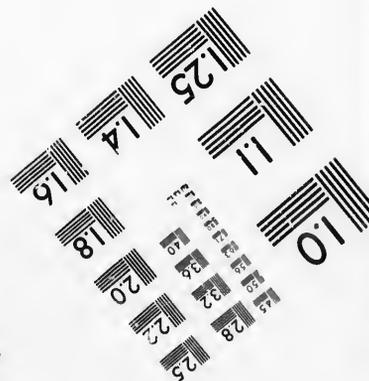
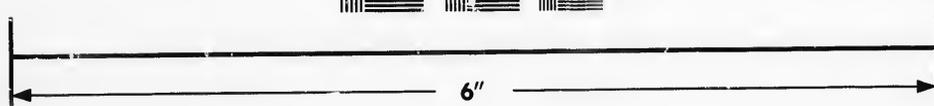
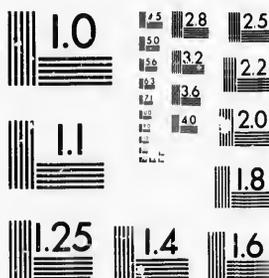


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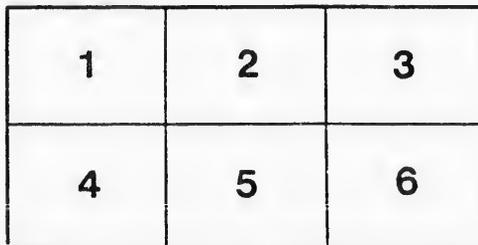
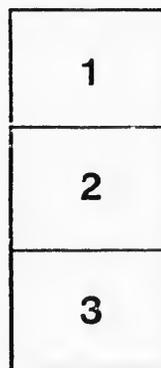
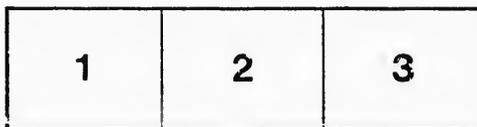
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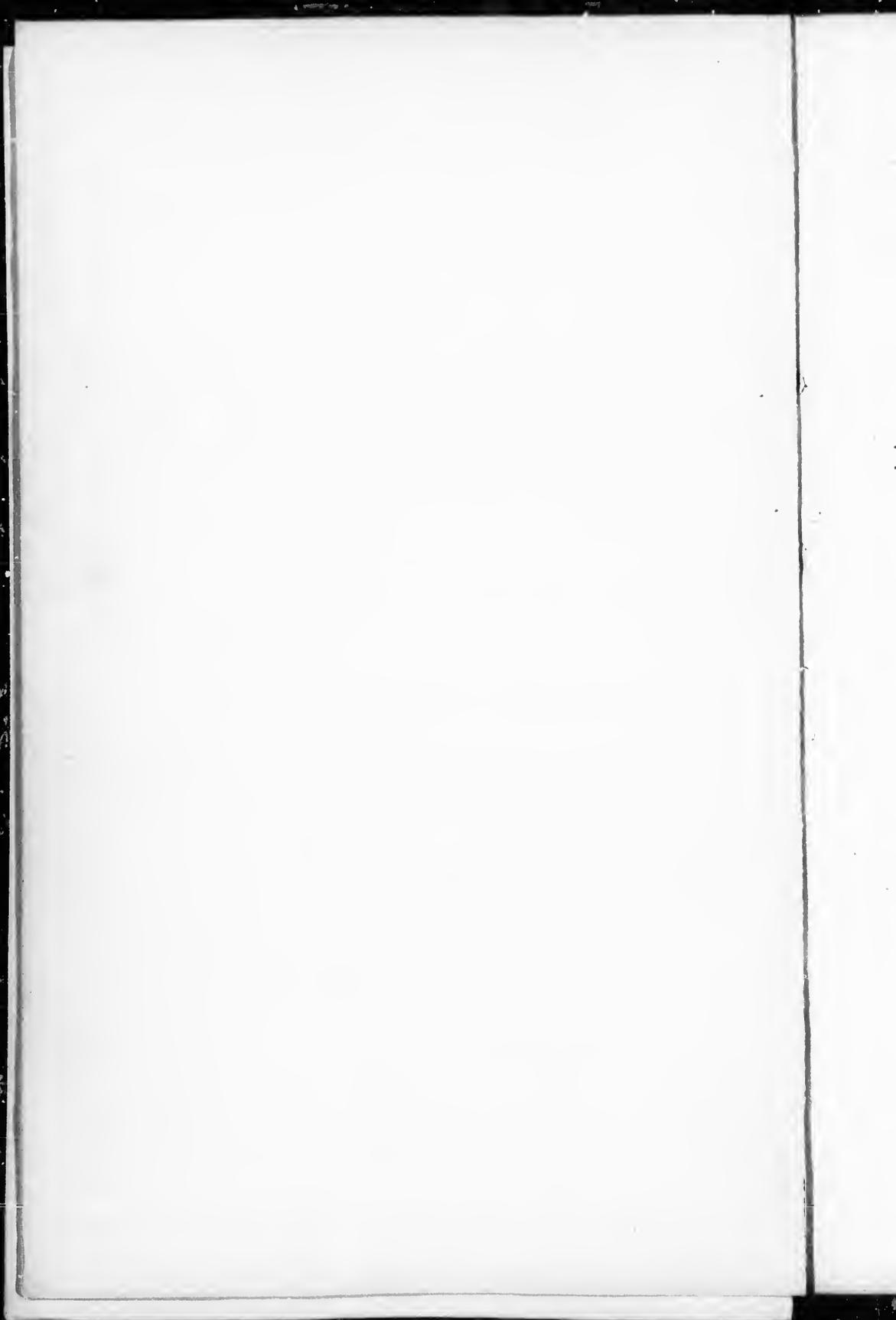
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General Idea

OF THE

QUALITIES

OF

PRINCE-EDWARD-ISLAND:

AND OF

AN ESTATE

WHICH IS TO BE SOLD THERE:

A PLAN WHEREOF, AND EVERY OTHER PARTICULAR, IS IN
THE POSSESSION OF

SAMUEL CARPENTER TOOKE, Esq.

