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ON THE APPLICATION OF FARM CAPITAL.

BY ALFRED C. THOMAS, ESQ., WINDSOR.

The great difficulties to be overcome in American Farming, and the generally unsatisfactory results obtained, have hitherto offered almost insurmountable obstacles to the investment of capital in this important branch of industry. In treating of this subject, it would be as well to examine, in the first place, what are the advantages to be derived from the investment of capital in agriculture in this country, or in England. Where a disease is known to exist in the human body, it can only be treated successfully by medical men by a thorough knowledge of its tendencies, effects, &c. With regard to farming, if eight or ten intelligent men were asked to put on a piece of paper their reasons why farming cannot be successfully prosecuted in Nova Scotia, the chances are that not any three of them would agree, one would say, a want of money, another the high rate of wages, another want of a good market, another too short seasons, and then the uncertainty of crops growing, and other reasons. Where there is such an extreme diversity of opinion, and all these objec-

tions have been offered to the author by intelligent men, over and over again, it would certainly be advisable, before offering any advice as to the successful prosecution of farming, to endeavour to lay bare the sore, and ascertain what really are the greatest difficulties the would-be-farmer has really to contend with in Nova Scotia. We may at once say that this article refers to those who would be willing to invest capital, in this business, with the object of making it remunerative, and does not apply by any means to a large class of farmers that at present exist, we mean small farmers working their own farms, employing little or no laborers, and generally consuming nearly all they raise. These men must be generally classed with the small tenant farmers of Europe, and it can only be a question of time as to how long it will be before their holdings will be absorbed by large farms, and the condition of the original holders improved by those who can invest more capital and skill. Neither do these remarks apply to any country where the remnant of a virgin soil still exist, where the operations of the farm are simply confined to sowing and gathering, with satisfactory returns. Men naturally prefer working for themselves, but this day has

long gone past in Nova Scotia, and perhaps in far more of the different States of the Union than our neighbors would be willing to acknowledge; neither do we refer to Dyke Lands, as they can only be looked upon, as managed at present, as receptacles for so much invested capital, the only difference being that the proprietor can increase his returns by turning what labor he has control of to good account. Referring to the different objections offered to farming, we can only touch lightly on one or two, as they come more under the head of practical farming. Want of money cripples many farmers, but, as the whole tendency of this article is to show in what way a farmer can make the most of what capital he has control of, I need not refer to it at present. The objection to farming on account of the high rate of wages is a serious one, but we judge too much by the English standard, where they have been too low for the interest of every one. We cannot understand on what principle a half-fed man, one whose sole earnings went to support his family, leaving himself barely the necessaries of life, could be sent into the fields to follow a well-fed spirited pair of horses all day, and do justice to himself and his employer. But the objection to high labor

must be supplemented, as far as possible, by the use of machinery, by applying the labor more directly to meet the ends to be arrived at. To illustrate, a farmer has fifty acres of grass land to get up, has a mowing machine, horse-rake, hay-tedder, barn arranged for using a horse-fork; suppose the total cost to be, say four hundred dollars, or twenty-five dollars per annum, wear and tear will bring it up to thirty dollars; now it is almost needless to point out how comparatively he would be independent of labor, or what enormous per centage his investment in machinery must pay. The first part of this article was written nearly two years ago, and would have been consigned to the flames had it not been for the remarks of Mr. Dickson about mortgaging a farm for draining. The writer has often given advice both personally and by letter on the subject of drainage, but felt that the practical carrying out of drainage, compared with the great question of where are the funds to come from, or in other words "on the application of Farm Capital," which was originally intended to be the heading of this article, was a small affair; and the time seemed unsuitable for bringing the much more important subject before the public.

With regard to the mortgaging a farm for the purpose of drainage, or in other words utilizing the capital of others and placing it under your own control, it is certainly advisable whenever the farmer can assure himself of a larger per centage than he has to pay for the accommodation, whether by drainage, manuring, feeding-cake, or even buildings for the better accommodation of stock. The whole practice of British Farming is based on this principle, and this no doubt accounts for what astonishes Americans, that an English Farmer can pay enormous rents, and then live more comfortably than an American Farmer with the same means; and the same principle must apply, and will rapidly, to American Farmers, but, perhaps not exactly in the same way, Government Grants, may be, being substituted for English Landlords. As the relative position of the English Landlord and Tenant may not be understood, I will make the following explanations. Few Landlords, when repairs, &c., are taken out, realize more than three per cent. on their holdings, tenants from nothing to twenty or even thirty per cent., as in the case of Mr. Prout; now why this great discrepancy in the returns of land. Simply that the Landlord's can be looked on simply as an investment of capital. He is either too ignorant of agriculture, or engaged in something more attractive, while the tenant brings the whole of his time, skill and attention, to supervise his own capital, consequently the more tenants capital he can use as a tenant, avoiding being his own landlord, the more

ten per cent. he can make instead of three. Let us give another illustration which may be more easily understood: two young men, each take a large farm of comparatively run out land, say one hundred acres apiece, clay land, one thousand pounds, interest on permanent investment ten per cent., \$400, plowing, harrowing, &c., \$400, superphosphate \$10 per acre—\$1000; extras \$200—total \$2000; returns say thirty bushels of barley at 80 cents, \$2400. Now this is putting the lowest possible returns, and making everything unfavorable to the farmer. We allow ten per cent. for draining, and charge whole of the superphosphate to one year, while it is utterly impossible that so poor a crop could assimilate so much, again, what the two hundred dollars as extra are for I do not know myself. The writer laid down the College Cricket ground, and from that his data is mostly taken; the drainage cost fifty dollars, guano ten dollars; the return as nearly as I could estimate would be thirty-five bushels of barley, had the cattle let it alone. The extra ten dollars in draining can be accounted for by there being a main drain, and this was not a fair criterion, as, being laid down for a cricket ground, the barley was sown very thin and the grass very thick. This had originally been as nasty a piece of land as one would wish to handle, no one could ever get anything off it. The account would stand thus, draining permanent at ten per cent. \$5, ploughing, &c. \$10, superphosphate and guano \$10, total \$25; 35 bushels first class barley, \$31.50 leaving \$6 on the investment of \$20, or about thirty per cent. on tenants capital, charging all superphosphate to one year. In England the returns would be made in this way: total rent for drained lands, say \$12 per acre, land being in superior condition to College land, charge only one half superphosphate \$5, ploughing, &c. \$7, total \$24, leaving about the same profit. Of course these figures are only approximate, and are only meant to illustrate the principle. The above estimate shows the miserable return of four hundred dollars over working expenses and ten per cent. on permanent investment, but, bad as this is, let us see how it would be with the other young man, who takes a hundred acre farm in the same state. I forgot to mention before that each is supposed to possess a certain amount of capital, say eight thousand dollars; the one pays the whole amount and has his farm clear of mortgage, the other mortgages for one thousand pounds, to carry on the improvement as specified above; the \$100 balance shown would pay the interest of mortgage, leaving something to spare, and a fair remuneration for wages, has been charged. Now, what would be the position of the one who preferred having a clear farm? Of course

