EASTON GAZETTE.

WHERE THE PRESS IS FREE—"Literature well or ill-conducted, is the Great Engine by which all Popular States must ultimately be supported or overthrown RELIGION purifies the Heart and teaches us our Duty—Morality refines the Manners—Agriculture makes us Rich, and Politics provides for the enjoyment of all.

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ADVERTISEMENTS
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TRUSTEE'S SALE.

By virtue of a decree of Caroline county Court, sitting as a Court of Chancery in the case of James Dukes, against Ann Manship widow Elijah Manship and others, children and heirs of Andrew Manship, deceased, passed on the 15th day of March 1832, the subscriber will offer at public sale to the highest bidder, at the Court house door in Denton, on Tuesday the 18th of August next between the hours of 11 and 4 o'clock of that day, the Farm of the said Andrew Manship, purchased of a certain Mr Blake and others containing

Three Hundred and Sixty Acres.

more or less, called Lloyd's Regulation. Also one other tract of Land, adjoining the above Farm, formerly the property of a certain Elijah Russel, *Esq.* called Lloyd's regulation, and contains

One Hundred and Forty Seven

Acres of Land,

more or less. The above described lands, lie in a beautiful neighborhood, pleasantly situated and in a good state of repairs. The



former tract has a substantial two story Dwelling, finished nearly in the best manner, with a good barn and other out buildings very conveniently arranged. The latter tract has a good dwelling house and out buildings sufficient for said Farm, with a thriving orchard of selected Fruit. The arrable land is of good quality and productive. There is also a quantity of good wood lands attached to both farms. Those lands lie about two miles from Denton and within 1¼ miles of Choptank river. A further description is deemed unnecessary, as persons disposed to purchase would find it to their advantage to view the premises for themselves.

By the terms of the decree a credit of twelve months will be given on the purchase money, the purchaser or purchasers giving bond, with approved security to the Trustee as such, for the payment of the same, with interest thereon, from the day of sale till paid. On payment of the purchase money with interest and the ratification of the sale by the court, the Trustee is authorised to convey the lands and premises to the purchaser or purchasers, free, clear and from all claims of the complainant or defendants, or those claiming by, from, or under them.

The creditors are notified to lodge their claims with the clerk of the Caroline county court within six months after the day of sale.

JAMES DUKES,
Trustee

Denton, July 4, 6w

DISSOLUTION.

The Partnership heretofore existing under the Firm of McNeal & Robinson, is now dissolved by mutual consent, all persons indebted to the said firm are requested to come forward and settle their respective claims, and those having claims against the firm will please present them.

The business will hereafter be conducted by J. H. McNeal.

JAMES H. McNEAL,
CHARLES ROBINSON.

aug 1 3w

NEW SPRING GOODS.

WM. H. & P. GROOME,

HAVE just received from Philadelphia and Baltimore, their entire supply of

SPRING GOODS,

which added to their former stock makes their assortment very complete. They respectfully invite their friends and the public to give them a call. Among the articles received are a variety of

English & French Ginghams.

French Painted Lawns and Chintzes, and Fancy Gauze and other Handkerchiefs.

may

CARD.

I. I. HITCHCOCK

Late proprietor of the American Farmer Establishment, Baltimore, Md. having sold out that concern ENTIRE, will, within the present month (May,) open in Philadelphia an Agricultural and Horticultural Agency or commission Office, for the purchase and sale chiefly of choice Domestic Animals of all kinds.

He will also keep on hand, (when they can be had) the seed of the Gama Grass, and the Skinless Oats, and whatever other agricultural seeds, especially grains and grasses, he can obtain, that may be new or peculiarly valuable. He will supply also in the proper season, the Morus Multicaulis, or new Chinese Mulberry, and the eggs of the Silk Worm.

He will also attend to the selection of fruit and ornamental Trees, Seeds and Plants, from the various Horticultural Establishments in and about Philadelphia.

Further particulars will be advertised hereafter.

may 30

NOTICE.

