

in learning his new trade, has now, in seven years, till drained nearly the whole, and made other improvements, all paid for by the products of the land, and has been offered \$100 per acre, or double its cost, for its improved value.

Henry Woolford, of Conquest, same county, has a farm of 123 acres, which he bought five years ago for \$6,400, paying towards it \$3,000. He has since paid the remaining \$3,400 from the farm, besides constructing several hundred rods of good board fence. In other words, he has cleared over \$800 yearly, (counting interest,) besides supporting his family.

Peter Hodson, of the town of Venice, occupies 140 acres—of which 100 acres were bought twelve years ago, and 40 since added. At the time of the purchase he had no means—he ran in debt for the whole. From this land, he has paid for all in the 12 years, besides erecting a \$1,200 barn, and making 21 miles of underdrain. His farm is worth about \$12,000; that is, he has cleared \$1,000 annually.

These farmers are better than the average, but there are hundreds of others as successful.

Their success consists in a well managed mixed husbandry, with good but not extraordinary crops. Some imperfections were observed in the management of every one; and equally good farming is not difficult for any one who understands the business.

It is not unusual for energetic young farmers to clear \$1,000 annually from good 150 acre farms, besides supporting a family. If this course were continued for 40 years, with each yearly sum placed at interest, and interest on interest added, it would amount, at the expiration of this period, to \$200,000.

Where is the impossibility, then, of farmers laying up large fortunes if their business is managed with skill?

What 100 acres will produce.

In order to convince the reader that such a result is not of difficult attainment, let us make a fair and moderate estimate of what may be raised on one hundred acres of improved land, by good management:

- 15 acres of corn, 60 bus. per acre, 50cs. \$375.00
- 15 acres of meadow, 2 tons per acre. \$8 240.00
- 10 acres of oats. 50 bus. per acre, 25cs. 125.00
- 5 acres of barley, 25 bus. per acre, 50cs. 62.50
- 25 acres of pasture, worth..... 200.00



No. 1.—Effect of wintering animals in open field.

15 acres of wheat, 20 bus. per acre.	\$1.25	375.00
5 acres of good orchard, aver. \$40 p. ac.		200.00
1 acre of potatoes, 150 bus. 25 cs....		37.50
4 acres of corn, as fodder, 16 ts. worth		80.00
5 acres of peas, 25 bus. per acr.	\$1....	100.00

100 acres	\$1,795.00
Deduct labor, board, wear and tear, &c.	795.00

Net,.....\$1,000.00

The domestic animals which occupy the farm are not reckoned in the estimate, the pasture and other food they consume being already accounted for. It will be observed that the product per acre is quite moderate—much below what many good farmers obtain, and in but one case exceeding by a fourth the average product of these crops, as determined by the accurate county statistics of **EZRA CORNELL**, of Ithaca, for Tompkins county, N. Y.

As nearly one-half is required for labor and

expenses, an increase of one-half more in the crops, making corn 75 bushels per acre, wheat 30, hay 3 tons, oats 75 bushels, &c., which is attained as an average by the very best cultivators, would make the net over \$1,800. But this increased sum is not needed to show the practicable profits of the business, when it has already been shown that the lesser sum would give the owner \$200,000, if continued during an active life of 40 years.

It is admitted that many cultivators of the soil make little or nothing, or what they do make is consumed by waste. One, for example, allows his land to become overrun by weeds. A lessening of the whole crop thus but one dollar per acre, would be \$100 each year, amounting in the 40 years, with interest, to \$20,000. Another loses as much, yearly, by exposing his domestic animals to winter without shelter, making another \$20,000. A like sum is again lost by a want of draining