WHITEHALL.

London:

PRINTED FOR THE AUTHOR,

By J. H. HART, 23, Warwick-Square, Warwick-Lane.

1804.

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PRINCE-EDWARD-ISLAND.

THE landscape of this island at large, as far as ever I saw it, consists of large level sheets, or gentle slopes and waving risings. No part I have ever observed is too high for corn, or any thing; and, for ought I could see, the soil is capable of great improvement throughout, even for kitchen-gardens.

It consists of sand and red clay, it is very deep, and below it has generally red free-stone, with layers here and there of red clay.

It is of a light warm nature, yielding heavy crops of grass and corn, under the proper agriculture.

A bungler will do little good with it: — he will neither plough it sufficiently to mix intimately the

sand and clay : he will not properly manure it : he will over crop it : and himself, the soil, and the crops, will all alike be poor.

It is of that sort, which needs the alternation of leguminous crops and roots with culmiferous ones ; and in the nature of things cannot fail being well adapted to the meliorating artificial grasses, such as clover, &c.

It is very easily laboured. It is also easier by half cleared from being wood-land than any on the continent. If it be let out in good heart, it is apt, upon getting a sward, to run for some years to white honey-suckle, or white natural clover.

In the lower hollows, between rising grounds, or along the sides of marshes and rivulets, there are stripes and patches of more or less, but rarely of very considerable extent ; the more wet ones of which they call swamps, and the drier ones interval lands ; but in my opinion improperly ; for, very few of the moister ones are so very deep or wild as to deserve the name of swamps, and the drier ones of them, though of a stronger quality than the higher grounds, do not appear to be so very rich, as what in America goes under the name of interval grounds, which have been formed from the sutch of rivers, overflowing

flowing the respective parts, once a year, at the departure of the snow, and leaving that mud, which accumulates in the course of years.

The patches alluded to seem to be more of the nature of moist meadows, which become sufficiently dry and solid when exposed to the sun, by a removal of the trees and bushes, and when the run of the rivulets, which is spread about, in being intercepted by the trees and roots, is led into one single channel after being cleared.

Such moist and stronger spots, seem of course to be more grassy than the higher parts; they are supposed to be well adapted for timothy-grass, which likes strong moist land: these spots are held as being desirable and valuable.

In such like moist places, and more especially on the borders of rivulets and marshes, there are parcels of allar-bushes: in other parts of the island that are at a loss for salt marshes; I am told of those bushes being pulled up by the roots, and thereafter, they say, there succeeds from year to year a sensible aid of hay, owing to the moisture, or the washing from the higher sloping grounds, and the occasional overflow of the rivulets.

In the more moist places of the nature alluded to, measures should be taken for strewing the
timothy-

timothy-grass seeds as fast as one can proceed, inasmuch as it promises to enhance the quantity of hay independently of the marshes or of nicer cultivation. It seems to promise well.

I myself have had hay enough from my marshes hitherto and, having much of other work upon hand, I did not attend to this object; but I intended it, and I had so much of this sort about my farm, that I am persuaded it would alone have furnished me with hay enough, independently of the marshes, to say nothing of what I might raise of clover, &c.

The produce of the soil is exactly or much the same as in England. Spring wheat is the common species of wheat. In my opinion it is the best barley and oat country in North America; I mean that the barley and oats produced under much disadvantage there (such as too rare change and choice of seed) were good, and better than any I have had occasion to observe on that side of the Atlantic. I have often heard others make the same remark.

The potatoes, turnips, and other roots, are excellent, as are the other articles of the kitchen-garden.

Cabbages are fine, but are apt to be annoyed by the grub, owing to the time in which they are transplanted:

transplanted ; but much of this may be eluded, by skillful and attentive cultivators.

I have seen hops, thrown into the ground about the garden-fences, thrive luxuriantly in defiance of all farther neglect. The wild strawberry is natural to the country, as also quantities of raspberries, equal in flavour, I think, to the cultivated ones. They are fond of starting up in parts where the wood has been cut down, but the soil little cultivated afterwards.

Currants are very fine, and may be cultivated in any quantity in a garden ; also no doubt gooseberries. I have often been surprized with finding currant and gooseberry bushes in the woods, and chiefly in those parts which I have mentioned as being called swamps or intervals ; but they had no fruit, nor did they seem to be but in few such places. In some open parts, in the extremity of the woods, near the sea, I have seen gooseberry-bushes with fruit little larger than a pea.

Apple-trees have a good deal to encounter from the incidents of the weather, until they grow to be strong ; but, though many should misgive, the experience of the common accidents and attention would enable to rear up a sufficient number, and then they are good enough.

The

The people of the island have made less figure in gardening than in any thing, owing to the scarcity of hands, and the hurry of clearing and of work. Those who do any thing in that way confine themselves to a few kitchen-garden articles, and a great many are contented with the potatoes and turnips of the fields.

Pumpkins grow large. — Good cucumbers. — Asparagus to the few who have attended thereto. I have seen good melons, with having had slender justice in raising them.

