

GD 10 1091 **Memorandum left by Mr Murray with John Bushby**
the 23 January 1775 **(deals with management of estate in James Murray's absence)**

Memorandum from Mr Murray of Broughton taken at Dumfries twenty third day of January (1775) Respecting the Lands of Broughton.

The **Large Marie bog** is already open and the drain completely finished but there are other bogs in which it is supposed there are considerable quantities of Marle, contained, and if Drains can be made at a moderate expence it might be proper to open them, but on Account of the uncertainty of the expence of making Drains in that part of the Country, Mr Murray would not undertake them at his own risque, but on the bogs being bored and the appearance being promising he would give a sum of money to assist the Tenant who should take the risque of making the Drains. The first is the **little Moss** on the march of Broughton Skeoch it is supposed has a considerable quantity of Marle in it, and he would allow the one half of the expence of the Drain provided it did not exceed in whole Thirty pounds Sterling - The Second the **Moss in Oultoun** it is expected contains a large and valuable quantity of Marle, there is a Drain already made, but it will require cleaning and deepening and as it passes thro one of Lord Galloways Farms, it is probable some obstruction may be given by the tenants - It is expected Lord Galloway will not oppose the widening, cleaning and deepening the Drain, in which case, it is thought no opposition can come from the Tenants, if any opposition is made those concerned for Mr Murray must do what they think best and it is also left to their discretion to do what is necessary to this Drain at the sole expence of Mr Murray or to concur therein with the Tenants.

Method Mr Murray had in view to sett this Estate -

Broughton Mains - Andrew Broadfoot in Delsier had been with Mr Murray frequently about this Farm and from what has passed Mr Murray thinks will give twelve shillings Sterling per acre for it upon a Nineteen years Lease, and during the first five years, for which his Tack of Belsier subsists, require only a sufficient Barn which must be made.

This is a Tenant much to Mr Murray's mind and not to be parted with for trifles. -

William Drew in Newton Stewart, Alexander Stewart in Cults and one Hannay a grain Merchant have also been applying about this Farm.

John Dunie in Broadwig has offered Mr Murray twelve shillings Sterling per Acre for Archibald McCaul's last possession and for the little Park below the road next to Sir Stair Agnews march for a Nineteen year lease - This Tenant having houses on his present Farm requires no houses but a Barn - Mr Murray thinks him an Industrious, careful Man he is desirous to prefer this Tenant -

Alexander Dickson Tenant to Mr Keith Stewart has offered Mr Murray eleven shillings Sterling per acre for the whole of Broughton Skeoch, but Mr Murray is desirous to have Dunie for the part mentioned above and therefore he wishes to deal with Dickson for the middle part of Broughton Skeoch. And as Mr Murray considers the middle part to be inferior in soil, tho' more convenient for Marle, he thinks it will be convenient and proper to sett it before the other parts are Lett.

The possession of the Miln and Eighteen acres of Land or thereby. George Scamble is so generally liked by the country that Mr Murray wishes him to have a Nineteen year Lease of his possession on the best terms he will agree to, he being subjected to the whole expence of having the Miln in repair - But as this is a kind of personal favour to the Miller, so powers must be reserved to Mr Murray to resume the Tack in the event of Scambles death during the Currency thereof, unless the tenants concur in approving of the Millers successor as a proper peaceable and sufficient man -

Mr Murray desires it to be particularly attended to that the whole Fother upon these Farms must be consumed on the ground and that the Tenants are not to be allowed to subsett without his Consent -

The above Farm being now in the possession of Mr Murray himself may be lett so as the Tenants may enter thereto at Michaelmas next, and Mr Murray leaving it to those concerned to do in general what appears for his Interest and has only to observe that he did expect had he continued at home to have sett the whole so as to yield him twelve shillings pr. Acre of yearly Rent -