THE subscribers wish to take at the Coach Gig and Harness Making business, four smart, active, well grown boys, of good moral habits, (boys from the country would be preferred) between the ages of thirteen and sixteen years: one at each of the following branches, viz. Body Making, Harness making, Smithing and Painting.

ANDERSON & HOPKINS.

N. B. All kinds of Silver Plating done in the best manner, such as Bridle-bits, Stirrups, &c. &c. Persons in this and the adjacent counties, wanting any article plated, can have it done at the shortest notice and on the most reasonable terms.' Coach Makers in the adjacent counties can have Plating done at a short notice and as cheap as they can have it done in the city. A. & H.

August 1

From the Farmers Register.

NOTES OF A HASTY VIEW OF THE SOIL AND AGRICULTURE OF PART OF THE COUNTY OF NORTHAMPTON.

The county of Northampton, which forms the lower part of the peninsula called the Eastern Shore of Virginia, presents a remarkable appearance of uniformity, in the level surface and general qualities of the soil, and in the mode of tillage and general management. The land has but little elevation above the water which almost surrounds it; and the level of the surface is rarely changed so much as to effect tillage or labor injuriously—and nothing deserving to be called a hill is found any where, unless the abruptly rising (though low) borders of creeks be so designated. The soil is universally sandy, and differs very little in texture or appearance, and is not more than three or four inches deep. On the bay side, below the sandy subsoil, there is generally a yellowish clay, lying from twelve to sixteen inches below the surface, & which is open enough to permit the filtration through of rain water. Below the clay is a barren white sand. The clay is generally deficient entirely elsewhere, or is not found within several feet of the surface. The rate of fertility, though made different by nature, and still more so by the difference of treatment under tillage, is yet more uniform than any other considerable tract which I have observed. No one acre seems to have been very far below the medium grade of natural productiveness, and not many are very much above it. No land was seen which appeared half as rich as the best soils west of the Chesapeake—and none as poor as the worst—which are far more abundant than the rich on both sides of the bay.

Flat and barren as the county is, (the mainland varying between two and eight miles in width, there is a central ridge of a little more elevation, and of worse and poorer soil than the lands on the bay and the sea side. Of the two last, the lands on the bay are generally the best. But a very large proportion of all the lands lie on the bay and the Atlantic Ocean, or on the creeks and inlets. It is said, that there are very few farms in the county distant more than a mile from navigable water. This is an immense advantage enjoyed by the farmers—and another connected with it is, that every Atlantic market is open to their choice. A string of long, narrow and low islands, barely separated from each other by inlets, serve to protect the mainland from the fury of the ocean, and in the navigable sounds, between eight to twelve miles wide, keep comparatively smooth water, when the wind is producing awful effects at the distance of but a few miles. These islands are part of the chain which reaches from Florida to Delaware, and offers between it and the mainland, a safe inland navigation for stout sea vessels, which is scarcely interrupted by too shallow water, or too open sea, during the whole distance.

The waters bordering on and intersecting Northampton, are not more valuable for navigation, than for furnishing in great plenty and variety, fish and wild fowl. The greatest delicacies for the table which salt water yields, are here common and cheap: and coarse fish, which are prized in our fresh waters, are here caught in such numbers, that they form a valuable resource for manure, which a few enterprising farmers have already begun to profit by using.

Though the soil is sandy, and almost universally so, it is less so than is generally reported. I saw but little land that seemed as sandy as much of the county of Surry—and the greater portion of the soil is not more sandy than part of Lower Weyanoke in Charles City, the farm of the late Fielding Lewis, which, since being limed, is so productive under wheat, as well as in the crops more suited to light land. Yet scarcely any wheat is made in Northampton—and from the very few trials of this crop on a small scale, it has been decided generally, (and no doubt correctly,) that the soil is quite unfit for the profitable growth of that crop. The use of lime, or other calcareous manure, would probably remove the existing obstacle to wheat culture: though even then it might not be so profitable as the crops now preferred. Wheat has been often raised with sufficient success to encourage the farmer to persevere in the culture. But he has invariably found that there was a great diminution of product when wheat was sown a second time on the same land, in its proper turn in rotation. I have heard of a like result on the sandy land of Sussex, as ascertained by two rounds of the rotation of a very intelligent practical farmer.