The climate is as healthy as perhaps any in the world. Of about 300 persons, of all ages and sexes, I sent there in 1772, (many of them beyond the middle period of life, and some even old,) I do not think, that, between accidents and natural death, twenty of them were missing at the end of twenty years, nor that twenty more had any sickness whatever.

The summer and autumn are better seasons than the like are in England. And though a considerable part of the winter is much colder in degree than it is in England, I do not think it upon the whole, by any means, so disagreeable as an English winter, and I think it infinitely more healthy. The cold there is dry and elastic, it tends to give vigour ;

in

in England, it is so moist, as to resemble being immersed in water.

The great bulk of the wood of the island consists of beech, mixed with much fewer quantities of black and white birch; maple, spruces, and some pines. In general it is a continued forest, but in many parts it has been over-run with accidental fire, which leaves the land clear, excepting as far as the younger growth of wood has accrued. Even the forest-parts are easier cleared than any I have seen elsewhere.

On the surface there are very few stones. There is an uncommon sameness in the quality of the soil, the variation consisting in the degree of lightness; this being the case, the distinguishing criterions are the having more or less marsh annexed, in view of an immediate stock of cattle, the proximity of convenient navigation, and of market; where these concur, with a place already disencumbered of heavy wood, and easily reduced into fields, the settler has only in the first place to erect his stead- ing of houses, and to proceed upon the best plan which his knowledge of agriculture, applied judiciously to his judgement of the spot, may, in combination with his means, point out.

In respect to the estate, (Lots 35 and 36, both making 40,000 acres,) which the plan exhibits,

I will only say what I myself do neither know nor believe to be otherwise, and what I have heard universally asserted, but never doubted nor contradicted, viz. that this estate has more salt marsh upon it than any other in the island.

In this respect it is commonly mentioned, with the expression of enviable eminence, and the owner has been times innumerable sometimes cordially, sometimes enviously, complimented with the assertion, of its being incomparably above any thing, that even so fine a country as the island affords; some calling it the marrow thereof.

The soil, indeed, where it has had any justice done to it, has invariably produced remarkably well; but I do not think that it has any, or any remarkable, preference in the point of the natural quality of the soil, over the general run of the island at large; but I am inclined to think, that the difference of excellency in favour of this estate is chiefly owing to the *toute ensemble* of its situation, accommodation, and perquisites, joined to what has been done upon it, the examples and the proper application of which render even those advantages, which are still in the womb of time, to be far more visible, and ten times more easily realized, than all the similar good, which lies as yet but deeply buried in the other estates.

The salt marshes, indeed, are considered hitherto to be one of the chief criterions in deciding the difference of the value of townships: this enables the settler to keep in the very outset more or less stock, which even in the points of rural subsistence and comfort is of high importance. And at the first, as well as afterwards, the marsh furnishes great aids to bringing the uplands into order, and keeping them in order, by the dung of cattle, which, in proper hands, may enhance the quantity of manure by rolling other raw materials or trumpery (of which there is a great deal,) in compost dunghills. Thus at any rate will the dung of stock, obtained by the marshes, continue to be of the utmost consequence until the respective settlers can make way for the introduction of lime; insomuch, that there appears to me to be a difference of twenty years in the progress of lands having marsh, and those which have none; consequently, a proportionate difference in the expense and profits.

The other points commonly forming a difference are the pleasantness of situation, the facility of intercourse with the other inhabited parts by good roads and water-carriage, and consequently with the best markets and places of embarkation in the island; and the facility of working the soil; in all which points, the estate in question has upon the whole confessedly no rival in any degree. And

what gives a preference to the whole redounds proportionately to the parts.

The salt marshes are flats of different extent, lying along the sides (chiefly the windings and recesses) of rivers, bays, or creeks, overflowed in stormy weather, or by higher tides, and at any rate by spring-tides. They have originally been banks of river or sea sletch, from which the ordinary height of the water has in the course of time retired : or they have been flats of land, lying so low as to be occasionally overflowed by any extraordinary rising of the water ; and I suppose their respective difference of quality may depend much upon which of these ways they have been formed.

In their natural state they produce coarse hay, which is of better or worse quality, and more or less luxuriant, according to the quality in the substance of the marsh. This hay is fit to support neat cattle in winter ; but only the best sorts of it are fit for working cattle, horses, and sheep.

Being so frequently overflowed, the marshes, excepting the higher or more eminent spots of them, are generally wet, or somewhat approaching to swampiness ; consequently, liable to be poached and injured by cattle being permitted to walk or pasture on them, unless the tides are
banked

banked out from them. Where they have before been poached, the same is cured by banking out the tides.

The banking out of the tides (with small collateral drains, and cross drains running into a larger one for drawing off all the superficial water,) is the first step for improving marshes. In this case, they are in other countries even ploughed, and, in mixed seasons of wet and dry, they yield heavy crops of grain without manure, the soil being very rich.

But, however it may be in countries having prodigious and continued tracts of such marshes, (as in Flanders,) and no uplands conveniently at hand, yet in this island, having only moderate spots of marsh where there is the most, and having plenty of easily-laboured uplands at hand, I would be more inclined to apply for grain to the uplands, leaving the marshes for hay, in order to winter cattle for making dung for the purpose of rotting all other adventitious materials into as much of compost dunghills as possible; and also in order to enrich good spots in summer by pens of large cattle and sheep, and the stuff even of pigs and poultry, and in short with every thing one could lay his hands upon.

I should also be apt to suppose, that, according to the incidental excesses of any particular season in the points of wet or dry, ploughed marsh fields would either be too plashy or too hard; whereas the uplands are very pleasantly laboured there; with the proportionate supply of manure, and the proper variation of culmiferous and leguminous crops and meliorating grasses, the uplands will yield all those articles equally well as the marshes.

