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RELATIVE TO THE MANAGEMENT OF

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AND SETTING

FARMS IN LEASE.

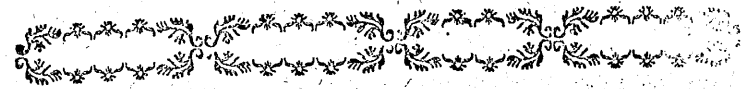
BY

JOHN CHURCH,  
OVERSEER OF IMPROVEMENTS, to his Grace the  
Duke of BUCLEUGH.

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K E N D A L:

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# OBSERVATIONS

RELATIVE TO THE MANAGEMENT OF

# L A N D,

AND

## Setting FARMS in LEASE.

SINCE it has been found by Experience that a regular Rotation or Succession of Crops, has been extremely needful and of great Use in the management of Land; 'tis presumed that the following Observations may be acceptable to all our Gentlemen and Farmers, to whom they have not yet occurred.

If the Land is naturally kind for Broad Clover and Turnips, and which is the Case with all Land that is not a strong Clay, barren Sand, or that has any hard Material too near the Surface: The following Succession has been found to be very Advantageous, viz.

Divide an hundred Acres of Land (more or less) into four equal Proportions, and let one fourth be Summer Fallow and for Turnips, one fourth Barley, or Oats, after Turnips, and laid down with broad Clover, one fourth in Clover after the Barley, &c. and one fourth sown with Wheat on the

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Clover Stubble, with once ploughing, which compleats the hundred Acres.

N. B. By following the above Method, it will be needful every Year to dung the twenty five Acres of Clover Stubble for Wheat, and for that Purpose, the Farmer ought to collect all the Materials he can for making Dung, such as Stubble, and Ferns, &c. and also Lime when it can be had, and as by this Scheme there will be no Grass Land for feeding Turnips on, the Farmer will find it needful to put up Binns or Mangers, in his Barn Yard, or Sheds, for the purpose of feeding his Cattle, which will very much increase his Dung for the aforesaid Purpose, and if well managed will answer the End extremely well, and a Crop of Wheat very easily obtain'd.

If the Land should chance to be too wet to be kind for Turnips, sow half the Quantity, and let the other half be continued Summer Fallow for Barley or Oats as aforesaid, and laid up on small Ridges for the Winter Season, in Order to be made Dry for Sowing in the Spring of the Year following.

According to the forgoing Method, the out-going Tenant, should be obliged in his last Year, to leave one fourth Part of the Premises in Clover of one Years laying, and one fourth Part Summer Fallow, ploughed in the following Manner (viz.) The first ploughing before Christmas, the second before the first of May, the third before the first of June, and the fourth before the 24th of Ditto, with proper harrowings, &c.

The Tenant should also be obliged to spend  
all

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all the Hay, Straw, and Dung, on some Part of the Premises every Year, except the last of his Term, when he should be obliged to leave all the Corn in the Straw, in the Barns and Stack Yards, and the Dung in the Yards turn'd up on heaps for the Use of the succeeding Tenant, and for so doing, the said succeeding Tenant should be obliged to carry the whole Crop of Corn to Market, not exceeding a reasonable Distance.

The succeeding Tenant should have Liberty to Sow Clover or Grass Seeds amongst the last Year's Crop of Corn and the Tenant under Lease, should be obliged annually to Summer Fallow one fourth Part of the Premises as before prescribed, and then every Thing else follows in Course.

By keeping up to these Rules the Farm must always be in proper Order for setting, and be very easy to the succeeding Tenant.

The aforesaid Succession being very quick, and by the too frequent Repetition of Clover and Turnips, it has been found by experience that in the Compass of twenty or thirty Years, the Clover has been observed not to take so well with the Land, and on that account, the following Expedient has been fallen upon with good Success, viz.

Divide your Land into six Divisions, and let one sixth be for Summer Fallow, as before directed, one sixth Barley, or Oats, and laid down with Clover and Rye Grass, of the first Year's lay, one sixth of the second Year's lay, and one sixth of the third Year's laying, and also one sixth Part in Wheat upon the Clover and Rye Grass Stubble of three  
Year's

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Year's laying; but it will be needful to plough up the Land for Wheat before Midsummer, and let it have at least four ploughings with proper harrowings, before sown with Wheat.

