ESSAY

UPON THE

QUESTION

What Proportion of the Produce of ARABLE LAND ought to be paid as RENT to the LANDLORD?

BY

ALEXANDER WEDDERBURN, ESQ;
Of ST GERMAINS.

15

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E S S A Y

UPON THE

Q U E S T I O N, &c.

WHAT proportion of the produce of arable land ought to be paid as rent to the landlord? is a queſtion which the Edinburgh Society recommended to the conſideration of the public, in the year 1753.

Long before that period, a ſpirit for improvement began to appear in Scotland; and, perhaps, from a few ſucceſsful attempts made at firſt, this laudable ſpirit at length took root ſo firmly, that many gentlemen became, not only good practical farmers, but, in conſequence of ſkilful management, made ſolid improvements upon their eſtates; and thereby added conſiderably to the national ſtock.

Men,

Men, who had thus diſtinguiſhed themſelves, were undoubtedly, of all others, beſt qualified to explain what the Edinburgh Society conſidered as a myſterious part of their profeſſion; and it is much to be regreted, that, after a lapſe of more than twenty years, none of them have been diſpoſed to communicate their thoughts upon a ſubject which has hitherto been overlooked by all the profeſſed writers on huſbandry.

This profound ſilence, it muſt be owned, is the more diſcouraging, as it ſeems to ſuggeſt an impoſſibility of forming ſuch rules for exacting rents as can be depended upon, or applied in common practice. But why take this for granted? Is not an inquiry into the truth of this matter recommended by a very reſpectable ſociety? Does not the ſolicitude, ariſing from novelty, natural curioſity, and the utility that may poſſibly reſult, all unite to promote ſuch an inquiry? Beſides, for our encouragement, we know, that the ſoldier who makes a brave reſiſtance, though he ſhould be forced to ſurrender at laſt, will not be branded with diſhonour. Let us then proceed in our inquiry, and not tamely abandon the queſtion, without offering, at leaſt, ſome defence.

The vulgar obſervation, 'That every arable farm ought 'to produce three rents,' that is to ſay, one for the landlord, one for the expence of management, and one for the farmer, has been ſo long uſed in common language, as to have

have become almoſt proverbial. When underſtood in the limited ſenſe conveyed by the words, it leads to error; but if, inſtead of deciding that every arable farm ought to produce three rents, it be underſtood to mean that, under any given ſcheme for a rotation of crops, there is to be found land of one certain quality only, the product of which can juſtly divide into three equal ſhares, I am apt to conclude, that ſuch an interpretation may be held as a good rule, and may be applied to diſcover what rents become due from all the kinds of arable land: At leaſt, it is neceſſary to premiſe, that the calculations, hereafter following, were formed and adjuſted by this rule, in the year 1754, when the rates of wages, prices of corn, &c. were lower than they are at preſent.

Having thus laid open my plan in general, previous to an inveſtigation of the points chiefly in view, it will not be improper to make ſome preliminary obſervations upon the following heads, viz. What may be deemed the proper extent of an arable farm.——The duration of leaſes.——Farm ſtock.——Expence of mangement.——And that particular kind of land, the produce of which will admit of being divided into three equal ſhares.

What

What may be deemed the proper Extent of an Arable Farm.

A good arable farm (under which deſcription, I mean land of ſuch a quality as will admit of being kept in conſtant tillage) may be either too large or too ſmall. When limited to ſuch a ſize as will afford the tenant, by a reaſonable exertion of induſtry, ſuch a profit as will maintain him and his family comfortably, it may be ſaid to be confined within due bounds.

To produce this effect, I will ſuppoſe that one ploughland, or ſixty Scots acres, is too ſmall, and that two ploughlands, or one hundred and twenty, is not too large. Were a farm of ſuch an extent, as to afford the farmer much more than is due to the rank he holds in ſociety, ſo far he would be moved out of his ſtation, or not properly confined to it. Suppoſing he poſſeſſed twice the quantity of land neceſſary, he would not only take up the room, but, if induſtrious, enjoy the profits which ought to ſupport two families, tending too much to depopulate the country; or, if he was ſlothful and indolent, in that caſe, he would probably content himſelf with cultivating ſuch a portion of the land only, as would ſupport his family and pay his rent; affording a ſtrong

ſtrong proof that the farm had been ſet at an under-value, and that the community muſt be defrauded.

If, on the contrary, we ſuppoſe a farm were of ſo ſmall an extent, that it could not afford ſo much profit to the farmer as is due to his ſtation, in this caſe, being unable, from the utmoſt exertions of induſtry, to live and pay his rent, having the means of living in his own hands, he would naturally provide a ſubſiſtance for his family in the firſt inſtance; the conſequence of which would be, that, in a ſhort time, he would unavoidably fall in arrears to his landlord, and the landlord, from a conſumptive revenue, to thoſe with whom he had dealings; and thus a train would be laid, not only to ruin many individuals, but alſo, in this inſtance, to injure the community.

Extremes, therefore, ought to be avoided; but where mediocrity is obſerved, the farmer will be under the neceſſity of exerting a reaſonable ſhare of induſtry, the landlord will get an equitable rent for his land, and the community be furniſhed with a juſt ſupply of the fruits of it.

On the Duration of Leaſes.

As to the duration of leaſes, I have made choice of twenty-one years, for no better reaſon, I own, than becauſe it

it is common; however, to promote the improvement of poor, or what farmers denominate unknown land, it will be worth gentlemens while to consider, whether twenty-one years be a reasonable term of lease; because, if that duration has not, in some degree, proved unfavourable to the necessary work of improvement, How is it to be accounted for, that so great a portion of the lands in Scotland still remain in the same poor state they were originally? With diffidence I suggest, that were leases, of this species or land, given for a specified term of years, and, at the expiration of these years, finally to terminate with the life of the person who then happened to be in possession of the farm; perhaps this, or a more encouraging method, might give some idea of property, which could not fail of being a strong incitement to industry and good management.

On the other hand, in countries fully improved, the duration of leases seems to be a matter of less consequence. Where land is in an improved order, and the rules prescribed in the lease obligatory upon the tenant to keep up that order, every field will, as it were, receive the stamp of a certain value, and, comparatively speaking, will pass as currently in the hands of farmers for that value, as a crown piece does for five shillings; so that, in countries brought to this state, twenty-one years may be deemed a reasonable term of lease; but land, like silver ore, must be refined before it is brought to standard pitch, and few farmers will undertake

undertake so tedious and expensive a process, if the time for carrying it into execution be so circumscribed as not to afford a fair prospect of an equitable and ample retribution.

