

# PAYING CROPS

APPLES	yield on an average	\$350 to \$400	per acre
CHERRIES	" "	\$600 to \$700	" "
STRAWBERRIES	" "	\$500 to \$600	" "
PEARS	" "	\$400 to \$500	" "
PLUMS	" "	\$450 to \$550	" "
PEACHES	" "	\$500 to \$600	" "

## Okanagan Centre

is in the heart of the Peach Belt, the pick of all the valley, and the soil, when irrigated, is specially suited for growing the finest Peaches, Strawberries and Grapes, besides other fruits and vegetables.

If you apply quickly you can buy this land in 5-acre lots and over at **\$125 to \$200 per acre.**

A 10-acre lot will cost you less than a good  $\frac{1}{4}$  section on the prairies and yield \$5,000 to \$6,000 per acre.

**Can you get as much for a Wheat Crop off 160 acres at even a Dollar?**



The climate on the Okanagan is superb, the winters mild and the summers delightful.

Fishing and hunting are right at your door.

Communication is easy by lake steamer or wagon road, 18 miles to Vernon, and thence by rail a short distance to Sicamous Junction on the main line.

Irrigation by a properly planned and executed system will be ready by next spring.

There are already open a hotel and store with telephone; foundations for a church are laid and there is a resident minister on the townsite.

OKANAGAN CENTRE with its 6,000 acres will rapidly become the headquarters of the Fruit Industry of the valley.

Terms: 10% and the balance easy.

## Maddock Bros. Ltd.

361 Main Street, Winnipeg

10 Broad Street, Victoria, B.C.

**Head Office - - VERNON, B.C.**

## The Okanagan Valley

THE present time seems an opportune one to set forth as clearly and plainly as possible the peculiarities and characteristics of this great Valley, especially in view of the demand amongst eastern folk for orchard homes and the prominence given to the Okanagan by those who are profiting by the foresight and practical experience of the more venturesome pioneers in the raising of the fruits suited to the locality.

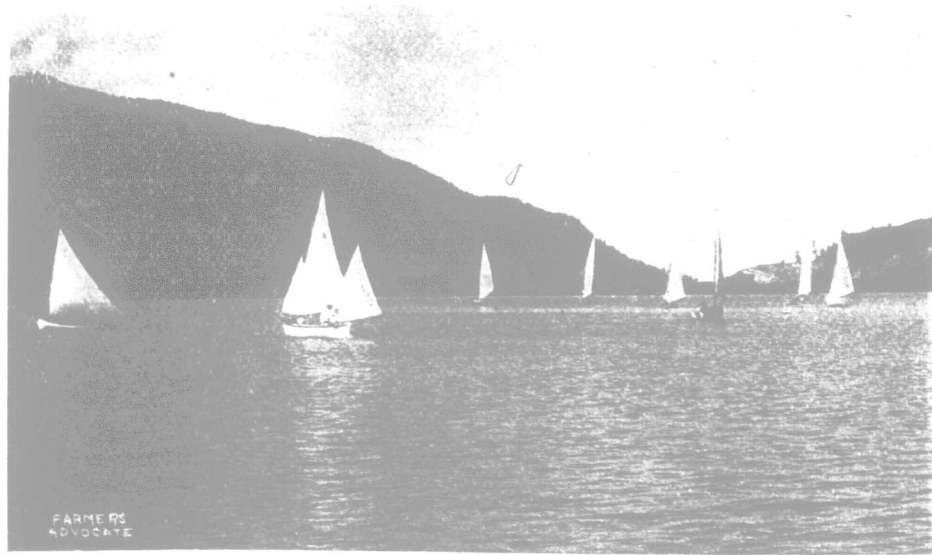
It is not easy to determine just where the Okanagan Valley properly begins and ends, but we may well include from Enderby in the north, some 23 miles from Sicamous Junction to Skaha Lake, formerly called Dog Lake in the South, near which the fruit division of Peachcliff is being opened up.