By this Scheme of management more Stock of Cattle may be kept on the Premises (if the Land is inclosed) and there will be also proper pasture Land in the Winter Season for feeding Turnips on, and consequently the Land more easily kept up in good Condition, and if the Farm lays at any considerable Distance from a good Corn Market, this will appear the better Scheme of Management. But if the Farm lays convenient for a good Corn Market, much may be said in favour of the former Method, since by making four Divisions only, you have one half Part of the Land in Corn yearly, when by making six Divisions, there can be but one third yearly in Corn.

By this Succession the out-going Tenant should be obliged to leave one sixth Part of the Premises in Clover and Rye Grass of the first Year, ditto of the second, and ditto of the third Year's laying.

The rest of the Covenants as in the former Scheme, only the Clover and Rye Grass of the third Year's lay, for Wheat should be ploughed and prepared for that purpose as before Directed.

Otherwise put your Land into five Divisions and sow Wheat on the Clover and Rye Grass Stubble of the second Year's lay instead of the third; but the Land must be ploughed in the same Manner for Wheat as directed in the third Year's lay.

Clean

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Clean Clover without Rye Grass, would be much more easily managed, as that requires but once ploughing for Wheat, besides the advantage of feeding all the Summer through, instead of ploughing up at Midsummer: But it has been found by experience, that clean Clover does not do so well the second Year, nor does the Wheat Crop after it, succeed so well, after two Year's lay as after one.

By this Scheme of Management two fifths of the Premises will be in Corn, instead of two sixths, and will appear a better medium of Management, than either of the former Methods; but the first is certainly the most advantageous, so long as the Clover does well with the Land, and by the second more Stock can be kept, tho' less Corn sown, and therefore situations should always be well considered.

At any Rate one of these three Schemes should be adopted where the Lands are arable, and of a tolerable Quality for Turnips and Clover.

If the Land has any Strength at all, Turnips should always be drawn off the Land and fed on pasture Ground; if the Land is not too wet, and where that is the Case, let them be fed either in Binns in the Barn Yard, or else in Sheds as before mention'd, with proper mangers.

Be careful that Turnips be always drawn from the Land in dry clean Weather, and let the Earth be beat off them very clean by beating them one against another 'till they are quite clean, and cast them on heaps for Use. Let the heaps be large, at least a good Cart load, each heap, with the Apples

ples kept within side the heap as much as possible to keep them from the Frost: The Turnips are not the worse, if they are six or eight Days in the heaps before Use after drawn, especially in the Winter Season. Towards Spring, and when the Days are long and dry, 'tis not so well nor indeed so needful.

If Turnips are fed on pasture Land, they should be given out fresh every Day, if twice the better, and to have fresh Land every Day and a following Stock of lean Cattle to eat up the Offal.

If they are fed in Binns or Mangers, 'tis better to cut off both Top and Tail, and give them to lean Stock, and to keep the Mangers always clean, the fat Stock will thrive much better for so doing.

The best Season for sowing Turnips, is immediately before, or after the fifth of July, and if the Land is well prepared, little more than one Pound is sufficient for a Scotch Acre; but the Person that sows it should be very careful to spread it well, else the Hoers will be apt to leave the Plants double which will spoil the Crop.

The Quantity of Clover Seed allowed to a Scotch Acre, should not be less than fifteen Pounds, if for feeding, but if for mowing, ten Pounds is much better, as it grows to a stronger Crop, and after 'tis made into Hay, the Horses eat it much better, it being more readily ground with their Teeth, and holds the Moisture much better, and 'tis found by experience, that they thrive much better with it.

Rye Grass should be sown very sparingly, it being

ing very pernicious to Land, a Winchester Bushel (if 'tis good) is a large Quantity for an Acre, but sow the same Quantity of Clover with it as without it.

If the Land intended to be sown with Turnips, is not in high Condition, or dunged for the preceding Crop of Corn, it should always be dunged, and the Dung well spread and shaked very fine.

The Scotch Farmers are very diffident in spreading Dung for their Barley in the Spring, as they leave it in great lumps, and not shaked to Pieces, so that a great Part of it lays out of the Ground, and the Strength thereof is much exhaled by the heat of the Sun.