When by the advantage of a marsh one has made an upland farm, I do not see why that upland farm may not be kept so as to support itself ever after in good heart, if the owner is a proper farmer, and if, instead of over cropping, he makes as much manure as possible, and alternates the species of crops.

Thus he may proceed to enlarge his farm as far as may be suitable to his compass, or he may gradually make another farm, as there is land in abundance; whilst, after having finished and completed one farm, the marsh may be employed in finishing and completing another, and so forth.

On the other hand, the unskilful or idle farmer, as is too much the case with those there, instead of applying to compost dunghills, will be content with carrying out the green dung, without giving an opportunity for the seeds of weeds to rot.

He

He will then over crop with corn, until the land will give no more, and is scarcely to be recruited; then he will leave that spot to be covered with weeds, and take up another to maltreat it in a similar manner; and after years he must be as poor as in the outset.

With banking and draining, the marshes according to their quality are expected to yield two or three or four times the former quantity of hay, and that too of better quality; besides the convenience of the hay-makers not being interrupted in their season and work, nor the hay itself carried off in the time of making, nor injured by the tides, that the effect of the former poaching of cattle vanishes, and that cattle may safely be admitted thenceforth on them, to eat up the proportionate quantity of after-grass, with which they must quickly fatten, and acquire sound flesh for the winter.

After this banking and draining, the greatest, cheapest, and most profitable, farther improvement of the marshes, that I have understood, is by sowing them with timothy-grass.

This species of grass is, I believe, more used in America than in England. It is about the coarseness of rye grass. It loses little of its original bulk in drying; when made before the full
process

process of ripening its seed, and without rain, it is almost as green and palatable as on its foot. It requires strong moist soil, and in such soil it does not vanish for many years, like other sown grasses: to dry and light soil it is as exhausting as culmiferous crops, and vanishes as soon as it exhausts the land. It is hearty and agreeable forage for all sorts of cattle.

I am told that timothy in two or three years banishes, and takes place of the former sort of grass on the marshes, and that it yields prodigious crops.

Of this we have an instance which is much admired and spoken of there, in the economy of Mr. Judge Robinson, a loyalist from Carolina, who had on his farm a small patch of marsh of the sort which is deemed the very worst there. In its natural state it gave only two tons of the worst marsh-hay, which is called red-grass there.

He had banked out the tide in summer, and in the end of the following winter sprinkled a sufficient quantity of timothy-seed on the surface of the snow, after the snow had begun to melt away.

In two years the timothy-grass stooled or tillered, banishing the former species of what they call red-grass ;

grass ; and in the ten years, up to the time of my leaving the island two years ago, he had annually cut sixteen tons of fine timothy hay, where he had formerly only two tons of the worst marsh hay, which was an eight-fold increase ; I myself indeed did not see it, having never been upon that farm ; but I had it from Judge Robinson's own mouth more than once ; I had it from at least a hundred of the country people, who were perfectly well acquainted therewith. It is a notorious thing in the country ; and Mr. Tooke may remember that a gentleman now in London confirmed it in his own presence, as being known to himself.

Since I had returned to the island ten years ago, I had been anxious to bank those marshes ; but, as I had hay enough for my stock from the actual marshes, I was more anxious to make my upland farm, and erect my stading of houses in the part my family now lives in ; because, though then only a piece of wild land, it was in a situation so central to the general estate, that the settlers from all the parts of it could soon come to me ; and, after doing their business, return home without losing time.

After making this farm, and rendering myself comfortable at home, (about fifteen months before I came away,) I resolved to begin the banking of

every foot of marsh any where upon the whole estate, and to continue it for a course of years at the rate of executing a certain piece annually, until it should be all completed.

After it should be so executed, drained, and sowed with timothy, I did not see why I should not reckon upon Judge Robinson's increase at the least; because, whilst the inferior patches of detached marsh are no where worse than his was originally, the great bulk and particularly the four principal marshes were of far superior quality upon the whole. Thus I pleased myself with the prospect of having at least four thousand tons of timothy marsh hay, which, with the proportionate quantities of upland hay increasing every year, would enable me to accomplish any object with such extent of upland.

For the sake of supporting stocks of cattle for domestic use, and to raise dung for improving the uplands, hay is in constant demand there, and commands every thing. Whoever has hay in plenty can get settlers for the uplands, and procure labourers; at least so it has been hitherto, and the more settlers come to the island, the more hay seems to be in demand; those who settle in the woods, so as not to have quantities of hay to their wishes, will do any thing to procure hay.

Hay

Hay has sold at so much per ton on the foot, the buyer himself making it; or he will make and stack one ton for the landlord, for leave to make another for himself; this they call making it at the half, and this is the way in which he who has more hay than he wants or can manage has invariably (up to the time of my departure) got undyked marsh hay made; and there was always a competition among the people for obtaining it. It was the way in which I made my hay, and I gave the preference to those who were most obliging to myself in other respects.

When I was scarce of upland hay, I made it all myself by labourers. After I got more than I wanted, I allowed a third part for delivering two thirds in the stack to me. As upland hay is easier made than undyked marsh hay, there was always a strong competition for preference in obtaining it, which seems likely to increase as the country advances in population.

The price of undyked marsh hay, in the stack, upon the marsh, has always been (until I came away) thirty shillings per ton, and more in proportion to the distance, if carried by the seller. Upland hay, according to the general quantity and time of the season, from fifty shillings to four pounds.

