The average price of Land on the River, per acre front by 40 to 80 acres deep, when in full cultivation & situate in the best district is from 4500 to 5000 Dollars. The best Sugar District is from the City to Bonnet quarré 45 miles above, on both sides of the River. From that to Lafourche the price is from 4500 to 2500$ Lands not in cultivation sell from 1000 to 1500 Dollars, per acre, lefs. A well established, well furnished & well conducted Sugar Estate, for ten consecutive years, should yield an average profit of 10 per Cent per annum, so long as Sugar can be sold at 6 Cents per ℔; But the increase of Cultivation is at present so disproportionate to the increase of consumption, that in a very few years Louisiana must produce more Sugar than will supply the consumption of the whole of the U. S. and if we have to look to foreign Markets our Sugar cannot stand competition with those of the West Indies, prices will of course fall very materially, by which profits will be greatly diminished. About three years ago there were only about 270 Estates in full operation – Last Season 540 Estates produced 87.965 Hhds – and the products of about 200 others will be superadded the ensuing year

The Net Import of Sugar, after deducting exports, in 1824 was		80.262.682.℔
1825 ——		49 934 935
1826 ——		63 756 099
1827 ——		61 364 619
1828 ——		46 701 684
		302.018.199
The Crop of Louisiana in 1824 was -	32.000.000	
1825 ——	30.000.000	
1826 ——	45.000.000	
1827 ——	71.000 000	
1828 ——	87.965.000	265 965 000
Total consumption of the U. S. for 5 years --------		567.983.199
making an annual average consumption of ————		113.596.639

or 113,569 Hhds of 1000.℔ each