If the Soil is very strong, a Wheat Crop should be the principal Object, and for that purpose a good Summer Fallow should be much attended to, with at least six or seven good ploughings and harrowings; the first ploughing early in the Winter Season, and the rest at the Husbandman's discretion, but never in wet weather. Every one must have observed that when Wheat on strong Land, is sown on large Ridges, the Wheat is always best on the upper Part of the Ridge, and therefore Wheat should always be sown on small round Ridges, at most not more than eight Furrows, and just as much as a common pair of Harrows will spread, and drive the Horses in each Furrow, But 'tis better still to sow Wheat on four Furrow Ridges, and the Seed ploughed under Furrow (viz.) sow about two thirds of the Seed broad

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broad Cast before ploughing and after the first two Furrows are drawn, which should be only just closed, and not thrown one upon another, but laid of an equal height, the rest of the Seed should be sown by hand in each Furrow before the ploughing, and the next two Furrows finish the Ridge and then set out again as before, let the two last Furrows also lay of an equal height, but considerably lower than the first Furrows, that the Ridge may be round and well shaped. A Foot Plough does best for this purpose as the Wheels of a Wheel Plough are difficult to keep one on the Top of the Ridge, and the other just in the Furrow for the last Furrow in finishing the Ridge. If there should be any Swamps or low Places in the Land, Water Furrows should be cut across the Ridge and the Water conveyed of the Land. Strong Land should always be sown early in October.

If the Soil is Strong, and of a good Quality for Wheat, and if the Summer Fallow is well made by good ploughing and harrowing at proper Seasons, a good Crop of Wheat may be depended on without Dung.

Whenever Dung, Lime, or Marle, &c. is put upon ploughed Land, it should always be ploughed only half the common Depth, that it may the better mix with the Soil, and also prevent it's sinking down too fast, and when Dung, or any other Material for amendment is put on pasture Land, it should be immediately spread and shaken all to Pieces, and as soon as it becomes a little Dry, fix some Thorn Bushes into a common Gate, and draw it over the Land backwards and forwards, 'till the Manure is reduced to Atoms; this should  
be

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be done early in the Winter Season, that the Rains may wash it well into the Land: The Hay, or Grass, the Summer following, will be much the sweeter.

Wheat should always be cut when the upper Knot is Dead, and set on Shocks two by two, but not covered on the Top, and when very dry, carried into a Barn or Stack.

Clover, and all kinds of Hay, should always be cut when full headed, and before it begins to Seed, spread it thin and be continually turning it 'till fit to put on the Cock, and after it has had a moderate Sweat there, put it into Stack, where it should also have a gentle Sweat, and not suffered to stand too long on the Cock, as is often the Case in Scotland, by which it becomes dry and useless.

There is a certain Weed that prevails much in the light Lands in Scotland, called Charlock or Wild Mustard; the only effectual Method to destroy it, is by sowing Turnips two Years together, but if that is Inconvenient let the Land be ploughed three Times, and the Summer Corn, whether Barley, Oats, or Pease, be sown under Furrow; by sowing it by Hand in the Furrow, only each other Furrow, so that it may be hoed by Hand in the Summer Season, and kept quite clean.

This should be done by a good Ploughman, and ploughed strait and even, as it will be the more easily hoed. The Crop itself, will well pay for the hoing, besides the benefit of cleaning the Land.  
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By what has been already said every Gentleman will readily see the necessity of putting his Farms under proper Regulations and Restrictions, otherwise if the Farm is set for it's full Value, and suffered to be run out of Condition by a bad Tenant, it must of Course decrease in the Rent to the succeeding Tenant, and consequently the yearly Rent Roll must be rendered very uncertain, and since it is well known that the Value of a plough'd Land Farm, depends much on the good or bad Management of the Occupier, it most certainly behoves all Gentlemen to be very nice in choosing their Tenants, and also to give all proper Encouragement to the Skilful and Industrious.

Red Wheat is the best Sort of Grain to sow on good Wheat Land, as it yields the most, and best Flour, and is less subject to be damaged by bad Weather.

N. B. The several Covenants herein prescribed, the Tenants for taking and leaving of Farms, suppose the Term to be at the 10th of October being old Michaelmas Day.

P I N I S