

New Westminster District on Fraser River

A magnificent Estate of 311 acres situated at Langley, B.C., with steamboat landing, telephone, post office, telegraph, schools and churches within 10 minutes walk. Daily service via C. P. R. and Fraser River. About 225 acres under cultivation and in pasture, capable of being made the finest dairy farm in the Fraser River. Fruit orchard of 500 apple trees 9 years old, just at the profitable bearing age and will average 5 to 10 boxes a tree. Fruit and vegetables off this farm exhibited at the Fall Fairs swept the prize board. New frame barns, stalls, 25 cattle-stables with 2 loose boxes for horses, hen houses with wire runs, sheep shed, cart and wood sheds, work shop, smoke house, pig pens, etc., all new and modern. Bungalow Residence—6 rooms, hot and cold water, bathroom, W. C., etc., every city convenience. Excellent fishing and shooting, magnificent view; unlimited market for everything that can be produced right at your door. Electric Train line building into Vancouver will pass by the property and will be within an hour's run of that city.

For price and terms apply

Seymour, Marshall & Co.

557 Granville Street
Vancouver, B. C.

The Settlers' Association of B. C.

NEW WESTMINSTER, BRITISH COLUMBIA

Have for sale choice locations in various sections of the Province. Improved and unimproved lands particularly adapted for Fruit, Poultry, Sheep, Stock and Dairy or General Farming.

We have been engaged in the fruit growing and general farming business here for many years and are still operating our own farms, hence are in a position, as practical farmers, to afford intending Settlers information of a character that may mean a great deal to YOU, all of which is freely at your disposal.

A post-card will bring to you our land list, maps, etc.

The Settlers' Association of B.C.

Box 556, NEW WESTMINSTER, B.C.

GOLD HILL FRUIT LANDS

WEST KOOTENAY, B. C.

Ho! Ho! 5 and 10 acre Blocks of choice Fruit Land, with station, P. O. and store RIGHT AT THE DOOR.

The Gold Hill Fruit Lands

(Sub-Division of Lot 833, Kootenay District.)

are situated on the Lardo division of the C. P. R., adjoining the townsite of Gold Hill, just north of Kootenay Lake, and only about 65 miles S. E. of Revelstoke.

This property is not up on the side of a mountain, nor away on some lake, where boats are the only means of transportation. It is right at the front, on a railway, close to the main line, and therefore convenient to the great prairie market.

BUT MORE.—Some of these Blocks could be cleared by one man in a week. The cheaper Blocks have a little small timber, mostly cedar and very easily cleared.

WATER.—Irrigation is not necessary, (it is not in the "dry belt"); but this land is abundantly supplied, having several beautiful little streams flowing through it.

Are you a Farmer?—a Laborer?—a School Teacher?—a man just out from the East? Here is choice Fruit Land, free from stone, easily cleared, and with train service within a quarter of a mile. If land in other parts away from railway, be worth \$100 an acre, what is this worth?? And yet, look at these prices.

Blocks adjoining Gold Hill townsite, \$100 an acre. Remaining Blocks from \$75 to \$90 an acre, according to location, surface and cost of clearing.

Terms:—A quarter cash, balance in six half-yearly payments, with interest at 6%.

Send a deposit of \$25 and we will reserve for you the best unsold Block and allow you 30 days to examine and complete purchase or re-select. If you wish us to select for you, we will send you a written description of the Block selected and guarantee it as described or refund your money.

WE HAVE NO POOR LAND FOR SALE.

Free Maps upon application.

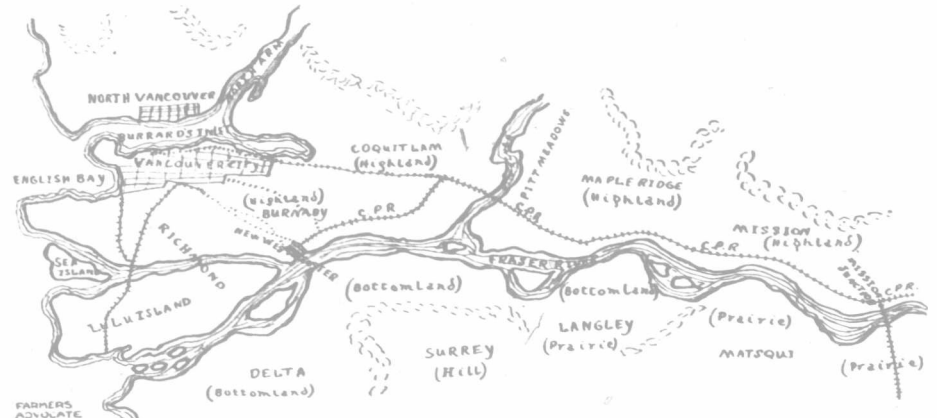
Reference—Merchants' Bank Vancouver

D. L. MILNE & CO.

P. O. Box 659

420 SEYMOUR ST.

VANCOUVER, B. C.



