Having lived in the regions of America more than seven years and associated with the planters there, especially in Virginia, Maryland, Pennsylvania and New Jersey, and having made it my business to inform myself concerning the Nature of the Land and the customs of the people, I may reasonably be considered to have a sufficient knowledge of these parts of the world. And I may confidently say, that the following account and directions is the most special and the most accurate of this kind that has ever appeared as yet. There is nothing of this nature that could be written in the course of a year which will change anything therein, but special happenings may make things there dearer or cheaper.

But whether one have regard to the natural products of the soil, or to the cost, or to the methods of working, or to the profit that may be obtained by submission to Divine Providence, this is, I think, impartially calculated: for I have had experience in this matter among various families of my acquaintance in these parts.

And at the close of my stay there I dwelt especially
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in the Province of Pennsylvania, the which lies in the center of the English Colonies, having on the South-West Maryland, Virginia and Carolina, and on the North-East New York and New England, which is very advantageous, not only for security, but also for trade. For the Spaniards are located on the other side of Carolina and the French beyond New England, so that the situation of the Province affords a speedy and easy communication with the surrounding English Colonies.

This Province is situated on the west side of the Delaware River. The chief city is Philadelphia, which lies 40 English miles above salt water and about 120 miles from the Capes. It is an English mile wide and 2 miles long: both ends are on navigable rivers, of which one is the Delaware and the other the Schuylkill, in which ships of several hundred tons can lie along the whole city. It is about three and one-half years old, nevertheless I consider that already not less than eight hundred houses have been built in this period. And more than a hundred villages in the country, lying usually foursquare, so that the roads run quite straight. Five thousand acres formerly constituted a village, but now three thousand acres at the same price, namely £100 Sterling, provided that one English shilling remains standing on every acre as a quit rent for the proprietor, which is about a duyt (half a farthing) for each acre. Accordingly as persons buy a greater or less amount of land and are able to plant or to cultivate more or less of their land, there belong to the governor more or less privileges on account of certain considerations: concerning which those who desire more detailed information may apply to Benjamin Furly, merchant at Rotterdam, or to Jan Roelofs van der Werf, merchant at Amsterdam. As to the government, the governor has taken great pains to put the same in good condition, and to induct the people (of whom the majority were inexperienced in such things)
into the administration of it. And he maintained at his own expense not only his position as governor, but in addition bore the expenses of the government itself. And I have heard from credible persons that although his own plantation is about eight hours (leagues) from town and he had 70 persons in his household, nevertheless his devotion to the interests of the town in its first rise was so great that in the space of five months he did not visit his own family once. So that in the place where three and one-half years ago not a tree was felled in the forest, now a hundred families can find lodging in the space of an hour.

The situation and quality of the land at large being already in print, I will say the less, and will only add that together with several others, at the request of a person of quality of Barbados, I traveled through the country into the interior to discover what kind of soil, rivers and springs were there: I therefore say boldly through my knowledge, that though it be *Virginia* and *Maryland*, the which are considered to be the best lands of the English Colonies from *Newfoundland* to *Florida* and generally speaking are so, yet along the shores of the bay where there are many juttings out of low lands, for the most part surrounded with salt and brackish water, which makes the same rich and good for tobacco, yet if one should go farther inland into the forests and would speak of the whole land in general, I have not seen a better land than in the Province of Pensylvania. For in addition to the land having an abundance of pleasant Rivers and Springs, it is also adorned in many places with all kinds of excellent woods, such as *Oak trees*, *Black nut trees* and ordinary *Nut trees*, *Cedar trees*, *Locusts*, *Chestnuts* and *Ash trees*, etc. The land is commonly high and flat and the grass very long and thick, interspersed with Sassafras, Sumach, Grape vine, especially on the River *Schuylkill* and in the great *Onestogo* Valley which stretches to the *Susquehanna*,
the which is a very large and beautiful river, full of islands and mostly of all kinds of fish. The place where we first reached it, was, I believe, not less than 60 English miles from its mouth where it empties into the Bay of Chesapeake. We rode about 7 or 8 English miles along the same, where it appeared to us to be about one English mile wide; the whole way we saw not a rock or reef in it. With others I undressed, went into the water and found the bottom sandy and strewn with pebbles. In order to observe everything more accurately, we sojourned full 10 days and nights along the river and saw that the land was extraordinarily beautiful, and I think I may truthfully say that the river furnishes at least as good land and woods as I have ever seen in any part of America. So that whether it be the question of the wholesomeness and excellence of the land, the number of springs or the abundance of fish, birds and game, or of healthful air, one could wish no better nor more pleasant place for planters.