to make a comparison we must suppose that the land would be cultivated in the same style, or rather the crops would be the same; judging from my own experience, I should say that, on undrained clay without superphosphate one half would be a fair allowance, while in at least three seasons out of ten the barley would be a total failure. As some may object to the estimate being unfair they must recollect that the following data can be thoroughly relied on, that if the estimate for the undrained undressed land is too low it is also too low for the other land, as the quantity of superphosphate is annually charged, and is more than the requirement for the difference in the crops; this of course is supposing the superphosphate is good. Now how will the comparison stand? the working expenses would be as great if not greater, and returns 100 acres inferior barley 20 bushels at 80c.—\$1600, deduct labor \$400, balance left \$1200; no interest to be paid would make up \$1600, and this is representing the case as the worst that could possibly happen to the good farmer, and the best to the poor. How would the whole thing stand the next year; one farmer having drained his land has the natural resources of the soil to draw on to any depth that he can get a subsoil plough, which is pretty deep in these days of machinery; if the soil is not naturally good, our comparison will not hold as we make the poor farmer entirely depending on the resources of his soil. Of course to estimate the state of crops afterward would be to a certain extent problematical, but, from what experience I have had, I should put them about as follows: Barley 40 bushels per acre, the drainage becoming more effective. Superphosphate \$5 per acre, working expenses \$100, total \$900, interest on mortgage \$240, total \$1140; 40 bushels of barley at 80 cents \$3200, balance \$2100. poor farm, 16 bushels of barley at 80 cents \$1280, deduct \$100, no interest to pay, total \$900, leaving \$1200 in favor of the mortgaged farm. As many may say that that this is simply cooking figures and that in that way they can be made to prove anything, it is meant to illustrate the principle, and I believe the estimate to be more in favor of the poor than the good farmer, for recollect that one is drawing on what he puts into the soil, the other on what may only exist there in his imagination, and one bad year might result in a total failure. Any one following this up can easily see the one would soon be in a position to clear his farm, the other would soon be compelled to mortgage it, not to improve, but to pay off accumulated debts. But, I may be asked, do crops ever fail on drained lands? Yes, they do occasionally, but the risk of failure is reduced to a minimum, the barley on my farm this

year is better filled and heads longer than any I have ever had, while the whole country is complaining that the grain will not fill, yet I am convinced that I shall not have anything like the number of bushels I expected when sowing in the spring. This can be accounted for in the following way: as fast as command of manure would allow me, I have been endeavouring to get small fields knocked into big ones, and consequently had to repeat barley twice on some of them, thinking it safe as the fields were cleaned only the summer before last; the result was that the extraordinary season for weeds, assisted perhaps by the drainage, caused the second year's grain to be almost smothered again. I intended to farm as much as possible on the four course rotation which I believed to be the best for well farmed clay land in this country; to do this, clover should only be trusted for one year, as it is strictly annual, but, when cut before it forms its seed it occasionally becomes biennial, trusting to this, and as I could not bring this field immediately under the four course rotation, the clover failed, and had to be rapidly ploughed up in the spring and put to barley. The result was a partial smothering but still a good crop; these were failures that were my own fault, and can only be attributed to downright bad farming, or in other words, attempting to do too much with too little knowledge. The other two failures in barley were caused by circumstances beyond my immediate control, the land was so rough, actually having, in many cases, to build before the horses could walk over it, that the plough could not scarcely enter every part of it, so thistles had their own way too much; the other failures were caused by the new farm not having gone through the high farming operations, drainage, &c. I will dwell on these few statements, as they show to what extent drainage may be trusted, and how far it can be accounted answerable for success or failure in crops, or to use a better term, in a farmer's general prosperity. Reviewing the past year, I may consider the crops on my own farm, with exception of a few acres foul barley, as good, but could have been immensely improved by better farming. I do not intend to go into practical farming, as I know it is useless, unless some way is devised of getting the means, but I cannot forego giving one more instance of bad management, which, added to the others, must plainly account for the fact that while some farmers lose money in farming on a large scale, I have to say in England, for the principles here advocated are not carried out in any part of America, others make fortunes. The other instance referred to was this, the lower half of the field that had to be ploughed up, showing some appearance

of grass, and the season being so bad, was allowed to remain. As it was, although from the high state of its cultivation the grass made up in height, to some extent, yet a loss was incurred which should not have been. As many hay selling farmers may remark that it served me perfectly right for not sowing timothy, I believe the day is gone by, for anything but high farming in Nova Scotia, and the four course rotation is decidedly the best, particularly after draining. This year has also convinced me how our clover crops are under valued, so much so that I believe both by theory and practice through them chiefly the worn out lands of Nova Scotia will be restored or never restored, the latter being the more likely. I am sure I do not exaggerate when I say that my cattle (stall fed) increased more this winter on clover hay alone than ever they had before with ordinary hay and turnips combined, and we must also recollect another important fact, that the experiments of Messrs. Lawes & Gilbert, conducted over a space of twenty-eight years, have shown that a ton of clover consumed is worth as much, on account of the manure produced, as the hay would generally sell for in this market. Of course to understand this we must have some knowledge of Agricultural Chemistry, and the principle upon which manures are valued. I find myself deviating from the original point of discussion, and again going into practical farming, but, the whole thing is so much mixed up in its different branches, that it is almost impossible to avert it.

