

of the lazy and profligate. Whichever of these two modes be adopted, the agent, if not perfectly honest, may sell the best land to friends, and share with them in a profit on the re-sale. To avoid these inconveniences, a third mode has been adopted. A contract is made with a capable person, and the lands are fixed at a price agreed on. He superintends the sale to settlers, which is not to be under a price also agreed on, and for his compensation receives one half of what remains after paying to the owner the price first mentioned with the interest. By this means, the interest of the agent is so intimately connected with that of his employer that he can seldom promote one at the expense of the other. Whatever mode of sale be adopted, these things are to be remarked : first, the choice of farms and of sites for mills, must be given freely to the first comers on moderate terms and long credit, because the future price will depend much on the improvements they make. Secondly, in the progress of settlement, prices must be