

VALUABLE PROPERTY For Sale at Fredericton,

BY AUCTION.

On Monday, 1st May next, on the Premises, and possession given immediately:

THAT well known corner HOUSE and Premises owned by the Subscriber, fronting 68 feet on Queen street, and 101 feet on Phoenix square. The buildings are in good repair, and well adapted for an Hotel or Boarding House, and equal to any in the place for business of any kind. Five Stores may be fitted up on the fronts, which will rent well, and the remainder of the premises do well for one, or more Boarding Houses or private Dwellings. The whole will be sold together or separate to suit purchasers.

TERMS.—Ten per cent. down; fifteen per cent. in 3 months; and the balance in three equal payments, at 6, 12 and 18 months, on interest, secured by approved endorsed notes. The premises can be viewed at any time, and any further information obtained by applying to Charles Fisher, Esquire, or the Subscriber.

THOS. C. EVERITT.

Saint John, April 5, 1837.

FREDERICTON MILL COMPANY.

Capital £10,000, with liberty to increase it to £50,000—Divided into Shares of £5 each.

PUBLIC Notice is hereby given, that the first meeting of the Members and Stockholders of The Fredericton Mill Company, will be held at Mr. Samuel Cameron's in Fredericton, on Monday the first day of May next, at 10 A. M. for the purpose of organizing the said Company.

CHARLES FISHER.

Dated the 19th April, 1837.

CONTRACT.

SEALED TENDERS will be received until the 1st day of May next, at 12 o'clock, for Tinning the Roof of Government House, and other repairs and improvements on the same, agreeable to a Plan and Specification to be seen at the Counting Room of JAMES TAYLOR, SEN. & CO. where the Tenders are to be left.

By order of the Commissioners.

JAMES TAYLOR.

Fredericton, 10th April, 1837.

FOR SALE.

THE pleasantly situated House and Premises in Regent Street, at present occupied by the Subscriber. The House is 39 1/2 feet in front by 30 feet back, two stories high, and well finished. The cellar which extends under the whole building is divided into various apartments, including a kitchen. On the premises are Stables, wood house, &c. Terms moderate. Application to Messrs. M'Pherson & Coy., or to the Subscriber, will meet due attention.

ANDREW BLAIR.

Fredericton, 8th April, 1836.

English, French & Mathematical ACADEMY.

THE Subscriber, grateful for the patronage hitherto received in the various branches of business, in which he has been engaged, is desirous of again calling the attention of his numerous friends and the public generally to his Academy, corner of King and Carleton Streets, and feels confident from his matured experience and extensive knowledge in the above branches, that he shall be able to give satisfaction; and as nothing can be more gratifying to the parent than having his child educated and properly instructed in his first setting forth in life, the Subscriber trusts he shall merit that attention from parent and pupil which his close application to their respective interests may demand.

The English tuition will comprise Grammar, Geography, Writing and Arithmetic, in all their multitudinous branches.—Terms 15s. per quarter.

French, Drawing, Enamelling, Landscape and Flower Drawing, 10s. per quarter. Instructions on the Piano Forte, to Ladies and gentlemen who may be receiving tuition in any of the other branches, £1 per quarter.

Instruction to those who take lessons on the Piano Forte only, £1 10s. per quarter.

The Subscriber will also keep an Evening School, in order to accommodate those who may not be able to attend during the hours appointed to the day School, in consequence of business or other employment; where he will instruct in the art of Writing and Arithmetic, including Book keeping by Single and Double Entry—a thorough knowledge of which is indispensably connected with business of every kind, particularly to those who are engaged in keeping Merchants' Accounts, &c.—Terms 10s. per month.

Hours of attendance.—Day School, from 9 to 3 o'clock, P. M.; Evening School, from 7 to 9 o'clock in Summer, and from 6 to 8 o'clock in Winter.

The Academy will open on the first day of June next.

NICHOLAS W. BUSTEED.

April 11, 1837.

PEWS FOR SALE.

CHRIST CHURCH, FREDERICTON.
PEWS Nos. 35 and 37, on the ground floor, and Nos. 86 and 87, in the north east Gallery, having been declared forfeited for non payment of rent, the same will be sold by Public Auction at the Church, on Thursday the 27th day of April next, at 12 o'clock, if not previously redeemed.

By Order of the Vestry.

C. P. WETMORE, } Church
MARK NEEDHAM, } Wardens.

Fredericton, 27th March 1837.

NASHWAAKSIS Manufacturing Company.

INCORPORATED BY ACT OF GENERAL ASSEMBLY.