Again to refer to the original subject, is the amount of farm capital required arbitrarily fixed, or are there no means by which the amount to be expended on a farm can be ascertained? this is of the utmost importance, as it applies to farming, as well as to any other business; it enables a man to ascertain the extent of lands he should occupy to suit his capital and also prevent discouragement when the work is well done, and there is really no occasion for discouragement. This is recognized in the case of the Dyke Lands, where they usually realize about as much for sales, so that the total value to annual return shall be about six per cent.; upland should also be valued in the same way, thus an acre of well drained upland, in high state of cultivation, should represent the amount of valuation that could be put on it, after deducting expense of labor and liberal per centage for tenant's or working capital. As I am afraid I am not very well understood, I will endeavour to give an illustration; a farm of one hundred acres of land knocked into a high state of cultivation, that is drained, cleaned, and capable of yielding on the four course rotation, clover in two cuttings four tons, barley forty bushels, oats fifty bushels, turnips

and potatoes fifteen pounds per acre, now what capital I don't say would, but should represent it? certainly not the amount expended by the owner, as this would put the skilful improver on the same footing with the blunderer. The only plan is to estimate the value of crops, deduct the cost of wages, allow liberal per centage for working capital, and the balance will represent the value of the farm without buildings, it would stand thus: clover £300, barley £200, oats £150, roots £375; total £1000 in rough. Deduct wages £3. 3s. per acre, over all a very liberal allowance with machinery, working capital £20 per acre, £2000 at 15 per cent., £300; total £600; value of farm paying £400 per annum, £6,700 without buildings.

I have to estimate by the English law of tenant and landlord, the same rule applies, no matter whether a man owns his own property, or rents a farm, or mortgages one, and is only meant to show the safe, and the only way, which capital can be adjudged when invested in land, and I don't think any one can detect any absurdity in the figures, as I wish to meet any possible objection. I would say the working capital is sufficient to keep up the fertility of the soil by bought food consumed, subsoiling, &c. Many may object to this way of estimating and think that it only applies to the old country, but this rule must apply ultimately to this country. Of course such a system would require a thorough knowledge of his business on the part of the farmer. A father starting his son with a capital of, say two thousand pounds to be invested in farming a farm of one hundred acres, holding the farm as security, would not be safe otherwise, whereas, if the money was judiciously expended it would add to the security of the holder of the farm, besides securing the prosperity of the son, tenant or worker.

Whenever interest money has to be paid at the expense of the balance of fertility, (we use this term and will explain what we mean by it hereafter,) to any one holding a mortgage on a farm, or a landlord, the tenant or mortgagee is paying the interest, more or less out of his landlord's or mortgagee's pocket; this principle is so thoroughly understood in England, that many liberal minded landlords remove all restrictions from tenants when they see they are determined to do justice to their farms. It certainly is not understood in Nova Scotia, and as the laws of nature cannot be tampered with, they will most assuredly assert their own claims, and are doing so now, to any one who can see the signs of the times. If the absurd system now in vogue, of loaning money for Agricultural purposes, actually benefitted any one there would be some excuse for it, but it is not

the case, the tenant or worker of the farm is crippled, has to continue the process of exhaustion to pay his interest, and the landlord or mortgagee's security gets worse every day in spite of his extreme caution. I notice a large farm offered in England only the other day, in which no tenant will be accepted with less capital than ten thousand pounds? does not this tell its own story, does anyone imagine that he would be expected to pay a portion of this capital to his landlord, crippling himself and deteriorating the prosperity. Referring to the balance of fertility, many farmers speak of the number of loads they haul out, and think they are doing justice to their farms, wondering at the same time that they annually grow poorer. The first restriction placed by landlords on tenants in Great Britain, was, that at least two thirds of the crops should be consumed on the place, and as a great deal such as grass and turnips were consumed on the land, the loss from waste of manure was not great; afterwards high farming and stimulating manures disarranged this custom, and good farmers were allowed to do exactly as they pleased, so long as the balance of fertility was kept up. The experiments of Messrs. Lawes & Gilbert and also those on the Imperial Farm of France, have shown that land is exhausted in the following proportion: Every ton of hay six dollars, grain six dollars, straw about thirteen shillings, it is not worth while going through the whole list, I have sufficient for illustration. I should have said, that the value of manure from a ton of each of these articles fed was so much. Of course this would not prove that land deteriorated in this proportion, as some crops, such as clover and turnips take a large portion of their nutriment from the atmosphere, but hay will come the nearest of anything. To illustrate the principle spoken of above, whenever the interest money is paid by hay sold off the farm, the landlord or mortgage holder's property is actually deteriorating annually, to the value of half his interest money, to say nothing of the loss by actual waste of manure from what is consumed. As an illustration, if a capitalist has five thousand pounds on a farm, it would take one hundred tons of hay to pay the interest, value of manure that could be made from one hundred tons, one hundred and four pounds, depreciation of property the same. If consumed on the place increase of value the same. If this really is the case, the ultimate result can easily be anticipated. On the subject of draining, not the practically carrying it out but the providing means of payment, drainage being to a certain extent a permanent investment, it is desirable that whenever it can be done, it should be done without draining on the resources of the tenant farmer, the money

may be procured either by Government Security, Land Improvement Companies, or an intelligent landlord or mortgage holder wishing to improve the property he is interested in and charging his extra interest. But the cost of draining locks up too much capital for the ordinary farmer; few farmers in Nova Scotia have the capital to own, drain and work a farm, so as a rule, the farms are owned but neither drained nor worked, and if the farmer's capital is small, and he mortgaged his farm to drain, the chances are that it would be mortgaged and drained but not worked, as the cost per acre would absorb one half the necessary farm or tenant's capital.

The writer of this article, eight years ago, wrote a letter to a leading paper, advocating the assistance of the Legislature in different ways for drainage; the article was published in the *Journal of Agriculture*. No notice whatever was taken of it, and, sometime after, an article came out in the same paper that the article was originally sent to, advising the English Farmer to emigrate to Nova Scotia; among other inducements offered, one was that they were not compelled to drain their lands to get crops, as their landlords compelled them to do in England, the real fact of the case being, that few landlords charge over four per cent. for this improvement, while the tenant gets from ten to one hundred, besides being secured from total loss. Judging by my experience I should say that the tenant was amply repaid by the increased facilities of working the soil. I then plainly saw that the time had not come for anything to be done in that line, particularly afterwards when the Legislature on my petition to have the duty remitted, as tiles could not be procured by me except at an expense that amounted to a prohibition, refused, adding to the burden of the already overworked horse. I speak generally, not individually, that when the necessity of drainage is so plainly seen, that the question of mortgaging for that purpose is beginning to be discussed at Farmer's Clubs, then there seems to be some hope of the matter being taken up. Had the Legislature of Nova Scotia seriously interested themselves with the subject, they would have had the honor, which Ontario now has, of taking the most important step to rescue agriculture from the state of degradation into which it has fallen. The farmers of Nova Scotia who wish to succeed, have plainly the choice before them, either to take the question politically into their own hands, as suggested by Commodore Maury, or emigrate to countries where the Legislatures assist, instead of throwing obstacles in their way. What country can show the extraordinary tariff of Nova Scotia? In the United States, Brother Jonathan is extremely anxious to protect his sons,

