

year 1910 was 35 cents per doz., and wheat costs about \$35 per ton. There is established in Vernon "The Vernon and District Poultry and Pet Stock Association" which besides holding an annual show, co-operates in importing poultry foods, and undertakes the disposal of poultry produce.

Tobacco has now been grown in the Okanagan Valley for about 15 years with complete success. The tobacco grown is Havana and Wisconsin seed, and is manufactured into cigars at the cigar factory in Vernon; the flavour resembles to a remarkable extent that of the original stock, and only an expert can tell the difference from the real Havana grown on the Island of Cuba.

Tobacco Culture

To some, agriculture in any form does not appeal; especially does this appear in business men who have been interested in finance from their youth upwards. To them British Columbia and the Okanagan Valley especially offers a most lucrative field for investment. Town properties can be bought returning a net revenue derived from rent of from 12% to 25% after deducting all charges for management (if the investor is a non-resident) depreciation, taxes, etc., and the owner is in the happy position of knowing that his holding is appreciating in value every year. Or money can be put out on first mortgage on approved properties at 7% to 8%, the amount so loaned never to exceed 50% of a conservative estimate of the value of the property mortgaged. Although the above may seem a high rate of interest to people living in older countries, the security is equally as good as that offered in such countries when only 3% to 4% is paid for the accommodation. Another excellent investment which so far has not received anything like the attention it deserves, is the buying of desirable residential lots in a steadily developing Town such as Vernon, and building comfortable six or seven-roomed houses. These will let readily, the demand for such being enormous, and will return interest on the investment of from 15% to 25% net.

Invest- ment