

# VALUABLE LANDS FOR SALE

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THE Subscriber offers for Sale, all or any of the pieces or parcels of Land situated on the beautiful and fertile flats of the Black River, midway between the Church of St. Jean Chrysostome and that of St. Antoine Abbée, County of Chateauguay.

Firstly.—The Farm on which he now lives, containing 230 arpents of land, in a square form, half of which has been cleared for twenty-five or thirty years, since which time it has been used for grazing. It has all the fertility of new land, with the benefit derived from the grazing. About 150 arpents has lain about thirty years in *brulé*; the timber is most burned away, and the stumps and roots are entirely rotten. The neighbours would clear this land, and prepare it for the plough, for from three to five dollars per arpent, and the land, being rich and fertile, would produce successive crops of wheat and pease for eight or ten years before it would require to be stocked to grass.

The Black River runs across the centre of this Farm, forming on each side a rich alluvial soil, adapted for tillage or meadow.

A daily Post-road from New York to Montreal runs through the centre of the Farm, and a more inviting situation, or profitable investment, could not be found in the country. There are 2 Houses and 2 Barns on the Farm.

Secondly.—Fifty Arpents of land near the above Farm. The Black River and the same Post-road runs through the centre of this land. The soil and the alluvial banks on the Black River is of the same quality as above. It is almost wholly improved, and has lain a long time to grass. There is a house on the Farm.

Thirdly.—Fifty Arpents that corners on the 230 described above. A good front road is made, and a small stream of water runs over the front, forming a piece of alluvial land. There are ten Arpents cleared, and 25 or 30 Arpents of old *brulé* could be cleared for \$4 to \$5 per Arpent, and it would produce excellent crops. The whole free from stone.

Fourthly.—Twenty-Five Arpents near the village of St. Antoine Abbée, in wood land, beach and Maple, near the new village, and would be valuable to a mechanic.

An indisputable title in free and common soccage will be given.

## MOTT PETTIS.

St. Jean Chrysostome, August 6, 1862.

Refer to J. Mott Pettis, 310 St. Antoine St. Montreal