

NEW-YORK CANAL LANDS ON SALE.



THE unsold part of that extensive tract bounded on the *East end of Lake Ontario*, extending North from the mouth of *Salmon River*, to the Towns of *Henderson* and *Adams*, watered by the *Big Sandy* and *Little Sandy* Creeks, and their innumerable tributary streams; every part of the tract being within one day's easy drive of the *Erie Canal*, at the Village of *Rome*, and at *Salt Point* or *Salina*, and will be accessible to it by water, (from the outlets on the Lake) as soon as it shall be united to the Lake at *Oswego*, which it is supposed it will be in two years.

That part of the tract more particularly recommended to the notice of Settlers of industrious and steady habits, includes the Town of *Ellisburgh*, and number one of *Lorraine*, forming the south-west part of the *County of Jefferson*; and the Township No. 10, of *Richland*, north of *Salmon River*, and Nos. 6, 7, and 11, of *Orwell*, making the north part of the *County of Oswego*.

It contains about two hundred thousand acres, more than one half of which is now under actual improvement, and a great portion of it paid for and deeded; and having been from 10 to 15 years regularly advancing in settlement, has a numerous population, and possesses most of the advantages of old countries, as to schools, public worship, mills, distilleries, mechanics, manufactories, &c

Betterments, or partially cleared farms, may be had reasonably. The price of wild lands has always been held very moderate, and will be continued so until the whole are settled. A reasonable chance as to pay will be afforded, and the same fair and liberal treatment toward settlers, as has been heretofore practised, will be continued, of which information can be best obtained on the spot.

The present price (the choice as to quality allowed to the purchaser) is from two dollars fifty cents, to three, four, and five Dollars per acre, according to situation. The lowest rates are for Lands most distant from the Lake, and the Villages, which as they recede to the east, beyond the alluvial lands, gradually become more swelly and elevated; every part, however, is susceptible of cultivation, there not being a mountain or considerable hill on the tract.

The soil is strong and durable, adapted to grain, grass, and fruit trees. The more it is cultivated and known, the better it is esteemed. No country can possess a more *healthy climate*, or a greater abundance of living springs, and streams of *the purest water*, than this part of the tract; the prevailing Timber is a sufficient indication of the soil, being *Sugar Maple*, *Beach*, *Ash*, *Elm*, &c. the most profitable kinds for *Ashes*, which, if carefully saved, will defray the cost of clearing and fencing.

No part of the state of *New-York* is better adapted for *Cattle*; the *air is so dry*, and the *temperature so uniform*, that they do not require to be housed during any part of the winter; and vegetation becomes abundant for their support by the 15th to 25th of April: it is rarely, if ever, necessary to fodder after that date. The prosperous state of the settlement may be inferred from the fact, that more than two thousand head of horned Cattle, and Horses, have been received by the proprietor within the last three years, from settlers on this tract, in payment for Land, and sold in the southern district of this state, and will be continued, as heretofore, to be received in pay, together with *Ashes*, *Grain*, *Pork*, *Butter*, &c.

The direct route to these Lands, for those who come from the East, is through *Utica* and *Rome*. Settlers, on arrival, will find local agents and others, who will assist them to make selection of their Land, after which they will apply for writings to the *General Land Office*, at *Ellisburgh*, under the superintendance of *William Constable Pierpont*, son of the proprietor, who will also be present at several stated periods, in the course of the year, at which office any information will be afforded, and business transacted, relating to other tracts of Land, owned by the subscriber, also on sale, on moderate terms, and in prosperous course of settlement, in the adjoining *Counties of Lewis*, *St. Lawrence*, and *Franklin*.

Apply to Agents in the respective towns—at the Land Office at *Ellisburgh*—or to the Subscriber, residing on *Brooklyn Heights*, opposite the City of *New-York*.

HEZ. B. PIERPONT

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