Farm Stock.

This article of farm stock, as well as that of the expence of management, it must be observed, were adjusted in the year 1754, and consequently will not exactly correspond with the rates of wages, grain, &c. which govern at present; but the differences hence arising, may, I apprehend, be easily adjusted, by aid of the tables, to this or any period of time, as will be shewn in the sequel, when rents, payable partly in corn and partly in money, are taken under consideration.

I have already supposed, that a farm containing one hundred and twenty Scots acres of good land, is sufficiently large to maintain a family comfortably; and the stock corresponding thereto, as prices stood in the year 1754, I value at two hundred pounds: Thus

Eight horſes at L. 10 each - -	80	0	0
Seed corn - - - -	51	0	0
Two carts, and other implements -	49	0	0
Ready money - - -	20	0	0
L.	200	0	0

Expence of Management.

Under the firſt head, it is preſumed, that an arable farm, containing one hundred and twenty Scots acres of good land, and occupied by two ploughs, may be deemed ſufficiently large for affording a comfortable ſubſiſtance to a farmer's family. Under this is to be conſidered the annual expence attending ſaid two ploughs; and this is the more neceſſary to be correctly aſcertained, as leading to diſcover the quality of that particular kind of land, the produce of which will juſtly divide into three equal ſhares, agreeable to the explanation already given of the old obſervation, which ſays, that every arable farm ought to produce three rents, aſſigning one of thoſe ſhares for defraying the expence of management, one for the landlord, and one for the farmer's uſe. The accompt I ſtate as follows:

Wages

Wages of four ploughmen and a herdſman, at L. 3 each.	L. 15	0	0			
In oatmeal two pecks *per* week, is bolls 32½, at 11 s. 6 d. the boll.	18	13	9			
Smith and wright ſuppoſed.	1	10	0			
An aſſiſtant threſher ſuppoſed.	5	0	0			
A weekly allowance to the ploughmen and herdſman of ſixpence *per* week.	6	10	0			
				46	13	9
Horſes eight, at 5 bolls each *per annum*, excluſive of light corn 40 bolls, at 9 s. 7½ d. the boll	19	2	5			
Graſs and ſtraw ſuppoſed	14	7	7			
				33	10	0
Harveſting 80 acres, at 5 s. the acre				20	0	0
			L.	100	3	9

From this accompt, it appears, that the expence of one plough was, in the year 1754, ſomething more than fifty pounds.

Of

Of that Kind of Land which admits of a Diviſion of its Produce into three equal Shares.

In land, fit for the culture of corn, there are great variety of ſoils. Some are ſo prolific, that leſs than a fourth part of the value of its product will defray the expence of management, and, at the ſame time, afford for the farmer's uſe, a ſum equal to the expence of management, and a rent to the landlord of more than twice the expence of management; while, on the other hand, there are ſoils ſo ſterile, that the expence of management will exhauſt almoſt three fifth parts of the produce of the farm, leaving little more than two fifth parts to be equally divided between the landlord and tenant; but ſtill there is one ſpecies of arable land, the produce of which will properly divide into three equal ſhares, the ſcheme of rotation, and the expence of management being firſt known.

In order to diſcover the quality of this kind of land, I took my example from Eaſt Lothian, and adjuſted the expence of management to the practice of that county in 1754, when the average prices of corn, for twenty-one years preceeding that period, were, according to the Mid-Lothian fiars, as ſtated in the Edinburgh Almanack, as follows,

viz. wheat, 14 s. the boll; peaſe, 9 s. 6½ d.; barley, 11 s. 6½ d.; and oats, 9 s. 7½ d.

Now, as it is ſhewn, that the expence of management, incurred upon a farm containing one hundred and twenty Scots acres, was, in the year 1754, one hundred pounds, it is obvious, that, in order to enable a farm of the ſaid extent to pay a rent of one hundred pounds, and to afford the like ſum for the farmer's uſe, its neat produce muſt neceſſarily amount to three hundred pounds. And hence ariſes the following queſtion, viz. What quality muſt that land poſſeſs, which is capable of producing annually the neat ſum of three hundred pounds, upon a given ſcheme of rotation of crops?

What may be accounted the moſt beneficial ſcheme for a rotation of crops in Eaſt Lothian, is foreign to the preſent inquiry; it is ſufficient, in general, to ſay I proceed upon a ſuppoſition, that, when a farm of one hundred and twenty acres is occupied in ſuch a manner, as to have upon it twenty acres of wheat, twenty acres of peaſe, twenty of barley, twenty of graſs, twenty of oats, and twenty of fallow, it may be reckoned a middling good ſcheme; and that this will ſhew the method of calculating upon any other ſcheme of rotation that may be adopted.

Upon adjuſting matters to experience as well as I could, I found that a farm of one hundred and twenty acres, pro-

 ducing,

ducing, at an average of the four grains, five and a half bolls the acre, and of hay one hundred and ſixty-five ſtone the acre; or, in other words, eight bolls of wheat, three of peaſe, ſix and a half of barley, and four and a half of oats, muſt be compoſed of land juſt of that quality, as will yield the neat value of three hundred pounds, when computed upon the medium prices of grain for twenty years immediately preceeding the year 1754: Thus,

							£.	ſh.	d.
Wheat	20 acres, at	8 bolls per acre,	is 160,	at 14	ſhillings per boll		112	0	0
Peaſe	20 ditto	3 ditto	60	9	6½ ditto		28	12	6
Barley	20 ditto	6½ ditto	130	11	6½ ditto		75	0	5
Oats	20 ditto	4½ ditto	90	9	7½ ditto		43	13	6
Acres	80	bolls 22	bolls 440				259	6	5
Hay 20 acres, at 165 ſtone the acre, is 3300, at 4 d. - -							55	0	0
Straw computed, at 1 s. 8 d. for the ſtraw of every boll of corn, and there being 440 bolls, amounts to - - -							36	13	4
							350	19	9
Deduct for annual ſeed - - - - - -							50	19	9
Remains a neat produce of - - - -						L.	300	0	0

Hence, if theſe computations appear to be formed upon tolerably exact principles, the above farm, containing one hundred and twenty acres of land, occupied by two ploughs, attended with an expence of management of one hundred pounds a-year, returning five and a half bolls of corn the acre, for the eighty acres under grain, and graſs and

and ſtraw, to the value eſtimated; I ſay, theſe particulars admitted, it ſeems reaſonable to conclude, that the farm under conſideration muſt neceſſarily be compoſed of land, the produce of which will properly divide into three equal ſhares, viz. one hundred pounds for rent; one hundred pounds for expence of management, and one hundred pounds for the farmer's uſe.

