months from the date hereof; and all persons indebted to the said estate are requested to make immediate payment to the subscribers.

R S PATTERSON,
ABRAM PATTERSON, } Admrs.

Pictou, 28th July, 1837. tf

ALL persons having any demand against the Estate of the late

WILLIAM CAMPBELL,

of Pictou, in the County of Pictou, deceased, are requested to render the same duly attested, within eighteen calendar months from the date hereof; and all persons indebted to the said estate, are requested to make immediate payment to the subscribers.

ALEXANDER CAMPBELL,
THOMAS CAMPBELL,
ANDREW MILLAR, } *Admrs*

Pictou, 2d May, 1837. tf

ALL persons having any demands against the Estate of

JOHN DOULL,

late of Point Brealy, Merchant, deceased, are hereby requested to render the same duly attested to, at the office of Henry Blackadar, Esquire, Barrister at Law, Pictou, within eighteen calendar months from the date hereof; and all persons in any manner indebted to said Estate are requested to make immediate payment.

JANE DOULL, Administratrix

Point Brealy, 20th October, 1836. tf

ALL persons having any demands against the estate of the late

HUGH DENOON, Esq.,

of Pictou, will please present the same duly attested to the subscribers, for adjustment; and all persons indebted to the said estate, are requested to make immediate payment.

CATHARINE DENOON, Adm'x.
JAMES PRIMROSE, Adm'r.

Pictou, 22d April, 1836. tf

ALL persons having any demands against the Estate of the late

JESSEY LOGIE,

of Pictou, deceased, are requested to present the same, duly attested, within eighteen Calendar months from this date; and all persons indebted to said Estate are requested to make immediate payment to the subscriber, at Halifax.

PETER DONALDSON,
Administrator

13th April, 1836.