The rotation of Northampton, which may be almost said to be universally, is 1st, corn—2nd, oats—and so on every year as long as cultivation is continued on the same land—and that has been known to be, on some fields, and those never manured at all, for more than sixty years. The only material variations are in the management of the land in the interval of time between reaping and stacking the oat crop, and ploughing the land in the next winter, or early part of spring, for the succeeding crop of corn. Some very few farmers permit no grazing: a greater number graze during that whole time, but not so closely but that much of the volunteer growth of vegetable matter remains to be turned into the earth by the plough. The others, and they are the far greater number, graze as closely as can be done by all their live stock. Some even believe that the closest grazing is most beneficial, and leave the fences down that their fields may be a common pasture for all the roaming stock of the neighbourhood, between the removal of the oats and the beginning of preparation for corn. Ten or twelve years continuation of this latter practice, in at least one case, has not served to prove so satisfactorily, to the individual who has pursued it, the evil of the practice, as to put a stop to it. But the grazing in general, is not so close as might be supposed from the unrestrained access of each farmer's live stock, because their number is kept small by the nature of the land and mode of tillage. There is but little grazing land before the oat harvest—and the products of live stock, as well as their numbers, are smaller than usual elsewhere. This fault in their husbandry, (as it may be considered in one respect,) perhaps has saved the fields from exhaustion.

Whoever may for the first time hear this rotation described, will be ready to pronounce it as having been devised and commenced in ignorance, and carried on in direct and manifest opposition to all the established principles of agricultural science—and that persisting in it for any considerable time, must always be unprofitable to the farmer, and result inevitably in the destruction of the fertility of the soil. But strange as it may appear that such a rotation should be in general use, it is still more so, that it should be maintained by the general, if not universal testimony of the inhabitants; that the production of the county, for the whole space under tillage, has not been diminished under this system—that the exhaustion of particular farms when worst managed, has neither been rapid, or considerable, in any short term of years—and that when attention has been paid to collecting and applying manures, and grazing has been prevented the most enlightened farmers concur that the rotation, so aided, has been found to increase the crops regularly, and for a long term: in short, that the rotation is decidedly an improving one, when judiciously conducted; and most probably that it is better for the farmer than any other more conformable to the generally received opinions on agricultural improvement. It must be at least admitted, that many and strong facts, and those tested by long experience, are brought to sustain the superior advantages of the Eastern Shore rotation.

There is one additional feature of the tillage here, which in many cases has had much influence in aiding the benefits, or lessening the scourging tendency of the rotation. This is the growth of a plant which has great value as an improver of fertility, and which is peculiarly adapted to sandy soil, and to the succession of crops here in use. The Magothy Bay bean is a plant of the pea tribe, and the whole of that tribe seems to possess greater power than any other for acting as manure. Clovers are of the pea kind and red clover stands at the head of the class of green manures. But though a good cover of Magothy Bay Bean is probably of far less value as a manure than a good cover of clover, yet the former growth in general is more valuable, because requiring no regular sowing, but very slight care for its perpetual preservation, and producing crops far more luxuriant than could possibly be obtained of clover, and perhaps of the most worthless weeds on the like sandy soils. The seeds are very hard, and slow to vegetate, and will remain sometimes for years in the soil before sprouting. This quality prevents the tillage of corn, however perfect, serving to root out or materially thin the after grown. The spring ploughing for oats retards the springing of the plants, until the oats are enough advanced not to be injured by the undergrowth of beans. At this time, (July 10th,) the reaping of the oats is generally going on, or has been just finished where most forward. The undergrowth of Magothy Bay bean is from three to eight inches high, according to the condition of the land, (rarely more than six inches) and is not a material impediment to reaping and saving the oats. It is even now a beautiful growth—but its present appearance is nothing in comparison to what will be exhibited in August, and from that time to frost, according to the descriptions given of the well covered fields and which I can well believe from the more sparse growth which I have seen matured at home. The flowers are very abundant, and of deep and beautiful yellow—and continue to open for many weeks. The whole plant was well described by Bordley, as a "Lilliputian locust tree," with which it agrees in general form of the flowers and leaves. The beans rise rapidly as soon as the shelter of oats is removed, and acquire a height usually varying between one and two and a half feet according to the land. Even where no care whatever is taken to preserve the succession of plants, and indeed where the tillage and grazing (under the common rotation) is such as would effectually destroy any other kind of any value, this continues to be the most general cover of the land after the oat crop—though, of course, a scattered and [illegible] cover compared to what is found under more favorable circumstances. Cattle feed on this plant, and indeed [illegible] not much else in the fields, after the scattered oats have been picked up. Hogs strip off the green pods, and to the extent of their operations, destroy the seeds. When matured, the seeds are so hard that they would probably pass through the body of an animal uninjured. The plant is an annual. The leaves fall before winter, and the stalks seem so hard that many persons would on that account deem them of but little value as manure.