Having thus endeavoured to diſcover what particular kind of land it is, the produce of which properly divides in the manner mentioned, I ſhall now proceed to conſider what rents will be adequate to other farms of the ſame dimenſions, but compoſed of land differing from the former in point of quality, and this I propoſe to do upon the following principles: *Firſt*, That of whatever quality of land any farm in Eaſt Lothian may conſiſt, the expence attending the management of one plough-land, or ſixty acres, will be the ſame. *Secondly*, That the value of the ſtock conſequential to the ſupport of a plough will be equal. And, *thirdly*, That the ſum reaſonable to be allotted for the farmer's uſe, upon all farms of one hundred and twenty acres extent, producing at the rate of five and a half bolls of corn the acre at a medium, as well as upon all farms of the above dimenſions, but compoſed of better land, yielding more than five and a half bolls, be reſtricted to one hundred pounds a-year; a rule, however, which cannot be applied to land, as it becomes inferior in quality,

quality, and to return leſs than five and a half bolls the acre.

In order to diſcover how far the application of theſe rules will bring rents to coincide with thoſe exacted in the common way of practice, let it be demanded what rent will be due from a farm of one hundred and twenty acres, known to yield five bolls and three firlots at a medium for eighty acres of it under corn.

Produce at five and a half the acre is already found to be - - -	L. 300	
Add for the odd firlot, $\frac{1}{24}$d part - - - -		13,63636
		313,63636

Deduct, viz.

For expence of management	L. 100 o o	
For farmer's uſe -	100 o o	
		200 o o
Remains for rent - - -		113,63636

And $\frac{113,63636}{120}$=94696=18 s. 11 d. 2704 dpts. the acre,

The anſwer required.

And

And hence, it being obvious that L. 13,63636 becomes a common mean to be added for every advance of one firlot the acre in the product above five and one half bolls the acre. Therefore, the value of product, the farmer's allotment, and the rents of the acre upon the different kinds of arable land in Eaſt Lothian, or wherever elſe the expence of management is the ſame as in Eaſt Lothian, and the ſame ſcheme of rotation obſerved will, as it riſes in quality, and returns more than five and a half bolls the acre, ſtand as in the table following.

TABLE No. I.

Bolls *per* Acre.	Value of Product	Farmer's Allottm.	Rent of Farm.	Rent the Acre.	Rent the Acre. L.	s.	d.
$5\frac{1}{2}$	300	100	100	83333		16	8
$5\frac{3}{4}$	313,63636	100	113,63636	94696		18	11,27
6	327,27272	100	127,27272	1,06060	1	1	2,54
$6\frac{1}{4}$	340,90909	100	140,90909	1,17424	1	3	5,81
$6\frac{1}{2}$	354,54545	100	154,54545	1,28787	1	5	9,08
$6\frac{3}{4}$	368,18181	100	168,18181	1,40151	1	8	0,36
7	381,81818	100	181,81818	1,51515	1	10	3,63
$7\frac{1}{4}$	395,45454	100	195,45454	1,62878	1	12	6,90
$7\frac{1}{2}$	409,09090	100	209,09090	1,74242	1	14	10,18
$7\frac{3}{4}$	422,72727	100	222,72727	1,85606	1	17	1,45
8	436,36363	100	236,36363	1,96969	1	19	4,72

E

It

It is before obſerved, that, when the ſoil becomes ſuch as will not afford ſo much as five and one half bolls the acre at a medium, there will be a deficiency in the value of the product of L. 13,63636 for every firlot ſhort of $5\frac{1}{2}$ bolls acre; and, as we ſuppoſe, that the expence attending the management of all farms of equal dimenſions in Eaſt Lothian to amount to the ſame ſum; and further, that after this expence of management is deducted from the neat amount of the product of the farm, the remainder ſhall be equally divided between the landlord and tenant; I ſay, theſe principles being well founded, it is evident that a farm, returning but five bolls one firlot the acre, will incur a loſs of L. 13,63636, of which ſum L. 6,81818 will fall upon the landlord, and the ſame ſum upon the tenant. This is the plan upon which the following table, No. 2. is formed.

TABLE

TABLE No. II.

Bolls *per* Acre.	Value of Product.	Farmer's Allotment.	Rents of farm.	Rents the Acre.	Rents the Acre. s.	d.
$5\frac{1}{4}$	286,36364	93,18182	93,18182	77651	15	6,36
5	272,72727	86,36364	86,36364	71969	14	4,72
$4\frac{3}{4}$	259,09090	79,54546	79,54546	66287	13	3,09
$4\frac{1}{2}$	245,45454	72,72728	72,72728	60606	12	1,45
$4\frac{1}{4}$	231,81820	65,90909	65,90909	54924	10	7,01
4	218,18181	59,09090	59,09090	49242	9	10,18
$3\frac{3}{4}$	204,54545	52,27274	52,27274	43566	8	8,55
$3\frac{1}{2}$	190,90909	45,45454	45,45454	37878	7	6,80
$3\frac{1}{4}$	177,27272	38,63638	38,63638	32197	6	5,27
3	163,63636	31,81820	31,81820	26510	5	3,62

Thus the two preceeding tables are calculated and adjuſted to the medium of money, as the prices of corn ſtood, at an average, for twenty-one years previous to 1754. In order to eſtabliſh the principles upon which they are formed, before I proceed to other remarks, it becomes neceſſary to remove the force of an objection which I am aware may poſſibly be made to my third poſition, which runs thus: ‘ That the ſum reaſonable to be allotted for the tenant's uſe, ‘ upon all farms of one hundred and twenty acres extent, ‘ producing $5\frac{1}{2}$ bolls of corn the acre, at a medium, as well ‘ as upon all farms of the above dimenſions, but compoſed

‘ of

'of better land yielding more than $5\frac{1}{2}$ bolls, be restricted 'to one hundred pounds; a rule, however, that cannot be 'applied to land, as it becomes inferior in quality, and to 'return less than $5\frac{1}{2}$ bolls the acre.'