The immigration of people begins to make the land quite comfortable in these regions, whereof I will give an example. I know an eminent man in the Province who at first bought from the governor ten thousand acres for £200 Sterling and afterwards sold a thousand of them for the same sum without a hand being used to clear it, so that he has now 9000 acres for nothing, besides his lot in the city of Philadelphia, the which is worth at least £700 Sterling.

Some of our letters received recently make mention of the tranquility, salubrity and abundance of these places, and especially that good fresh beef can be obtained at market for three groats a pound, and bacon for seven farthings a pound, veal and mutton for about three stivers a pound; and the grain is in great abundance; that they have never seen such good rye in Europe, nor finer wheat, especially in Chester County,
for they say that the grain there grows taller and better than at first; they write also that they have great hopes of good wine from the experience which some Frenchmen have had with the grape vine which grows wild there. They report further that the making of linen is beginning to be taken up vigorously, so that already several pieces of good linen have been put on sale at the yearly fairs and at the ordinary markets. They also announce that the making of whale oil is increasing noticeably and that several companies have already been formed for fishing, and that from one whale which they had caught they were expecting several hundred casks of whale oil. As to tobacco I hold that in the low lands they harvest no less than two thousand hogsheads yearly, and if there were only more hands at work than they employ they would be able to make fully a hundred times as much: for better land than that which extends for a great distance I have never seen in Virginia or Maryland, particularly for such a purpose, and especially for Arronoka tobacco. In this region there is also much marshy land: and since I was in Holland and saw at what expense the land there is preserved and protected from the sea, I have gained greater respect for these lands of ours of which I was speaking: for although they are uncultivated, yet nevertheless they support our herds for the most part in winter as well as in summer, especially pigs. One can drain a part of the land at slight expense: and a test of some acres has been made, which subsequently plowed and sown to wheat, produced sixty fold, and beyond all doubt it is very good land for rape-seed.

There are in the Province nearly all kinds of handicrafts, especially at Philadelphia, and there are carpenters and masons enough to build a hundred square houses 30 feet long and three stories high in the space of a year.

The government consists of the Governor and his
council, together with a state assembly: The assembly is chosen yearly by the people of the six counties from among themselves, from every county six, which makes 36 persons. The councilors are chosen by the people, three from every county which makes 18 persons, of which a third retire yearly, so that after the first election only a third are chosen yearly, the which is one from each county. But in order to prevent partiality and bribery to get a person on one's side, all elections take place by means of a Balloting Box. N. B. This is a secure box made in the shape of a house, having within a partition, and each compartment of a special color; in the top of the roof there is an opening like a chimney through which one thrusts one's hand and lets a bean fall into whichever compartment one will, without any of the bystanders being able to see on which side one lets the bean glide into it, after one has agreed before hand which compartment shall be reckoned for one person and which for another. All Bills for laws originate in the Provincial Council and are adopted or rejected by the State Assembly: for this has the power to make or break laws for the good of the government of this place, provided they do not exceed their loyalty to the king of England, nor throw off their obedience to the English Laws of trade and navigation.

No tax lasts longer than a year. Every one may plead his own cause and no one may plead the cause of another for money, nor refuse to plead it, unless he can show a special reason therefore. No legal action may be heard unless the accused be informed ten days in advance and be given a copy of the charge. The courts are open to all. All obligations, Bills, leases, mortgages, deeds of inheritance and testaments must be registered. All persons who live peacefully under this government enjoy free exercise of their conscience in the worship of God, according to their own fashion.
All foreigners who swear allegiance to the government are thereby naturalized, paying a trifle to the secretary. Peace-makers are chosen yearly from every county to adjust matters of difference as arbitrators. In addition there is held once a year in every county an open orphan's court, where those who have been entrusted with the care of orphaned children are obliged to give an accounting. In each county is a court of law which sits once a month, from which one can appeal to the governor and his council or to the judges appointed by him to this end.

Among other things great care is taken for the education of the young, and to this end a large school is erected, to which the children from several English Colonies are sent, especially from Barbados. One endeavors to use good methods for the best instruction, wherein the method of Comenius shall be freely employed. The board and schooling together amount to £10 Sterling a year, according to my recollection.

I shall now conclude the preface with some remarks concerning the following Information.

