

# Canada West Land Agency Co.

Capital, \$100,000.

Hon. C. W. Allan, President. A. H. Campbell Esq. Vice-President.

J. R. ADAMSON, Manager.

OFFICES, 14 Adelaide St. East, Toronto.

This Company takes particulars of farms and other properties from the owners, and advertises very largely, both here and in the Old Country, and has become the recognized 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.

Applications are taken from leading farmers throughout this Province, who need assistance on their farms, and are filled by young men from the Old Country, upon the following terms, viz.:

The pupils introduced are usually well-conducted young men of the upper and middle class, who desire to learn thoroughly the work of a Canadian farm, with a view of ultimately commencing for themselves. The conditions under which the pupil is to be received are, that he shall be practically taught farming, being under the orders and control of the farmer, and assist with the work, to the best of his ability, in the same way as the farmer and his sons are accustomed to do, but at first, while he is strange to the life, consideration is to be shown as to the amount of work required from him. He is to live and be treated precisely as one of the farmer's family; is to receive board, lodging, and such washing as is usual with the farmer's sons; and to have a bed and bed-room to himself, with washing accommodation in it. The contract entered into is usually for one year, and specifies that the farmer shall receive a cash bonus of a certain amount, and shall pay the pupil monthly at a certain rate per month. After the expiration of the first twelve months, the farmer and pupil may mutually agree as to future engagements. The bonus to the farmer is to be paid at the expiration of such probationary time (usually one month) as will enable the farmer and pupil mutually to desire that the contract shall be entered into. This wish to complete the contract must be expressed in writing by both parties to the Canadian office, who will then see that the contract is signed and the money paid. A copy of the contract, to be signed by the farmer, will be furnished with his application.

Farmers desiring to invest their money in any business undertaking, or requiring partners, either silent or active, with capital, or wishing to dispose of their interest in established business, will do well to communicate with the Company, as it is receiving constant enquiry from capitalists and others, seeking investments for their means.

The following farms, amongst others, are for sale by the Company:

### Brant County—Burford Township.

318—This farm known as the "Kingford Farm," contains 120 acres; 110 of which is cleared and free from stumps; the soil is a clay loam, and is well watered by a creek and well; it is well drained; there are 40 acres of bush consisting of beech, maple, pine, hickory, elm, white ash, cherry, and basswood; the land is gently rolling; the fences are built of black ash rails, there is a substantial brick dwelling 24x40, two stables, containing 10 rooms and cellar; frame barn on stone piers, 30x50; cow house 24x33, and barn 24x30, both on stone foundation; drive house 24x50, on stone foundation, with loft for hay; brick milk house; there is an orchard of about 60 apple, 6 pear, 7 plum, 12 cherry trees, 22 grape vines, with currants and raspberries; it is on a gravel road, half a mile to school and church; market town Norwich, 4 miles, Hatchley station on the B. N. & P. R. 2 1/2 of a mile. Price \$3,500, half cash and balance in 10 years with interest at 6 per cent. No season can be given at any time.

### Northumberland County—Murray Township.

260—A magnificent farm of 327 acres more or less; 150 acres cleared, 100 being free from stumps, and 43 are meadow and pasture land; the balance is wooded with beech, maple, elm, basswood, ash and fir; land, rolling; good drainage, partly ditched; soil, sandy loam on clay loam, with clay subsoil; a spring creek and 3 splendid spring wells furnish the water supply; the buildings comprise a 1 1/2 storey frame dwelling, 24x36, 8 rooms and cellar; barn upon stone foundations, 24x34; shed to barn, 30x60; hay barn, 18x36, and small out-buildings. Good orchard of 400 apple, besides a quantity of plum and cherry trees. There are good roads, and the farm, in first-class, is situated in a high and healthy location, in a good neighborhood, 1 1/2 miles from school, 2 miles from church, 3 miles from Trenton market and station on the G. F. R., and 15 miles from the city of Belleville. There is also a saw mill on the farm. Price \$13,000; \$5,000 cash, and balance in yearly instalments of \$1,000, with interest at 6 per cent.

### Grey County—Derby Township.

(C)—A most desirable residence and small farm of 70 acres, adjoining the town of Owen Sound; 25 acres cleared, 20 acres in meadow, 5 acres in bush, consisting of maple, beech and birch; soil nice sandy loam, and easily worked; watered by a spring and two wells at the house and the other at the field. Owen Sound water works supply in house, one cent on call, picket and board fences, 2 storey stone dwelling 30x32, contain 9 rooms with cellar 12x4, kitchen 12x18, and milk house of stone; frame barn 50x30, on cellar piers 2 cow stables, 10x12 and 18x15; horse stable, 18x12; drive shed, 30x22; 2 hen houses and 2 pig sties, all in good order; orchard, including garden, 5 acres, containing 200 trees, consisting of apples, pears, plums, nearly all in bearing. The taxes amount to \$12 a year. A good gravel road leads to the farm; convenient to school, churches, post office, telegraph office, railway station. Owen Sound market place 3 miles distant. Price \$15,500; half down, balance with interest at 6 per cent. Owner will exchange for city property.

### Halton County—Trafalgar Township.

2062—A splendid farm, known as the "Widow's," 20 acres, 160 cleared, 37 meadow, 50 bush, 100 free from stumps, 30 flats, 30 in fall wheat, 21 seeded down, and 35 in spring crop. The timber is pine, oak, beech and ash. Soil, sandy black loam, and clay loam, partly rolling and easily worked; watered by a spring and creek, also by a well at the house, and buildings with a cistern; the farm is fenced with picket, post, rail and stumps; the dwelling is same on stone foundation, 30x50, containing 10 rooms, 1 1/2 stories, cellar 20x30, kitchen 12x30, with a wing 12x12; also a good frame house for hired men, 18x20; No. 1 frame barn, 30x30, stone basement, No. 2 frame barn, 22x51, 15 feet posts; No. 3 frame barn, 28x32, stalls for 17 head of cattle, drive house, 24x36, stalls for 6 horses; shed 30x70, 3 box stalls, all in good repair; orchard 5 acres, 200 apples, 50 plum, 50 cherry, 12 pears, peaches, grapes and small fruits. Taxes amount to \$40 a year, with 6 1/2 days road work; 1 1/2 mi from gravel road, 1 from school, 1 1/2 to 3 miles from church, 3 from post office, Oakville, 2 1/2 from G. W. R. station, 3 from Oakville, market town. Price, \$12,000; \$3,000 down, balance to suit, with interest at 6 per cent.

The "Canadian Farm Journal," issued by the Company monthly, contains over 2,000 properties, principally farms, for sale, and will be sent free on application, to all intending purchasers. Address J. R. ADAMSON, Manager, Toronto, Ont.

BRONZE MEDAL, 1882--TORONTO EXHIBITION.

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## HEAD QUARTERS

# EMPLOYMENT BUREAU.

### OFFICES,

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