Capital £50,000, New Brunswick Currency, divided into 2000 Shares of £25 each.

WITH LIBERTY TO INCREASE THE CAPITAL TO £100,000.

IN conformity with the Act of Incorporation, a general meeting at Fredericton, of the Members and Stockholders of the above Company, was held at the Office of the Hon. John Simcoe Saunders, on Thursday, March 30th, 1837, and upon a ballot being taken the following gentlemen proved duly elected to serve as Directors:

EDWARD NICOLASKENDALL, Esq. R. N. WILLIAM BRAITHWAITE, Esq. WILLIAM PORDEN KAY, Esq. ROBERT POWER, Esq. JOHN STEPHENS, Esq.

To remain in office until the next general meeting, which is appointed by the Act to take place in the month of January, 1838. And at a subsequent meeting, held on the same day, and at the same place, the Directors unanimously elected Edward Nicolas Kendall, Esquire, as their President, and John Stephens, Esquire, as their Treasurer and Secretary.

JOHN S. SAUNDERS, Solicitor.

Fredericton, March 31, 1837.

NASHWAAKSIS Manufacturing Company.

CAPITAL £50,000.

Divided into 2,000 Shares, of £25 each.

NOTICE is hereby given, that books are opened for persons to insert their names who are inclined to take Stock in the above Company. In case the whole should not be subscribed for in the Province, the remaining portion of the Shares will be reserved for offer to Capitalists in London and other parts of the Mother Country, where agencies are opened. An early application is particularly requested on the part of those Gentlemen in New Brunswick who may be inclined to support the above undertaking.

A Prospectus may be seen, and Subscribers names will be received at the Central Bank, and at the Office of the Hon. John S. Saunders, Fredericton, or at the Albion Works, Nashwaaksis; the City Bank, or at the Office of John V. Thurgar, Esquire, Saint John; the Hon Joseph Cunard & Co. Miramichi; or on application by letter (post paid) to the Treasurer at Fredericton. By order of the Court.

JOHN STEPHENS, Secy. & Treasurer.

NOTICE.—All applications for Shares must be made before the first day of May next, when the Books will be closed; and as soon after as possible the Shares appropriated, and a call made not to exceed £7 10s. per share.

Fredericton, April 3, 1837.

3000 BUSHELS SEED BARLEY.

Albion Works, Nashwaaksis.

MESSERS. BRAITHWAITE, KAY & CO. having received authority by Mail of the shipment on board the "Barlow," from London, of about 3000 Bushels of the very best SEED BARLEY, beg leave to give notice, that immediately on the arrival of the Vessel at Saint John, and the opening of the River navigation to Fredericton, they will be enabled to supply Farmers, Millers and others on liberal terms.

Samples will be left (and a quantity for sale) with JOHN V. THURGAR, Esquire, Saint John, and at the ALBION WORKS as above. £10 and upwards, three months credit by approved endorsed Notes; under that amount, Cash on delivery.

Fredericton, March 30, 1837.

VALUABLE PROPERTY For Sale.

To be sold on Tuesday, the 2d day of May next, at 12 o'clock, in the Market Square, Saint John, by Public Auction, (if not before disposed of):

THAT valuable and beautiful Property situate in the Parish of Dumfries, County of York, distant about 25 miles from the Seat of Government, and commanding a view of one of the most picturesque parts of the River Saint John—owned by the Rev. A. D. Parker.

This property consists of about 400 Acres of upland, 50 of which are cleared, with an excellent and well finished HOUSE almost new—containing on the ground floor Dining, Drawing and Sitting Rooms and Pantry—a large Hall, with a Stove and pipes so arranged as to diffuse warmth over the whole House.—On the upper floor there are four good sized Bed-rooms, with a Dressing room attached, and in the basement story two kitchens, with vegetable and wine cellar, servants' room, &c.—There are also on the Premises a BARN, 30 by 40 feet, with stabling for five horses, a Wood-house, Ice-house, and a large Garden.

The excellent quality of the soil of this Farm, the commodious Buildings erected on it, comprising every convenience for a family, together with its vicinity to Fredericton, render it well worthy the attention of any person who is desirous of purchasing in the country.

Terms of payment made easy. For further particulars apply to N. PARKER, Esq. Saint John.

9th March, 1837.

FOR SALE.

79B BOXES RAISINS, just received, Also, 150 qts. SCALE FISH, 200 bushels SALT, 6 boxes CONGO TEA, 28 do. YOUNG HYSON, 13 lb. each, 3 BUFFALO SKINS. Apply to M'PHERSON & COY. March 14, 1837.

FOR SALE.