When mention is made of clearing the land, the number of acres appears to vary since any one on equal shares is obliged to clear but 30 acres in 7 years, whereas one who is possessed of £100 Sterling is considered able to clear 25 acres in four months. But the answer is easy, for in the first place this man has four persons at work, and the other is supposed to have only two. In the second place one can clear the land more quickly, than one can plant it when cleared, unless the number of persons increases. For that is a great mistake into which the people of Europe have fallen, when they make themselves so afraid of the forests in America: For there is no one here who complains of his trees, or much of the labor of clearing them, but they often wish they had more hands at work for the greater profit, to plant what they have already cleared. More-
over one finds other work to do around one's dwelling such as plowing, sowing, weeding, mowing, garnering in sheaves, carting home, threshing, winnowing, taking to market, tending the cattle, making malt, brewing, planting one's garden and many other things. And finally although one is obligated to clear not less than 30 acres, he is not obliged to clear more afterwards, albeit his own interest, the strongest obligation for the people of this world, induces him to clear as much land as he can, for he not only feeds his family from this, but has the half of the remainder of the fruits and the crops.

Further one might object that in one place a day's wages are put at 15 pence and in another at 18 pence. This is true, but one must make a difference: for the head of a household who is experienced in his work can earn more than a beginner, and it is such whose daily wage is valued at 15 pence. And if peradventure the master is a carpenter, a mason or a smith by profession, then 40 days should make up the sum.

Lastly one might object, that if any one who has £100 Sterling, but has only six persons comes nearly to the bottom of his purse, what then shall those do, who have only £30 Sterling for their household? But I say that such must have some means of their own, or their household must consist of less than 6 persons, and they must content themselves with a third of the cattle, as many have done and with good success: namely one cow, one goat, no oxen, no mares, and not use half as much meat, but get along with simples, a porridge of bread with herbs broken into it, which their hands through God's usual blessing can furnish over abundantly, as mead with hominy (a certain Indian grain) and porridge of Indian corn, being a wholesome and nourishing food. A hoe can serve at first for a plow, and we have examples of some who have thus made shift with this, and nevertheless have had a good crop.
of winter and summer grain. Moreover they can obtain as many herbs and roots the first year as they have need of. And all fruits of the earth grow in these regions more abundantly and agreeably: for spring usually comes earlier there, and the summer lasts a month longer, the which will ripen the grapes into wine. There is no lack of warmth in these lands, for I have found it as hot there in October as here in August.

I can not see that there could be any objection and I therefore refer the reader to the following account, not knowing how I can wish or give him better counsel, than to follow these instructions carefully in case he is desirous of going to America, where many thousands of families have happily settled to their great comfort and satisfaction and nowhere according to the time of their sojourn with better success than in Pensylvania. Nor can I conceive how it could be otherwise, for beside the safe situation or lay of the same, and the exceptionally good climate, never has a colony been founded by a more sober and able people, nor has one anywhere been conducted and established with the regularity, dispatch, progress, success and good and honest means which must necessarily make for the advancement and interest of all concerned. The which, dear reader, I heartily wish you may know as well as

Your dutiful friend

Robert Webb.

Note: that where mention is made in the account of a Schepel, an English bushel is to be understood, the which is a fourth part of a Schepel.
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Detailed information or instructions for those who are inclined to America and especially for those who are interested in the Province of Pennsylvania.

In order that it may be seen how our estates and lands in the regions of America may be increased and improved, I have for the further instruction and assurance of those who might make inquiries, undertaken to present my own experience and knowledge of the matter, together with observations of others with as many particulars as possible under the seven following heads.

I. The profit to be made by the importation of money and merchandise.

II. The profit on Labor, be it handicraft or some other.

III. The profit to be obtained from the land itself.

IV. The cost of transporting a family thither and starting a plantation.

V. In what manner poor people may be taken across with advantage to the rich that help them.

VI. How much more easily and fittingly one can provide for one’s descendants there, especially those who are not very rich.

VII. What utensils and goods are the best to take along, whether to use oneself, or to sell with profit.

1. Now as to the first chapter, pieces of eight or Spanish pattacons yield 30 per cent profit and goods well purchased 50 per cent, so that, supposing I had but £100 Sterling or 450 pattacons or rix dollars, if my family consists of but 6 persons, I shall pay for my passage with the advance on the money and still have my £1000 intact. On goods well purchased and well sorted there is still more profit. But a part in money is very useful for the sake of trade. For one finds that the goods bring more there, so that seeing the great
quantity of goods already imported there, it is not inadvisable at present to take one-half in money and the other in goods.

Let this be enough in general. But merchants find themselves encouraged by the profit which is seldom less than 50 per cent, the which is a great advance. We also have several things to send in return, such as skins, furs, whale-oil, tobacco, etc.