Presuming it is tolerably well demonstrated, that one hundred and twenty acres of land, affording five and one half bolls the acre, is that kind which properly divides the value of its product into three equal shares, viz. L. 100 for management, L. 100 for rent, and L. 100 for farmer's use, I infer, that where land is so good as to return, for instance, six and one half bolls the acre, this odd boll, or the price of it, ought to go intirely to the landlord. It arises solely from the fertility of the soil; it adds nothing to the expence of cultivation, nor to the tenant's living; therefore, he has no just claim to any share of it. But it may be urged, for the same reason that the excess is due to the landlord, when the land is so good as to return more than five and one half bolls, so ought the decrement to fall upon him, when the land is so poor as to return less. It is the fault of the soil, not of the tenant's industry; he has the same stocking, bestows the same, perhaps more labour; and, Why is he not entitled to the same profit as his neighbour upon the richer farm?

Let us endeavour to prove, that such arguments have no foundation in experience or sound policy. Table No. 1. shews, that, in East Lothian, the value of the product of one

one hundred and twenty acres, yielding five and one half bolls the acre, amounted in 1754 to L. 300; and table No. 2. that the value of the product of the same number of acres, yielding but four bolls the acre, amounted to about L. 218. If then it was true, that the tenants upon these different farms were equally intitled to the same profits, deducting from the L. 218, for the expence of cultivation L. 100, and L. 100 more for the tenant's use, there remains for rent L. 18; and when, from this sum, the land-tax, stipend, repairs of church and minister's house are deducted, perhaps the free money due to the proprietor would not exceed ten pounds.

At this rate, a proprietor of 1200 acres of such land, set out in ten farms, could draw from his estate only the neat sum of L. 100 a-year, whilst his tenants would, each of them, have the same income, subject to a few pounds deduction for repairs, &c.

Upon this footing, land, yielding four bolls the acre, would mark the point at which the use of the plough must necessarily be laid aside; because an estate, yielding but $3\frac{3}{4}$ bolls the acre, could only defray the expence of cultivation, and pay the farmers their allotments, leaving the proprietor a beggar, without any rent at all.

Very different from this is the scheme established by constant practice; by it we are taught, that land, affording

 four

four bolls the acre, is by no means of a despicable quality; perhaps three fourth parts of the arable lands in Scotland do not produce so much. One hundred and twenty acres of it, when corn was low, produced a value of L. 218; from which, when L. 100 for the expence of managing is deducted, I mean in East Lothian, there remains L. 118 to be equally divided between the landlord and tenant, or L. 59 each.

Arable land of this kind is, I apprehend, as saleable as any whatever; if we suppose the L. 59 rent to produce, clear of land-tax, stipend, &c. L. 51, and to be worth twenty-six years purchase, 120 acres of it will yield in the market L. 1326. If, on the other hand, the rent is but L. 10, as by the other plan, it will sell for no more than L. 260; not so much as a fifth part of the former price.

Hence it follows, that, if L. 260 was really the fair price, three fourth parts of the arable land in Scotland would be thrown out of culture: That the remaining fourth part could not afford so much as one half of the quantity of corn produced in Scotland at present: That three fourth parts of our arable lands would suffer a diminution in point of value of more than four fifth parts: That the number of inhabitants would soon be reduced to such a proportion as the food provided for them could maintain; and, in course, that our trade and manufactures would vanish. In short, practice, confirmed by experience, like a balance,

balance, is adjusted, by taking weight from the heavy scale, and adding it to the light one. Under certain limitations, the same thing, I apprehend, must be done in farming. Where the land is so rich as to defray the expence of cultivation, and to afford a comfortable living to the farmer, the remainder constitutes the rent. Where the land is so poor that it will not return to the value of three rents, after deducting the expence of cultivation, common practice seems to have determined, that the remainder should be equally divided between the landlord and the tenant, leaving the parties to accommodate their manner of living to their means of subsistance.

Upon table No. 2. it is proper to remark, that, agreeable to the plan of rotation adopted, the calculations are made upon the supposition, that proportional quantities of the four grains might be produced, in a regular succession, from lands of the lowest denominations; but, as land yielding under four and a half, or four bolls the acre, may be thought unfit for the production of wheat; the rents assigned in the table below those quantities, can only shew, with precision, what rents would have been due had it been able to carry wheat. To remedy this defect, a new scheme of rotation, excluding wheat, and accommodated to cherish lands of inferior quality, must be formed; and then their rents may be easily found by the method already pointed out, which, in this place, it will not be improper to recapitulate. *First*, The expence of management, (which varies

ries ſo much in different counties, that, when it was fifty pounds in Eaſt Lothian for a ſingle plough, it did not much exceed thirty in Strathmore), muſt be ſettled. 2*dly*, To find out the quantities and value of product, correſponding with experience, that will anſwer to thrice the expence of management, which will ſhew the number of bolls the acre at a medium; and, 3*dly*, To calculate up and down from this medium, which will compoſe a new table.

In order to proceed intelligibly, and without confuſion, it was neceſſary to adhere to certain maxims. One of theſe was, to limit that portion of land which might afford a comfortable ſubſiſtance to a farmer's family to a certain quantity; this I did to one hundred and twenty Scots acres.

Now, when this quantity is really ſufficient to anſwer the purpoſe intended, if we ſuppoſe the farmer to take one ploughland, or ſixty acres more, would it, for example, where the tenant's allotment is fixed (as in table No. 1.) at one hundred pounds a year, in ſuch caſe would it, I ſay, be unreaſonable, that the odd fifty pounds ariſing from the third plough ſhould be divided between the landlord and tenant? if not, a farm of one hundred and twenty acres, which formerly afforded a rent of but ſixteen ſhillings and eightpence the acre, will, upon being enlarged to one hundred and eighty acres, afford a rent of nineteen ſhillings and fivepence the acre, and an addition to the farmer of twenty-five pounds a-year; or, if the farm

farm was further enlarged to two hundred and forty acres, it would then, by the ſame rule, be worth twenty ſhillings and tenpence the acre, and an addition to the tenant of fifty pounds a-year.

But ſuch indulgencies ought, perhaps, to be given with caution; they certainly increaſe the proprietors revenue, which is a tempting bait; but they tend to depopulate the country, from whence towns are chiefly ſupplied with inhabitants of the different ranks.

