

These lands require now, and will not require for a century, but a small quantity of foreign manure (if the domestic manures are properly husbanded,) and to purchase and use of these will involve but slight expense, with certain and direct remuneration.

There are no lands for sale in this or any other country, that combine so many of the moral and material advantages as these lands: Health, convenience to market, and a choice of the best in the country—easy and cheap cultivation, easy, cheap and certain transportation—the choice, in many instances, of Railroad or water transportation—their proximity to the great southern emporium of trade, (Baltimore,) and daily, in many cases almost hourly communication with the National Capital—these, with a highly-cultivated and refined resident population present a combination of advantages not to be found elsewhere in the United States. The whole Union cannot present its counterpart. On these lands the man of wealth, of enterprise, of taste, of leisure, can enjoy the one or gratify the other to an extent nowhere else practicable in this country. Here are wide fields for the employment of capital with profit, combined with all the natural gifts to make a home, a “Home, sweet Home.”

#### TABLE LAND SOILS.

These are a distinct class of soils, occupying the summit level in the interior of the counties of Prince George, Charles, St. Mary's, and to a small extent in Calvert counties. They lie, for the most part, at the head of the streams which empty into the Potomac and Patuxent rivers, and are more level and flat than the soils before described which are contiguous to them; they are by no means so productive, they are, however, well wooded and watered. Their physical texture is close, compact and retentive of water—this, by proper cultivation and manuring can be readily and cheaply improved, whilst the nutrient substances in them can be very easily and cheaply supplied. They sell at a price much below their real value, and from their cheapness and contiguity to market are very desirable for investment. They have been but little improved as a general thing, but where these have been made, ample returns for all outlay of capital and labor has been the direct result. They lie immediately adjacent to the lands which have just been described, and the advantages to a population of small means, of such contiguity can at once be recognized. They cannot fail to become fertile, valuable and the residence of a numerous population if properly managed. They can be purchased at *cheap* rates in *large* tracts, and thus offer good inducement for the investment of capital, with certain, speedy and permanent returns.