but he takes care to omit the duty on such machinery as is not manufactured there, giving the chance of copying what-over raw piece of machinery may come from other countries, and either buying the patent, or putting in a few extra screws, and claiming a new one, we say nothing about the morality of the thing; but, our present tariff has the practical effect of putting us back to about the time of Charles the first, and we are completely cut off from all the benefits to be derived from the constant competition and searching trials of machinery, that take place at the different agricultural shows in England, for the duty is almost a prohibition. To show how careful the Legislature of Great Britain is, that no extreme burden shall be put upon the tillers of the soil, when the Chancellor of the Exchequer casually mentioned agricultural machinery as an article on which a revenue might be raised if required, he was so taken to task by the Leader of the Opposition, for attempting to add to the incumbrances of those who provide the food for the multitude, that he literally had not a leg to stand on, and this in a country where, in estimating the value of crops, the horse feed is entirely omitted; Nova Scotia not even producing the latter article.

Before finishing this article I cannot help referring to the Central Board, both past and present. The general success of the farming population seems to be, according to the opinion of one member's expression in one of those annual congratulations, which are so common with bodies elect, and which mean so little, almost guaranteed by the exertions of the Central Board. This puts one in mind of an old picture in Punch, of the Right Hon. Foster Chairman of the Committee of Education, to the little people: now we have been earnestly considering whether you may learn to read, and have come to the conclusion, that, under certain restrictions, &c., you can. The farmers are coolly told that after all they have had done for them, it is their own fault if they do not go ahead and prosper, the fact of the matter being, that the Board have not removed one single difficulty that lay in the farmer's way, and have accomplished nothing that any small body of farmers with equal control of the Government funds could not have done. I hear this opinion universally expressed, and when a member in the Legislature proposes the total abolition of this body (which I think would be a great mistake) it shows that a screw must be loose somewhere. Much good may come of the efforts of the Central Board, if properly directed, but, I do not believe that devoting the whole funds to almost nothing but the importation of stock will suit the requirements of the country. As a suggestion of what might be done, in de-

viating from the old path, I would say, import a dynamometer, and test ploughs on the ground, and let the farmers see how many useless pounds of horse-flesh they are annually throwing away, by employing the old swing wedge shaped ploughs, instead of the lever shaped wheel ploughs of Messrs. Howard or Ramsome & Sims. Referring once more to the duty on machinery, there is no reason why the splendid clay lands about Newport should not be brought into cultivation by the steam plough, earning thirty per cent. in the way Mr. Prout has in England, but the duty alone would come to something like three hundred pounds. I see if I ever want to publish I must finish, but I have not said one half that I wish to. I cannot go into practical drainage in this article, and any thinking man must see how subordinate it is to the subject on which this article mainly bears. To condense as much as possible, few men possess sufficient capital to own, drain, manure and work their farms, to give the most profitable returns; wherever this is the case it is to the advantage of the farmer to borrow capital to work one or more properties, to release his own and substitute that of some one else, as a farm unworked and unmanured can only be compared to a store without goods. But referring to the remarks of Mr. Dickson. Farmers should recollect that mortgaging for the purpose of drainage is dangerous, and not by any means as safe as a ten year's lease under a landlord, unless the farmer has other securities to fall back upon, for the following reasons: everything appears to run riot, to use a sporting term, after drainage; the increased warmth of the land starts every weed seed, the accumulation of perhaps centuries, growing, and the farmer, unless he keeps good control over his crops, may have the mortification of seeing an immense mass of rubbish, instead of valuable grain; this will not pay interest money, and consequently the straightened circumstance of a poor man, might be taken advantage of. With a ten year's lease, as almost every landlord knows more or less of the principle of agriculture, except in cases of gross carelessness in the tenant neglecting to clean his crops, no advantage would be taken of a bad season, the same would be the case with Government Security, the object being to increase the general prosperity of the country.

A few more remarks and I have done for the present. Should the Legislature advance money for draining, as it certainly will ultimately and the sooner the better for its own credit, the security should not be the farm but the drainage itself, thus leaving the farm itself to be mortgaged, to work the drained farm or supply tenant's capital. I know that this is taking a very advanced and liberal

view of the whole subject, but not one bit more than the exigency of the case requires, for I have shown that if, according to the experiments shown above, the land does deteriorate in that ratio, that the thorough restoring the land to its old state of fertility is almost an impossibility, and consequently the best that a farmer can do is to keep up his balance of fertility from hand to mouth; this necessitates increased facilities for purchasing, feeding stock, purchased food, arrangements for saving manure, &c., &c., all requiring tenant's or working capital. As many may think that my idea of the rapid deterioration of the land is simply the working of a morbid imagination, let them take an extensive drive through the country, particularly where the clay soil predominates, and question the farmers themselves, and see how many would sell out before they are starved out. Look at the articles in the different Agricultural Journals, one long article in the *Maine Farmer*, headed, What shall we do to be saved? This article points out the seat of the disease very plainly, but the remedy is very absurd, the farms are to be restored by farmers going more into specialities, keeping sheep, and raising fruit, as if sheep did not draw on phosphate and nitrogen as much as anything else, and as regards fruit, I think it is the Rev. Ward Beecher, once a great advocate for raising it, stated that after years of experience, he had come to the conclusion, that, it paid about as well as anything else, when the same time, trouble, skill and capital were employed in raising it.