Of course, undyked hay, sold on the foot, and to be made at the buyer's expense, is worth half the price it gives in the stack upon the marsh, viz. fifteen shillings.

Since I had dyked marsh hay, which is only since coming to England, I instructed the manager of my farm to give it out to be made at a third part only to the maker, and two third parts to me, in the manner of upland hay, and the reason is that after dyking it is easier made than even upland hay; accordingly, supposing the dyked marsh hay to be no better in quality than the undyked hay, the ton would be worth twenty shillings to the owner, clear of all expense; but the dyked timothy is in my estimate equal to any upland hay.

This shews the value of dyked marsh; indeed, a marsh for banking or dyking seems to be a treasure there, which tends to be the more valuable, if we may judge from the past, the more population there is for the improvement of the uplands.

Judge Robinson's experiment is extremely encouraging, though it was the worst species of marsh: the increase is prodigious, being no less than eight times the original quantity, and at the same time of ten times better quality. I cannot possibly see a cause for doubting that it would be

at

at least equal in better marshes, and indeed greater in proportion. What can rationally be objected to the idea?

The plan I laid down for banking was to commence at the east side of the estate, on the north side of Hillsborough-river, and proceed down the stream to the west on the same side, and then go to the other side of the river, leaving nothing undone, and proceeding at the rate of an entire piece every summer until the end,

In order to omit nothing, I made it a point that whatever parts of the fronts of the tenants had any marsh, should be banked, as it would turn out much to their benefit. To rouse them to it, I remitted that year's rent to those whose part was banked, and I advanced whatever any of them had not for the expense, until they should repay me.

The first year's piece was finished in 1801, just before hay time, and two of the tenants, whose fronts were included, declared to me before my departure, (in autumn,) that even without regard to any future increase of quantity, or amelioration of quality, they thought it well worth the expense, on the sole score of making the hay without interruption to themselves from the tides, or injury to the hay.

The

The second year's piece has been banked since my departure, and I have been told from thence, that people are quite elated at seeing it going on, and imagine they have, even in this short space, observed a sensible increase of quantity, and were preparing to lay down with timothy.

I have not as yet understood what has been done since, though as it was known to be my wish to continue it annually, I rather think they may have gone on.

In many marshes in all countries there are soft muddy parts at the edge of the common tides, which are not properly parts of the marsh, as they are too soft to be walked upon; but still there grows a sort of grass on them, of which cattle, when it can be got, are fond, and it is said to be wholesome. The banks must be made on the solid marsh within these soft parts; but at the same time the banks will be of use in recovering and drying some portions of this grass; nor do I see why such places, where they may be met with, may not be made more dry and hard in the course of time, and the river encroached upon by contrivances used in some parts of England for the purpose.

I have mentioned tenants. It was necessary both in compliance with the grants, and for commencing

mencing a population upon the estate, to settle a certain number of people; so that it is not a wilderness. The country is also settled in a similar manner below and above.

The farms and extent of the same, as well as the situations, are as exactly or nearly marked on the plan, (which is a copy of that made by the king's surveyor,) as I can give it under my present circumstances. The tenure is for 999 years at a rent rising gradually, and soon to arrive at 50 shillings for 50 acres; they are moreover to pay the quit-rent of their own portions each, and to grind their grain, the local produce which they grind on the island, at my mill. There are other conditions tending to utility of regulation.

Their places are only such as I chose to part with, and allot for the mentioned purpose, after striking off what in my mind would make good estates for each of my children: for, I reflected that I would be subject to just blame, if, having the incomparably best situations in the island, I did not reserve them for my own family.

It was in this mind I set down the foundation of a population in different parts of the estate, reserving the other parts. Having done this, and considering the mentioned views in behalf of my children, I meant to take no more trouble about
settlers,

settlers, but to leave that task to the children themselves as they shall see fit, and for my own part to attend to the internal improvement for the rest of my life.

I was too passionately fond of the estate to part with it. It is only of late that I have taken up that thought: a severe illness and no full recovery reminding me of being far in years, and now unfit for active life.

Having never, until within ten months, entertained a thought of parting with a foot of it, I had never made those surveys and preparations, which, however usual and necessary here, are not so much so there. If it will satisfy, that I will give security for the titles to be described, until I get to the spot for delivering them; and if the best idea I can give from memory will be taken respecting points which I cannot ascertain exactly here; and if the expression of my judgement will be taken as matter of opinion, not to be subjected afterwards to questions of difference; we may go on with the transaction, and finish it for once and for ever; otherwise it may be let alone.

I have long in my own intention apportioned this estate in four shares, correspondent to the number of my sons, who are still very young.

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Though diversified in circumstances, I deem those shares to be upon the whole in the proportion of their price in point of value. I do not make the division according to the number of acres; for, I do not know the number in any one of them; nor do I suppose any such difference to be worth a thought. The whole estate is to be sure a noble subject in the hands of one man; but, for a long time such one would be under a necessity of permitting several advantages to slip through their fingers: and any one of the shares is enough for the compass of any one man; and any one of the shares tends to be in proportion more advantageous as a fourth, than the whole would be as a whole. Leaving then the estimate of the number of acres in each to the plan and to the curiosity or judgement of any concerned, I throw the same out of the question, estimating as nearly as my judgement admits their circumstances.

Upon the point of surveying or estimating the number of acres in any given space of land, I have remarked that I cannot offer to do it without running too great a risk of misleading.

In the very mountainous parts of Scotland I lived in thirty-three years ago, there was then no land surveyed, nor was it by the number of acres the land was valued; nor do I know that it is customary since to survey land there; accordingly,

I could not in my younger days have acquired any habits of estimating the survey of lands; besides, the Scots and English acre differs materially.