Indeed, where arable lands are of ſo ordinary a kind, that one hundred and twenty acres fall ſhort of affording a reaſonable ſubſiſtance to the induſtrious farmer, his bounds then ſhould be enlarged, ſo far as to give an adequate relief, without raiſing the rents in the manner mentioned.

In this way, three ploughlands, or one hundred and eighty acres of ſuch land as fall under the denomination of four bolls and a half, and four bolls, in table No. 2. will afford a rent of L. 98,8635 for the one, and L. 88,63, &c. for the other, and the ſame ſums to the farmer; that is to ſay, one half more than a farm containing but one hundred and twenty acres.

When we go below the denominations of four and a firlot, or four bolls the acre, ſuch lands ſeem to be unfit for conſtant tillage, and, probably, under a proper rotation, would an-

 ſwer

ſwer beſt for the intereſt of parties, if two thirds of the farm be kept in graſs, and one third in tillage, changing the one for the other after a few years.

After all, there is one difficulty to encounter, of ſo fluctuating a nature, as to evade any one fixed rule in calculation. It is this, that, although the tables ſhew what rents and allotments are due to the landlord and tenant, yet theſe do not determine the free ſums each party will enjoy. On one hand, from the rent muſt be deducted the land-tax, ſtipend, and repairs of church and miniſter's houſe, &c. To theſe no poſitive name can be given. On the other hand, an allowance for wear and tear muſt be made by the tenant. Upon the ſtock, as I have ſtated it under that head, I am inclinable to think, that the farmer may be allowed four or five pounds a-year for keeping up his horſes, and eight or ten *per cent.* intereſt on the coſt of his farm-utenſils, which may come to four or five pounds a-year more. The ſtock-ſeed the farmer carries off with him at the expiration of his leaſe, and the twenty pounds of ready money, is properly no part of his farm-ſtock. But, upon theſe matters, I pretend not to decide; they will properly fall under the conſideration of parties at the time they treat of an agreement. I ſhall only obſerve in general, that, when theſe abatements are pretty equally poiſed, they may be ſaid to be well adjuſted.

The

The foregoing tables endeavour to aſcertain what rents are due from the various kinds of arable land, when payable in money at the average prices of corn for twenty-one years antecedent to the year 1754. I ſhall now, upon the ſame principles, endeavour to ſhew, by two different tables, what rents, payable partly in corn and partly in money, will correſpond to ſaid prices: *Firſt*, when ſuppoſed to be payable one third of the former money-rent in wheat, one third in barley, and one third in money, from the beſt lands. *Secondly*, when rents are payable, exactly two third parts in wheat and barley, in equal quantities from the good lands, and one third in money; and two thirds in barley and oats in equal quantities, and one third in money from the inferior lands.

TABLE No. III.

According to the first Proposition.

Bolls *per* Acre.	Rent in Wheat. Bolls.	Rent in Barley. Bolls.	Rent in Oats. Bolls.	Rent in Money. L.	Total Rents in Money.
8	112,554	136,524		78,787	236,363
7¾	106,060	128,647		74,242	222,727
7½	99,567	120,771		69,696	209,090
7¼	93,073	112,894		65,151	195,454
7	86,580	105,017		60,606	181,818
6¾	80,086	97,142		56,060	168,181
6½	73,593	89,268		51,515	154,545
6¼	67,100	81,389		46,969	140,909
6	60,606	73,513		42,424	127,272
5¾	54,112	65,636		37,878	113,636
5½	47,619	57,760		33,333	100——
5¼	44,372	53,822		31,060	93,181
5	41,124	49,884		28,787	86,363
4¾	37,878	45,945		26,515	79,545
4½	34,632	42,007		24,242	72,727
4¼		38,070	45,651	21,969	65,909
4		34,131	40,930	19,696	59,090
3¾		30,190	36,206	17,424	52,272
3½		26,254	31,408	15,151	45,454
3¼		22,316	26,761	12,878	38,636
3		18,370	22,038	10,606	31,818

EXPLANA-

EXPLANATION.

Suppose a farm to contain 100 acres, and to yield 6 bolls the acre at a medium, What rent in wheat, barley, and money will it afford?

For the wheat, say, If 120 give 60,606 bolls, 100 acres will give 50,505 bolls.

For the barley, say, If 120 give 73,513 bolls, 100 acres will give 61,260 bolls.

And, if we suppose the price of wheat to be 17 shillings the boll, and of barley 14 shillings and 6 pence the boll, the rent will stand thus:

Wheat 50,505 at 17 s. *per* boll	42,92925
Barley 61,260 at 14 s. 6 d. ditto -	44,91350
	87,84275
Money the medium of wheat and barley	43,921375
Rent then amounts to - -	L. 131,764125

TABLE No. IV.

Upon the ſecond Propoſition.

Bolls *per* Acre.	Rent in Wheat.	Rent in Barley.	Rent in Oats.	Rent in Money.	Total Rent in Money.
8	123,386	123,386		78,787	236,363
7¾	116,267	116,267		74,242	222,727
7½	109,147	109,147		69,696	209,090
7¼	102,030	102,030		65,151	195,454
7	94,912	94,912		60,606	181,818
6¾	87,793	87,793		56,060	168,181
6½	80,675	80,675		51,515	154,545
6¼	73,557	73,557		46,969	140,909
6	66,440	66,440		42,424	127,272
5¾	59,320	59,320		37,878	113,636
5½	52,202	52,202		33,333	100
5¼	48,642	48,642		31,060	93,181
5	45,083	45,083		28,787	86,363
4¾	41,524	41,524		26,515	79,545
4½	37,964	37,964		24,242	72,727
4¼		41,515	41,515	21,969	65,909
4		37,225	37,225	19,696	59,090
3¾		32,921	32,921	17,424	52,272
3½		28,632	28,632	15,151	45,454
3¼		24,338	24,338	12,878	38,636
3		20,043	20,043	10,606	31,818

Theſe

Theſe tables, Nos 3. and 4. are calculated to anſwer the rents of farms containing 120 acres, as the prices of corn ſtood at a medium for twenty-one years before 1754; but by them may be found the rents due from any other number of acres. To ſhew this take the two following examples.

Firſt, If it was required, What rent was due from 120 acres, returning ſeven bolls the acre at a medium of the four grains, payable two-third parts of the value in wheat and barley in equal quantities, and one-third part in money? Table, No 4. ſhews, at one view, the rent to be, of wheat, 94,912 bolls; of barley, 94,912 bolls; and, of money, L. 60,606, in all, amounting to L. 181,818, or thirty ſhillings three pence and a fraction the acre.