2. As to labor or wages, be it of handicrafts or others, for this the encouragement is also considerable, since one earns more there than in England, for the goods or manufactures which are made there bring the same price as those that are imported by the merchant, and provisions are just as cheap there as in England, so the artisans in America have a very good chance and opportunity, since they have double earnings, namely that of the producer and that of the merchant, the same may be said about the day laborers until the country shall be more densely populated.

3. The profit on land is also encouraging enough, the which an Englishman can best apprehend by comparing the lands in England of which he has good knowledge, with those in America. Thus one finds that 500 acres of forest or uncleared land in America can support just as many milch cows or can fatten as many bullocks in a summer, fit to sell in the market, as 50 acres of improved land in England in general, chosen at random in both places; so if one reckons the true value of the Summer Grass of 50 acres in England, one can calculate the true value of 500 acres of land in America on which one can pasture the same quantity of cattle. Suppose then that the summer grass of 50 acres of average land in England is worth £15 Sterling, then in my judgment £20 Sterling for 500 acres is cheap enough, and for this one can buy in perpetuity and for inheritance the proprietorship of 500 acres of land in America.

The cost of going there is no objection, since the same
is paid by the advance one has on the money and goods which one takes along. If the hazard of the sea be objected, one must note that the five hundredth ship which trades in these regions is wrecked and that they only risk their own property, moreover the passage is both pleasant and safe, unless one travels in winter.

This comparison obliges us to anticipate a certain objection, which one might make to us, namely what do you do with your cattle in winter?

I answer, we usually keep those in our woods up till the month of December which we desire to fatten for market or the butcher, unless the winter be sharper than usual, such as one sees once in 4 or 5 years: for the most part they find their own fodder the whole winter, except the young cattle or cattle that are with young, the which are kept near the house. But if one has need of fodder, one has the hay which one mows in the marshes and woods, or the straw of the English grain, as also the tops and stalks of the Indian corn, indeed sometimes the ears of the Indian corn itself in which there is much food value, the which is very easy to raise and is very fattening, accomplishing everything that our oats, pease, beans, etc. do, although we have them also.

This may well inform those who are desirous of knowing what our woods and uncleared lands partly can do in comparison to the lands in England, and accordingly what they may be considered worth in comparison, if one reckons the same care for winter fodder.

In short the yield of the wild land in America compared with the cleared grass land of England, is less than ten to one, but the purchase here is easily 100 to one there, so that the buyers of land in America do not pay dear for it.

To turn now our wood-lands into grain land the difficulty is not so great as one imagines, for our trees stand very close together and are not so troublesome to uproot, but what 4 men in the space of 4 months can easily
clear 25 acres for the plow, the which reckoned at 15 English pence a day for every man, amounts to 22 English shillings and 5 pence for each acre; now the yield from this is at least equal to that of the plowed land in England and that with less than half the seed that the English land requires; add to this 8 English pence for which one can buy the proprietorship of one acre of wild land in America, then each acre, which will yield as much as an acre of land in England, will cost you 23 English shillings, one penny, that is about 12 guilders, 14 stivers Dutch. Now where the yield corresponds to that which any acre of England produces, which costs £10, and that which is produced at present is not worth especially less, so the profit is nearly ten to one, the which is surely no gain to be despised.

Having now given this general account of the lands in those parts of America, which in respect to the good quality of the air and of the varieties of soil, are in my opinion in no way inferior to any land in Europe that I have ever seen, I shall now proceed to the fourth chapter for the further help and information of those who are inclined thither.

4. And here I shall first calculate what it will cost for an ordinary family to journey thither. And in the second place point out what method they ought to follow in order to settle on a plantation there and what it will cost, the which may serve for people of all qualities, provided one preserves the proportion.

Suppose then, that I have but £100 or 1100 guilden in the world. The passage money for myself, wife and 2 servants at £5 Sterling per head makes £20
For the passage of my ten year old child £ 2. 10
Each has a box free. I make the guess that with all my other goods will not make more than one tun for which I must pay £ 2
For the ship doctor 2 shillings, 6 pence per head £00. 12. 6
For 6 measures of brandy, which is very invigorating.
24 pounds of sugar for my own use £26. 2. 6
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For clothes for my servants, each 6 shirts, 2 waistcoats, 2 suits of clothes, one for summer and one for winter, one hat, 2 pair of shoes, stockings and drawers ...........................................£12

£38. 2. 6

In God's providence arriving there safely at the beginning of October, I must first seek a lodging in the one or the other town or village near by for my family. There we stay at first one week in order to recover somewhat and to refresh ourselves and to inform myself in case my land is not already staked out, where it is best for me to settle. This done, I journey with my two servants to my lot of 500 acres. I rent a lodging for them in the nearest house or village and we go to work to cut down some trees for our first house which will serve us sufficiently for our present condition and which will do later for an outhouse or shed, when I shall have prospered so well that I can build a better one.