In the few cases where the land is not grazed at all, and even where the small number of the farmers stock prevents much of the bean cover being taken off, it is evident that there are sufficient means afforded to preserve the succession of the growths of this plant. Where several successive hoed crops, or other circumstances, have thinned the bean cover, it is easily increased by a means used by those who attach proper value to this improving crop. Numerous plants spring up in the land under corn, which are generally, of course, destroyed by the ploughing of that crop. But near the plants of corn, some bean plants will grow out of the way of the plough: and as but little hand-hoe work is used, or required, the neglect of weeding as well as the design of spreading the growth, serve in this manner to furnish numerous seeds to be added to those then buried in the earth, and which will spring the next year.

Where the land is not grazed, or even when the grazing is but slight, the Eastern Shore rotation, though nominally the same, is in truth altogether different. It then consists of a regular succession of *three* crops—corn, oats, and Magothy Bay bean—the last being a *crop of manure* regularly turned in to sustain the land under the two succeeding grain crops. This improved practice would take away the objection to the perpetual succession of grain crops—and presents a rotation perhaps as conformable to sound theory, and furnishing as large a supply of food (*grain on the land*) for plants, as is found in the best modern practices under what are called three and four-shift rotations. The circumstance that this three-shift rotation has only two years' length, is decidedly in its favor. If all other things are equal, & an equal proportion of the rotation is of meliorating effect, the more crops that it will furnish the better, within any certain term of years. One of the greatest causes of the superior productiveness of the farms in Flanders, is found in the frequency of secondary crops; by which two crops are obtained from the same field in one year. The great objection to such cropping in this country, is the amount of labor required at very busy seasons, and that the low price of land offers no inducement for such perfect tillage. But the secondary crop of the Eastern Shore rotation requires no trouble or cost of preparation or tillage—and therefore may be used to the greatest advantage where the peculiarity of soil favors the growth of the Magothy Bay bean—and forbids (as is supposed to be the case here,) the adoption of other courses of crops, which, would be incompatible with the growth of that valuable plant.

It may be asserted then, according to the foregoing views, that the mere difference of using this green crop directly as manure, or for grazing, will serve to place the usual tillage of this country under a mild and improving rotation—or under one which, though it seems not to be ruinous *here*, well deserves to be so, and would be so, I think, on any other land to which my labor, or personal observation, has been directed. And why it should be otherwise here, I cannot hear or conceive a satisfactory reason, though the fact is readily admitted to be true. The reason which is generally assigned for the sandy soil here bearing up so long under the worst use of the corn and oat rotation—and for being actually improved under its best use—is the beneficial influence of the air, which is supposed to be loaded with salt vapor from the adjacent and almost surrounding waters of the Chesapeake and the ocean.—Without discussing the truth of the fact of salt being thus continually conveyed to the soil seems incredible that salt in any quantity can act as an alimentary manure to grain crops, or perpetually renew the whole or any portion of the wasted fertility of soil. From time to time, persons have discovered great value in salt as a manure—and much more frequently its use has been found of little value, when not decidedly injurious. But the most sanguine advocates for the use of salt as manure, have not supposed it to give *directly* food for plants, as dung does, or as being a manure which by annual repetitions can possibly continually renew the productive power of land. If this were so, surely men might copy nature's practice in this respect, and wherever the price of salt did not forbid its use, inexhaustible fertility might be produced and maintained. But I cannot think that any vapor, salt or fresh, can be serviceable to grain crops, except as furnishing additional supplies of moisture: and this effect, though highly beneficial to grass crops and grass husbandry, when considerable, is at least of very doubtful advantage to grain crops.

