

NEW BRUNSWICK AND NOVA SCOTIA
LAND COMPANY.

PRACTICAL INFORMATION
RESPECTING
NEW BRUNSWICK,
INCLUDING DETAILS RELATIVE TO ITS
SOIL, CLIMATE, PRODUCTIONS,
AND
AGRICULTURE,

PUBLISHED FOR THE USE OF PERSONS INTENDING TO SETTLE
UPON THE LANDS OF THE COMPANY.

WITH A MAP.

*To be had at the Company's Office, 15, King's-Arms Yard,
Coleman Street, London.*

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1834.

NEW BRUNSWICK AND NOVA SCOTIA LAND COMPANY,
INCORPORATED BY ROYAL CHARTER, 1834.

CAPITAL £200,000.—With power reserved to the Proprietors by the Charter
to increase the Capital to £400,000.

Governor.

JOHN LABOUCHERE, Esq.

Deputy Governor.—EDWARD BLOUNT, Esq.

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W. E. CORMACK, Esq.

Colonial Treasurers.

The Honourable JOSEPH CUNARD, Chatham, Miramichi.

The Honourable SAMUEL CUNARD, Halifax, Nova Scotia.

Office of the Company,

No. 15, King's-Arms Yard, London.

NEW BRUNSWICK.

TO those who contemplate leaving their native land, to establish themselves in a distant part of the globe, it is of the utmost importance they should possess every possible knowledge of the preparations necessary for their outfit and voyage; of the character of the country to which they are about to bend their way; and, after their arrival, such information as will govern their proceedings in respect to settlement.

The subsequent pages are intended to detail, briefly, a plain statement of facts of the prominent features and capabilities of the highly fertile province of New Brunswick; and will convey that information which is considered most conducive to the benefit of those who intend to make that place their destination.

Settling in the New World is only characteristic of the state that existed originally in Great Britain. In America it is universally admitted that those who with persevering industry and frugality have applied their labour to the cultivation of forest lands, with few exceptions, have succeeded in acquiring the means of comfortable independence, and all that is necessary to render rural life happy.

New Brunswick possesses the advantages of easy access; a salubrious climate; a rich soil; vast tracts of fertile land; valuable forests, abounding with a variety of game; plentiful fisheries within its bays and rivers; mines of coal, iron, and copper; salt and sulphureous springs; innumerable rivers and streams to carry the productions of the Interior to the Sea; and, owing to its proximity to the Ocean, it has the advantage of a more immediate market for the natural and agricultural productions of the soil than Canada or the Inland States. It extends from $63^{\circ} 45'$ to $67^{\circ} 30'$ west longitude, and from 45° to $48^{\circ} 10'$ north latitude; comprising in its area 16,500,000 acres, 2,500,000 of which are granted.

The objection to the CLIMATE of New Brunswick, in common with that of the North American Provinces, urged by those who have not resided in them, applies with equal truth to Prussia and the greater part of Germany, where the people employed in agricultural pursuits form the majority of the inhabitants.

The Climate of New Brunswick is most remarkably healthy, and congenial to the natives of Great Britain and Ireland. Neither does it generate those periodical epidemics so common in the Southern and Western States of America. Last year, indeed, from whatever cause, whilst North America generally was visited by cholera, New Brunswick, Nova Scotia, and Prince Edward's Island, escaped entirely.

The SOIL of New Brunswick may be designated of three kinds :—

The *Upland*, which is the most prevalent throughout the province, is a rich vegetable mold on the surface, varying in depth; highly fertile, and suited for all purposes of cultivation; the subsoil overlies clay-slate in some parts, and red sandstone in others: the most fertile of it produces elm, rock maple, black birch, beech, with a mixture of other trees.

Intervale Land consists of low flat tracts of alluvium along the rivers, brooks, or lakes, originally formed of deposits carried down from the uplands by the spring freshets, and which is annually irrigated and enriched, like the lands of the Nile, by the overflowing of the rivers in Spring. Noble trees, principally elm, black birch, ash, and butternut grow scattered over it.

There is a third description of soil, which may be called *Upland Intervale*, as it partakes of the qualities of the two former: it is however never overflowed. Some wide, low, undulating tracts in the province are of this kind of land. It has a moist, black, vegetable mould on the surface, generally of one to two feet, and in some places more, in depth. For general agricultural purposes this is the most valuable land in the Province.

“The quality of the Soil, as elsewhere in America, may always be ascertained by the description of trees growing upon it.”

The principal TREES are bird’s-eye, curly, rock, and white maple; the sap of the three first, by being boiled down in a common pot, yielding the maple sugar, which is generally used; birch, beech, ash, different kinds of each; elm, oak, hornbeam, basswood, butternut; pine, white, red, &c.; spruce fir, black, white, red, balsam, &c.; larch, cedar, hemlock. The butternut tree and fruit resemble the walnut.

There is also a great variety of beautiful shrubs, flowers, and valuable medicinal plants.

The WILD ANIMALS of the chase are the moose, caraboo, and small red deer; hares in great plenty; foxes, beaver, otter, bear, marten, musquash, &c.; Loupcevier, racoon, fisher, musk-rat, squirrels, porcupine, &c.

The BIRDS are partridges, birch and spruce; pigeons, snipe, curlew, plover, woodcock; a variety of wild ducks and geese, and most other birds enumerated as common in America.

Along the coasts nearly all the kinds of FISHES caught in the North American Seas are abundant.

As we proceed from the coast up the Rivers, the rich fertility of the Lands claims our admiration. Timber of different descriptions covers the whole face of the country. High hills rise occasionally in ridges in various places; but no part of New Brunswick can be considered mountainous.

“The natural advantages of New Brunswick are certainly equal to any country in America; and it requires only a great addition of industrious settlers to secure its prosperity, and make it one of the most important of his Majesty’s colonies. Its resources are great, and it is capable of maintaining at least three millions of inhabitants.”—*M^r Gregor*, vol. ii. book 2.

OBJECTS OF THE COMPANY.

