

dormant. There is but little settlement yet north of the river. On leaving Maganetawan the land commences to improve as you go north, until at Nipissing I do not think there is much finer land in Ontario. For proof one has only to go to the settlement on South River, where it empties into Nipissing. There he would find large clearings, full barns, and as fine fields with splendid straight fences as he will see anywhere. There is a grist mill, a saw mill, and a good school, where they pay a male teacher \$500 a year. All this at Nipissing, commonly thought a barren, rocky wilderness, fit only for bears and wolves. J. Beatty, J.P., has a farm here of one hundred and forty acres cleared, and not a stone, not a rock, not a marsh or undrained spot in it, and yet there is not a hill or knoll ten feet high on the whole clearing. He tells me his crops never miss, and he could not find a fault with the land. He raises only hay and oats as they pay best, hay fetching, by taking it 20 miles to the Ottawa lumbermen, \$40 to \$80 per ton, and oats from 80 cents to \$2 per bushel. Mr. Beatty has been at Nipissing eleven years, and came by the Ottawa River, and until recently dealt altogether at Pembroke. The Nipissing road from Rosseau is now open, and the settlers now go there. For twelve miles south of Mr. Beatty's the land is as good as man could wish; the wood, beech, maple, basswood, hemlock, balsam and birch, with a very odd pine and oak, good sandy loam soil, timber very light and easily cleared, and yet in that twelve miles only six lots have been taken up. Yet through that twelve miles a trunk railway will be running within the next five years, while steamers will be on Lake Nipissing, and the whole section will be nearer by rail to Montreal and the seaboard than the greater part of Western Canada. I strongly advise all who want a farm to come up next spring and see for themselves. If they wish to settle immediately, let them bring potatoes and oats with them. I should think, by the light timber, and freedom from underbrush, that an acre could be chopped and cleared as quickly as a quarter of an acre in the average Verulam wood. I know one man who last spring cleared and planted five acres, and a good crop he had of potatoes, oats, corn, turnips, cucumbers, onions, etc. A good man can always get work. The land costs nothing, and last summer was laid out and surveyed. I think by next fall not a lot will be vacant on the Nipissing Road for settlement. The way to get here from Bobcaygeon is by taking the Midland to Orillia, the Northern to Gravenhurst, the steamer to Rosseau, the stage to Maganetawan, and I should urge the comer to walk from there the remaining thirty-four miles to Nipissing. He can stop for dinner at Paddleford's (where he will see the snoozing prodigy, Henry George Timothy Blair Pardee Commanda Gurd Pringle Paddleford) and reach Beatty's at the lake that night, or he can stop at Paddleford's (22 miles from Maganetawan) and proceed to the lake the second day. I think of six townships lying each side of the Nipissing Road, about half will be good farming land, one quarter good pasture, and one quarter rocky. The valley of South River is all good, and only waits settlement.