Here just as in almost any other district of British Columbia the natural conditions, soil, temperature etc, vary much within a comparatively small compass. The length of the valley, as defined above, is not more than 95 miles and the width is never greater than 15 or 20 miles, yet there is a great variation in lowest winter temperatures, apparently as much as 20 degrees, and the southern extremity claims to be two weeks ahead of the northern in its seasons. The snowfall from Enderby to Vernon, too, is considerably greater than further south whilst the soil changes from a rich dark brown in the former to the finest white silt, which looks at first sight most unpromising, but is evidently none the less of very exceptional value when properly irrigated.

The northern loam seldom needs the addition of moisture by artificial means and the silt is useless without it. On this account the latter lands are only capable of being turned to profitable account by the combined action of many owners of small lots and this combined effort is brought into play hind foremost, so to speak, by the real estate dealers who, having acquired

semi-arid, ranges which they have been until recent years.

Taking the districts in rotation, we have in the north Enderby, Armstrong and Vernon where the natural conditions are very similar. The soil is a rich, dark pliable loam, varying into stiff clay of a peaty nature here and there, with a subsoil of a thick clay bed. The mountain ranges on the east and west tower high above and the natural seepage from them supplies most of the needed moisture. Around Vernon are some bare open ranges on the lower hills, but a few miles to the north the surface of the wild lands is covered with birch, pine, cottonwood and other trees. The temperatures would appear to be very similar to those of the Kootenays, but the soil in the latter is more of a red loam. Both appear to be extremely fertile and it would be an impossible task to say which is the better. The low bottom lands bordering the Spallumcheen River seem not so suited for fruit trees as for such crops as cabbages, potatoes, celery and general field produce, but the highest parts yield very very fine apples. The Coldstream Ranch east of Vernon is of course noted all over and beyond Canada and a drive through these acres and acres of orchards makes one realize why their fame has spread so far. They are laid out and kept in the most perfect condition possible and are a sight not to be missed by a visitor to this country. Instances of great crops, amounting to four figures in value per acre, are quoted up and down all this part under consideration, whether the crop be apples, cabbages, onions or any produce suitable to the exact locality. Further south on the east shore, one comes to Okanagan Centre where Maddock Bros. have some 6000 acres subdivided, and a small army hurrying to completion an immense irrigation system with a series of reservoirs just above the turn-site and commanding practically every lot. The main pipe line extends some



REGATTA AT KELOWNA. RANCHERS IN THE OKANAGAN ENJOY A SAIL.

large semi-arid tracts and water rights on the commanding mountain lakes and streams, have spent thousands of dollars on the damming of these water supplies and the piping of it to their estates and distribution to each small plot.

The Okanagan, then, is very largely a valley particularly adapted to the plan of subdividing into small holdings and the purchasers of these pay prices much in advance of the original cost of the land, but the acres are worth the value placed on them, when one considers the figures demanded for similar lots across the border line and the fact that much of the soil and the climate are better suited to growing peaches than any other part of the Dominion and a large market exists within a few miles in the North West Province. Without the large outlays by the real estate men nearly all these lands would have remained for an indefinite period the land, but almost useless and

8 miles from a series of lakes on the mountains across the Wood Lake Valley which lies just to the east of their property. Already a hotel and a store are erected, several houses are up, a church is being built and a minister is in residence on the spot. The soil here is a silty deposit with much gravel intermixed and must be preeminently fitted for peaches and grapes whilst some of the higher lots at the east or back of the estate would do finely for apples and other fruits, and strawberries could be grown on any of these lots. An old German who has settled here held up his hands on his first arrival and said, "Ach! Goabes, grapes." He knew.

The only orchard in bearing here is on the adjoining Rainbow Ranch, but next year some 1000 acres are expected to be planted out by or for the various lot owners. To the east of Okanagan Centre lies the Wood Lake property. This is not strictly in the Okanagan valley, but is on the east side of Wood Lake and