I must now close with the following apology for taking so much of your room up. When first I commenced tile draining a scientific gentleman, then resident in Windsor, who took great interest in my operations, remarked, that it would not be long before every one would follow my example. I confessed to having great doubts. He then told me how rapidly these improvements had been taken up in the poorest parts of Scotland, remarking that surely the residents about Windsor would be as enterprising and intelligent. Time has shown that my doubts were not without foundation; considering that my draining was successful in every way, and appears to be universally approved of by all the practical farmers, it seemed strange that it had not been more universally carried out. I have given the reasons to the best of my ability, that is the thorough ignorance as to the application of farm capital, I know that to a certain extent this article is rambling and egotistical, the former I cannot help, as writing for the press is not my business and I have tackled a very deep subject; as regards the latter I had to refer to myself as being the only one I know of who has completely deviated from the beaten track. Although it does

not belong to this article, I cannot close without one illustration of the indirect advantages of draining; last year I practiced an easy method of getting out turnips, much in vogue in England, by ploughing out with a very broad shear, cutting the tap root, but the men complained that it made it inconvenient to get hold of the top, so this year by way of improvement, we fixed broad chisel shaped blades to wooden handles, and with one of these implements a man can top as fast as he can walk; the plough then follows and leaves the turnips on the ground, with nothing more to be done than to pick them up and throw them into a cart. This was carried on successfully wherever the land was drained, but, on a small undrained piece the old tedious, expensive operation of pulling had to be resorted to.

Any remarks made in this article that may appear to be offensive, must be taken in the fair spirit of criticism in which they are offered; the writer does not pretend to censure anybody, believing that the Central Board have always conscientiously performed their duty to the best of their ability, but the restoring, or rather forcing agriculture into the position it should hold will require a great deal of mental labor, and the united efforts of the whole country.

MR. CARR'S ACCOUNT OF THE SHORT HORNS OF HILLHURST, COMPTON, QUEBEC.

(From Bell's Weekly Messenger.)

Mr. Cochrane's farm of Hillhurst now consists of about 1000 acres of fine rolling land, almost in one block, and well watered with springs and brooks, the haunt of many a speckled trout. It lies between two picture-que valleys, about three miles from the Compton station of the Grand Trunk Railway of Canada 110 miles east of Montreal, 120 south of Quebec, and 18 north of the boundary line between Canada and the United States. The soil is, for the most part, a fine, deep, gravelly loam, well adapted to the growth of grass, spring Wheat, and Turnips, which are the principal crops, though Oats, Barley, and Indian Corn are also cultivated to a smaller extent. About 500 acres are in permanent meadow and pasture, the herbage of which is luxuriant and vividly green, with a close spontaneous undergrowth of white Clover, which appears to make the sheep and lambs only too fat. Nearly 150 acres are under a course of rotation. The remaining portion of the estate is chiefly woodland, and ground marshy from springs, or cumbered with forest stumps and glacial boulders. Much of this woodland is Maple, valuable for the extraction of sugar, the annual yield of which on

Mr. Cochrane's land amounts to about 2 tons, in quality identical with cane sugar, and superior to the brown sugar of the colonies. While the woods are thus rendered profitable, every year drainage is carried vigorously forward, and the huge fangs of the primeval forest and ponderous masses of rock are torn up by the iron grappling hooks of the resistless stone and stump extractor. . . . When Mr. Cochrane commenced his work of improvement, there was but little enterprise or spirit of progress amongst Canadian stock farmers. In the province of Quebec they are chiefly French Canadians, who, being somewhat circumscribed in means, were naturally cautious in regard to any outlay of money involving risk, until Mr. Cochrane's example set some of the more enlightened among them to improving the quality of their stock by the use of pure-bred males.

As a leader in the march of improvement, Mr. Cochrane commenced his spirited career with a determination to have the best and most fashionable specimens of the Shorthorn race that money could procure; and he accordingly made his selections, partly from the tribe that for a series of years has enjoyed the sanction and support of the bucolic aristocracy of England, and partly from that which, through a still more lengthened period, has maintained the pride of place in her national show fields. His first purchase of note was made in 1867, when, along with a valuable cargo of the choicest Cotswold, Leicester, Southdown, and Lincoln sheep, Suffolk horses, and Berkshire pigs, he imported the world-renowned cow, *Rosedale*, whose performances in the principal show rings of Great Britain have never been equalled. This queen of cows was a daughter of Mr. Booth's *Valasco* and *Rosy* by MASTER BELLEVILLE, and was bred by Lady Pigot, who had the good fortune to purchase her dam, then carrying the unborn *Rosedale*, from Mr. Carr. No exhibitor had ever enjoyed such a career of conquest as the fair lady of Branches when proprietress of this peerless Shorthorn—

"To her, as to the burning Leven,
Short, bright, resistless course was given."

During the brief period of two years she had won with *Rosedale* upwards of 500 gs. in prizes, besides several valuable cups, two of them being of the value of 100 gs. each. *Rosedale* subsequently became the property of the Duke of Montrose, at whose sale she was purchased for Mr. Cochrane at 235 gs. On the passage to Canada she gave birth to a sea calf (male), which was safely landed, but was, unfortunately, overlaid by its dam in the loose box to which they were transferred from the steamer at Montreal. Mr. Cochrane having at this time no Booth bull, *Rosedale* was next crossed with 11TH DUKE OF THORNDALE, a pure

Duchess bull, bred by Mr. Thorne, which had been lately added to the Millhurst herd, at a cost of £600, and she produced a roan heifer, *Rosedale's Duchess*, which the *Albany Country Gentleman* pronounced "equal in all points to her dam, save in fulness of heart, and foreflank, characteristic of the Booth blood." This heifer was sold when a yearling to Mr. Duncan, of Illinois, for £700, and resold by him within three months to Colonel King, of Minnesota, for £1100. The colonel subsequently purchased *Rosedale* herself for £1200, the price to be reduced one-half if she proved not in calf, which unluckily happened to be the case.

In 1868 Mr. Cochrane bought from the Wetherby herd for 1000 gs., *Duchess 97th*, by 3RD DUKE OF WHARFDALE. This heifer was, in her purchaser's opinion, by far the best of four from which he had the privilege of choosing at that price, the other three being *Duchesses 98th*, *99th*, and *100th*. No 97 was the first "Duchess" female Captain Guntor had ever parted with since his original purchase at the Tortworth sale of *Duchess 67th* (for 350 gs.), *Duchess 70th* (for 310 gs.), and *Duchess 69th* (for 400 gs.). She was, moreover, the first of her family that had been exported from England since the great American purchases in 1853, and the price given for her was the highest that had ever been realised for a female Shorthorn.