In order then to build a house 30 foot long and 18 foot wide with a partition in the center and another to divide the one end of the house into 2 chambers, one must take 8 trees about 16 inches square; these one must cut into posts about 15 foot long, upon which the house must stand; then one must have 4 other pieces, 2 of 30 foot, two of 18 foot for the Plates which must lie upon the top of the posts, the whole length and breadth of the house, in order to place the joists thereon. Then there must be 10 joists 20 foot long to bear the loft, with 2 false plates 30 foot long to lay on the ends of the joists, so that one can fasten the rafters thereto; one must have 24 of these rafters about 20 foot long to bear the roof, in addition various other small pieces, which are left from the end of the beams.

In order now to cover the house both on the gables and on the sides, as also up to the loft, one needs clap-
boards split on both sides\(^1\) of about 5 and one-half foot long, these well planed will lie very close and smooth: the lodging room may be lined and filled with the same in between, the which is very warm.

Such houses remain in good condition easily 10 years without any repairs. I, with the two servants help the carpenter in the building, so that I have to pay for his work and board only \(\text{£} \ 7\)

For a barn in the same shape and dimension \(\text{£} \ 5\)

For nails and other things for these two \(\text{£} \ 3.10\)

So that I pay for these two buildings only \(\text{£} \ 15.10\)

The lower floor is the ground itself, the upper of clapboards; this may seem, perhaps, a poor way to build, but it is good enough at first, and safest for humble beginners. It is true, to be sure, that some of us have laid it out much broader even in the villages, with how much wisdom is the question?

It is the wisdom of a planter or Colonist to have only a small house and much cattle, otherwise some of our neighboring provinces improved by the diligence of people, wise and thrifty through necessity, would not have succeeded as well as they have done. If people wish to have better ones, they can regulate that according to their wealth.

One can have such a house finished towards the middle of November and the barn by spring, if one will, for because one has need of little till next fall, so those who build in favorable seasons use the winter to clear the land by spring, by which time they should have easily cleared 15 acres. Spring having come cattle must be obtained, for these I then spend:

- For 3 milch cows and their calves \(\text{£} \ 10\)
- For a yoke of oxen \(\text{£} \ 8\)
- A mare for breeding \(\text{£} \ 5\)
- 2 sows with a boar \(\text{£} \ 1.10\)

\(\text{£} \ 24.10\)

\(^1\) In the correction we read *veders gewyse* ("feather wise"), or like a knife whose back is thicker than the edge. (The English original has "which is rived feather edged.")

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Here may fitly follow a year's provisions for my family:

For each person 8 bushels of Indian Corn, which is for 5 persons 40 bushels, at two shillings Sterling a bushel. ..................................£ 4
For each, 5 bushels of English wheat, or 25 bushels at 3 shillings a bushel, makes ..........£ 4. 7. 6
For 2 barrels of molasses to make beer.....£ 3
For beef and pork for everyone, 120 pounds at 2 pence English, makes...............£ 5
For 5 gallons of spirits at 2 sh. per gallon. .£ 0. 10

Making ........£16. 17. 6

I now prepare to plant the land which I have cleared, whereon through the providence of God the following grains may be had:

With the three of us working, especially if the wife and son help, we can plant and take care of 20,000 hills of Indian corn, which will yield about 400 Dutch bushels, these at 2 sh. Sterling a bushel amount to ..................................£40
Then we can sow 4 acres with summer wheat, each acre yielding 15 bushels, or 60 bushels, which at 3 and a half shillings, makes.......£10. 10
Also four acres more with oats, yielding likewise 60 bushels, at 2 shillings a bushel, makes...£ 6
Also with Indian pease .......................£ 1. 10
Also with Gallavanses (certain sort of Turkish beans) and potatoes (a certain sort of Spanish earth fruit or root) an excellent crop..............£ 1. 10

Debit .......................£59. 10

The year being now over and October come, let us now see what our expenditure has been and what assets we have in return:
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For passage, etc. and clothes for the servants .......£38. 2. 6
For two months lodging until my house was built ...£ 1
For house and barn ........................................£15. 10
A year's provisions .......................................£16. 17. 6
Paid for cattle .............................................£24. 10

