

mers, giving ample security for the payment of their revenues.

Suppose a Canadian proprietor, in the hope of raising his revenue, make improvements to a considerable extent, at his own expense, will he not in this respect be disappointed in his hopes. Let us see what is passing around us. What security do the greater part of the farmers, who cultivate in this province offer? I fear not to affirm that they present none. They are in general men who have no other resources than their arms—who are without instruction, and who take no thought for the interests of the proprietor, because they are not pecuniarily responsible. But can it be affirmed that, after improving land, and placing it on a footing with that of England, able and solvent farmers may be found? To this I reply, no. A man intelligent and solvent, that is to say, able morally and pecuniarily to account for your rents and improvements will not become your farmer; he will buy land for himself, and derive solely the benefit resulting from his industry and capital.

I conclude then, that as respects thorough improvements to be executed upon our farm, we ought not to undertake but what shall be strictly necessary for the cultivation of the soil. We ought to give to the Canadian farmers that example of prudence, which, moreover, the state of our funds make us a duty to practise.

Of thorough improvements, those which the farm at la Tortue demands are trenching and draining.

Draining is the first condition necessary to successful cultivation. Our farm more than any other, perhaps, stands in need of undergoing a complete system of draining on account of its subsoil being impenetrable, and of the little depth of its vegetable bed. The committee may easily convince themselves by personal observation as to the correctness of this assertion that all as yet remains to be done in this respect.

The little depth of arable soil will

hinder, in many places, the cultivation of pivot-rooted plants unless it be previously trenched sufficiently; but this sort of labor is very tedious and expensive. I only mention this because I conceive these operations ought not to be undertaken without much consideration.

I shall only at this moment single out these two points of improvement. It would be very easy for me to point out many others; the field for improvement is immense, but our pecuniary resources are not in keeping with the wants of our farm.

In fact, our farm is composed of 480 acres of land, of which 200 are in a bad state of fertility. We have in cash for cultivating this vast extent £150 only, our budget for improvements raised to £50—amounting together to £200. I believe it would be almost impossible to find ourselves in a worse condition for credit. If we should succeed, we need not fear that our success may be attributed to our large capital. Our position ought to inspire with confidence those agriculturists who think that it is impossible to cultivate successfully without much money, and who despair because they have not thousands of pounds to expend upon the soil.

Our financial position being that of many agriculturists, the happiest result that we may be able to attain by our Model Farm is to show to the country what can be done with feeble resources prudently and economically administered. Although we should have sufficient capital for effecting great improvements, we ought not to undertake them for the reasons already mentioned, and also, because, in so doing, we would place ourselves at a point from whence we would no longer be observed by the common class of agriculturists in the country. When the poor cottager constructs his cabin, he pays but little attention to the sumptuous edifices of the rich.

At a later period, when the great centres of population shall be multiplied, when