But I repeat that there is no question of the great power of these lands to resist exhaustion under a scourging & barbarous course of tillage—nor of their fitness to be easily and profitably improved by the best practices already (though rarely) here in use. I do not rely for this conclusion on the experience of any one farmer, however intelligent and well qualified to judge, and however much entitled to command belief, and the utmost respect for his opinions—nor on the state of any particular farms, long kept under either good or bad culture.—I have heard many proofs of these kinds which might be adduced by others. But my cursory views and hurried inquiries having been limited to but a few days of personal observation, they were not sufficiently accurate for such detailed statements, even if that course were not forbidden by the length to which they would extend this sketch. Such details, however, from those possessing better means for observation and the collection of facts would be highly valuable and interesting—and it is earnestly hoped that such will be given to the public at a future time, by one or more of those better fitted by their location for the task. If I can attract attention to subjects which deserve it, and induce any others to furnish more accurate information, my end will be accomplished: and even the inaccuracies, or unintentional misrepresentations, which my very imperfect notices may perhaps exhibit, will not be regretted, if other persons should be thereby drawn forth for their correction, and to supply the more numerous deficiencies. This has been the motive of my offering such hasty and imperfect observations, and must serve as my apology for doing that which in general ought always to be avoided—that is, writing and publishing opinions on subjects that we know very little about. But by such means, in several former cases, very valuable and interesting communications have been elicited from others, and discussions have been produced which have shed much light on agricultural practice and opinions. To similar effects, I hope these imperfect notes may be the humble instrument of impulse.

To return to general results. Very little land in Northampton, compared to the mainland of Lower Virginia, has been 'turned out' of cultivation, because exhausted, to grow up in trees. And where this has been done, though of course the most impoverished land was so treated, the motive was in part to permit pine timber to grow, to supply the place of that which was taken off from the small amount of woodland on the farm. Wood and timber are very scarce, and but little land is given up to even the growth of what they have, which is unfit for building purposes, and but of small value for fencing or fuel. The extensive clearing and destruction of good timber has been caused by the demand for land for cultivation, and encouraged by almost every acre of dry land being fit and profitable for the plough. I have seen scarcely any land recently 'turned out' and all which has been at any one time thrown out of cultivation—admitting all to be on account of extreme poverty, and for the purpose of being recruited in fertility under pines—must be inconsiderable. Therefore the continued productiveness of the county in general, cannot be materially aided by this cause. Neither is it to be attributed to the great and profitable improvements made by particular individuals, by means of using manures not derived from their own fields, whether putrescent or of a more permanent character—for these examples have, unfortunately, been too few to have a considerable effect on the general products and profits of the county. The lands which have produced nine-tenths of all the grain in the county, and those which now produce as large a proportion, probably may embrace not one farm which has been so badly cultivated as to have been kept up by the 'turning out' system—the pine-tree manuring it may be called; nor one on which the owner has used lime, shells, or any manure purchased or brought from abroad. Excluding then the most exhausting and bad cultivation, and also the most improving and profitable, the remaining lands will show fairly the effects of the usual mode of tillage in this county and in general they appear to be such as will be now stated.

