

By cultivating the three acres in the manner here pointed out, observing the rotation of crops as laid down for the five-acre farm, a man might procure sufficient Potatoes and corn for his family for a year's supply, and, with the exception of 7lb. of hay per day for each cow, for the 180 days of winter, might, from 140 rods of ground, keep two cows in high condition for the year round; the produce of 40 rods of buckwheat would fatten his pigs just before the time for killing; and the 60 rods of flax might be manufactured and spun into yarn by his family; and he would manufacture that yarn into cloth; thus the three acres of land would be made to supply the family with food, and to produce butter, pork, and linen, three great articles of export from Ireland, by the sale of which he would be enabled to pay Rent and Interest for his land, and little capital, to clothe his family decently, to procure education for his children, and to make deposits in a Savings' bank against a day of need.

The expense of these buildings will vary greatly according to local circumstances; in some places timber of a small size, but sufficient for this purpose, is so cheap that they might be built in frame, and the interstices wattled with twigs, and plastered over; in other places, stones are so plentiful that they may be had for carriage; but where there are none of these advantages, the walls may be made of rammed earth, or Pisé, as practised on the continent, and in some parts of England; or of mud and straw about a foot thick, as in many parts of Ireland; but in this case, the external surface must be covered with a cement which shall resist the action of rain, and these cements are now to be had at a very moderate expense. The foundation should be of stones or brick, and the floor of the cottage must be raised at least one foot above the level of the ground. The earth for the floor, being rammed hard, and made quite level and smooth, must be covered with a mixture of quick-lime just slacked, and which has not been exposed long to the air, and sharp sand; some scales of iron (which, in forging, fall from the smith's anvil,) must also be mixed, and the whole brought to a proper consistence with blood from the butchers. The floor is to be trod quite even by a person with flat boards attached to his shoes, or a garden roller may be employed; the composition will set as hard as stone, and may be washed with water, of which there must always be a good supply. In the kitchen a tub of water, with a cock in it, must be supported at a proper height over a sink, from which a pipe is to communicate by a drain with the dung pit, which must be made water tight to hold the fluid manure. The buildings must be covered with thatch except where slates can be had upon cheap terms. In some parts of Ireland, the cottage and out houses, also two cows, and four pigs, with tools and seeds, can be had for 50 or 60 pounds sterling; this sum then, supposing the poor man to have furniture, a spinning wheel, and a loom, is all the capital that would be wanted to place him in a situation of great comfort.

Every tenant upon admission must sign articles similar to those at page 33, admitting that he may be expelled if he violate any of them. He must engage,

1. To observe moral conduct.
2. To receive nothing in alms or charity.
3. To cultivate the land in the manner prescribed to him, or not to vary it without leave; to underlet no part of it, not to damage or remove any shrubs, or trees, and to keep the land properly manured.

4. To send all his children to the schools, so long as no catechism is taught in them, and all interference with the peculiar religious opinions of their parents is avoided; the religious instruction to be confined to the Holy Scriptures without note or comment.

5. To pay the rent at the time, in the manner to be agreed upon.

6. Not to suffer any spirituous liquors to be sold on the premises. Suppose the rent as high as 30s. per English acre, the annual rent for the land would be £4 10s. A rent charge of seven per cent, might be made on the capital employed in the building and stock, which supposing it to amount to £60 would be £4 4s. and this added to the £4 10s. the rent of the land, would make a total rent of £8 14s.; this might be amply provided for by the sale of the butter of the two cows. There might be a condition in the agreement that, when the tenant paid off any part of the £60 capital, a proportional part of the £4 4s. the rent of the building and stock, should cease, and when the whole of the £60 should be paid off, the cottage and stock should become the property of the tenant,

Rods.	Rye and Tares to be sown in autumn, and cut green in the spring, after which, plant potatoes.	90
	Oats or Wheat to follow Potatoes, and this rotation to be continued every year.	90
	Mangel Wurzel and Sugar Beet, but previously Rye.	40
	Sweedish Turnips, but previously Rye or Tares.	40
	Buckwheat, but previously Rye or Tares.	40
	Lucern.	40
	Cabbage, to be used after the Rye and Tares are cut.	40
	Flax.	60
	Carrots. Parsnips.	5
	Garden.	5
	Cottage and Farm Yard.	20
	Three acres, or	10
		480

who might then take a lease of the land for 99 years, with a covenant, never to suffer it to be divided into any smaller lots, and that no spirituous liquors should be sold on the premises: any other conditions that might be thought proper could be added. Upon this plan, any individual might, by purchasing three acres of ground, and advancing £60, make a whole family comfortable; or a number of individuals might join, to build a village. There are many Noblemen and private persons, who have tracts of land in Ireland, each of whom might establish a village of 50 cottages, which might be increased to any extent, as the experiment was found to succeed. These cottages, with the land behind them, might be disposed on each side of a road, in the manner of the colonies in South Russia.