To encourage people of enterprize, industry, and capital, who may wish to remove from the parent country, to settle on the uncultivated fertile lands in the Province of New Brunswick, with a view to their future benefit and advantage, in the hope to unfold the latent resources of that valuable British Colony.

The COMPANY have purchased from the Crown a Tract, containing upwards of half a million of acres of the most fertile Land in New Brunswick, situated in the County of York, between North Latitude $45^{\circ} 55'$ and $46^{\circ} 50'$; Longitude West 67° in the centre of the Province, whereon they intend to begin their operations; all parts of which are easy of access from the sea-ports, by means of rivers and roads. By reference to the map affixed, its relative position in the Province may be distinctly seen. The Rivers Miramichi, Tauk, and Nashwauk flow through it, and the cultivated farms, on the banks of the River St. John, bound it on the South-West, the tributary streams of these rivers spreading over it in all directions. These Rivers admit of active Inland Navigation, and form so many highways through this grand and rich Territory; the Miramichi flowing, on the one hand, into the Gulph of St. Lawrence, and the St. John, on the other, into the Bay of Fundy.

The chief part of the Company's Tract consists of rich mellow alluvial land, or *upland intervale*, with a moist black vegetable mould on the surface. It is covered every where with fine Forest Trees, standing well apart, and *no underwood*, unless it may be a few bushes here and there close to the banks of the rivers. Such Land, when cleared of the timber, will yield a succession of crops (without the application of any manure), of wheat, barley, oats, Indian corn, potatoes, &c. equal in quality to the same kinds of produce raised in England. It is peculiarly adapted for the growth of Hemp and Flax, which could be produced there to any extent.

The Company will encourage Farmers of small capital, and others, who emigrate to their Lands.

They will prepare Farms, by clearing from five to fifty acres, and erecting a house thereon, for settlers who would prefer purchasing farms partially prepared for cultivation, to lands entirely covered with wood.

Practical farmers, with from 200*l.* to 600*l.*, may secure such farms by applying at the office of the Company in London, and depositing their money; and will obtain information at their agents in Liverpool, Bristol, Glasgow, Aberdeen, Leith, Newcastle, Hull, Yarmouth, Plymouth, Dublin, Cork, and Londonderry.

Vessels from every part of the United Kingdom are constantly sailing to the PORT of St. JOHN in the Bay of Fundy, where cargoes and passengers are landed on the wharves in the middle of the City. The Harbour is open all the year.

St. JOHN is the principal Port of the Province; the CITY contains about 14,000 inhabitants. It is one of the leading points of access to the Company's Lands. Settlers, on arriving there, will enquire for the

Company's Agent, who will direct them to the station of the steam-boats from the city, as well as from Indian Town two miles distant, which proceed daily from thence up the River St. John to Fredericton, 90 miles distant.

THE RIVER ST. JOHN, called by the Indians Loosh-tork, or the Long River, is, next to the St. Lawrence, the finest river in British America, and is navigable for vessels of large burthen many miles above Fredericton.

FREDERICTON is the seat of government, and contains about 4,000 inhabitants. Sir Archibald Campbell, the Lieutenant Governor, resides there; where also assemble the Provincial Legislature, and the sittings of the Supreme Court are held; it is situated on a pretty point of land formed by a bend of the River, nearly ninety miles above St. John, and in front of as richly wooded hills as ever eye beheld. For soft and picturesque scenery it is not surpassed by any part of the Province. In front, the River St. John, nearly a mile in width, flows past, sometimes smoothly, but often in overflowing grandeur; and immediately opposite it receives the Nashwaak, a rapid stream which winds from the North-West many miles through the fertile Lands of the Company.

The Company's Chief Commissioner at present resides at Fredericton, and has an Office for the sale of Lands, granting licences to cut Timber, and transacting the general business of the Company. Persons applying at the Office will receive immediate information of the situation of the surveyed Lands upon the Rivers Nashwaak and Tay, upon which Towns are intended to be established, and where Lands will be laid out for location. Small vessels, called scows, navigate the Nashwaak, by which passengers can go to the Company's Lands at small expence from Fredericton.

Some other Rivers rise in the Company's Lands, and empty into the St. John above Fredericton, the banks and vicinity of which offer very desirable situations for immediate settlement, the land being invariably good.

The great Royal Road now making from Fredericton to the Grand Falls is already finished through the Cardigan and Tay Settlements, and will pass through the Company's Lands to the Upper Boundary.

Government have reserved the right to make a Road to Miramichi, which will pass entirely through the Company's Tract from the Tay Settlement.

The River MIRAMICHI admits ships of any size from its mouth to the principal towns of Chatham and Newcastle. Small craft, scows, and lighters proceed from thence to the *Upper Boundary* of the *Company's Lands* upon the South-West Branch: and on the Banks of this noble River the Company contemplate to establish their first Village or Town.

They have already in operation there a Saw-mill and Grist-mill, a blacksmith's Forge, and a Farm of considerable extent under cultivation, part of which they mean to apportion in lots for settlers arriving during the planting season, who are unable to get their New Land prepared in time for seed. They also intend to have cottages immediately

crected for temporary accommodation of families, until they can fix upon a place of residence.

Vessels on arriving from the United Kingdom generally discharge at or near the principal town of Chatham, where the Company have their Office ; and that no difficulty or loss of time may occur to settlers for the want of immediate conveyance after their arrival, the Company will make arrangements for proper vessels to be in readiness to take passengers with their stores and luggage from the ships to the Place they may fix upon for Settlement.

They have also provided, about eight miles from Chatham, up the River, a commodious Landing Place, with Store-Houses and other conveniencies, at which passengers who have agreed with the Company in London for Lands will be landed, and intended as a Dépôt for bulky luggage or furniture, which may require to be stored whilst the places of destination are determining ; and where families even may be temporarily accommodated if necessity obliges settlers to remain a few days. The expences will thus be very small.

PRINCIPAL FEATURES OF THE RIVERS WHICH FLOW THROUGH THE COMPANY'S TRACT.