The Oultons are possessed by John Hawthorn and John Coning and the Lease thereof expires at Whitsunday (1777). There is therefore more time for Letting this Form, at the same time Mr Murray has no objection to its being sett immediately. The present Tenants are not so attentive in every respect to the improvement of these Lands as Mr Murray could wish, but he inclines however to prefer them on the same terms to any other -

This Farm is lett so low as Fifty pound Sterling at present and is in a very bad state, but it is so conveniently situated for Marle that Mr Murray thinks it may be sett for half a Guinea an Acre or perhaps more - It will be necessary to restrict the Tenants to three successive crops and to reserve the previlidge of taking Marle from one Farm to another where it can be spared and roads the most convenient for both parties to lead it away with, on payment of damages.

Stewartry Farms.

Laigh Lag presently possessed by Williams and William Nishes - The Farm contains Sixty five acres and is now sett at Eleven pounds Sterling and the Lease expires at Whitsunday (1775) - William Nish the Younger has offered Eighteen pounds, and Mr Murray expects £25 Sterling of yearly rent at least and he has had it valued at £29 Sterg. per year - Mr Murray wishes to prefer Young William as an Encouragement and he would furnish him over board, with three hundred Carlisle Bushels of Shell Lime the Tenant paying along with the Rent Six per Cent yearly for the expence thereof -

Laigh Creoch and **Tanny Fad** possessed by John McClure and Andrew Cowan, at the rent of £28 or thereby, but Mr Murray never intended to treat with the old Tenants as being indolent and in every respect bad managers - They contain 231 Acres and Mr Murray has offered it at £69, tho' Dunbar has valued it at £77 of yearly Rent - The Possessor of this Farm also must have Lime; Mr Murray would allow 500 Carlisle bushels of Shell Lime on the same terms as above mentioned. - Mr Murray also intended to have dyked off the low Land on the West side of the road as a thing necessary for the Farm and advantageous to the Tenant.

Barly possessed by Robert More at the Rent, it contains 128 Acres, and Mr Murray expects the bargain for it is finished in consequence of a Memorandum he left with John Thomson to sett it to John Carnochan at £39 Sterg. pr. Year, which memorandum must be particularly attended to as it contains several particulars and alterations that is to be made from the present possession of the Farm - One alteration was to take Six acres of the present Farm to add to the possession of James McClaulchan which was to be repaid by so much from the Farm of Fleularg, if less than Six acres Mr Murray was to pay Ten shillings per Acre for the deficiency of more than Six acres, the Tenant to pay the like sum for the surplus -

Fleularg - This Farm Mr Murray has offered the upper part thereof to Alexr McClure at £25 Sterling per Year - A dyke to be drawn along the Ford road from Gatehouse, to the corner of Alexr McClures house, and if McClure wont give that Rent, Robert More's son in Barley will take it and who Mr Murray thinks a better Tenant tho' he will let McClure have it if he desires - What remains of Fleularg Mr Murray meant to have thrown into small parks and have sett for the accommodation of the Inhabitants of Gatehouse and he would be willing on proper terms to furnish Lime to such as take them, that the Land may be made .more useful and valuable - Mr Murray considers this remainder worth ten shillings per Acre in its present state and when sett it must yield such additional rent as in some measure will correspond with the expence of inclosing and the Lime to be furnished.

Drumwall contains near 300 acres, and which Mr Murray has sett to Two different Tenants for £100 yearly Rent, but since that has limed and Shelled, he imagines Sixty acres and has plowed this year about Fourteen Acres and intended to plow more so as to repay from the Crops a part of the expence, but he now wishes to sett the whole and he thinks it may be sett for £120 Sterling per year - The Tenant may either enter to the whole or take the benefit of what Mr Murray plows or Mr Murray will take the first Crop and let the Tenant enter at Whitsunday, but he would from choice wish the Tenants to enter immediately - Robert Clark a man recommended by Mr Lawson in Dumfries is now viewing the Farm with a view to take it.

