

# W. O. Lee & Co.

CARDSTON

ALBERTA

Canada

Sir Wilfrid Laurier said: "The Twentieth Century belongs to Canada." We think so too--Western Canada.

## Town Property

Three fine building spots. East front 93 x 140 feet only \$75.00 each. 1 block from Tabernacle.

\$20.00 a foot frontage 75 feet deep between the Assembly Hall and the Cardston Mercantile Co.'s Store. A splendid site for Office Block, Opera House, Church, Hotel, Implement House or any large building. Will seal 150 feet frontage or less.

**\$330**

One lot 8½ x 17 rods on Nob Hill joining W. Wolsey's

The only piece of Main Street Property left at anything like the price, only \$5.00 a foot, 280 feet deep.

Only \$4.00 a foot for 75 feet all we have left of the Cook corner one block west of the Cahoon Hotel on Road to Depot

We have bought the Frank Snow property cornering on Tabernacle square. We have seven out of fifteen building lots left. If you want a residence site close in for little money, on easy terms, now is the time to get it from W. O. Lee and Co.

A 4 roomed house rustic lath and plaster, barn and full lot within 2 blocks of Main \$750.00

**\$2050.00**

One Brick Cottage a block and a half from Main Street 6 rooms with lot 45 x 280 feet. City water and Electric Lights for \$2,050.00

**\$1050.00**

4 roomed rustic cottage and large lot 17½ rods square, barn good water etc. for \$1,050.00.

The Phipps Restaurant Building and ground 18x75 feet to alley in rear, one of the best and most central locations on Cardston's main street. Between the two banks and the two largest mercantile establishments. A good investment with good renter, if desired, at \$15.00 a month.

Dr. Campbell's Brick Residence of ten rooms within one half block of Main Street \$3,000.00.

## Farms & Ranches

A fine ranch at Caldwell with water front on Belly River. Joins the Allen Ranch. With 25 acres broken. 120 acres at \$11.00 acre.

Ranch at Beazer \$9.50 an acre N. E. ¼ 14-2-27 W. 4 with 25 acres broken, 2 roomed log house, 2 good springs, all fenced. Easy Terms.

### Big Stock Ranch

On the edge of the Cochrane, 2,240 acres. Deeds to half of it and 3½ year renewable lease on the balance. Lots of open range. 20 miles of fence with subdivisions, etc. Recorded water right and many acres under irrigation. With ranch house, furniture, barns, sheds, corrals, pastures, feed yards, wagons, implements, etc. etc. too numerous to mention, but a fully equipped stock ranch in every particular. All the above land and improvements for \$10,000 an acre for the half of it and the leased land thrown in free. Known as the Jack West Ranch on the Belly River. Will also sell with the above 500 head of cattle, 150 to 200 head of calves, 15 head of horses etc.

\$18.00 an acre for one of the best improved wheat farms in the country. 640 acres. 520 broken.

2 room lumber house. \$500.00 lumber barn, shingle roof. Good well and pump, plenty of water. Small lake on place. The entire farm fenced with 4 wires on cedar posts. Sec. 16, Township 4, Range 24, joins Raley Elevator on the north

The Cooney Ranch, 160 acres, at Boundary Creek, all fenced, house, stables, corrals, etc for \$8,000 an acre. With horses, wagons, cows, farming implements, etc. at a bargain, with everything necessary to run it. Here is your chance.

\$1,400.00 for one of the best ¼ sections between Kimball and Taylorville. The N. W. ¼ of 22-1-24, with all improvements, a three roomed house, stable, cellar, poultry house, etc. Easy terms. 35 acres cultivated and 15 acres in fall wheat.

The John Furman Ranch at Boundary Creek, 640 acres, part broken, fall wheat all fenced and cross fenced, many springs--an ideal cattle and horse ranch. Will sell the entire place with all its improvements for \$9,000 an acre, or a single quarter section for \$11,000 an acre.

2 more quarter sections of land near Caldwell adjoining the Allen land \$9.00 an acre for one and 11.00 for the other.

\$15.50 an acre. A full section of the best farming land 330 acres broken. Exceptional location joins Raley Junction and Elevator. One of the best wheat farms in the country.

Don't you want a nice little 10 acre farm on the edge of Cardston in the home seekers addition all in crop; garden and fall wheat, two roomed rustic cottage, good chicken coop, root house, good well all for \$900.00. W. O. Lee and Co. Real Estate Agents.

30 acres in the "Home Seekers addition" on the edge of town at \$10 an acre.

\$10.00 an acre for 3 quarter sections all fenced with three wires. Log house and granary both shingle roof, 45 acres broken. Fine spring, fine meadow. Ideal dairy ranch, about ¼ miles south of Cardston. ¼ cash, balance on easy terms.

Modern Rustic Cottage in Duceville with 200 acres of ground all fenced 25 acres in fall wheat in perfect condition. Farming implements thrown in. Fine orchard just bearing have matured apples. House and improvements worth over \$2,000.00. All for \$5,250.00.

If you want something big here it is. 14,000 acres of the finest land in the country. The A. R. and J. Company's Railroad and Canal cuts through this land formerly known as the McCarty Ranch but now owned by the Spring Coulee Land Company Limited. In township 4, range 23, W. 4 M. Easy terms. 5 annual payments at 6 per cent interest. 11 to \$20 per acre.

**\$1600**

Two more good quarter sections near Raley Elevator.

The N. W. ¼ of Sec. 15-4-24, 140 acres plowed ready to crop. Also the S. W. ¼ of 15-4-24. Both or either at \$16,000 an acre.

### Another Dairy Ranch

C. J. Olsen's at Leavitt, 320 acres, 50 acres in grain, 6 acres in Timothy. All fenced 2 fields, 3 wires. Springs and good water. 2 roomed log house shingle roof. Good milk cellar 10 x 12. Log granary with shingle roof 18 x 20. Log chicken coop. Log pig pen. Stable 24x32 12 logs high and enough logs to make it 18 high. Sheds for 100 head of cattle, corrals etc. All for

**\$3250**

**\$7.25 an Acre**

Improved farm on Lees Creek due south of Leavitt. 153 acres with house, stable, corrals, spring and creek front. 25 acres in cultivation. Easy terms. A bargain.

The Benson Homestead 160 acres, fine spring and coal mine on the place. House etc. for \$1,600.00.

Dairy and mixed farming 6 miles south of Cardston.

S. E. ¼ of 14-2-26 with 3 room house, good cellar, granary and sheds, stable for 12 head, 2 good wells and springs, can cut 40 tons of hay, 35 acres under cultivation. All for 10,500 an acre.

**\$1275**

The S. E. ¼ of Sec. 4 T. 2 R. 2S. 160 acres, all fenced, good water, easy terms, situated on Boundary Creek.

A fine Poultry Ranch 32 acres 1½ miles from town, 4 roomed house all fenced and part cultivated a snap for \$700.00.

We have opened up agencies with Real Estate men in Lethbridge, Calgary, Winnipeg, eastern Canadian points and U.S. who will send us prospective purchasers for the lands listed with us. If you have anything to sell, now is the time to list it. Call or write for a listing blank.

Remember it was the Cardston District that took all six prizes on Alberta Red Wheat, First on Milling Oats, Second on 2 rowed Barley, and Second and Fifth on Spring Wheat, at the recent Provincial Fair at Edmonton and First Prize on Alberta Red at the Winnipeg Fair, in 1906 and first and second in 1907.

# Real Estate