The River MIRAMICHI stands first in importance. *Chatham*, situated upon the South-East Bank about twenty-five miles from the shores of the Gulph of St. Lawrence, is the principal Sea-Port, and contains about 2,000 inhabitants. On the opposite Bank are the Towns of *Newcastle* and *Douglas*, containing about an equal number. At those Towns a most extensive Trade is carried on in Lumber ; 200 Vessels are annually laden with Timber and Deals, for the United Kingdom ; besides the West-India and Inter-Colonial Trade, and the most ample accommodation for strangers may be had at all of them.

Seven miles above Chatham the two great Branches of the River, called the South-West and North-West, unite ; and at the Point of their junction the Company have fixed an Establishment for the accommodation, expressly, of those persons who may arrive with intention to settle upon their Lands.

The best Fishing Ground in the whole River is at this Point, and an extensive Fishery of Gaspereau and Bass has in consequence been long established there. The privilege of Fishing, and the other conveniencies which the Company possess at this place, they will allow the benefit of, to the Settlers upon their Lands, which will be found of great advantage to them.

The Tide extends up the SOUTH-WEST BRANCH about fifteen miles or more beyond the Establishment, and vessels of any burthen can discharge and load there.

The Banks are settled nearly all the way for about forty-five miles further from the Tideway, where the River TAUK joins it, and there the Company's Lands commence. Small craft, lighters, or barges come from Chatham and Newcastle, and proceed up the Miramichi South-West Branch more than forty miles above the junction of the Tauk, *entirely through the Company's Tract.*

To enable the reader to understand this, it may be simply stated,

that the River contains more water from the Junction of the Tauk, entirely through the Company's Lands, than the Thames from London upwards.

On the Banks of it there are inexhaustible beds of the finest Clay, for the manufacture of pottery-ware and bricks; and upon the tributary streams, which are very numerous, there are some valuable Mill Sites.

The *TAUK* is a small River, having its source in the Company's Tract, navigable for about eighteen miles from its mouth for Barges and Canoes. The Land on its Banks is of the very best description, with here and there small Islands of rich Alluvial Deposite, with every variety of aspect and pretty scenery.

The *Miramichi* is stored with a variety of excellent *FISHES*, in greater abundance than any river in Europe, owing to its discharge being into the Gulph of St. Lawrence,—that great nursery for all the kinds of fishes in the North American Waters. They come up the River from the Gulph in succession at different seasons, so that the Farmer need not be interrupted in his agricultural pursuits, in procuring a yearly Supply of Fish for family use. Amongst those which appear early is the *Gaspereau* or *Alewife*, a fish very much resembling the herring, and by many people preferred. It appears soon after the middle of May, and remains until about the beginning of July. Numerous shoals of them ascend the river *Miramichi*, even to the Upper Boundary of the Company's Land. They are taken in seans, sometimes in quantities of fifty barrels at once; and are pickled with less trouble, and keep better, than herrings. The *Bass*, another good fish, appears about the first of June, and remains in the Rivers until about the beginning of July: It then returns to the Sea, and reappears about the end of September, remaining in abundance until about the last of October. It is in best condition in the latter season: it is also taken with seans. Some continue in the River, and are taken during all the Winter season with scoop nets, through the Ice. The *Bass* varies in size, like the cod, from one to fifty pounds weight. It is pickled for use, as the herring. The *Gaspereau* and *Bass* Fisheries are very extensive in the *Miramichi*: the Fish is mostly exported. The *Shad*, a very fine fish, resembles the mackarel in size and quality, and the herring in form and colour. It ascends the Rivers during the months of June and July; is caught in nets and seans, and pickled as well as smoked for use. *Salmon* are plentiful and excellent during the Spring and Summer. In the favourite pools, *Salmon*, and the finest red *Trouts* in the world of from three to six pounds weight, will afford the angler as good sport as he ever had. Besides these, there are various other species of excellent Fishes.

The *RIVER NASHWAUK*, as may be seen by reference to the Map, flows across the Company's Land, and joins the River St. John, at Fredericton. It is navigable for Barges, nearly to the extent of the Company's Upper North-West Boundary from Fredericton.

At the Portage Road, 24 miles North of Fredericton, where the Company's Lands commence in that part, this fine Stream has a Westerly direction, and for eighteen miles both Banks offer every inducement for immediate settlement.—The Land is extremely rich, covered

with Cedar, Maple, and other deciduous Trees. The Royal Road, through the Company's Tract to the Grand Falls, crosses the upper part of it. On the Banks of this River, and in the vicinity, a variety of minerals abound, viz :—Coal, Iron-stone, various kinds of Clay, Sandstone for building, Slate, &c.

About the middle of the Company's Land the *Tax*, a branch of the Nashwauk rises ; upon the upper part of which there is a small Settlement on Lands previously granted by the Crown. Below this Settlement, towards the Nashwauk, the Land upon the Banks is extremely fine, a large portion being Intervale.—Coal and various descriptions of valuable Clay abound there, as at the Nashwauk.

The several smaller *Rivers* which water the Southern Division of the Company's Tract, and *which flow into the St. John* above Fredericton, are the *KESWICK*, the *MAKNAQUAK*, the *NAKAWICK*, and the rivulet *NASHWAASIS*. The Lands upon all of them are good : and, owing to their uniting with the noble River *St. John* they present great encouragement for settlement.

OUTFIT FOR A SETTLER.

A Farmer, to be enabled to establish himself at once on his Farm, should take out with him, if his means will admit, as much clothing, bedding, and linen as he and his family will require for one year at least ; culinary utensils, a set of light cart harness, a few spades, shovels, and scythes, half a dozen sickles and strong hoes, two pair of plough-traces, the iron-work of a plough and harrow of the common kind used in Scotland, the cast machinery of a corn-fan, one hand one jack and one jointer plane, one draw-knife, six socket-chisels, six gouges, one hand-saw, two or three hammers, three or four augers assorted, none larger than one and a quarter inch, a dozen gimblets, a few door-hinges and latches, and a small assortment of nails, a whip, and a cross-cut saw. Articles of useful furniture, if they can be got to the ship, and freight be obtained at an easy rate, it would be desirable to take. He should also have a few pounds to purchase seeds, and the sum requisite to pay the first of Five Instalments for his Land.