At the same period various other acquisitions were made by Mr. Cochrane. Amongst them, for 250 gs., a pure Booth animal of great beauty, Mr. Bruere's *Star of Braithwaite*, then three years old, and forward in calf to Mr. Carr's PRINCE OF THE REALM. She is by BARON BOOTH, a prize winner, and the sire of prize winners, and from *Star of Windsor*, by WINDSOR, the Carlisle Royal 1st prize bull, her grand-dam being Mr. Bruere's well-known cow *Vesper* by KING ARTHUR, a son of CROWN PRINCE and the invincible *Venus Victrix*. From Mr. Harvey's herd he at the same time selected a 3-year-old red and white heifer, *Wild Eyes 26th*, at the price of 150 gs. She was then nearly due to calve, and dropped a roan bull calf, which was shipped 24 hours afterwards with its dam, and arrived safely at its destination. In addition to these Mr. Cochrane bought from Mr. Torr of Aylesby, *Warlaby Flower*, a roan yearling of the Flower family, originally bred by Robert Colling, with four immediate crosses of Booth sires; and a fine young bull, which has since done good service in the herd of Mr. Wainfield, of Kentucky, viz., ROBERT NAPIER, descended from Mr. Booth's *Anna*, by PILOT, and by the Warlaby sire, LORD BENTLEY. In this year it need hardly be said that Mr. Cochrane distanced all competitors in the Canadian show fields, being awarded amongst other honours too

numerous to detail, the Prince of Wales' prize at the exhibition of the Provincial Association of Ontario, as the owner of the best herd of Shorthorns, a group of five females and one male, which afterwards won the Gold Medal of the New York State Agricultural Society; and at the exhibition of the Quebec Association he was presented with a gold medal "for his eminent services in importing valuable stock into the country."

In 1869 Mr. Cochrane brought over, amongst other live stock, five more female Shorthorns and one yearling bull, selected from the respective herds of Messrs. Barnes, Torr, Aylmer, and Lynn—the purchase price of these six animals averaging £114. The Westland herd supplied the Booth cow *Isabella Sovereign*, since sold to Illinois; Aylesby Manor sent *Weal Bliss*, *Bright Lady*, and GENERAL NAPIER. *Weal Bliss* derives her lineage from the "Waterloo" family, formerly in the possession of Mr. Bates, and upon this foundation has four fine crosses of Warlaby sires, one of them being CROWN PRINCE. *Bright Lady* has the super-addition of five splendid Booth crosses, (CROWN PRINCE, VANGUARD, BRITISH PRINCE, BREASTPLATE, and LORD BLITHE) upon the pedigree of the "Blanche" family, descended from Mr. Booth's *Anna* by PILOT. GENERAL NAPIER can boast of an equal number of Booth crosses upon the blood of Mr. Torr's "G" tribe. The other two importations were Mr. Aylmer's *Forest Queen* (since sold) and Mr. Lynn's *Queen of Diamonds* (the 2d prize heifer at the Manchester Royal); descended from the stock of Mr. Chrisp, and got by PRIZEMAN, son of Mr. Booth's HARBINGER. This heifer was repeatedly shown against *Patricia*, by Mr. Booth's LORD BLITHE, and *Lady Annie* by Mr. Carr's PRINCE OF THE EMPIRE, and kept her place as a good second, whilst the other two alternated as 1st and 3rd, the three being considered the best show heifers in England. Later in this year another shipment of Shorthorns was made for Mr. Cochrane, comprising *British Maid* from Mr. Chaloner's sale, dam of the highest priced lots there, and having four crosses of Booth blood in a family of very old descent; *Floribunda*, a DR. M'HALE cow, also from Mr. Chaloner's; and two heifers from Mr. Pawlett's herd—namely *Princess*, of "Fame" family, which produced Mr. Booth's celebrated cows *Faith*, *Hope* and *Charity*, and Lady Pigot's royal prize winners, *Dame Swift* and MASTER RAPID (the offspring of cows bought of Mr. Carr), and *Rose of June*, from the same tribe as Mr. Douglas' *Rose of Summer* and *Rose of Autumn*, and Mr. J. Booth's MANTALINI.

That Mr. Cochrane's importations had been conducted on no niggardly scale is evident from the fact that the average

price of 22 Shorthorns brought over by him in 1868 and 1869 amounted, expenses included, to nearly 200 gs. Mr. Cochrane's herd was now raised to about 80 head. At the close of 1869 he had been breeding high-bred stock of various descriptions for five years, had invested very large sums in land, buildings, and improvements, as well as in live stock; and was able to say that the receipts had paid current expenses, and a good interest on the capital. Encouraged by so gratifying a result, Mr. Cochrane determined to launch out still more boldly in his Shorthorn ventures, and in the magnitude of his investments of 1870 he far eclipsed all previous importers to the American continent. In this year he despatched to Canada no less than 40 head of high-class Shorthorns, the aggregate cost of which, including a lot of Cotswold sheep, Berkshire pigs, and a hunting mare, was nearly £15,000, the most valuable shipment of stock ever made by one individual. Yorkshire had the honor of furnishing about one half the contingent. Amongst them were Capt. Gunter's *Duchess 101st*, a red 2-year-old by 4TH DUKE OF THORNDALE, from *Duchess 84th*, and *Duchess 103rd*, a rich roan, somewhat younger, by the same sire, and from *Duchess 92nd*, both heifers in calf to the Wetherby white bull, 8TH DUKE OF YORK. The price of the two was 2500 gs. At Warlabby he possessed himself, at a cost 1500 gs., of *Lady Grateful*, the own sister of *Lady Fragrant* for which cow, then in the meridian of her fame, he fruitlessly offered 2000 gs. He also bought of Mr. Booth, *Lady Booth*, since dead, and the yearling bull ROYAL COMMANDER, by the Royal prize-winning bull COMMANDER-IN-CHIEF, and from *Prudence*, of the famous "Strawberry" family, his price being 600 gs. From Mr. J. Booth, of Killerby, he purchased *Lady of the Lake* by KNIGHT ERRANT, an 8-year-old cow of the "Hecuba" tribe, for 500 gs., the two heifers of the same family, viz., *Fairy Gem* by K. C. B., and *Queen of Beauty* by KNIGHT ERRANT, for 250 gs. each, and two other heifers. Mr. Bruere's herd contributed to this shipment the young bull Booth's MARKSMAN, of the "Vesper" tribe, which was bought the morning after his arrival at Montreal by Colonel King. Two heifers, went from Mr. Barnes. Eight good heifers, "well Boothed" as they say in Canada, were bought from Mr. Hugh Aylmer; and *Rosedale 3rd*, half-sister to the famous *Rosedale*, from the R.-v. J. Storer, the price paid for her being 250 gs. Amongst the prize animals exported to Hillhurst were *Countess of Yarborough*, the second prize yearling at the Oxford Royal, the Duke of Buccleuch's Royal first prize bull SCOTSMAN, Mr. Crabbe's prize bull, OLD SAM, and Mr. Garne's *Joan of Arc*. The lot comprised two