In the colonies, the king's surveyor-general of land is the proper officer for ascertaining the boundaries of townships, according to the original survey, and his ascertainment thereof has the force of a legal judgement; but, as the king's surveyor in the island has always been indolent and now an old man, he has seldom or never surveyed for private persons, and we have never chosen to employ the chance ones who came from time to time in the way; therefore, I have no habit of estimating by the eye with exactness to be depended upon, without risking to be considerably above or below, especially in respect to marsh grounds, which are irregular in their figure and deceptive from being quite level; therefore I leave the extent and distances to be estimated by the plan and scale, particularly as it is not so much to the number of acres I attach importance, as to the circumstances of situation and the having marsh capable of dyking and improvement, which will bring the uplands into value upon an adapted plan.

The first portion I appoint, I call the Johnson River, and Glenfinnen (formerly Saw-Mill) River share, being numbered 1. It is the west part of
 Lot

Lot 35, lying south of Hillsborough River. If the purchaser attaches much consequence to a difference of the number of acres, he may endeavour to estimate the same, in proportion to the whole lot by the plan and the scale.

On the north the plan will shew it to have Hillsborough River. On the south it goes as far as the lot unto the line of a part of Lot 48, which I believe to be the lot that stretches behind it on the south. On the west it has the corresponding part of the east division line of Lot 48. On the east it would have the exact division line with Lot 36, but that, if I remember well, the west boundary line of the farm, leased for 999 years, which is next to it, and chiefly on Lot 36, stretches three or four chains beyond the division line, upon the portion in question, which was unavoidable in order to give that farm a tolerable front, or breadth.

I believe it to be universally allowed, and I myself am clearly of opinion, that, excepting some similar situations on the estate at large, this portion has not only one but many: as many as there is space for farms, of the best situations in the whole island. 1st, In the point of pleasantness and chearfulness.—2d, In point of situation and navigation, as Charlotte-Town is only about six miles below it on the river, so that a boat

may go and return in a trifle of time: a large ship will go up the river many miles above it, and the river discharges itself in the channel on the south side between the island and Nova-Scotia. There are only six or eight miles to go up the river to the portage-road on Lot 36; and by that road of only two miles and a quarter, you carry any thing to Bedford-Bay, open to the north side of the island, and the gulf of Saint Lawrence.

—3d, In point of facility of clearing and employing the plough without delay, as the wood is light and it is in many parts already so clear as to be easily arranged and reduced to fields. — 4th, The considerable quantity and convenient distribution of marsh hay, which has since the original settlement greatly aided the stock of all the vicinity; and no doubt might be exceedingly increased by dyking. — I declare, I believe in my own mind, that twenty lots and more, of 20,000 acres each, might be found in the island, which have not among them all as much hay as this one portion.—So full were my ideas of this place, that (excepting the three or four chains for the sake of a front to the farm at the division-line as above) I would not lease an acre of this portion to settlers for 999 years, but reserve it all for the settlement of one or more of my own children, placing only four persons upon certain parts of it, upon a lease only up to the period when my Younger children might arrive at the age of choosing

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sing for themselves ; and that by way of keeping the seat or possession in the mean time.

In order to give a more distinct general idea of it, I will mention the whole portion in three separate parts, viz. the eastern part, or that which lies between the west line of the farm on the division-line with Lot 36, and Glenfinnen or Saw-Mill River, and back to the rear of the lot. — 2d, The peninsula of Johnson River, which lies between the west side of Glenfinnen or Saw-Mill River, and the east side of Johnson River. — 3d, That which lies on the west side of Johnson River, to the division-line of Lot 48.

The scale and the plan is the only way for estimating the quantity of land in each of these three portions, that is in my power to refer to. Glenfinnen or Saw-Mill River has very pretty marshes on its east side, attached to the first portion, and it has also some smaller marshes on the west side of that river belonging to the second portion. The whole, if banked or dyked and improved, would be very advantageous, particularly if the bank was thrown across the mouth of the river as it falls into Hillsborough, which would much enlarge the area.

The Glenfinnen or Saw-Mill River goes a considerable way back until it becomes fresh, and at
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the head of it there were one or two mills, the dam of which and the stones were standing when the island first began to be settled, but the one was broke up, and the others carried away by the first unruly inhabitants. There are vestiges of a farm and houses above the mill. On the summit of a rising ground there is a pond, on which, at times there are wild geese and ducks. It is formed from springs rising from the bottom and might be stored with trout. There is trout in the river, I have been told, particularly about the mill, where the water becomes fresh.

On the plan, I have drawn a cross-line east and west below where I think the mills were ; it may not be exact, but it is intended to be as much as I can make it, and it may suffice for a general idea, which is all that is wanted.

All the large tract, as may be estimated from the plan, below the mentioned line to Hillsborough River, and between the boundary of the farm on the division-line with Lot 36 on the east, and Glenfinnen or Saw-Mill River on the west ; I say, all this considerable tract goes now by the name of Glenfinnen-farm, though it seems capable of making three or four moderate farms. The marshes of the east side of Glenfinnen or Saw-Mill River are attached to it.

For the sake of having this farm, or rather district, inhabited, I gave it in lease to Mr. John Stewart for (if I remember well) twenty-five years, from May 1796 or 1797, at twenty-five pounds per annum. The farm had been possessed for many years before, and it was intending to have it farther improved that I gave the lease, until such period that I expected the one of my children, for whom the portion in question was intended, should be of the full age fit for undertaking the management of lands. I need not say, the rent is very low and inadequate, as the view was not altogether rent. It is far from being improbable that this tenant would relinquish it upon a reasonable compensation, or for even a smaller portion of the same land and rent, provided he does not take it into his head that the relinquishment is eagerly desired, and will be purchased at any price. The lease is a tight one, wherein improper cropping, particularly towards the expiration of the lease, is endeavoured to be guarded against.