The best kinds of Sheep, as well as of horned Cattle, and of the different kinds of Grain, have of late been introduced into New Brunswick from Great Britain, particularly by His Excellency the Lieutenant Governor Sir Archibald Campbell, who is most anxious and zealous in forwarding the Agricultural and other interests of the Province. The great returns from new seed oats and barley, the first year, is almost incredible ; and it is therefore advisable for settlers to take out early and hardy seed-oats, barley, and bere ; also peas and beans, timothy, rye-grass, red and white clover, and any other luxuriant hardy kinds of grass seed ; carrots, turnips, &c. ; also a little *winter* wheat : spring wheat can be got in New Brunswick. Potatoes of the proper kinds cultivated in the province are as good as any in the world.

CONVEYANCE OF MONEY.

Owing to the high rate of Exchange on England, a great advantage

will be derived by leaving money in this Country, and drawing for it when required. The Acting Director of the New Brunswick and Nova Scotia Company will, in consequence, agree to receive monies from persons going out to the Company's Lands, who may think it more advantageous or safe to transmit their Capital to the Province through the medium of the Company, than to carry it with them in specie, and will undertake to honor their bills.

OF THE PASSAGE.

"The voyage to New Brunswick is short, being about 2,500 miles from England, and varies from three to five weeks."

Owing to the great number of ships which go out in ballast for timber, passages are generally more moderate to New Brunswick than to any other part of America.

The average rate of Passages in the Steerage from London, *including provisions*, may be stated as follows, varying however a little under or over :

<i>per man</i>	£4	10	0	to	5	0	0
<i>per woman</i>	3	10	0	to	4	0	0
<i>per child under 14</i>	2	0	0	to	2	10	0

Passengers generally find all their own provisions, the ship then providing bed-berths, fuel, and water; the price in that case is 2*l.* to 3*l.*; Children half price. From the *Outports* passages may be somewhat lower.

Besides the requisite provisions found by the ship-owner, passengers should have a few other necessities in case of ill health at sea, particularly a little tea, sugar, and aperient medicine.

Settlers should leave England *by the tenth of April at latest*, so as to have the whole of the Summer Season before them.

CULTIVATION OF FOREST LAND, &c.

It is curious and interesting to observe the progress which a New Settler makes in clearing and cultivating a Wood Farm, from the period he commences in the Forest until he has reclaimed a sufficient quantity of Land to enable him to follow the mode of Cultivation he practised in his native country. As the same course is, with little variation, followed by all new settlers in every part of America, the following description may be useful to those who are about to emigrate.

After the settler has selected a Farm among such vacant lands as are most desirable, and after obtaining the necessary tenure, he commences by cutting down the trees on the Site of his intended Habitation, and those growing on the ground immediately adjoining. This operation is performed with the axe, by cutting a notch on each side of the tree, about two feet above the ground, and rather more than half through on the side on which it is intended the tree should fall. The trees are all felled in the same direction; and, after lopping off the principal branches, cut into ten or fifteen feet lengths. On the spot on which the house is to be erected these junks are all rolled away, and the smaller parts carried off or burnt.

The Habitations which the new settlers first erect are all nearly in

the same style, and are constructed in the most simple manner. They consist merely of round logs, from fifteen to twenty feet in length, laid horizontally over each other, the logs being first notched near the ends, to permit their sinking into, and resting on each other at the corners of the walls. One log is first laid on the ground or foundation on each side, to begin the walls; then one at each end, and the building is raised in this manner by a succession of logs, crossing and binding each other at the corners, until seven or eight feet high. The seams are closed with moss or clay; three or four rafters are then raised to support the roof, which is covered with boards, or with the rinds of birch or spruce trees, bound close with poles tied down with withes. A wooden frame-work, placed on a foundation stone, roughly dressed, is raised a few feet from the ground, and leading through the roof with its sides closed up with clay and straw kneaded together, forms the chimney. A space large enough for a door, and another for a window, is then cut through the walls; and in the centre of the cabin a square pit or cellar is dug for the purpose of preserving potatoes or other vegetables during winter. Over this pit a floor of boards, or of logs hewn flat on the upper side, is laid, and another over head to form a sort of garret. When a door is hung, a window-sash, with six, nine, or sometimes twelve panes of glass, is fixed, and a cupboard and two or three bed-stocks put up, the habitation is then considered ready to receive the new settler and his family.

New settlers, who have means, build much better houses at first, with two or more rooms; but the majority of emigrants live for a few years in habitations similar to the one here described; after which, a good comfortable house is built by all steady industrious settlers.

Previous to commencing the cultivation of woodlands, the trees, which are cut down, lopped, and cut into lengths, are, when the proper season arrives (generally in May) set on fire, which consumes all the branches and small wood. The logs are then either piled in heaps and burnt, or rolled away for making a fence. Those who can afford it, use oxen to haul off the large unconsumed timber. Men, women, and children must, however, employ themselves in gathering and burning the rubbish, and in such parts of labour as their respective strengths adapt them for. If the ground be intended for grain, it is generally sown without tillage over the surface, and the seed covered in with a hoe. By some a triangular harrow, which shortens labour, is used instead of the hoe, and drawn by oxen. Others break up the earth with a one-handled plough, the old Dutch plough, which has the share and coulter locked into each other, drawn also by oxen, while a man attends with an axe to cut the roots in its way. Little regard is paid, in this case, to make straight furrows, the object being no more than to work up the ground. With such rude preparation, however, three successive good crops are raised on *uplands without any manure*; *intervale* lands, being fertilized by irrigation, *never require any*. Potatoes are planted (in new lands) in round hollows, scooped with the hoe four or five inches deep, and about forty in circumference, in which three or five sets are planted and covered over

with a hoe. Indian corn, pumpkins, cucumbers, peas and beans, are cultivated in new lands in the same manner as potatoes. Grain of all kinds, turnips, hemp, flax, and grass seeds, are sown over the surface and covered by means of a hoe, rake, or triangular harrow. Wheat is usually sown on the same ground the year after potatoes, without any tillage, except merely covering the seed with a rake or harrow, and followed the third year by oats. Some Farmers, and it is certainly a prudent plan, sow timothy and clover seed the second year along with the wheat, and afterwards let the ground remain under grass until the stumps of the trees can be easily got out, which usually requires three or four years. With a little additional labour these obstructions to ploughing might be removed the second year.