Wild Eyes heifers. Mr. Cochrane, not caring to risk all his eggs in one basket, left four of the most valuable Shorthorns to follow in the next steamer, including *Lady Grateful*, *Lady Booth*, and ROYAL COMMANDER. The animals forming the first consignment reached their destination fearfully bruised by a severe storm encountered in mid-ocean, in which the hunter and a few pigs and sheep were killed outright. Mr. Cochrane's next English purchases were made at the Nunwick sale, where a very good cow, *Wild Eyes Duchess*, fell to his nod at 250 gs., and WATERLOO 38TH, at 300 gs. He also procured another of Mr. Booth's "Vesper" tribe for 500 gs.; *Star Queen* by the SUTLER, her dam being *Star of Windsor*, by WINDSOR, and *Lady Worcester*, of the "Wild Eyes" tribe from the herd of Mr. Harward.

In connection with Mr. Cochrane's investments in 1870 I may remark upon the extent to which his bold, spirited purchases influenced the English Shorthorn market. It was not until the memorable visits of the Canadian capitalist that the stars of Wetherby and Warlabby attained their zenith. Mr. Cochrane, in fact, inaugurated the golden era of Booth and Bates. The Isis of Wetherby and the Osiris of Warlabby were raised by the zeal of a Canadian to parallel niches in the temple of Fortune. The offerings of their votaries redoubled; and the Shorthorn world fell down to worship the golden calves which Cochrane, the king of importers, set up. Messrs. Walcott & Campbell had, it is true, before this time, gallantly led up to these extreme prices by the purchase of some Transatlantic members of the "Duchess" family at 1000 gs. each, and by giving a similar price for one of their Booth purchases at Warlabby; but this had not materially enhanced the value of these fashionable stocks in England, possibly because Jonathan is accented with a preference for paying dear for his whistle. Now, however, their current prices began to range from 1000 to 2000 gs., and the sale of a bull or heifer at 1500 gs., is at present quoted as as coolly as those at 500 were before. Mr. Cochrane was one of the first to reap the benefit of the rise in Duchess blood he had himself promoted; for in 1871, when the reputation of his herd had long been spread, by many a worthy representative of it, over Canada and the neighbouring republic, from Kentucky to California, he found himself in a position to export to England at highly remunerative prices, the offspring of his most recent purchases from the old country. Colonel Kingscote and Lord Dunmore were his first customers—the former buying the DUKE OF HILLHURST, a red year-old from *Duchess 97th* and by 14TH DUKE OF THORNDALE; the latter a 3-year-old heifer of the Oxford tribe,

11th Lady of Oxford, the sum paid for the DUKE being 800 gs. (almost equal to the cost of his dam), and for the heifer 750 gs., the highest price that had up to this time, been obtained for one of this family. In the following month Lord Dunmore bought the offspring of Mr. Cochrane's *Duchesses 101st* and *103rd*, both heifer calves by the 8TH DUKE OF YORK, the former roan, the latter white, the purchase price of the two being 2500 gs., the same sum as had been paid for their dams. Mr. Cochrane replaced these drafts upon his herd by the purchase from Col. King of the two Oxford heifers bought by the Colonel of Mr. Sheldon (*11th Lady of Oxford* and *8th Maid of Oxford*), and the very grand bull, 6TH DUKE OF GENEVA, of the purest Duchess blood. The bull is from *4th Duchess of Geneva*, and by that distinguished sire BARON OF OXFORD, who was by DUKE OF GLOSTER from *Oxford 13th*, the cow which also produced LORD OXFORD, IMPERIAL OXFORD, LORD OXFORD THE 2ND, and 3RD LORD OXFORD, all exported to England. Colonel King, who had sold all his Bates animals for the purpose of giving his attention more particularly to Shorthorns of Booth descent, returned the compliment by buying of Mr. Cochrane his beautiful Killerby cow *Lady of the Lake*. Having at this time sold into Oregon 17 head of Shorthorns, mostly imported, Mr. Cochrane supplied their place with selections to the number of 20 head from the mother herds of England, and whilst there sold to Lord Dunmore *8th Maid of Oxford* and her calf at 800 gs., *Easterday* and her calf at 750 gs., and *Grace 2nd* at 250 gs., the lot of five to be despatched to England with the two "Duchess" heifers previously sold. *Easterday* and *Grace* were of the "Cambridge" or "Red Rose" tribe, from Mr. Kenick's branch of which, in Kentucky, Lord Dunmore has made his recent purchases. They are descended from *Rose of Sharon*, bought by the Ohio Company from Mr. Bates, who had purchased her ancestress, *Red Rose 1st*, the daughter of "American Cow," so called because she had been sent out to America early in the present century, and brought home again after ten years' residence there. Amongst Mr. Cochrane's last mentioned importations were—Mr. Kennard's *Oxford Duchess*, and Mr. C. A. Barnes' *Royal Duchess 2nd*, since sold to Illinois; two excellent yearling heifers, *Portulacca* a prize winner, bred by Mr. J. Christie, and *Belinda Oxford*, by Mr. C. Barnett, both now the property of Mr. Coffin, of Muirkirk, of whose small but exceedingly choice herd of Shorthorns Maryland may well be proud. There was also an exquisite heifer bred by Mr. Garne, *Nellie Booth* by ROYAL BENEDICT; and from that successful breeder, Mr. Meadows, of Wexford, two prize heifers, one of which

(*Primrose 9th*, by Mr. Carr's PRINCE OF THE REALM) Mr. Cochrane describes as "a perfect gem."

