

one dollar to two; but such prices in money are rare, and can only be obtained where a person happens to be settled in the neighbourhood, and to own adjoining land. But a new settler, or a person desirous of making a purchase, can always do it to great advantage, if he can command money.

The lands are usually divided into lots of two hundred acres each, forming a complete farm; that quantity of land being fully sufficient for any one farmer. Much land in this country is purchased with no other view than to sell again, a traffic concerning which I do not feel competent to decide, whether it should be considered as advantageous to the country or not. In many instances it has a good tendency, in others the reverse. Thousands of poor people come into this country to settle, without being able to advance money, not being possessed of any capital. A person so circumstanced is of course constrained to purchase on credit, which he does to great disadvantage, unless he happen to deal with a man of peculiar honesty. The terms usually are, to pay the purchase-money by instalments, sometimes embracing a period of four or five years. In such cases, the vendor usually gives the purchaser a bond, with condition to give a deed of conveyance at a certain period, provided the purchaser shall fulfil his several payments. Sometimes, in case of non-performance of these payments, the obligee in the bond avails himself of his advantage, and takes back the land with four or five years improvement upon it, and resells to  
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