Amounts to ..................£96

My assets on the other hand are as follows:
Remainder of my £100 .......................£ 4 8. 9
Gained on £ 31. 17 sh. 6p. Sterling on goods
taken along at 50 p. Sterling .............£15. 8. 9
The gain on £30 in pieces of eight at 30 per
cent ...........................................£ 9
My house and barn now worth with the help
of myself and two servants ...............£30
Fifteen acres of cleared land, worth ....£18. 15
Grain produced ..............................£59. 10
In cattle, as good as at first ..............£24. 10

Sum total ..................£161. 3. 9

With what I have left over from the grain, more than
I have need of myself, I provide for the coming year,
with two barrels of molasses (for beer); and, in order
to save my young cattle, with two barrels of meat and
two barrels of fish. And I proceed to clear more land
for Indian corn and oats and I use the other land for
English wheat and barley. Near my house I lay out a
garden and plant an acre for an orchard.

Now the Colonist is settled on a plantation, where I
leave him to live by his industry and increase and to do
his best with what remains of his 500 acres, the which,
through what he has already done, is now valued at
three times as much as before.

As to those who have greater wealth and seek better
accommodations, they have the means thereto in them-

mels: and the people of the country have skill enough
to satisfy them in their desires, in the building of finer
houses whether of wood or stone.
As to the poorer sort of people who can barely transport themselves thither, or perhaps do not possess enough wealth to do even that, for their encouragement as well as for those who would be willing to assist them, I will present my former method or means, explained here more exactly.

5. The way, then, that the poor may be transported thither to the profit of the rich that help them is this.

First, then, concerning those who are able to transport themselves and their families thither, but being there have nothing left to build houses for themselves nor to buy cattle, these can be accommodated in the following manner.

Suppose, then, I have 5000 acres on which, pursuant to the ordinance of the country (which requires that a family should be placed on every 500 acres within a year after the land has been staked out, or else they must take up land farther inland) I shall place a family on each 500 acres, that is, 10 families to begin a village; for each family I will build a house with a shed for the cattle, after that I must give each family, to wit, four cows, two sows, two mares, a yoke of oxen with one stallion, bull and boar in common to serve the whole village. In addition I will procure implements and the first seed corn in order to sow the first land, together with trees to plant an orchard. This they shall keep seven years or more, accordingly as we agree, on equal shares or profit, that is to say, they shall enjoy the half of what the soil produces, above that which they need for their family; and the half of the cattle which they shall breed. And if so be they are skilled in one or another art, and with the idea of greater profit apply themselves at times to their handicraft, then they must renounce their equal share, since the land can not be worked by them in the meantime. And after this fixed time is over they shall be obliged to leave me the houses in good condition with a garden and orchard behind
the house and at least 30 acres of land fenced in and cleared for grain and grass. I say 'at least,' for one can clear more land, especially when more than two persons are at work (which is the supposed number), and if the land is not more than usually obstructed with trees; moreover one needs nothing more to spur them on than half the profit, the which they shall enjoy from the land thus cleared. And then I will assign to each of them a hundred acres of my 5000, which cost me £3.6 sh. 8p. which they shall own in perpetuity and can dispose of by will, provided only they pay me one shilling a year for it which is the quit rent which the governor receives.

This will cost me about £60 Sterling for each family and at the end of the time the improvement will be well worth £120 Sterling, as things go at present, besides the value of the increase of the cattle and the yield of the land which also will amount to about £120 Sterling, all mishaps and casualties being deducted: especially if the people are honest and careful, or if the owner himself is on the ground or has an overseer to look after things now and then.

The whole expense with the interest on £600 Sterling for seven years, reckoned at 6 per cent a year, will amount to £852 Sterling, and the improvement alone, belonging entirely to me, £1200 and the increase of the cattle likewise £1200, of which one half shall go to me and the other half to the planter.

These people will be so well trained in farm work by this time that with the cattle and the yield of the land which they have produced, they should be able to settle on their 100 acres of land, which I will now give to each family.

Each of these farms of 500 acres which are provided with dwelling house, garden, orchard and land can be used as follows: either one places his children thereon, or one rents it out himself with or without cattle to
those who shall raise cattle themselves. In which case (as things go now) one can clear at least £12 a year, which rent for such a farm which is worth £120 (and this it is well worth after the lapse of 7 years, as above said) amounts to net ten per cent, whilst in the meantime one has the security of the land. Moreover this £120 from which one draws ten per cent yearly is not really capital, but gain or increase on the invested capital.