Early in the present year Mr. Cochrane, whose tastes were now inclining towards Shorthorns of the Booth type and character, made overtures to Mr. Campbell for the purchase of the animals which he had obtained from Warlabby, and succeeded in buying *Bride of the Vale*, a daughter of LORD OF THE VALLEY, and the Royal prize cow *Soldier's Bride*, by WINDSOR; *Merry Peal*, by the Royal prize bull COMMANDER-IN-CHIEF, and from *Lady Mirth*, of the "Bliss" family; her daughter, *Merry Bride*, by ROYAL BENEDICT; her son, ROYAL BRITON, and two cows of shorter pedigree, *White Rose* and *Royal Rose*, the price paid for the batch being £3500. *Merry Peal* proving not in calf, Mr. Campbell, with his usual conscientious desire to act squarely in all his dealings, and give measure for measure to his customers, took her back at her full price, 4000 dollars, though no such condition had been stipulated for, and she has since become the property of Mr. Carr. Meanwhile, fresh argosies of horned beauties were on the tide for Hillhurst and the passengers of the good ship Vicksburg had an opportunity of enlivening the tedium of a sea voyage by the study of Shorthorn points and perfections between decks, where in blooming array stood Mr. Stratton's prize darlings, *Village Rose* and her companion *Innocence*, Mr. Wiley's *Louise* and *Ladybird*, and Mr. Torr's *Fair Napier*. All had gone well through the the passage. They were off Riviere du Loup, the pilot on board, weather foggy, when ser-r-unch! bump! bang! and ser-r-r-unch again, and the custodian of the precious live freight woke up to the appalling apprehension that Neptune and his sea dogs were going in for English beef. The vessel was grinding on a rock, and the sea pouring in eager to swallow up the bovine voyagers. The water being soon up to their knees, ropes and tackle were hastily attached to the heads and horns of the animals and they were hauled up by their necks to the main deck, where the poor beasts fell down shuddering and moaning with pain and fear. In a few hours they were transferred to a tugboat and safely landed. The only other Shorthorns Mr. Cochrane has ventured to import in this year of foot-and mouth disease were *Vernal Star*, by the SUTLER, of Mr. Bruere's "Vesper" tribe (her price being 400 gs.), and *Wave Swell* by PRINCE OF WARLABY, of Mr. Torr's "Waterwitch" family. The latter of whom it might not unnaturally be supposed that "her home was on the deep," found a grave in it, going overboard with 200 gs. "on her head;" the former, a massive cow of fine proportions, and her two months old heifer calf, weathered the

stormy Atlantic, and live to share in the bountiful provision made for man and beast at hospitable Hillhurst.

Agricultural Reports.

ST. ANN'S AGRICULT. SOCIETY.

SOUTH GUT, ST. ANN'S,
3rd December, 1872.

The Annual Meeting of the St. Ann's Agricultural Society was held this day in terms of the Act for Encouragement of Agriculture. All the Officers of the Society were present. The minutes of last meeting were read and confirmed. The Treasurer's accounts for the year were examined and found correct. On motion of D. Morrison, Esq., seconded by Mr. John Campbell, the Officers were continued in office for the ensuing year.

The Directors having submitted their report for the year, it was found that the sum of \$130 had been expended in purchasing seeds and implements for the use of the Society, which, together with the working expenses of the Society, left a balance of \$30 in the Treasurer's hands. Respecting the crops in this agricultural district, the hay crop was a good average, also the potato crop was above average; turnips, and all root crops gave satisfactory results. All the grain crops proved below average.

Charles J. Campbell, Esq., M. P. P., was nominated to represent the Society at the Board of Agriculture.

JOHN MORRISON, Secretary.

MILFORD HAVEN AGRIC. SOCIETY.

In drawing up this Report the Society is happy to congratulate the Board on the agricultural prospects of this County, as compared with the past five years.

Although the Spring was backward all the crops have been tolerably good. The potatoes are of an excellent quality. Wheat has been decidedly better, and sown to a larger extent than heretofore. Hay in some parts of the County has been very good, whilst in other parts it has been something below an average. Oats have not yielded so well as in former years. The Buckwheat has been much better than in former years. Turnips have not been sown to a very large extent last year.

The certificate of the subscriptions of this Society, required by law, has been forwarded to enable this Society to draw the Annual Grant for the past year. Since the formation of this Society we believe it has done important service in the County for the improvement of agriculture. It now numbers 96 members.

Annexed is a statement of accounts of expenditure for the past year.

This Society has nominated Mr. Geo. Cameron as their delegate or representative to choose a representative for the County for the formation of the Central Board.

The Officers for the ensuing year are as follows:—*President*, Wm. Tory; *Vice President*, Jas. R. Atuatu; *Secretary*, Thos. McDonald; *Treasurer*, James Marshall; *Auditor*, Colin Chisholm; *Directors*: Joseph Tory, Alex. Maury, William Nash, William McKay, John W. Bruce.

Dr.	
To 20 White Chester Pigs.....	\$ 45.30
" 33 bushels Seed Wheat.....	48.00
" 259 " Black Seed Oats.....	150.40
" 16 " Grass Seed.....	52.20
" Cash paid on house.....	33.66
" Incidental Expenses.....	45.83
	\$374.99

Cr.	
Amount due on Castings.....	\$ 17.00
By Promissory Notes for Seeds.....	77.52
" Notes given for Pigs.....	13.42
" " for two Mowing Machines.....	126.40
" Amount of old notes on hand from 1871.....	31.35
" Cash in Treasurer's hands.....	51.04
" Subscriptions.....	96.00
" Provincial Grant.....	110.00
" Due on house rent to January 3rd, 1872.....	9.00
	\$531.43

Balance.....\$156.44

JOHN A. STEELE, Secretary.

MANCHESTER, *Jan. 7th*, 1873.

CORNWALLIS CENTRAL AG. SOC'Y.

Officers and members elected at Annual Meeting, December 6th, 1872:—*President*, William Chase; *Vice Pres.*, Henry Pelton; *Secretary and Treasurer*, Henry Lovett; *Directors*: Robert W. Beckwith, Wm. Burgess, Melbourne Marchant, Harding Sweet, Lawson Rockwell.

DEVON BULL WANTED.

MILFORD, HANTS Co.,
February, 1873.

SIR,—Colonel Laurie requested me to ask you to insert an advertisement in the *Journal of Agriculture*, to say that he wanted a Devon Bull, for Oakfield. And also, if he can get a Devon, he will sell his Ayrshire Bull, aged 3 years next spring, and 2 Heifers, aged 2 years, with calf, and 2 yearling heifers.

Truly yours,

H. S. YEOMANS.

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