ALL that well known Mill Establishment, owned and occupied by T. B. Smith, at the mouth of the Pennyock Stream, distant from Fredericton about eight miles—consisting of a new large and convenient double Saw Mill, containing three up and down Saws and one Circular Saw, all in the very best condition, and cuts annually fifteen hundred thousand feet of Lumber and upwards—and from new inventions lately adopted in this Province, a very small expence would enable it to cut one quarter more; one two and a half story House, 18x36, all finished complete, with a retail and back Store, and a good stand for Country business; a convenient Barn, 30x40; also two Houses, one and a half story high, finished, 14x20; with out buildings, &c. &c. to each; a Blacksmith shop, with three hundred Acres of Land—all situated round the Mills; forty acres of the Farm is under meadow and cultivation, about one half interval, and all of the very best quality; the high land part is well covered with hard wood and Mill Lumber. The Pennyock is well known to be a first rate stream for Mills, and the surrounding Country well covered with Pine and Spruce Timber.

There is attached to the Mills a reserve of ten thousand acres of Timber Land, on which no Lumber has ever been cut.

Should the same not be sold before the first day of June next, it will on that day be rented for one or more years, as may be agreed upon.

Also will be leased—a Farm next adjoining the above described property, containing 150 acres, more or less, with a new House and Barn thereon; a considerable quantity of this Farm is interval, it at present cuts from eight to ten Tons of Hay; the upland is under good fence and tillage.

Also for sale or to rent—a Farm half a mile above the Mills, containing 250 acres, more or less—40 acres of which are interval, and the whole Farm cuts from 25 to 30 Tons good Hay; the upland is well covered with Hard Wood, Spruce and Pine—on which is a very comfortable dwelling House.

Also for sale—a Lot containing 250 acres, three miles up the stream, part of which is interval; on this Lot is a first rate Mill privilege, and at a very trifling expence twenty feet head of water could be raised, and the whole neighbourhood is covered with Mill Lumber of every description.

Also for sale—a large quantity of Timber Land, well covered with Hard Wood, Pine and Spruce, convenient to the Mill Stream; the greater part of which is excellent land for cultivation.

Any person wishing to purchase or rent the whole or any part of the above described Property, can apply to Messrs. Crookshank & Walker, Saint John; Mr. Asa Coy, Fredericton, or the Subscriber on the Premises.

T. B. SMITH.

Mill Town, Pennyock, Feb. 24, 1837.

PROSPECTUS OF THE Nashwaaksis Manufacturing Company.

Incorporated by an Act of the General Assembly, passed in the seventh year of the Reign of King William the Fourth.

Capital £50,000, with liberty to increase it to £100,000.

THE principal objects embraced by this Company are the establishment of those great requisites: a Brewery, a Foundry, and Mills for sawing and grinding, in such a situation as to meet the wants of as large a portion as possible of the population of the Province, and more especially of the inhabitants of the seat of Government, including both sides of the River Saint John.

With this view Messrs. Braithwaite, Kay & Co. have selected a site possessing peculiar local advantages, at the confluence of the Nashwaaksis with the River Saint John; and during the last Summer and up to the present period they have been engaged in erecting such work as, although complete in themselves, appear to be only a portion of what the exigencies of this central part of the Province actually demand, but which can only be effected by the combined efforts of men of capital and intelligence; and it is this consideration and the desire of serving the interests of the community which have led to the formation of the Nashwaaksis Manufacturing Company.

The works already erected and in operation are a Brewery with its Plant, Cooperage, &c. capable of Brewing 400,000 gallons annually.

Two pair of Mill Stones, the one for Wheat, being French Burr, the other Granite, for making Oatmeal, with the necessary apparatus thereto belonging.

A Manufactory with a powerful selfacting and other Lathes, capable of turning and boring any Iron Work from the smallest dimensions up to the cylinder of a 40 horse Engine, and to Shafts of the length of 16 feet.

A Circular Saw Bench and Saws for cutting small scantling, to which at a small expence may be added machines for cutting and planing shingles and clep boards.

The whole of the foregoing combine every modern improvement, and are driven by a Steam Engine of the most perfect construction, it having been made with the rest of the Machinery by the house of John Braithwaite & Co. long known as one of the first in the British metropolis, and with whom Messrs. Braithwaite, Kay & Co. have formed such a connection as enables them to carry on business to any extent. The whole of the works can be managed with a singularly small amount of manual labor.

A Smithy has also been set up, which, with some additional buildings, may be extended for the purposes of a Foundry, which, in addition to the known want of such an establishment in this vicinity, enables the further erection of Saw and Grist Mills to be entered into with the advantage of such a saving both of time and expence as is not at present attainable in any other part of the Province.

