

part of the State is within easy reach of the seaboard, they cannot but prove a profitable investment. In our idea, it is not how much land is cleared, but how much is yet to clear of its virgin wood, that constitutes the value of a farm. The cleared parts of the land in Virginia are poor, and worked out through the culture of tobacco; while the forest land, over and above the value of the timber to cut, is virgin soil. As, for instance, on a farm which we rode over, there were 250 acres of impoverished cleared lands, and 150 acres of wood. The price paid for the whole place was £400 sterling, payable in three yearly instalments. The planter or proprietor had been in possession for three months, and had already contracted to deliver wood of more than the value of the whole estate. He had to cut and deliver the logs at a distance of three or four miles, which, no doubt, would incur considerable expense. Yet there stands the fact, that in a short time he expected to redeem the price of his estate from the woodlands alone, before the whole cash was due. Of course, such a bargain is not met with every day, and no doubt he was a shrewd, business man who made such a purchase.

Of the climate, we cannot speak so definitely as we would wish. The white man cannot both work and thrive during the heats of summer; and, at the same time, in any parts we visited, fever and ague were less known than in many of the Western States. The summers are undoubtedly very hot. The winters are not unlike our own at home. The negro appears to be the natural labourer. He can stand the hottest