Second, If the farm contained but 100 acres, and to produce as before, ſay, for the wheat and barley, as 120 acres give 94,912 bolls, ſo will 100 acres give 79,093 bolls, and the the accompt will ſtand thus.

Wheat, bolls 79,093, at 14 s. per boll		55,365
Barley, ditto, 79,093 11 s. 6½		45,643
Money, the medium of wheat and barley	L.	50,5
Value of rent in money	L.	151,512

When

When tables No 1. and 2. are compared with tables No 3. and 4. they will be found to have very different tendencies. Money-rents for arable land, fixed at a ſpecified ſum for the acre, or for the farm, are deceitful, and juſtice may be ſaid to hang in a ſtate of vibration. In the courſe of a leaſe for twenty-one years, the inequalities occaſioned by good, bad, or indifferent crops or ſeaſons, may be ſuppoſed to balance one another with tolerable exactneſs, ſo that neither the intereſt of the landlord or tenant may be materially affected. The great danger to be apprehended, by exacting money-rents from arable land, ſeems chiefly to ariſe from ſuch changes in national circumſtances as may conſolidate prices; for as ſuch changes happen to increaſe or diminiſh the quantity of currency, ſo will the prices of grain, of commodities, and of labour, &c. in general, riſe or fall in a certain proportion.

It is rational for mankind to judge by what they ſee, and what they feel. When they ſee, that, within the laſt twenty years, a great addition of national debt has been incurred; and when they feel, that, in conſequence of this debt, taxes are multiplied, and the rates of commodities, proviſions, wages, &c. raiſed, I ſay, in this unfortunate ſituation, it is very natural to conclude that money muſt neceſſarily have loſt part of its value. Whatever truth may be allowed to be in this, the fact is, that prices have, for a number of years paſt, been ſo high, and ſo improbable that they

they ſhould fall ſoon to their wonted rates, that, I believe, no unprovided farmer would heſitate to give more than ſixteen ſhillings and eight pence the acre for a farm of one hundred and twenty acres, known to produce five and a half bolls the acre, at a medium of the four grains, although it appears it was worth only that rent payable in money for twenty-one years before 1754.

In judging of the rents of arable land payable in money, I apprehend the chief points to be conſidered are, viz. *Firſt*, To determine the quantity of acres to be contained in the farm. *Secondly*, The number of bolls, and kinds of grain, &c. it is capable of producing annually, upon a medium of years. *Thirdly*, To aſcertain the quantities and kinds of grain it would pay for rent, if exacted in corn. *Fourthly*, To agree upon converſions for ſaid corn-rents payable in money. And, *Fifthly*, To attend to the ſituation of the farm, with regard to markets, coal, lime, &c.

For example, we will ſuppoſe parties agree, that the farm contains one hundred and twenty Scots acres of arable land: That it will yield five and a half bolls of corn the acre, at an average of the four grains, and graſs, &c. as ſet forth in the plan before mentioned, ſo as to bring out the neat value of produce to L. 300 Sterling, when prices were as rated in ſaid plain; but that, by a new leaſe entered into for twenty-one years, the agreed converſion of the

grains

grains ſhall be, viz. for wheat ſeventeen ſhillings the boll; for barley, fourteen ſhillings and ſix pence the boll, and ſo in proportion for oats and peaſe. Parties thus agreed, the queſtion comes to be, What rent is due when payable in money? To bring out a ſolution, recourſe muſt be had to the third or fourth table; if the laſt be appealed to, it will ſhow, that the farm in queſtion will be worth a rent payable two-thirds in wheat and barley in equal quantities, 52,202 bolls of each, and the remaining third-part in money, at the medium price of ſaid two grains. Thus,

Wheat, 52,202 bolls, at	17 s. per boll	44,37170
Barley, 52,202 ditto,	14 s. 6d. ditto	37,84645
Money, medium of wheat and barley		41,109075
	L.	123,327225

Shewing that the ſame farm, the quantities of its product being always, or, upon the whole, invariable, and naturally admitting of being divided into three equal parts; I ſay, that, if ſaid product, inſtead of being ſo portioned out, be previouſly valued in the leaſe by the medium of money, it will carry a greater nominal value at one time than at another; I call it a Nominal Value, becauſe, when high prices conſolidate from cauſes not eaſily removed, they will purchaſe no greater quantity of corn, proviſions, labour, &c. than low prices formerly did.

Thus,

Thus, the farm in queſtion, which, for twenty-one years, to 1754, yielded, from the quantities and value of its product, a net value in money of no more than L. 300, will, eſtimating prices as ſtated in the above accompt, yield, from the ſame quantities of product, no leſs than the net ſum of L. 369,971675, or a rent of L. 123,327225, being twenty ſhillings and ſix pence halfpenny the acre, inſtead of ſixteen ſhillings and eight pence the acre, as formerly. But ſtill the L. 369, and the L. 300 are intrinſically of the ſame value; that is to ſay, the L. 300, in the year 1754, could purchaſe the ſame quantity of commodities, corn, labour, or other neceſſaries, as the L. 369 can do in the preſent unfortunate ſituation of affairs.

From what has been ſaid upon rents payable in money, it is obvious, that, when prices are eſtimated merely by conjecture, as has been done in the example before us, fallacy muſt unavoidably enſue, and, conſequently, terminate in certain loſs, either to the landlord or tenant, contrary to the genius of equity.

If, therefore, parties are diſpoſed to agree for rents payable in money, I can conceive no method more equitable than by ſpecifying in the leaſe, *Firſt*, The particular kinds and quantities of corn ſtipulated for the rent. And, *Secondly*, To ſet forth, that ſaid corn-rent ſhall be liquidated by money, at the prices ſet by the annual fiars.

By

By this method, a year's accompt of the farm, from which I ſet out to form my calculations, will ſtand thus:

Wheat, 52,202 bolls, pable at the fiars	
Barley, 52,202 ditto, payable at ditto	
Money, payable at the medium price of wheat and barley	
	L.

Thus, the wheat and barley being fixed to unalterable quantities, be prices what they may, and regulated by the annual fiars as they happen, thoſe diſappointments which would enſue, by previouſly ſettling prices at arbitrary rates, may be avoided; and, if thought proper, it may be left optional to the tenant whether he will deliver the corn in kind, or pay their value in money, agreeable to the rates ſet by ſaid annual fiars, he always making his election in due time, ſuppoſe before the beginning of the new year.