NEW WESTMINSTER AND VANCOUVER DISTRICT.

THE AGRICULTURAL CENTER AT COAST.

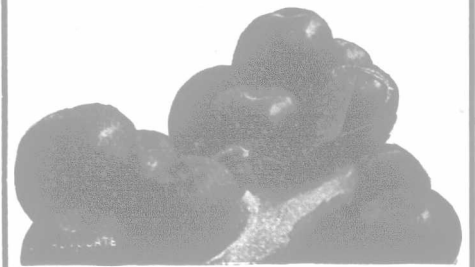
New Westminster, generally called the "Royal City" from having received its name by Royal assent in the reign of our late Queen, occupies a natural position of great strategic importance. It is, in every sense, a centre, including the way which concerns our readers most, viz.: agriculturally. In Governor Douglas' time (1858) its special suitability was recognized and the site was selected for the seat of government of all the main land of British Columbia—Vancouver Island at that time was a separate charge, and it was not until some years later that the two divisions were united under one governor when Victoria, being the elder city, became the actual seat of government for the united territories; but New Westminster after two booms and slumps in its early days, has steadily grown in trade wealth and importance until to-day she occupies a prominent position. Agriculturally speaking, New Westminster is, perhaps, the most important center in British Columbia, for she is surrounded on all sides by fertile stretches of land which is of two chief kinds. There are the red loam upper or bench lands, which are second to none in suitability for fruit growing, and there are black loam "bottom" lands which produce heavy field crops, but are not recommended for fruit culture.

In agriculture, as opposed to fruit growing, the most generally pursued branch is that of dairying. Nearly every farmer has a herd of milch cows, and the creamery system is admirably meeting the requirements of the district and aiding individual efforts by affording a ready market for the produce of the separate farms. Apart, however, from the creameries, there lies ready to hand a population of about 100,000 souls in New Westminster and Vancouver who daily require pure milk, butter and eggs than the present herds and runs can supply. The vegetable and truck farming are, to a very large extent, run by the Chinamen here, as in most places of British Columbia.

The holdings run in extent from 25 to 160 acres, one man in the celebrated Lulu Island District having an 800-acre farm and one in Delta, 1500 acres. The average-sized farm, however, seems to be about 50 to 100 acres according to the nature of the soil. Where the majority of the farm is red loam and suitable for fruit growing the holding is smaller—probably because the initial cost is so much higher and the attention and labor required is more per acre. A greater variety of tillable and fruitful soils within a comparatively small area (about 350,000 acres of agricultural land) it would be difficult to find. Lulu Island, Delta and Richmond are mostly composed of rich black bottom lands. Matsqui possesses a fair stretch of open prairie, black loam also, whilst the other municipalities practically all contain each a portion of the bottom and bench lands. All the bench lands in their virgin state are heavily timbered and the lower parts are, in addition, generally subject to an annual flooding before they are properly dyked; nearly all the necessary dyking is now accomplished and is kept in repair sometimes by payment to a central body which is responsible to the tributary community for the efficiency of their work, and, sometimes, each man has to protect his own front from the encroachment of the great Fraser River.

In price, the improved loam lands run about \$100.00 to \$150.00 an acre, according to the state of cultivation and proximity to lines of communication or market. The wild lands, of a similar

FRUIT LANDS



Sunnyside near KAMLOOPS

56 10-acre lots, each with frontage to good road and water laid on for irrigation and house use. The estate is all within 2½ miles of a railroad siding on the main line of the C. P. R.

Two wagon roads and steamers on the Thompson River serve the ranchers with unequalled trans-facilities.

The soil is a rich river deposit, enriched by years of cattle grazing and does produce immense crops of

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Terms are easy

**WHAT BETTER CAN
YOU DESIRE.**

J. T. ROBINSON, Manager
B.C. Orchard Lands Ltd., Kamloops, B.C.

Select Farms

IN LOWER FRASER VALLEY

British
Columbia's
Richest
Farming
District

Our new Real Estate List giving description and prices of farm lands is now ready. Send for one—it will be of value to anyone interested in this country.

Dominion Trust Co. Ltd.

T. R. PEARSON
MANAGER

NEW WESTMINSTER
B. C.

British Columbia The Land of Summer

We have 100 acres of choice Fruit Land on Arrow Lake; one mile of water front. Adjoining ranch can not be bought for \$18,000. Five miles from Nakusp; two boats land on this property every day. This land will double in value in three years.

Write for particulars to

The Royal Business Exchange Ltd.

450 Hastings St., VANCOUVER, B.C.