Such being the general nature of the objects intended to be carried into effect, it be-

The nature of a Prospectus prevents much detail, but the annexed calculations have been made by parties competent to the task, and will be found, together with the plans to be submitted at the first general Meeting, to have been elaborately and carefully gone into.

Taking the objects in the order in which they have been mentioned, it becomes necessary to revert to the site chosen, it having been stated as having peculiar advantages, which are: first, a deep and navigable River, allowing craft to lay directly under the wharves. Secondly, a Pond sufficiently large to contain logs equal to five million feet of boards, and into which a small stream flows quite ample to compensate for evaporation. The spot on which it is proposed to erect the Saw Mill is exactly between the River and the Pond, so that the logs may be hauled in at one end and delivered into the craft, as sawed lumber, at the other, without even touching the water. To make the necessary Wharves and Locks the sum of eight hundred pounds will be required. The works already in operation are valued at ten thousand pounds.

The Saw Mill is proposed to have four gangs of Saws with the necessary Circular and Cross Cut Saws. The expence of which, exclusive of the building, will be fifteen hundred pounds.

The Grist Mill, to consist of four run of Stones with all their necessary apparatus, may be calculated at eight hundred pounds.

A forty horse power high pressure Steam Engine with two boilers and duplicate parts, will cost two thousand pounds.

The Buildings adapted for the machinery, Grist and Saw Mills cannot be estimated at less than two thousand pounds.

Additional buildings, &c. for completing the Foundry, one thousand pounds.

To the foregoing amounts, and to cover all contingencies of salary, wages, floating capital, &c. may be added the sum of two thousand nine hundred pounds, making for

The Wharves and Locks,	£800
The Brewery and Plant, &c.	10,000
The Saw Mill,	1,500
The Grist Mill,	800
The Steam Engine,	2,000
The Buildings,	2,000
The Foundry,	1,000
Contingencies,	2,900
Total,	£21,000

The estimated cost being established at the sum of £21,000, it appears that fifty per cent. paid up by the shareholders on their respective shares, will be more than ample to put the whole in operation.

The next question therefore is, what may fairly be anticipated as the profits.

First, as regards the Brewery, supposing that the whole quantity can be disposed of, the profits would exceed ten thousand pounds per annum, but as it is probable that a considerable period would elapse before such could be the case, we will assume the profit at half, say £5,000. This calculation has been made, taking English Malt at ten shillings per bushel, but if brewed with Malt the growth of this Country, or even imported from England with the drawback taken off, the profits would be considerably increased. It may seem that the quantity mentioned of 400,000 gallons is too large to calculate on, but that will not appear so considerable when the fact is, that it is not more than one establishment in London brews in one week.

The Grist and Oat Mills in operation may be calculated at producing a profit of five hundred pounds per annum.

The manufacturing part of the establishment may be fairly calculated as saving to the Company, by its assistance in the erection of the proposed works, at least one thousand pounds, independent of other works, and if we here take the profits on this together with those of the Foundry we may state them at one thousand pounds.

The Grist Mill, with four run of Stones, will produce a net profit of two thousand pounds, but if the Company import their own Wheat, there can be no doubt of the profits being considerably increased.

With regard to the four gangs of Saws, to obtain the best results they must be worked during the whole of the twenty four hours; if so, the quantity sawed would be at least 40,000 feet per diem, on which the profits may be estimated at ten thousand pounds annually.

It is evident that the traffic between the Establishment and the sea port may be increased to an almost unlimited extent by the introduction of the requisite facilities, especially by the employment of steam towing vessels; it is, therefore, proposed to have an efficient dock, with its proper proportion of craft—the expence of which will be about two thousand five hundred pounds. The profits on this head will be at least two thousand five hundred pounds, as the Saw Mills have already been charged with five shillings per thousand feet on the full quantity.

The total amount of annual profit will be	
The Brewery,	£5,000 as erected.
Oat and Grist Mill,	500 as erected.
The Manufactory,	1,000 as erected.
The large Grist Mill,	2,000
The Saw Mill,	19,000
The Steam Boat, &c.	2,500

Expenditure before stated £21,000

The profits having been estimated at twenty one thousand pounds annually, and the expenditure at twenty three thousand five hundred pounds—fifty per cent. of the capital paid up will be more than sufficient to complete the whole of the works, and put them into operation. Of this thirty per cent. or seven pounds ten shillings per share, will be required to be paid in forthwith, and the remaining twenty per cent. at such times as may be decided on at the general meeting to be held as directed by the Act of Incorporation. This, it is presumed, will meet the expenditure of the present year, and it is

expected that a further call of twenty five per cent. on the whole capital will be sufficient for all future demands, to be called for as it may be required.