Similar to this method is the practice of the Provoſt and Fellows of Eton College; which, becauſe it may be worth imitation, I ſhall here tranſcribe in the words of the author of the Corn Tracts, publiſhed in London in 1766.

'The college-baker and brewer attend Windſor-market 'on the market-days before Lady-day and Michaelmas, 'and

'and bring to the Provoſt and Fellows an account of the 'higheſt prices that wheat and malt is ſold for in the 'market on thoſe days: And it cannot be doubted but 'that they are juſtly taken, with great care; for, accor-'ding thereto, the rents are ſettled for the current year; 'it being only left optional to the tenant, whether he will 'pay in wheat and malt in kind, or in money, at ſaid 'market-price.'

No. V.

A TABLE, by which may be found the Rents of any Number of Acres of the different Kinds of Arable Land, payable in Money; calculated upon the Principles laid down in the foregoing Plan, when Prices were, for Wheat, 14 s. the Boll; for Barley, 11 s. 6½ d. &c.

Acres.	Bolls. 8. L.	7¾ L.	7½ L.	7¼ L.	7 L.	6¾ L.	6½ L.
1	1,9696	1,8560	1,7424	1,6287	1,5151	1,4015	1,2878
2	3 9393	3,7121	3,4848	3,2575	3,0303	2,8030	2,5757
3	5,9090	5,5682	5,2272	4,8863	5,4545	4,2045	3,8636
4	7,8787	7,4242	6,9696	6,5151	6,0606	5,6060	5,1515
5	9,8484	9,2803	8,7121	8,1439	7,5757	7,0075	6,4393
6	11,8181	11,1363	10,4545	9,7726	9,0909	8,4090	7,7272
7	13,7878	12,9924	12,1969	11,4014	10,6060	9,8105	9,0151
8	15 7575	14,8484	13,9393	13,0302	12,1212	11,2121	10,3029
9	17,7272	16,7045	15,6817	14,6590	13,6363	12,6136	11,5908
10	19,6969	18,5606	17,4242	16,2878	15,1515	14,0151	12,8787

	6¼	6	5¾	5½	5¼	5	4¾
1	1,1742	1,0606	,9469	,8333	,7765	,7197	,6628
2	2,3484	2,1212	1,8939	1,6666	1,5530	1,4394	1,3257
3	3,5227	3,1818	2,8408	2,4999	2,3295	2,1590	1,9886
4	4,6969	4,2424	3,7878	3,3333	3,1060	2,8787	2,6515
5	5,8712	5,3030	4,7348	4,1666	3,8825	3,5984	3,3143
6	7,0454	6,3636	5,6817	4,9999	4,6590	4,3181	3,9772
7	8,2196	7,4242	6,6287	5,8333	5,4355	5,0378	4,6401
8	9,3939	8,4848	7,5757	6,6666	6,2121	5,7575	5,3029
9	10,5681	9,5454	8,5222	7,4999	6,9886	6,4772	5,9658
10	11,7424	10,6060	9,4696	8,3333	7,7651	7,1969	6,6287

	4½	4¼	4	3¾	3½	3¼	3
1	,6060	,5492	,4924	,4356	,3787	,3219	,2651
2	1,2121	1,0985	,9848	,8713	,7575	,6439	,5302
3	1,8181	1,6477	1,4773	1,3069	1,1363	,9659	,7953
4	2,4242	2,1969	1,9696	1,7426	1,5151	1,2878	1,0604
5	3,0303	2,7462	2,4621	2,1783	1,8939	1,6098	1,3255
6	3,6363	3,2954	2,9545	2,6139	2,2728	1,9318	1,5906
7	4,2424	3,8447	3,4469	3,0496	2,6514	2,2538	1,8557
8	4,8484	4,3939	3,9393	3,4852	3,0303	2,5757	2,1208
9	5,4545	4,9432	4,4318	3,9209	3,4090	2,8977	2,3859
10	6,0606	5,4924	4,9242	4,3566	3,7878	3,2197	2,6510

EXPLA-

EXPLANATION.

A farm containing one hundred and twenty Scots acres, yielding seven bolls the acre at an average of the four grains, for the eighty acres under corn: Query, What is the rent payable in money when prices were as in the title of the table?

Look in the column of acres for the number ten, and, carrying your eye forward to the column of seven bolls, opposite to the ten acres, you will find L. 15,1515, which, by cutting off three figures on the left hand instead of two, gives for one hundred acres L. 151,515. Then, in the column of acres again, look for two acres, and carrying your eye to the column of seven bolls, you will find opposite to the two acres L. 3,0303, which, by cutting off two figures on the left hand instead of one, gives for twenty acres L. 30,303; so the rent will be as follows:

For

For 100 acres . . .		151,515
20 ditto . . .		30,303
120 acres, the rent is .	L.	181,818
		20
	ſh.	16,360
		12
		720
		360
	d.	4,320

and this L. 181,818 divided by 120 acres, gives L. 1,5151 equal to thirty ſhillings threepence and a fraction the acre.

Thus ſtood the rent of the 120 acres mentioned for twenty-one years from 1734 to 1754 incluſive, as the prices of corn were at a medium for that period; but, had the leaſe been renewed for twenty-one years from 1754, I have already ſhewn, that thirty ſhillings and threepence the acre would have fallen ſhort of a juſt and equitable rent.

In proof of this aſſertion, turn to table No. 4. where, in the firſt column, look for ſeven bolls, oppoſite you will find the rent thus ſtated. Wheat 94,912 bolls, Barley 94,912, and Money L. 60,606.

Now,

Now, if we ſuppoſe, that, from 1754 to 1774 incluſive, the medium price of wheat to be eighteen ſhillings the boll, and the price of barley fifteen, the money-rent for ſaid twenty-one years would have been as follows:

Wheat, bolls 94,912 at 18 s. *per* boll		85,4208
Barley, ditto 94,912 at 15 s. ditto		71,1840
Money, the medium of Wheat and Barley		78,3024
Rent in money . .	L.	234,9072

and this ſum divided by 120 acres, the rent turns out to be ſomething more than thirty-nine ſhillings the acre, inſtead of thirty ſhillings and three pence as formerly.

No. VI.

A TABLE, by which may be found the Rents of any number of Acres of the different kinds of Arable Land, payable in Money, calculated upon the Principles laid down in the foregoing Plan, when Wheat was 14 s. *per* Boll, &c.

