

CANADA WEST LAND AGENCY CO.

Capital, \$100,000.

Hon. G. W. Allan, President. H. Campbell, Esq., Vice-President.

J. R. ADAMSON, Manager.

OFFICES, - - 14 Adelaide St. East, Toronto.

This Company take particulars of farms and other properties from the owners, and advertisers very largely, both here and in the Old Country, and has become the recognised medium for the disposal of all kinds of real estate. They sell only on commission, and do not hold any real estate of their own.

Brant County—Burford Township.

2201—The "Morrille Farm," containing 100 acres, of which 65 are cleared and 4 free from stumps; there are 15 acres meadow; remainder is wooded with beech, maple, chestnut, etc.; soil clay and sandy loam, nicely rolling and easily worked; it has a spring and the wells are situated near the house; fences are rail, dwelling frame, on brick foundation, roofed with shingles; 1 1/2 stories, 24x18, contains 6 rooms and a lichen 18x27, in good repair; frame barn, on blocks, 30x30; taxes amount to \$12, with 5 days road work, it is on the gravel road, 2 miles from school, and churches within short distance, post office 2 1/2 miles, Norwich on G. T. R., 4 miles; Brantford, Simcoe and Woodstock each 20 miles. Price \$8,000.

Grey County—Proton Township.

2194—100 acres, of which 75 are cleared, balance homlock, cedar, elm, etc.; 2 springs and a creek; fences rail. The dwelling is rough cast, containing 6 rooms; also an old log dwelling; barn is log, with frame granary 18x24; taxes \$4. Orchard is 1/2 acre. School is 1/2 mile; the nearest P. O. is at Cedarville, 2 miles, and the Railroad is at Mount Forest. Price, \$2,800. 1/2 cash, balance to suit at 6 per cent.

Halton County—Nelson Township.

2179—A useful farm of 89 acres, 70 acres cleared, 50 free from stumps; good hardwood bush; soil clay and loam; there is a spring and creek, well at the dwelling; fences principally rail; dwelling is frame, on stone foundation, 20x30, 1 1/2 stories, and contains 5 rooms, with kitchen 20x24, and an extra wing 10x30; also a small dwelling on the north corner of the lot; barn is frame, on stone foundation, 30x30, driving house and stable. Taxes \$13, with 3 days' road work. Orchard, 2 acres, containing apples, pears and cherry trees, all bearing. School and Methodist church 300 yards distant; English and Protestant churches 4 miles; Zimmernan post office, 1/2 mile; Zimmernan railroad and telegraph office on the N. & N. W. R. L., 2 miles; Milton 6 miles. Price \$3,000. \$1,000 cash, balance in 6 years, with interest at 7 per cent.

Muskoka District—Humphrey Township.

2147—A cheap farm of 100 acres, 30 cleared, 70 in bush, hardwood and pine; soil clay loam, rolling and easily worked. There is a spring and creek, well at house; well ditched, and fenced with rail. Frame dwelling on stone foundation 30x20, 1 1/2 stories, 5 rooms; new frame barn 20x30, stone foundation. Taxes \$2 and 2 days' road work; on gravel road, convenient to churches; school and P. O. at Ashdown, telegraph office at Roseau, 1/2 miles; buildings alone worth the money. Price, \$650; \$300 cash, balance in three years with interest at 7 per cent.

Norfolk County—Walsingham Township.

2149—Good farm, 141 acres, 70 cleared and free from stumps, 30 in good hardwood bush; soil, partly clay loam and partly sandy loam; spring and wells at the house; fences are principally rail; has a house on stone foundation, 16x20, 2 stories, 20 rooms, cellar containing brick well 10x20, outside kitchen 18x26; wing 18x19 all in good repair; frame barn 50x60, cellar underneath on stone foundation with oak sills. Barn No. 2, 30x10 near which is a living stream. Taxes \$30 and 5 days' road work; 2 orchards of 4 acres, containing 300 apple, 200 pear and cherry trees all bearing; gravel road 1/2 mile, school 2 1/2 miles, English and Baptist churches 3 miles, 2 Presbyterians 18 miles, Methodist 5, Roman 1 1/2 miles, post office 2 miles; telegraph office and market town at Port Rowan, 9 miles. Price \$7,000; half cash, balance in from 8 to 10 years at 7 per cent.