The advantage of this method appears to be greatest for those who go there themselves; for just as the profit appears to be greater, so there is no small hazard therein through the loss or stealing of cattle, unless one is on the ground himself or has a diligent and honest overseer there.

And assuredly those that intend going there and have money and desire to live there without much incumbrance cannot do better; for the half of the increase of the cattle, together with the work of the family will produce an abundant living for them, so that they do not need to concern themselves with things they perhaps do not understand, in order to be able to live well there.

In case the half of the increase or gain be considered uncertain, one should be able to make it a sure yearly income, the which is truly quite as safe and is the way in which the people of Ireland have largely increased their capital. For if they rent out a piece of land with as many cows as the land can support they receive for the part that is added usually as much butter as the rent that is agreed on amounts to.

Now as to the other sort of poor people who have not enough to transport themselves thither, these can be helped with profit in the following manner.

Suppose I have 5000 acres to plant, just as aforesaid, then I should give to ten families each a hundred acres, to each family I will give £30 Sterling; for the first four
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years they shall not pay me at all, in which time they will have been able to come into a good and comfortable position; after that they shall each pay me £5 Sterling a year as a perpetual quit rent for their 100 acres of land.

This will yield me for my 1000 acres of land and the £300 Sterling which I advanced a yearly income of £50 Sterling.

So any one who has bought 5000 acres to plant, by renting out a thousand of the same, secures for himself and his family his remaining 4000 acres, in carrying out the ordinance of the country: and that in such a way that, reckoning in all hazards and interest, he can draw at least ten per cent yearly on his money on the security of the land, which shall remain forever mortgaged to him; except that the remaining 4000 acres, because of the renting out and the cultivation of the 1000 (as already said) will be worth three times as much as before.

But I take it for granted that in each of these families there must be, not counting the wife, at least two workers, one of them being either the son or the servant; and that for the carrying out of the contract they pledge everything they take along, and for further security they bind themselves to serve for a certain time as servants; that they shall settle on the land according to contract, where, once having established themselves, their work shall improve the land in such a way that it shall be security enough for the yearly rental.

There remains one other expedient or means, namely, to give to ten families that are already there, whether or not they go over at their own expense and live together as a village, the ownership of 1000 acres in return for a slight acknowledgment or perpetual quit rent: thereby the other 4000 acres (as aforesaid) will be secured from all others, because thereby the law of the land is fulfilled and the 4000 acres enhanced not a little in value; especially that portion of the same
which lies nearest to the 1000 acres which are so planted and cultivated; for when the children of these people have grown up, they will try to settle near their parents, and that will attract thither men of various handicrafts.

On the farms which one thus rents out to these people, beginning with an increased quit rent: for example, in place of one penny, which is the quit rent for an acre of unculti vated land, one shall perchance enjoy four pence for each acre. Or one will be able to rent out the land for a long term, such as 21 or 31 years, at a small rental; it being well understood that they will build on it and plant it and leave it in good condition, whereby the remaining land will advance in value.

Each one of these means, I judge, will give enough profit to adventurers and not less encouragement for families of little fortune. I know very well that some will be thinking that our second proposal to pay £5 Sterling yearly rental is somewhat hard on part of the people, a thing at variance with my inclination, as well as with my desire to act in the matter.

But I think otherwise, for in Ireland where money bears ten per cent yearly interest, £30 will bring £9 at interest for three years, so here this sum expended for 100 acres will be worth £8 Sterling, for one can not buy for less here. The interest on these £8 for three years is £2.8, and adding thereto 3 shillings Sterling for three years rent, makes in all £49.11 shillings, that is only 9 shillings English less than £50 Sterling, which in Ireland yields £5 a year: so that one does not get more here for one’s money than in Ireland, which lies so near to England and is so well cultivated. If in addition one considers the risk that one runs in this matter (more than a double bond for the payment of £50 in Ireland) then the profit is not large, but only just; for if the ship is wrecked, then I have lost my money; or if the working hands die, then I have a liability in place
of a revenue or income. Add to this also that 65 days in a year at a half\(^2\) an English shilling a day (which a good workman can earn) produces the income of £5 Sterling a year within half a shilling, so that the renter will enjoy almost 300 days in a year for himself, and I do not doubt but that the proposal will prove very attractive to the sight.

But this is not all, one comes to a country where land is cheap and advancing, and where those who are dependent on their hands alone can live well and, in one way, are safe from many misfortunes often occasioned by decrease of business or trade. For just as no one can fall lower than the earth, so each one falls here upon his own. And that brings us to the sixth chapter, to wit, The advantages that are to be expected in these regions for posterity.