The roots of beech, birch, and spruce decay the soonest : those of pine and hemlock seem to require an age. After the stumps are removed from the soil, and those small natural hillocks, called cradle hills, are levelled, the plough may always be used, and the system of husbandry followed that is most approved of in England or Scotland.

Let no one be discouraged by his slender means. Industrious careful men, with families trained to thrifty habits, have nothing to fear in emigrating to New Brunswick. Thousands may be found who, in the period of a few years, by frugality and industry, have secured a good farm of 100 to 200 acres, with ten to fifty acres cultivated, and stocked it with horses, oxen, cows, sheep, hogs, poultry, &c.

Public Roads, clearing woodlands, saw-mills, and the assistance required by the old settlers, form the principal sources of Employment for labouring men. Persons having a knowledge of the useful trades will generally find work ; and the industrious settler, acquainted with the taking and curing of fish, will find it a never-failing auxiliary to the comfort and support of himself and his family.

A young American back-woodsman, with his axe and gun, one or two hoes, and a common kettle or pot, will start with his newly married wife, and make his way through, and plant himself in, the midst of a most dreary forest, and secure at the same time the means of subsistence, and soon after those of comfortable independence.

As an instance, among the many, of what laudable ambition, persevering industry and sobriety will do, an individual who a few years back settled from choice on the banks of the Miramichi river, at the lower boundary of the tract of land at present belonging to the New Brunswick Company, is thus noticed by Mr. McGregor :

“ On coming down the South-West Branch of the River Miramichi, in the autumn of 1828, where the Road from Fredericton and the River St. John joins the Miramichi, I was astonished,” he says, “ at the unexpected progress made during so short a period (about four years) in the cultivation of the soil.

“ An American told me that when he planted himself there, seven years before, he was not worth a shilling. He has now (1829) more than 300 acres under cultivation, an immense flock of sheep, horses, several yokes of oxen, milch cows, swine, and poultry, a large dwelling-house, a numerous train of labourers, one or two other houses, a forge with a powerful trip-hammer worked by water power, fulling

mill, grist mill, and two saw mills, all turned by water. Near these he had erected a building for the double purpose of a school and chapel, and which he said was open to all persuasions. He raised large crops, ground his own corn, manufactured the flax he cultivated, and the wool of his sheep into coarse cloths; and sold the provisions which his farm produced. In his barn was a heap containing about ninety bushels of Indian corn, that grew on a spot scarcely an acre, which he pointed out to me. He talked much in praise of the rich interior country."

This individual (Mr. Boies) has now (1834) probably the best cultivated and as well a stocked farm as there is in the province. He raises, in some seasons, about 1000 bushels of wheat; a large quantity of oats, Indian corn, peas and beans, turnips, &c.; cuts 200 tons of hay; keeps thirty or forty oxen, all reared on his farm, employed in the forest hauling out timber; has an extensive dairy; a piggery, in which the hogs are reared, fattened, and cured, agreeable to the most approved and economical methods; and every other concomitant to an extensive farm; also a mill for the manufacture, separately, of flour, oatmeal, barleymeal, Indian corn, meal and flour; a carding mill, &c.

AGRICULTURE, SEASONS, &c.

Agriculture and the raising of cattle, have, all over the province, advanced rapidly in the districts where the timber trade has declined.

"Horses, black cattle, sheep, swine, and poultry, thrive as well as in England. All kinds of grain and vegetables that grow in England, beside some others, ripen in perfection, and on alluvial lands yield great returns. The average return of Indian corn is eighty bushels *per* acre; wheat eighteen to thirty bushels; oats, buck-wheat, barley, and rye, are always certain crops." Beans may be raised in vast abundance, they are often sown with Indian corn, and we often see pumpkins and cucumbers intermixed with them. Vast quantities of hemp and flax, for which the lands are well adapted, might be raised. Good land will produce about 300 bushels of potatoes or more *per* acre; turnips, mangel-wurzel; red and white clover, and timothy, are the grasses most cultivated; two to four tons *per* acre is the usual crop.

"The spring season may be said to commence soon after the first of *April*, or as soon as the ice disappears in the bogs, lakes, and rivers.

"*Ploughing* begins in the end of *April* or the beginning of *May*, at which time summer wheat and oats are sown.

"In *May* the weather is generally dry and pleasant; but it rarely happens that summer becomes firmly established without a few cold days occurring after the first warm weather.

"*Vegetation* now proceeds with surprising quickness; the fields and deciduous trees assume their verdure; various indigenous and exotic flowers blow, and the face of nature is truly delightful.

"All the birds common in summer now make their appearance.

"*Gardening* commences early in *May*; and generally combines the different departments of vegetables, fruits, and flowers. Cucumbers, salads, cabbages, cauliflowers, asparagus, and indeed all culinary vege-

tables common in England, arrive at perfection. Apples, peaches, pears, cherries, plums, damsons, black, red and white currants, gooseberries, raspberries, strawberries, ripen perfectly, and are large and delicious. Many fruits that will not ripen in the open air in England will grow in perfection in this province; grapes, when sheltered, will also ripen in the open air, although scarcely any attempt has been made to cultivate them. *Potatoes* are planted about the last of May, or before the middle of *June*. *Barley* will ripen if sown before the end of June, although generally sown much earlier.

“*Turnip* seed is sown about the middle of *July*.

“*Hay*-making commences in the latter end of *July*, and, as the weather is commonly very dry, it is attended with little trouble in securing. *Hay* is sometimes put away under cover, but oftener made up into stacks or ricks.

“*Barley* is reaped in *August*.