There appeared to me to be situations for one or more farms beyond this farm to the south, particularly about the head of the river and mill-dam, which may be judged from the plan. There are also patches of marsh thereabouts on the west side of the river.

Second part of the first portion, or of No. 1, viz. the peninsula of Johnson River.

This second part is bounded on the east by Glenfinnen or Saw-Mill River, on the north by Hillsborough River, on the west by Johnson River, on the south by the south part of the rear division-line with Lot 48.

Along the east side of this peninsula, along Glenfinnen or Saw-Mill River, there are here and there pretty patches of marsh. From the mouth of Saw-Mill River, around the point washed by Hillsborough River, there is a good border of marsh, which seems to be of that sort which was banked and rendered so productive by Judge Robinson, and therefore inferior in the quality of its present species of grass to the other sorts. On the west side, and in a bend of the peninsula, washed by Johnson River, there is a respectable marsh, above which, and along Johnson River there are some good patches of marsh; and upon a view of these parts it has struck me, that skill and industry might, in the ways used in England, make or recover and gain from the side of Johnson River some pieces of marsh.

Above these marshes, a great way up the river, is the gullet of Johnson River, by which the tide goes up to the great Johnson River marsh, and falls

falls back again along with whatever fresh water there is in the creeks of the marsh, which water makes a very slender figure in this gullet, when the tide is out:

Above the gullet, Johnson River great marsh, as it is called, spreads a considerable distance, which I have been wearied in walking east, south, and west.

This marsh upon the whole, in point of extent, quantity, and quality, has always been spoken of as being among the first, if not the very first, in the island. For my own part, I know none in the other townships, that in my own estimate is fit to compete, unless that of the sandhills on Lot 36.

The general opinion is, that the bank for keeping out the tide from this handsome and valuable marsh should be erected in the channel of the gullet, which seems to be only a gun-shot over. I think it should be pretty stout, in order to bear the concentrated weight of the tide. The gullet seems to be entirely sheltered, and therefore in little or no danger from the violence of waves.

If this improvement was well-executed, and the proper smaller drains made, and the marsh sown with timothy, one would be tempted to say that

this marsh was almost inestimable. The banking should not be delayed for several reasons.

It is true there are, as I think, the stances, (as the same were in 1796,) of about 27 tons, leased with some of the farms for 999 years, in order to make up the necessary quantity of hay for them ; and the same of 18 tons is leased to the Campbells for a term whereof eighteen years more or less is to run, but which will then fall in. This however is of the less consequence as it is compensated by the mentioned quantity of marsh on the east side, round about the point, and on the west side of the peninsula. And, over and above, the quantity of hay appears to be greatly capable of enhancement, by clearing from bushes the great circuit of the verge of these marshes, lying between the real marsh and the upland. This verge, if I remember well, is of the width of a considerable broad ridge of a corn field, and, though narrow, consists of a large space or area, when the long circuit of the marsh is upon the whole considered. It seems to be of black moist earth, and grows a long, but rather finer, sort of grass, which would turn out a considerable body of hay, if the bushes were cut or pulled up, so that it might be mowed. This verge or border seems peculiarly adapted to the growth of timothy. Besides this, there appears to be here and there near the marsh, flats of moist upland, which I am to suppose would suit the timothy.

mothy. This, respecting the border and the seemingly moist flats, are points of strong and probable opinion on my own part, which I had in view as an object of improvement, as soon as I should arrive at the period of giving my full attention to the improvement of this part of the estate. I am seldom deceived in such ideas.

Such being the handsome quantity of marsh attached to and adjoining the peninsula of Johnson River, which is the second part of the portion No. 1, I am now to give such idea as I can do here of the uplands of the peninsula, though I never found time for walking over the same, or of judging thereof in any way but from information, and taking a view of parts thereof from two or three situations.

As I intended to reserve the whole of the portion, No. 1, for my children, in the idea of its being invaluable in the point of situation and other appurtenances, and though I leased for a term of years (up to the period of these children being all grown up) the farm of Glenfinnen or Saw-Mill River (already mentioned) as well as another part, which I am to describe hereafter; yet I did not lease or permit any one to inhabit a foot of the peninsula; and my reason was, because such people would be apt to let their cattle go upon and poach the surrounding marshes, which I could not com-

pletely prevent the cattle of the vicinity from doing in some degree at any rate, as, having so many other objects upon hand, I found it difficult to fence in so many marshes effectually.

Therefore it was that I kept the whole peninsula in the state of a waste, and intended to keep it in that state; until, having finished my own present farm, and also the farm at the sand-hills, I should find myself at liberty to attend to Johnson River.

My own farm and the sand-hills being tolerably arranged, I intended to erect a farm-house and farm-steading on the peninsula of Johnson River, and to place there an overseer, and a large stock of cattle for improving the uplands and marshes, and banking out the river as fast as I could proceed at my own ease: that is to say, to make such beginning of it, that my successor might go on upon the same, or some other such plan, as he might see fit, which, if rational, could not differ far from mine.

I cannot with justness pretend to say the number of acres in the peninsula, for the reasons already given; and, as I could give but a very loose conjecture, I think all the general idea that is requisite here, may be deduced with a greater chance of precision from applying the scale to the copy of the plan.

