

a second, and often adjoining, 160 acres, under what known as "The Pre-emption Act," at the same price. After a residence of two years and a half the Pre-emptor becomes the freeholder of 320 acres at a uniform rate of 5s. per acre. The provisions of "The Timber Act," designed to encourage the planting of trees on the prairies, enable a settler to acquire a third 160 acres on payment of about £3 in Government fees, and by setting out annually a certain number of trees. It is that in many thinly-settled districts, such as Dakota, for instance, it is easily possible to become, in eight years, the freeholder of 480 acres of land for £50.

#### RAILROAD LAND.

Many railway corporations in the United States and Canada have received from Government large tracts of land, usually alternate "sections" or miles along the sides of their lines of railway, in belts 24 miles wide, the alternate sections being reserved for "Homestead" or "Pre-emption." Railway lands vary in price from those of the Canadian Pacific, which are offered at 5s. an acre, inclusive of rebate for cultivation with payment spread over five years, up to £1, and, in some localities, £3 and £4 an acre. Deferred payments, at a moderate rate of interest, are universally accepted.

#### IMPROVED FARMS.

These vary widely in price, and no precise information is practicable. In the newer Western States, \$20 an acre may be taken as a fair average, while in such old-settled States as Kentucky, a fairly equipped farm is worth \$60 to \$80 per acre.