The Company's Grist Mills may be in operation by the fall of the year at farthest, and certainly the whole of the other works by the spring of 1838; and of this there can be no doubt from the peculiar facilities they will possess—which are, first, competent Engineers on the spot, a perfect manufactory, and a connection with one of the most extensive Firms in the Mother Country.

The further beneficial results to the Company are, that they will be put in possession of profit, an Establishment already growing into and which will place them at least one year in advance; and will enable them, with the assistance of the manufacturing department, to make from the raw materials a large portion of that machinery which it would otherwise require some months to obtain from England—thus saving great cost and delay.

NOTICE.

ALL Persons having any claims against the estate of the late Charles S. Putnam, Esq. of Fredericton, deceased, are requested forthwith to present the same, and those indebted to the same Estate are hereby required to make immediate payment to Charles E. Millidge of Fredericton, Esq. Attorney at Law. Dated 20th day of March, A. D. 1837.

ELLINOR PUTNAM.

Sole Administratrix.

NOTICE.

ALL Persons having demands against the Estate of Jedediah Slason, deceased, late of this place, Merchant, are requested to render the same, duly attested, and all those who are indebted to said Estate are desired to make immediate payment.

JOSEPH GAYNOR, Sole Administrator.

Fredericton, 27th December, 1836.

NOTICE.

ALL persons having demands against the Estate of the late Ezekiel Soot, are requested to present the same, duly attested, within six months from the date hereof; and all those indebted to said Estate, are desired to make immediate payment to

CHARLOTTE M. SLOOT, Admrx.

JAMES TAYLOR, } Admrs.
B. WOLFAUPTER, }

Fredericton, Feb. 21, 1837.

NOTICE.

ALL those who have any claim against the Estate of the late John Buckley, Joiner, deceased, are requested to present their accounts, duly attested, within three months from the date hereof; and all persons who are indebted are required to make immediate payment to either of the subscribers.

ROBT. SMITH, } Exctrs.
G. MACGREGOR, }

Woodstock, January 17th, 1837.

NOTICE.

ALL Persons having any demands against the Estate of Thomas Thompson, deceased, late of Prince William in the County of York, Farmer, are requested to render the same duly attested within three months from this date, and all those indebted to the said Estate are requested to make immediate payment to

THOMAS FRASER, Sole Administrator.

Prince William, 1st February, 1837.

NOTICE.

ALL persons having any legal demands against the estate of John Young, late of the Parish of Saint Mary, County of York, deceased, are requested to present their accounts duly attested, within six calendar months from the date hereof; and all persons indebted to said estate are requested to make immediate payment to the Subscribers.

ALEXANDER CAMPBELL, } Exctrs.
PATRICK CAMPBELL, }

Nashwaak, 15th December, 1836.

NOTICE.

ALL persons having any just demand, against the Estate of William Morrisons of the Parish of Burton, deceased, are requested to present their accounts within six months from the date hereof; and all persons indebted to said estate are requested to make immediate payment to

ELEANOR MORRISON, Sole Administratrix.

Burton, 22d Nov. 1836.

TO LET.

From the 1st day of May next.

THE Premises in Westmorland Street, belonging to Mr. James Tibbets, namely:—The corner Store and Dwelling at present occupied by Mrs. Hamilton, as a stand for business equal to any in the Town.

Also—The new Store, Cellar and Loft above, now occupied by Mr. George Marsh. Likewise—The small but convenient Dwelling House, adjoining the Store, lately occupied by Mr. N. M'COY. For particulars apply to M'PHERSON & COY.

25th January, 1837.

BUSTEED,

TAILOR & MERCER.

HAS opened a Shop in the front Street, for the convenience of his Customers. Any of his friends can call at King Street, and get their business done, or if more convenient, to the sign of the Golden Ball in Queen Street. He is as usual supplied with articles in his line of the best description, and at reduced prices for ready money or approved Bills.

Fredericton, 11th April, 1837.

WANTED.

AS COOK in a Gentleman's Family in Fredericton, a middle aged Woman that can be well recommended.

Enquire at the Printing Office.

Fredericton, 3d April, 1837.

TO LET.

THE Store and premises now in the occupation of Mr. James Paton, next adjoining Mr. J. Spahn, Enquire of G. Minchin, Esq. Fredericton 21st March, 1837.