“In *June*, *July*, and *August* the weather is excessively hot, sometimes as hot but never so oppressively, as in the *West Indies*, the mercury being 90° to 100° *Fahrenheit*.”

The nights at this season exceed in splendour the most beautiful in *Europe*. The air, notwithstanding the heat of the preceding day, is always pure; the waters of the seas, rivers, or lakes, generally unruffled.

“The *wheat* and *oat harvest* commences sometimes before, but generally after, the first of *September*. Some use an American implement, called a cradle, for cutting down their grain, and afterwards make it up in sheaves and stacks; but the common way is to reap and lay it up in sheaves, and then gather and stack it in the manner followed in *England*.

“In *September* the weather is extremely pleasant;—the days are very warm until after the middle of the month, but the evenings are agreeably cool, usually followed by dews at night; and about, but generally after, the autumnal equinox the serenity of the weather is interrupted by high winds and rain.

“*Potatoes* and *turnips* are left underground until the middle or end of *October*; *parsnips* may remain in the ground during winter, and are finer when dug up in spring than at any other period.”

Winter wheat, if sowed deep enough, say five inches, so as to secure the tender roots against being thrown out upon the surface by the spring thaws, and thereby exposing them to be killed by the first succeeding frost and sunshine, will succeed well.

“The end of *October* is generally a continuation of pleasant days, moderately warm at noon, and the mornings and evenings cool, attended sometimes with slight frosts at nights. Rains occur but seldom, and the temperature is perhaps more agreeable at this time than at any other, being neither unpleasantly hot nor cold. About the end of this month the northerly winds begin to acquire some ascendancy.

“Rain, sunshine, evaporation, and slight frosts succeed each other; and the leaves of the forest, at this period, change their verdure into the most brilliant and rich colours, exhibiting the finest tints and

shades of red, yellow, and sap-green, blended with purple, violet, and brown. The peculiar charm and splendour which this change imparts to American scenery produces one of the richest landscapes in nature.

"After this crisis the air becomes colder, but the sky continues clear, and a number of fine days appear in *November*. There are slight frosts at night, but the sun is warm in the middle of the day; the evenings and mornings are cool, and a fire now becomes very agreeable. This period is termed all over North America the 'Indian summer,' and always looked for and depended on as the time to make preparations for winter.

"*November*, and often the whole of *December*, pass away before severe frost or snow becomes permanent, which, the old inhabitants say, never take place until the different ponds and small lakes are filled with water by the alternate rains, frosts, and thaws that occur, or until the wild geese depart for the south.

"Milch cows, and such horses and cattle as require most care, are housed in *November*; but *December* is the usual month for housing cattle regularly. Sheep thrive best by being left out all the winter, but they require to be fed, and it is necessary to have a shelter without a roof to guard against the cold winds and snow-drift."

"Towards the end of *December*, or the beginning of *January*, the winter season becomes firmly established: the rivers and lakes are frozen over, and the ground covered to the depth of from eight inches to more than a foot with snow. The frost is extremely keen, with mild interruptions occasionally, during the months of *January*, *February*, and the early part of *March*, the mercury being frequently several degrees below zero. A thaw and mild weather generally occur for a day or two about the middle of *January*, and sometimes in *February*. When the frost succeeds, the ice becomes as smooth as glass, and affords a source of delightful amusement to all who are lovers of skating! Driving from place to place in cabriolets or sledges, picnic parties, dances and visiting, now form the enjoyment and amusements of the inhabitants, who on this account alone would deeply regret the absence of frosts and snows.

"The deepest snows fall in *February* or early in *March*; at which time boisterous storms sweep the snow furiously along the surface of the ice and lands, leaving some places nearly bare, and raising immense banks in others. These storms are not felt in the woods except by the snow falling quietly among the trees.

"The duration of snow-storms is seldom more than one or two days at most.

"The Vernal Equinox commonly brings on strong gales from the south, accompanied by a mighty thaw, which dissolves all the snow on the cleared lands, and weakens the ice so much that it now opens wherever there are strong currents. Clear weather, with sharp frosts at night and bright sunshine during the day, generally succeeds, and continues to the end of *March* or the first week in *April*, when a snow storm usually comes on, and disagreeable weather lasts two or three days. This is the final effort of expiring Winter, and is immediately followed by a warmth of temperature which breaks up the ice and

dissolves the snow. The heat of the Sun, which now becomes powerful, dries up the ground in a few days ; after which ploughing begins, and the summer season commences.

“ Although the foregoing outline of the general system of the climate is as near the truth as can be stated, yet the weather, as in England, is often different at the same period in one year from that of another. This difference arises chiefly from the Winter season setting in earlier or later, and the same may be observed as regards the commencement of Summer. Thus, the winter has been known to set in with unusual severity in the beginning of December, and sometimes not till the middle of January. In some Winters thaws occur oftener than in others, and deeper snows are known in one season than for some years before. Mild Winters are succeeded by cold Springs.

“ The climate of America is colder in Winter, that is, it freezes more intensely, and hotter in Summer, than under the same parallels of latitude in Europe ; and the daily variations of temperature, which depend on the winds, are also greater. But the transitions from dry to wet are by no means so sudden as in England ; and we may always tell in the morning whether it will be fair all day or not ; except in the case of thunder-showers, which occur during hot weather, in the evening, when not the smallest appearance of a cloud can be seen before midday.

“ The only disadvantage to the farmer, which the Winter brings on in New Brunswick and the other North American colonies, is the consequent provision required for feeding live-stock, about a ton of hay with straw for each being necessary to winter horned cattle properly. But the Winter season, on the other hand, has also many advantages. Wood and fencing poles are more easily brought home from the forest ; agricultural produce is, with little difficulty, carried to market over the smooth slippery roads made by the frosts and snows ; and distances are at the same time shortened by the lakes and rivers being frozen over. The Winter is also a season of visiting and amusement, among all classes, in a country where horses and sledges are possessed by all the inhabitants.