Oxford County—North Norwich Township.

2210—Fine stock, dairy or grain farm of 215 acres; 180 cleared and free from stumps, 35 in bush, consisting of beech, maple, oak, elm, ash, etc. Soil is clay loam, gently rolling and easily worked; it is watered by a creek, 3 wells and cistern; well ditched, and fenced with rail, p. o. 7/8 and bears; dwelling is frame, on stone foundation, roofed with shingles, 30x30, 1 1/2 stories, with 7 rooms, kitchen 30x18, and cellar 18x21 - in good repair; 2 frame barns, each 30x50, on stone foundations; drive barn, frame, on stone foundation, 63x36, with basement stable, also cheese house, with apparatus. The orchard covers 5 acres, containing about 600 trees, embracing apples, pears, cherries, plums, peaches, also grapes and berries. There is a windmill on the place which supplies the house and barns with water. It is on a gravel road, 9 miles from school and within easy distance of churches, etc.; Springfield 4 miles, Norwich (on G. T. R.) 6 miles. Price \$12,000; \$4,000 cash and balance to suit with interest at 7 per cent.

Simcoe County—Innisfil Township.

2320—The "Big Hay Point Farm" contains 17 1/2 acres, 9 cleared, 25 free from stumps. There is a fine pine grove, the rest of the timber being beech, maple, butternut; the soil varies from clay loam to heavy clay; the farm has lake frontage; there is a well at the house, and 1/2 mile of ditching done. The dwelling is of frame on stone foundation; 2 wings, 30x30 and 22x22; 2 stories and cellar, 22x20, and a kitchen 12x12. There is also a frame cottage on the place, 12x30; frame barn, 60x18, on stone foundation. There is also a lot stable, 43x21; cow shed, 12x18; wagon shed, 12x36; hay shed, 6x18; stone r. of house, 16x14. Taxes, \$25, and nine days road work. Orchard of 1 1/2 acres, containing 100 trees of all varieties; the farm is 2 miles from gravel road and 4 miles from school. The English church is 7 1/2 miles; Methodist, 4 miles; Paisnwich P. O., Craig Vale R. R. and telegraph office 8 miles on the N. R. L., and Barrie 12 miles. Price, \$6,000, \$4,500 cash, balance in 4 years with interest at 6 1/2 per cent.

Welland County—Pelham Township.

2204—This very valuable property, known as the "Ridgeville Fruit Farm," containing 35 acres, all of which are cleared and 5000 bush of timber; fences are rail and picket; dwelling house is of frame, on stone foundation, roofed with shingles, 40x45, 2 stories, and 10 rooms; cellar underneath whole of house, 45x35; kitchen outside main building, 5 x 30 - all in capital repair; barns, frame, 40x50, on stone foundation, with roof cellar and cow stable underneath; also fowl house, 30x15; ice house, 12x16; coach house and stable, 30x40; shed containing barn and stables, 45x20 - all in good repair; taxes amount to \$23 and 9 days road work; orchard contains 250 acres, with the following fruit: about 1,500 grape vines, 1,900 peach trees, 300 apples, 80 pears, 25 plums, and about a half-acre of strawberries and raspberries - all bearing; the farm is situated on the gravel road; school 1 1/2 miles away; churches of all denominations about 1 1/2 miles; post office, 50 feet, telegraph 1 1/2 miles; Welland, the railroad station and market, 6 miles, is situated on the Welland Railway. Price, \$8,300; \$5,000 cash, balance in 10 years, with interest at 6 per cent.

Wellington County—Luther Township.

675—A good farm of 202 acres; 45 cleared, under cultivation and well fenced; balance, 155 acres, is excellent hardwood land, heavily timbered with maple, beech, elm, hemlock and basswood, and 30 acres of first-class cedar and valuable mixed timber; this is a particularly good lot; it is a corner one, and can easily be divided into two farms of 100 acres each; good rail fences; 1 1/2 miles from Ferguson post office, and one mile from school house; there is a splendid new frame house, 30x24, containing 7 rooms, well finished; new frame barn, about 50x40; log stables on the premises. Price, \$3,500.

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