L.	Acres. 8 Bolls.	7¾	7½	7¼	7	6¾	6½
10	5,0769	5,3877	5,7391	6,1395	6,6	7,1351	7,7647
20	10,1538	10,7755	11,4782	12,2791	13,2	14,2703	15,5294
30	15,2307	16,1632	17,2174	18,4186	19,8	21,4054	23,2941
40	20,3076	21,5510	22,9565	24,5581	26,4	28,5405	31,0588
50	25,3845	26,9387	28,6956	30,6976	33,	35,6756	38,8235
60	30,4614	32,3265	34,4347	36,8372	39,6	42,8108	46,5882
70	35,5383	37,7142	40,1740	42,9767	46,2	49,9459	54,3529
80	40,6152	43,1020	45,9130	49,1163	52,8	57,0811	62,1176
90	45,6921	48,4897	51,6522	55,2558	59,4	64,2162	69,8823
100	50,7690	53,8775	57,3913	61,3953	66,	71,3513	77,6470

L.	Acres. 6¼ Bolls.	6	5¾	5½	5¼	5	4¾
10	8,5161	9,4285	10,56	12	12,8780	13,8947	15,0085
20	17,0322	18,8571	21,12	24	25,7561	27,7895	30,0171
30	25,5484	28,2857	31,68	36	38,6341	41,6842	45,0257
40	34,0645	37,7143	42,24	48	51,5122	55,5789	60,0343
50	42,5806	47,1428	52,80	60	64,3902	69,4737	75,0428
60	51,0968	56,5714	63,36	72	77,2683	83,3684	90,0514
70	59,6129	65,9999	73,92	84	90,1463	97,2632	105,06
80	68,1290	75,4285	84,48	96	103,0244	111,1579	120,0685
90	76,7452	84,8571	95,04	108	115,9025	125,0527	135,0771
100	85,1613	94,2857	105,60	120	128,7805	138,9474	150,0857

L.	Acres. 4½ Bolls.	4¼	4	3¾	3½	3¼	3
10	16,5	18,2069	20,3077	22,9565	26,4	31,0588	37,7143
20	33,	36,4138	40,6154	45,9131	52,8	62,1176	75,4286
30	49,5	54,6207	60,9231	68,8695	79,2	93,1764	113,1429
40	66,	72,8276	81,2038	91,8261	105,6	124,2352	150,8572
50	82,5	91,0345	101,5385	114,7826	132,	155,2940	188,5715
60	99,	109,2414	121,8462	137,7391	158,4	186,3528	226,2858
70	115,5	127,4483	142,1539	160,6956	184,8	217,4116	264,
80	132,	145,6552	162,4616	183,6522	211,2	248,4704	301,7144
90	148,5	163,8621	182,7693	206,6087	237,6	279,5292	339,4287
100	165,	182,0690	203,0770	229,5652	264,	310,5880	377,143

EXPLA-

EXPLANATION.

This table, No. 6. is just a reverse of table No. 5. and an example or two will explain it sufficiently.

Suppose a farm paying a rent in money of L. 100 a year, when wheat was 14 s. the boll, and barley 11 s. 6½ d. which farm is, upon experience, found to yield at a medium seven bolls the acre: Query, What number of acres will this farm contain?

Look in the table, where, in the first column, you will find L. 100; whence carry your eye forward to the column of seven acres, and, opposite to the L. 100, you will find sixty-six acres; which is the answer required.

But, although the rent of this sixty-six acres was L. 100 in the year 1754, when corn was low priced, it does not follow that L. 100 will be the fair rent when corn is higher rated. Rents of arable land are properly measured from the quantity of its product, not by one fixed number of pounds Sterling; the value of which varies according to circumstances. For example, 120 acres of land returning seven bolls the acre, is, by table No. 4. worth a rent, payable two thirds in wheat and barley in equal quantities, and one third in money, of 94,912 of wheat, the same quan-

tity

tity of barley, and L. 33,333 in money. If we ſuppoſe wheat to be at 18 s. the boll, and barley at 15 s. the queſtion is, To what ſum will the rent of ſixty-ſix acres amount, payable two third parts in wheat and barley in equal quantities, and one third part in money?

By table No. 4. the proportional quantities of the grains are thus found. As 120 acres give 94,912 bolls of wheat and barley, ſo will 66 acres give 52,2016 bolls. This found, ſtate the accompt thus:

Wheat, 52,2016 bolls at 18 s. the boll	46,98144
Barley, 52,2016 ditto 15 s. ditto	39,15120
Money the medium of wheat and barley	43,06632
Rent, inſtead of L. 100 as formerly, will now amount to	L. 129,19896

Thus, confining myſelf to one ſcheme for a rotation of crops, I have finiſhed thoſe calculations which ſeem naturally to have ariſen from the curious queſtion propoſed by the Edinburgh Society. To have varied the ſcheme of rotation, would have led me into an unbounded field. By avoiding this inconveniency, the reader is already appriſed, that the rents aſſigned in the tables for lands unfit for the production of wheat, muſt exceed the truth, ſuppoſing the farm to be kept in conſtant tillage, and the expence of a plough to be the ſame in every county in Scotland; but theſe

theſe facts, I believe, are not univerſally true; and, when lands of inferior quality are judiciouſly laid out in graſs and corn, from ſuch management ariſes a problem, which I muſt leave to be ſolved by thoſe who are particularly engaged in that mode of farming, when probably it may appear, that the rents aſſigned in the tables, which totally regard tillage, may be rather under than over rated.

In general, my aim has been to demonſtrate, that the rents of arable lands may be diſcovered by the application of juſt principles; and I muſt beg leave to recommend it to thoſe who are of that opinion, or who may think with any degree of favour of thoſe I have taken upon me to lay down, that they will not be backward to contribute towards carrying to perfection a deſign, which has ſo flattering an appearance of general utility.

That juſtice is due to all men, will not be denied; and, in all caſes, there are rules for obtaining it. Singular indeed! if landlords and tenants are the only parties doomed to be excluded from the benefit of every equitable rule. This, at preſent, however, ſeems to be their unlucky ſituation; to treat about a farm, they often meet, rather like enemies than friends, armed with artifice and deceit, when he who happens to be the moſt ſkillful in the exerciſe of thoſe baſe and unmanly weapons, obtains a diſgraceful victory.

F I N I S.