According to the system of tillage described, there is no such thing as any field having a year of rest: every acre (except the small amount of woodland reserved for timber and fuel, and the still smaller amount of land 'turned out,') is under a crop once a year. Of course, *supposing products to continue equal*, there is twice the amount of cultivation, of amount of crop made, and of laboring and consuming population, as there would be if the land was at rest, and producing no crop two years in four. The people are in an uncommon and remarkable degree, (for Virginians, I grieve to say—)attached to the place of their nativity, and seldom think of emigrating to the far west, or even to the 'Western Shore,' (as they call all Virginia except their own narrow streak of land,) unless driven by the impossibility of obtaining a laborious support at home. It follows that the people are too many for the land, as it now produces, and the demand for land, both on purchase and rent, is as high as the profits of cultivation will permit—but not higher than that point, as is abundantly proved by the permanency of such prices, as well as by other circumstances. It may be safely asserted, that the average price of land in Northampton, is three times as high as that of the average of the lands in Prince George and Surry, which border James River and extend back eight miles, and four nearly all of which, marl might be used with sufficient facility and profit—an immense benefit of which the Eastern Shore is deprived. In all that space, embracing some of the best and some of the poorest land in Virginia, though there are a few tracts which might sell for $30 the acre, the average price would hardly exceed $5—and many tracts containing marl, notwithstanding this increased demand and price for such land, would sell for $3. In Northampton, there is but little land (excluding the sea islands,) under $15, and much would now sell for more than $20—and the average price throughout would not be less than $15. It may however be objected, that such prices cannot be founded on correct estimates of profit, and therefore are no certain evidence of value. It would be very difficult to put down such an objection to high prices; if every man tilled his own land. But the best proof is offered here in the fact, that a considerable proportion of the soil is regularly tilled by tenants, and that there is demand for all offered to be rented out, at such shares of the crops as will pay six per cent. net, on the purchase, at the high existing rates. This is sufficient proof that the landlord can afford to buy and to retain land at the present prices. And if a tenant pays too high rent, he cannot fail to make the discovery by the time a year has passed. It may be safely assumed that annual rents, in general in every country, and especially in the United States, can never remain higher than tenants can afford to pay. Poor land is here rented, and cultivated in the ordinary rotation, at never less than one-third of the grain, and also of the smaller, yet important crops of castor bean and sweet potatoes. If of a little better quality, (and yet such as appeared to me quite poor,) it will pay two-fifths of the corn, and one-third of the oats and other smaller crops.—Good land, say any yielding four barrels of corn, may be readily rented to tenants for one-half the crops made.—The landlord keeps the buildings in repair, and the tenant the fences. For land of apparently equal productiveness in Prince George, not half the same nominal rent can be obtained—nor can lands be rented out at all, as a regular and continuing system, to any who will so cultivate and manage them, as not to injure their value nearly as much as the amount of rent is worth. From all that has been heard on this subject, I cannot but believe that the lands of Northampton are well worth their present prices under their present management: and, if from so slight a glance I may presume to offer the opinion, it seems equally clear, that by retaining what is really excellent in their system, avoiding some very general errors, and adopting means for additional improvement, which are quite available and yet almost totally neglected, that the same exercise of industry and economy so directed, would advance the net profits, and of course the prices of land, to the double of the present estimates.

It is admitted that there are reasons why the Northampton lands should be worth more in proportion to their average and continued returns to the acre, than most other lands. Such reasons are presented in the almost entire absence of all waste and worthless spots, whether in ravines or hill sides, or for want of drainage—great ease of tillage, caused by the soil being level, dry and light, and by its being kept always clean by annual cropping. But though these are important causes of value, they are not greater than the different advantages which other lands west of the Chesapeake possess, and which, notwithstanding, are at prices very far inferior. The cheapness and profit of marling on many poor soils, and their after fitness for wheat and clover husbandry, and the natural fertility of the best soils, seem to be at least a fair compensation for the want of other advantages peculiar to the Eastern Shore. If then the latter lands are held at fair prices, as there seems no ground to doubt the good improvable lands west of the bay are just as much below fair prices, as they are below the usual prices in Northampton. Why this remarkable difference should exist, is an interesting subject for inquiry, and the results would serve to throw much light on the causes of the general decline and low state of the prices and profits of landed property in Virginia. From the slight view which I have been able to take, it appears that the principal cause

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