(To be continued.)

CORONER'S INQUESTS.

On Thursday evening the 15th ult., an Inquest was held before James Hazen, Esquire, one of the Coroners for the County of Sunbury, on view of the body of John Cochran, who was found floating in the River Saint John.

Verdict—"That the deceased came to his death by a blow or blows from a club inflicted by some person or persons unknown."

In the County of Sunbury, on the 29th day of September, an Inquest was held before Enock Barker, Esquire, Coroner, on view of the body of James Worden.

Verdict—"That the said James Worden came to his death by falling out of a Wood Boat into the River and was drowned."

Divine Service will be performed in St. Paul's Church, to-morrow, (Sunday,) by the Rev. Mr. BROOKES, from Richmond, Bay de Chaleur.

The Rev. I.E. BILL will preach in the Baptist Chapel in this place, to-morrow, (Sunday,) at 11 o'clock, A. M. and at 6 o'clock, P. M.

Died.

On Wednesday, the 12th inst. at this place, George Hollon, infant son of John T. Smith, Esquire, aged five months and twenty four days.

Last evening, Henry, infant son of Mr. John Williams, aged 1 year and 6 months.

At Halifax on the 5th inst., after a tedious illness, Hannah Ward, third daughter of Mr. Isaac Rigby, in the 14th year of her age.

At Woodstock, on the 27th ult., (at the residence of her son-in-law, Richard English, Esquire,) Mrs. Bridget Marshman, widow of the late Mr. W. Marshman, of Nova Scotia, in the 81st year of her age.

AN EXTENSIVE SALE OF SEASONABLE GOODS.

On Wednesday the 19th instant, at 11 o'clock, by Public Auction, at the Warehouse lately occupied by JAMES LOCKWOOD & Co. in this City, the entire

STOCK AND TRADE

of the Bankrupt Estate of Messrs. James Lockwood & Co. of Saint John—without reserve—consisting of—

SUPERFINE and Fine Black, Blue, and Coloured Broad CLOTHS, Cassimeres, Pilot Cloths; Flannels—red and white; Twill'd Serge; Green Baize, Buckskins, Cottons, Prints, Blankets, Hosiery and Gloves of all kinds; Cotton and Linen; Thread, Cotton Balls; Buttons and Moulds; Cutlery; Pork, Beef, Butter, Coal Tar, Coals, Soap, Iron, Lumber, Shooks, Spikes, Chains, Blocks, &c. &c.

The above SALE will be positive and the terms liberal.

W. H. DIKES,
JOHN BRADBURY,
JOSEPH FLETCHER.

Assignees of the Estate of James and George Lockwood, of Wakefield, England, and Lockwood & Co., of St. John, N. B.

By their Attorneys—

JOHN ROBERTSON,
JAMES BUTLER.

Catalogues will be prepared, and the Goods may be examined two days prior to the day of sale.
St. John, Oct. 8, 1842.

PUBLIC NOTICE.

WHEREAS a Parish Tax, or Poor Rate of Eight Shillings and Nine Pence, has been imposed by the Assessors of rates for the Parish of Kingston, in King's County, on the Real Estate of David Merritt, he being a non-resident in the said County, Notice is therefore hereby given to the said David Merritt, to pay over to me, forthwith, the said Sum of Eight Shillings and Nine Pence, and also the costs of this Advertisement, otherwise his Lands will be proceeded against as the Law directs. Dated at Kingston, the 14th day of September, 1842.

JOHN T. APPLEBY.

W. J. BENDALL.

HAS just received a lot of New York City MESS PORK, an excellent article for family use, particularly for those who have laborious employment.

Also—A few barrels of first quality HERRINGS; which he offers for sale at very low rates for cash.
Fredericton, August 3, 1842.