The **Miln of Barley** and **Milers Park** and **Croft** is also to sett after Whitsunday next - This Mr Murray has promised shall be sett by Roup for Nineteen years - The Tenant to be obliged to keep the Miln Kiln and Houses in repair and the Thirl to be declared to be on the Grindable corn alone, so as the Thirl may be clear of claims from Multures, on what Corn they sell -

Plunton - This Farm is presently sett for £90 Sterg. Per year - Mr Murray offered it to the Tenents for £200 a year, and they offered £160 Sterg. a year - It contains 460 Acres and is a valuable Farm, but has been under very bad management and therefore on Mr Murrays setting his Shire Lands ,he intended to have it taken into his own hands and to have kept it as a Stock Farm for a few years until it got into some heart, but as this plan cannot

immediately be carried into execution he would agree to continue the present Tenants for two years at the Rent of £100 Sterg. offered –

Rerick These lands Mr Murray intended to have sold, and would still be willing to sell them for what he considers an equal price, but as there is no great probability of any proper purchaser casting up immediately, it becomes necessary to sett the Farms to the best advantages –

Kirkcassal contains 1000 and odd Acres, is now let from year to year to William Carson a very bad manager for £180 Sterg. of Rent, but Mr Murray had it valued, at 300 Guineas a year, tho he never had an offer for it, but Mr Paterson of Dunjop last week was to view it for his son and if he will give what should be thought a reasonable(*torn*).....him as a very desireable Tenant –

Culnaughtry contains upwards of 600 acres, but its quite in the state of nature, it pays at present £60 a year and Mr Murray thinks a hundred has been offered for it, but he considers it to be of advantage to him as it would save a great expence in dykes to let this Farm and the Farm of Auchenleck together, that is Mr Murrays part thereof, which contains about 200 acres and is now sett at £12 yearly and the two Forms together Mr Murray thinks they should sett for £130 Sterg. a year on a 19 Years Lease - These Farms will not do to manage them as they have hitherto been managed but are very favourably situated for Lime and to encourage the Tenants to use lime which it is there own Interest to do, Mr Murray would furnish at the nearest landing place 1000 Bushells of Shell Lime for Kirkcassal and 600 Bushells for Culnaughtry and Auchenleck on the terms above mentioned –

Many particulars will occur in treating with Tenants about the Farms now mentioned, which Mr Murray cannot give particular directions about these he leaves to the discretion of his ffriends with this general observation, that he does not mean to differ with a good Tenant upon any reasonable condition that appears to be fair and for the benefit of both Master and Tenant and his ffriends will receive his approbation in what they do in that way - He only recommends that in building houses, he does not think it for the interest of either him or the Tenant to build extravagant ones and such as should be built he would wish the Tenants were to lead the materials, that the walls should be sett by the Job to Masons that the wrights work in like manner should be sett to wrights and that foreign Timber should be preferred to Ash or Oak to be got at home.

The mem..... Mr Murray has made out in a very great hurry but he hopes the hints will be of some use to Messrs Agnew McDowell Syme Gordon Stewart and Bushby whome he has requested to take charge of his affairs in his absence, but Drumruck Murraytoun and Orquhers three farms now in the possession of Robert Ramsay will also be to sett before Whits. 1776 when the Current Tack Expires - The present Rent is about £140 Yearly but Mr Murray expects a very great rise upon these farms, he has not been able to inform himself as to the Rent he ought to receive, but he imagines they will bring more than Double the present Rent he has been informed the tenant keep 3000 Sheep between 30 and 40 Milk Cows and sells yearly about a hundred Stotts which he keeps over Summer and perhaps part of them over Winter and he also has 800 Goats - He has also sufficient Corn Land for two families

Mr Murray would give him the preference and as the stock he keeps are of very great value he should be spoke to very soon that he did determine not to become tenant again on proper terms he may have time to dispose of his stock to advantage.