VI.

Sixth, one can provide here better and more easily for one’s descendants, especially those who have no great riches. As to handicrafts men, merely considered by themselves, I have never thought but that artisans can get along as well here in England as there in America: but that is not the real cause, one must enquire, when one has prospered a good stiver through one’s knowledge and work, say £1000 Sterling more or less, how much land can one buy here for this and what revenue one can draw from it here; perhaps £50 Sterling a year on a bond, or £40 Sterling for the rent of 80 acres of land, at 10 shillings a year for each acre. What will this avail to bring up 5 children on in the way of food, clothing, schooling and to give each a capital; let alone that one can not leave much from this to one’s grandchildren and so forth.

\(^2\)This is evidently a misprint for one and one-half shillings, as the English original reads “eighteen pence,” moreover the calculation requires the latter figure.
Now when one invests £1000 in America with discretion, it becomes a capital for the family. Suppose then that I invest £100 in land, for which one could buy 5000 acres, but because the land has risen greatly in value and the sale among the Indians is much higher, one can now buy only 3000 acres for it, which is as much land as is required at present for a village. This I will then settle with 5 families, retaining 500 acres for myself; and rented, as already said, with a quantity of cattle, etc., on equal shares, which costs me £300. Upon this half increase I shall be able to live well on my own 500 acres till my children have become of age. By this time at least the lease will have expired and I place my children on this rented and cultivated land, each 500 acres with a share of cattle; thus they live without paying any rent, and after my death they may expect my 500 acres in addition. Now if each of my children has 5 children, they can give each child 100 acres, besides their share in the 500 acres which I shall bequeath. In case any of them apply himself to this or that kind of handicraft, one can give all the more land to the others.

By this time one can well imagine that 100 acres will be worth as much as 1000 in their father's life and that the same must advance daily. The experience with all cultivated lands teaches us the truth of this. Here is now the right means to put people in position to live well, namely agriculture, and to postpone the anxiety for one's descendants to the fourth generation.

But here you must remember that only £400 of my £1000 is invested and that £600 remains to tide me and my family over and to establish us to some extent in our condition of life and also to trade with and in part to provide for my children. Since now £1000 Sterling in Europe can not give such sure gain, free from all mischance, to which life is otherwise subject, I believe I may conclude with good reason that America is a better place for posterity, especially of such who are
not very rich or have many children, whom they would like to see provided equally with a means of living; and herewith I pass to the last chapter.

VII.

Now as to the utensils and merchandise which it is best to take along, whether it be for one's own use, or to sell with profit, I say in general, all things that serve for clothing, building, household goods, for agriculture, for fowling and fishing, and particularly German linen, white, red and blue Osnabruck cloth, English wool manufactures, ordinary Spanish and Northern cloth, Norfolk dozens and Kersies, Serges, Norwich stuffs, Duffels (thick kind of cloth), Northern cottons or strouldings and western red cloth for the Indians, shoes and stockings, buttons, embroidery and sewing silk, Iron ware, especially axes to chop and further to split the trees, hoes, Indian hoes, saws, cleaver knives, shovels and spades, pocket knives and nails, but three times as many 10 and 15 penny as of other kinds, since these sizes are most used for shingling the houses. And for the planting of vineyards, those who have been skilled in this in Germany, know well enough what implements they need. One often needs gunpowder and lead in the woods in order to shoot the water birds which are very plentiful in winter. There are other trifles which are useful to take along, but they are of little value and are commonly known to everybody. So I will close this information or direction with my usual admonition and good wishes: Let no one be rash or foolhardy. An even, humble disposition will best be able to endure the changes and the differences through which one must pass.

This is certain; a wilderness must necessarily lack some things which one enjoys in these lands; but time and labor will speedily compensate for this, where with industry one can acquire an inheritance in a short time.
However, though we have not the ornaments of life, nevertheless we do not lack the things which make for good living; and if one places the cost of the ornaments in the scale against the profit which one has thereby, the world, in this respect, will be greatly in our debt. If we have less of art, we have at least more of nature than many other countries. The works of God are better subjects for meditation and delight than the inventions of men. It is in vain that we extol the first and simpler ages of the world and call them the golden age, the while men censure in America their rural life in solitude.

I will not say more now, than that as Jacob dwelt in tents and huts and flocks and herds of cattle were his income, so a life like unto his need be no obstacle to those who love his simplicity and uprightness. God grant that it may be so ordered with those who journey thither, and then I feel sure that they will have no great reason to regret their choice.