The ground, it is well known, is mellowed and fertilized by the frosts and snows, and consequently does not require half the ploughing necessary in other countries ; and the vast bodies of snow which fall during Winter, by covering the whole face of the country, protect the herbage and winter grain from the severity of the frost.

It will be found that many farmers in the province consider the Winter no impediment to agriculture ; for although the Spring opening so suddenly causes an astonishing rapidity of vegetation, yet full seven weeks or more are left for ploughing, sowing, and planting ; and it is rare indeed that a day occurs in Winter, in which work cannot be performed in the open air. When we consider also that the autumn and fall are much finer and of longer duration than in these kingdoms, the farmers have in reality no cause to complain of the seasons, as they have abundant time to plough all their grounds in the decline of Autumn, which is, at the same time, the best season for American tillage.

In a valuable little pamphlet, written, as the author, Mr. Hooper, observes, after thirteen years' experience in the North American colonies, we find the following remarks on the climate of New Brunswick. "The climate is yearly meliorating its rigours; the winters are by no means so severe, or of the same duration, as ten years since, and the reason, to a philosophical mind, is obvious: the rapidity with which settlers are clearing the forest, and opening to the light of heaven the face of the earth, gives to the sun's influence a much greater space of country annually; and, as a natural consequence, the snows melt more early and rapidly, the Winters are consequently shorter than formerly. Twenty years since, the winter commenced early in November, and continued generally till the end of April, making nearly a six-months' winter; but within the last five or six years there has been no dead winter until Christmas, and the spring has usually opened in the early part of April, making the winter of little more than three months' duration."

"It cannot, with all the variations of climate, be said with propriety that the full duration of winter is more than four months. Though the cold is intense for nine or ten weeks, the air is dry and elastic, and free from the chilling moisture of a British winter."

In the Bay of Fundy fogs are very prevalent, and also upon the contiguous sea-coast; but they never extend beyond three or four miles from the sea coast, and are unknown on any portion of the lands purchased by the New Brunswick Company.

GOVERNMENT, CONSTITUTION, LAWS, RELIGION, AND EDUCATION.

The Government, Institutions, and state of society in New Brunswick are suited to the feelings and habits of people from the United Kingdom. Commerce with England and foreign countries is nearly free; the leading articles of import and consumption not being burthened, as in the United States, with heavy prohibitory duties.

The constitution of the Provincial Government is a transcript of the constitution of England. The Governor represents the King, the Council the House of Lords, and the House of Assembly the House of Commons. No local laws can be recognized that are repugnant to the laws of England; nor the least tax on property, or duty on imported articles, be levied, except by the consent of the inhabitants through their representatives. The laws protect person and property with as much security as in England.

"There are *neither tithes nor taxes*; but a moderate poor-rate is required for the support of such poor who from age or infirmity are unable to provide for themselves. There is also a certain portion of statute labour to be performed upon the roads by all persons, in proportion to their wealth.

"New Brunswick is included in the diocese of Nova Scotia, and the establishment of the Church of England consists of the excellent archdeacon and thirty missionaries."

There are also clergymen of the Kirk of Scotland, and the Roman Catholic Church, besides Wesleyan and Baptist missionaries.

The blessings of religion are fully extended, as before noticed, to all the settlements ; with freedom from the liability to contribute towards the support of any particular Establishment. The Society for the Propagation of the Gospel in Foreign Parts support the clergy of the Church of England ; all others are maintained by their respective congregations.

The benefits of school instruction are also to be obtained without difficulty in this province.

King's College, at Fredericton, is liberally endowed, and the comforts and instruction of the students are carefully attended to. Another college is also being founded at Fredericton, by a very respectable body of the Baptists, with some other dissenters. There are grammar schools in all the counties, and elementary schools in all the settlements.

The Legislative Assembly grants sums annually for the purpose of aiding the maintenance of these laudable and useful institutions ; the expense of educating youth is therefore moderate.

There are four or five weekly newspapers published at St. John ; two at Fredericton, two at St. Andrew's, and one at Miramichi.

TRADE.

The following brief summary of the trade of New Brunswick will interest the intelligent settler.

New Brunswick exports squared timber prepared by the lumbering parties in the woods, who cut down and hew into square logs the large forest trees, which they afterwards haul to the streams, and float in huge rafts down the rivers to the shipping ports ; deals and boards, which are sawn either at the numerous mills which afford so much employment for labourers, or by hand sawyers. Shingles, lathwood, and the produce of the fisheries, are also exported. The squared timber, lathwood, and deals, are sent to England ; and this trade employs about 600 large ships, requiring about 8,000 sailors to navigate. The British manufactures and East India goods used in the province are paid for in timber. The trade with England, the West Indies, the fisheries and coasting trade, employ altogether, great and small (in 1832), 2,071 vessels, registering 237,189 tons, and navigated by 11,749 men. The average imports are about 450,000*l.*, and the exports, exclusive of new ships sold in England, 380,000*l.* (greatly increased since 1832), the difference between the imports and exports being paid for in freight and the sales of new ships.

Boards, shingles, and fish, are exported to the West Indies, which articles pay for the rum, molasses, sugar, tobacco, and tropical fruits consumed in the province.

A trade with Africa has also been commenced. There is besides a trade in exporting grindstones, coal, and gypsum to the United States, which is daily increasing in importance. When the country will be sufficiently inhabited, the present population being only about 100,000, agricultural productions, such as wheat, oats, barley, Indian corn, flax, hemp, &c. must form the principal articles of export. Great quantities of pot and pearl ashes might also be made with little diffi-

culty. But, to increase both the agriculture and the trade of the province to the immense consequence to which the country is adapted, it must be filled with industrious people.

AVERAGE PRICES OF LABOUR AND COMMON ARTICLES.