One thing I can say is, that I think it a very extensive fine piece of ground. It is a good point that it is so much insulated, and surrounded with hay. On account of facility of communication with the town and other parts, as well as of navigation, and the pleasantness of it, I truly do not think that too much can be said in favour of the situation. My own opinion is, that it is absolutely superb, and a little more so, if possible than that of the farm of Glenfinnen or Saw-Mill River.

Though I intended it only as one farm in my own life-time, yet this was merely to make a beginning, leaving it to be afterwards laid out or subdivided by my successors, as they should see fit. I am for my own part of opinion it is so large that it might make more farms, perhaps half-a-dozen or more of moderate-sized ones, considering the space the plan exhibits between Glenfinnen or Saw-Mill River and Johnson River, east and west, and south and north between Hillsborough River and the large marsh.

On the point of the peninsula next to Hillsborough River, there is a grove of wood, of which as much should be preserved from cutting down as would be shelter from the north.

But I have always understood that where there is wood it is light enough to be easily cleared, and
besides

besides that there is enough clear for being proceeded upon with one or more ploughs, and turned into fields with the manure of the cattle after one has erected his steading of houses, or while he is erecting them.

I now go to the third part of No. 1, which is that lying between Johnson River on the east, and the division-line with lot or township No. 48 on the west; and between the river Hillsborough on the north, and Great Johnson River marsh on the south, a part of the marsh being to the south thereof.

From a line running due west from Johnson River to the division-line with Lot 48 on the west side, all the plot to Hillsborough, this third part has no marsh to it upon the west of Johnson River, nor upon Hillsborough River: only, as I have already mentioned, the west branch of the Great Johnson River marsh runs a good way across the south part of it a great way above, but it is a most beautiful and pleasant situation, and piece of land, equally so as Glenfinnen or the peninsula of Johnson River: I have also been informed that it is well wooded.

As I did not think proper to admit inhabitants on any terms on the peninsula of Johnson River for the reason I have given, so I thought it best,
according

according to my then views, to let a portion of this part, as I think, for twenty five years from 1796 or 1797, in order it might be inhabited until my family might be fit to take it into their own hands, as it would be improving.

This leased spot is contained between Johnsons River on the east, and the division-line with Lot 48 on the west, and between Hillsborough River on the north, and on the south a line running west from Johnson River to the division-line with Lot 48. The place of this line I have endeavoured to find on the surveyor's plan, but cannot answer for the precision thereof, though it may serve to give an idea, which is enough for the present.

I must refer to the plan for an estimate of the number of acres in this piece, which is leased for the mentioned time, to three men of the name of Campbell, and I should suppose, if properly laid out would make more than three farms.

It is with this spot the stances of 18 tons (as the same stood in 1797) are leased to the three Campbells, as I have already mentioned, respecting the great Johnson River marsh; but which will fall in along with the lands at the expiration of the lease. I do not just now recollect the amount of the rent; it is a trifle, as it was only the improvement, and
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the keeping possession in the mean time; I had in view.

As the Campbells have but so short a lease, and are getting greatly forward, they have always appeared to me to be upon the look-out for a piece of land elsewhere, which they may buy in fee, and I am persuaded they would quit those premises whenever they can obtain the same. And at any rate I think it very likely they would be got to accept of a moderate consideration for quitting, if the purchaser should wish it in a year or two, provided he does not seem too anxious for it.

Above the south line of the Campbells there appears to be ample room for another great farm or even more farms of moderate size, before coming to the great Johnson River marsh.

Beyond great Johnson River marsh, and in the same direction eastward to the line of 36, beyond Saw-Mill or Glenfinnen River, and to the rear or south division-line of lot 35 with lot 48, I suppose there is a considerable space fit for farms, and I have been told there were French ones commencing there before or at the reduction; but I cannot say that I travelled so far in, as there was far more than I could manage for the time, to be seen this side of it: nor do I know how much space it may be. The exemplar of the surveyor's plan is the surest criterion

in my power to refer to, of which he may judge as I do; only I may take upon me to say, he will find space and room enough to work upon.

There are muscle and oyster banks on Hillsborough River, which I suppose had better be reserved for all the divisions of Lots 35 and 36, under certain proportions, as I kept possession of them since my return to the island, and would let none touch them without my leave.

But within the part where Johnson River falls into Hillsborough, there is a bason, to which I doubt not oysters might be successfully transplanted.

There occurs nothing farther to me to be said for giving the general idea, which I myself entertain respecting the said three parts of the portion No. 1. It is morally impossible to be correctly exact and precise in such objects, particularly to Europeans; the things must be taken as they may turn out to be, and all I can say is that I believe it to be upon the whole as correct an idea as any other man in existence could give or receive of it, unless on the spot with a chain and theodolite in his hand, and with all the papers; and that there is no intention to deceive.

The only pretence of obstacle that I see in it, or can be so much as alleged, are, 1st, The parcel of reserved hay on the great marsh, which I deem to be far more than compensated by the smaller marshes ; and the lease of Mr. Stewart and the Campbells for the term that is to run, which is not so long, and probably may be removed with prudence and even ease ; but at any rate there is plenty besides, and ten to one far more than will be expedited before they will be ready to fall in ; or if so much will be expedited in that space, I think it might well be considered as a lordship for that part of the world.

Viewing this portion alone with its advantages of situation, &c. My admiration of it has risen very considerably, and this too is enhanced by the prospect of the advantages to be derived under our new governor. There is no such thing to be had for sale from end to end of the island, for present use, facility, and conveniency, unless it be the other portions of the same estate. And in this I believe any one, who knows the island, will join with me ; at the same time I am far from impeaching the qualities of the country, of which I have been so fond since I knew it, for above thirty years.

THE END.

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