

To such an extreme is this carried, that land facing on a road will frequently be valued at twelve or fifteen dollars per acre, while that in the next concession (little more than a mile) back, may be purchased at from $1\frac{1}{2}$ to 3 dollars. Land in Canada is valued, not according to its quality, but entirely according to its locality and other circumstances. Thus, if a few wealthy settlers fix themselves in any particular locality, and make considerable improvements, the neighbourhood becomes *aristocratic*, and land in the vicinity rises in value accordingly. Thus, farms in the neighbourhood of Woodstock have been sold at from \$30 to \$50 per acre; while farms equal in quality of soil, and superior as regards facility of getting to markets, may be purchased in the London and Western Districts for less than half the sum.

All lands in the possession of the Crown, with very few exceptions, are sold at 8s. currency per acre, which may be paid for either in cash or scrip. This scrip is usually to be purchased (and the emigrant, if a stranger, may ascertain where it is to be met with by inquiring of some respectable merchant or store-keeper) at a discount of twenty, twenty-five and sometimes thirty per cent. If he gets it at a reduction of twenty-five per cent., his land (supposing he purchases Crown lands) will only cost him 6s. c'y per acre, which is 3d. per acre less than the government price of land in the United States. The reader should particularly notice this fact, as great stress is laid by writers on the United States, upon the *low price* at which land is to be bought of the government there, while the Crown lands in Canada are really to be bought at a less price; and there are about 2,300,000 acres in Upper Canada alone, already surveyed to be disposed of at this price, exclusive of the clergy reserves. An agent appointed for the sale of these lands in each district, whose name will be found under the head of the district, and the quantity of land for sale in each township will be found under the head of the township.

For the guidance of emigrants, it may be as well to state the average value of land in each of the districts which they will be most likely to settle in—pre-mising that these are the prices at which the land is to be purchased of private individuals, and that frequently a farm may be obtained at a considerably lower rate. In the Victoria District land near the front may generally be purchased at from four to ten dollars per acre for wild land, and for cultivated farms (including buildings) from twenty to thirty-five dollars per acre; and in the back townships at from one to four dollars for wild land, and from eight to twenty for cultivated. In the Newcastle District in the first range of townships, wild land will be worth from five to ten dollars, and cultivated from twenty to thirty; and in the back townships, from two to five dollars for wild land, and from twelve to twenty-five for cultivated—some few farms in the neighbourhood of Port Hope and Cobourg, may be valued as high as forty or fifty dollars. In the Colborne District wild land in the neighbourhood of Peterborough will be worth from five to fifteen dollars, and cultivated from ten to thirty, according to situation and distance from the town; and wild land at a distance may be obtained at from one to three dollars. In the townships of Whitby, Pickering, Scarborough, Markham, Whitechurch, York, Vaughan, the front of King, Toronto and Chinguacousy, cleared farms will range from twenty to fifty dollars per acre, according to situation, &c., and wild land at from ten to twelve—with the exception of the townships of York, Toronto and Scarborough, where the wild land is valuable for the wood, on account of their vicinity to the City of Toronto. In the northern townships of the district wild land may be bought at from one to four dollars, and cleared at from ten to fifteen dollars; and the same prices will apply to the Simcoe District. In the Gore District, with the exception of the north of the townships of Nassagaweya and Esquesing, land will be generally rather high; wild land will range from six to fifteen dollars, and cleared farms from twenty-five to fifty dollars. In the Wellington District cleared farms in the townships of Guelph, Waterloo and Puslinch, will be worth from fifteen to forty dollars, and wild land from five to fifteen; and in the northern townships they will vary, according to their remoteness, from one to four dollars for wild, and from ten to twenty-five for cultivated. In the Niagara District wild land