Men servants, 20*l.* to 30*l.* *per* year, board, &c.—Labourers, *per* day, 2*s.* 6*d.* to 4*s.*—Maid servants, 8*l.* to 12*l.*—Tradesmen, 6*s.* to 7*s.* 6*d.* finding their own provisions.—Tailors, shoemakers, saddlers, &c., are paid for the articles they make.—Wheat, 4*s.* 6*d.* to 6*s.*—Indian corn, 4*s.* 6*d.* to 5*s.* 6*d.*—Oats, 1*s.* 6*d.* to 2*s.*—Barley, 2*s.* to 4*s.*—Rye, 3*s.* 6*d.* to 4*s.* *per* bushel.—Potatoes, 1*s.* 3*d.* to 1*s.* 6*d.*—Turnips, 1*s.* 6*d.*—Beef, 3*d.* to 6*d.*—Mutton, 4*d.* to 8*d.*—Veal, 3*d.* to 5*d.*—Pork, 4*d.* to 7½*d.*—Hams, 6*d.* *per* lb.—Geese, 2*s.* 6*d.*—Fowls, 8*d.* to 10*d.*—Herrings salt, 16*s.* *per* barrel.—Mackarel, 20*s.*—Salmon, 50*s.*—Flour, 40*s.* *per* barrel of 196 lbs.—Hares, 6*d.*—Partridges, 8*d.*—Pigeons, 1*s.* to 2*s.* *per* dozen.—Eggs, 4*d.* to 1*s.*—Indian meal, 20*s.* *per* barrel.—Buckwheat meal, 18*s.*—Fresh salmon, 2*s.* to 3*s.* each.—Fresh herrings, 2*d.* to 4*d.* *per* dozen.—Cod, 6*d.* to 1*s.* each.—Butter, 10*d.* *per* lb.—All in currency, which reduces the price nearly twenty *per cent.*

DISTANCES.

Liverpool to Miramichi, NEW BRUNSWICK	2,600 miles.
Liverpool to St. John, NEW BRUNSWICK	2,700
Liverpool to Quebec, (which is 80 miles below the River St. Francis) LOWER CANADA, nearly	3,000
Liverpool to Quebec	3,000
Quebec to York	400
To Huron Tract	140
UPPER CANADA	— 3,540

The expenses of Passage, and afterwards of Conveyance to the places of settlement, vary with the distances and facilities of inland travelling.

NEW BRUNSWICK AND NOVA SCOTIA LAND COMPANY

A MAP of the COMPANY'S TRACT of LAND in the PROVINCE of NEW BRUNSWICK.

The TRACT of LAND containing two thousand acres and upwards, purchased of H.M. Government in five single lots, and situated in a tract of 40° 45' N. 62° 45' W. Long. in the County of York in the middle of the Province between Fredericton on the River St. John, and Chatham and Newcastle upon the River Miramichi, and very access is afforded by these noble navigable Rivers on either side, at small expense, to the places of settlement upon the Land.

R. ST. JOHN. Steam Boats daily from the City of St. John to Fredericton, distance 60 miles. Passage 5 or 7 cents. The distance by Land is about 65 miles.

R. MIRAMICHI. Ships of any size proceed direct from the United Kingdom with Passengers to Chatham and Newcastle. Passage Boats from thence may be had daily to the Company's Settlement and Lands upon the S.W. Branch, at small expense, distance 70 miles.

The South West Branch of the Miramichi flows entirely through the Tract, navigable the whole distance, and wide as the Thames from London upwards, where the Company's Lands commence, has numerous Tributary Streams, the Land on the Banks, and for many miles back, is of the very best quality, the surface soil being black vegetable mould, covered with deciduous Trees without underwood, Clay of the finest kind, the mowing Pottery ware and Bricks, is found on the Banks. The waters are full of Gasperau, Shad, Salmon, red Trout, Smelt, and other fine fishes.

The York, a beautiful small stream which rises in the Company's Tract and joins the Miramichi at the lower boundary of the Lands, is navigable for some miles for Barges and Boats. The Land on and adjacent to the Banks is similar to that of the Miramichi, of the very best quality, and it abounds with Salmon, red Trout, Smelt, &c.

The River Nashwaak is navigable from Fredericton upwards, in Barges, for Forty miles; flows entirely through the middle of the Tract from the Upper Boundary. The Land for the whole extent, on both Banks is of the best quality, and abounds with a variety of Minerals, as Coal, Clay, &c. of the finest kind. Iron stone, Free stone, Slate. Passage Boats run at all times, be procured at small expense from Fredericton, distance to the first point 25 miles.

The York branch of the Nashwaak flows through a fine part of the Tract, on the East and Banks are Coal, and other Minerals, and the finest descriptions of Clay. On the upper part of this Stream there is a small settlement between which and its junction with the Nashwaak there is some rich intervale Land, very inviting to settlers.

The River Kennebec rises in the Company's Tract and after flowing many miles through fine Lands, empties itself into the River St. John, above Fredericton. There is a large portion of intervale Land at its mouth, with a flourishing settlement. It is navigable for Barges and Boats.

The Miquiquak runs also in the Tract, at the Greenhill settlement, and flows into the St. John above Fredericton. The Lands along the

Banks are good, and partly settled.

The Nashwaak flows through the Greenhill settlement, at the South west angle of the Lands, also joins the St. John, above Fredericton. The Lands there are good, and settled near the St. John.

The Nashwaak is a small pretty rivulet which rises in the Company's Lands, and joins the St. John, a little above Fredericton, is mostly settled on its Banks.

There are many other streams in every part of the Company's Tract, and the whole may be said to be as finely watered by Rivers, Brooks, & Springs, as can be wished.

The Lands are neither mountainous nor hilly, but moderately undulating and the soil in the valleys, and on the Tract generally, cannot be excelled in richness by any in the World, requiring cultivation only to produce grain of every kind. Flax and Hemp grow in the most luxuriant manner.

The Royal Mail Road from Fredericton to the Grand Falls, passes directly across the Company's Land, and is the great line of communication from Europe to the Canadas.

COMPARATIVE DISTANCES		miles
Liverpool to Miramichi, New Brunswick		7000
Liverpool to St. John, New Brunswick		2200
Liverpool to Quebec, Lower Canada		3600
Liverpool to York, Upper Canada		3400

SCALE SIX MILES TO AN INCH.

Company's Office, 15, Kings Arms Yard, London? 1837.

