

CANADA WEST LAND AGENCY COMPANY!

CAPITAL, \$100,000.

Hon. G. W. Allan, President. A. H. Campbell, Esq., Vice-President. J. R. ADAMSON, Manager.

OFFICES, 14 Adelaide Street 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.

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 wearing as is usual with the farmer's sons, and to have a bed and bed-room to himself, with washing accommodations 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 arrangements. 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.

Parties 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:

Bruce County—Culross Township.

2,140—One of the finest farms in the township, containing 164 acres; 90 cleared, balance, first-class maple, beech, elm, &c.; soil, splendid clay loam; good fences, well, &c. Log dwelling, 1 1/2 stories, on foundation of blocks, with kitchen addition. Frame barn on stone foundation, 64x44 with stabling underneath; granary and other buildings; good orchard. 6 1/2 miles from Tecumseh, on T. & C. B. Railway, where there are churches of all denominations, stores, &c. Langede P. O., 3 miles. Price, \$7,000, \$4,000 cash, balance to suit at 6 per cent.

Elgin County—Bayham Township.

465—A fine, rich, sandy loam farm of 107 acres, of which 36 are cleared; the balance is covered with most valuable timber, consisting of beech, maple, white oak, chestnut, pine and hemlock; there are about 600 sugar maple trees. Soil, black loam. The farm is level, well-watered, and has good natural drainage; excellent fences. The dwelling is frame, 18x30, on stone foundation. 1 1/2 stories. Frame barn, 54x32, including stable and granary; also log stable, corn crib, milk and root cellars, all in good repair; good orchard. 2 1/2 miles from Vienna and 3/4 from Port Burwell. The wood alone will pay for this place. Price, \$4,000; terms to suit.

Grey County—St. Vincent Township.

2,116—Fine farm of 270 acres; 165 acres cleared, 140 free from stumps, 75 acres in meadow, 115 acres seeded down, 40 acres in bush, consisting of maple, beech, elm, oak and hemlock, soil is a good clay loam, gently rolling and easily worked, watered by a spring, two creeks, two wells—one at the house and one at the barn—and a cistern; the fences are rail and picket. The dwelling is frame, 20x30, on stone foundation, roofed with shingles, 1 1/2 stories high, containing 10 rooms, with cellar full size of house. The barn is of frame, 50x30, with stabling; underneath there is a good woodhouse. The taxes are \$57, with 18 days' road work. The orchard covers 10 acres, and contains 2,500 apple, pear, plum, peach, quince and cherry trees, also grape and other small fruits. It is on a gravel road, 5 miles from the town of Meaford, a station on the N. & N. W. R., where there are post and telegraph offices, and churches of all denominations, school is 1/2 mile. Price \$12,500; 1/4 cash, and balance to suit, with interest at 6 1/2 per cent. The owner's reason for selling is that he is too old to work the place.

Haltont County—Nelson Township.

687—The "Golden Hill Farm," containing 110 acres, 85 cleared and free from stumps, 25 acres in bush, which is heavy elm and black ash soft maple and birch. The soil is partly limestone loam, clay loam, and on 2 acres of flats black loam, with the exception of this 20 acres, it is gently rolling and not stony, although some limestone is to be found here and there. There is a never-failing spring, also wells at the house and barn. There is a considerable amount of picket fences, and the rest are rails. The dwelling is brick, 40x30 feet, 2 stories, containing 8 rooms, and the rest are rails. There is a kitchen, 20x20 feet, and a woodshed 12x21 feet. The roof is shingles laid in mortar. Barn No. 1 is frame, 30x50 feet, on stone foundation. Barn No. 2 frame, 24x36 feet, frame shed, 20x40 feet, head house, 12x16 feet; hog pen, 12x18 feet. The taxes are about \$47 per annum, with 8 days' road work. There is an orchard of 2 1/2 acres, containing mostly winter apples, all bearing. Churches are 1 1/2 and 2 1/2 miles away. Lowville P. O. is 2 miles; Milton, the county town, on the N. & N. W. R. and O. V. R., is 8 miles. Price, \$9,000; \$5,000 cash, balance to suit, with interest at 7 per cent.

Lincoln County—Niagara Township.

2,162—Magnificent farm of 200 acres, 160 cleared, 160 free from stumps, 40 in fall wheat, 80 in spring crop, 40 in meadow, 20 in bush, mixed timber, chiefly oak. The soil is sandy loam, mixed with gravel, nearly level. There are wells near the house, and the farm is well drained by the Niagara River. It is fenced with rails, board and wire. The dwelling is stone, 30x41, 2 stories, 13 rooms, with cellar full size, and kitchen outside, 12x15. There is also a farm dwelling, containing 9 rooms, in good repair. The barn is concrete, 60x40, on stone foundation, built in 1875, also frame barn, 25x49, in good order; drive house, corn crib, etc., etc. The taxes are \$50 per annum, with 11 days' road work. The orchard covers 18 acres, all first-class apple trees in prime bearing condition. It is 2 miles to gravel road, and 2 1/2 miles from the town of Niagara, where there are churches of all denominations, schools, post and telegraph offices and station of the Buffalo and Niagara Railroad. It is 10 miles from St. Catharines, the county town. Price, \$15,000, \$9,000 cash, balance to suit, with interest at 6 per cent. This farm is situated on the Niagara River, and the dwelling is heated by hot air.

Oxford County—North Norwich Township.

2,175—This fine property, known as the Pioneer Cheese Factory Farm, contains 200 acres, 180 cleared and free from stumps, 1 in fall wheat, 50 meadow, 100 seeded down, 20 sugar bush and pasture, no wet, rocky or stony land, the timber is beech and maple, soil, clay loam, gently rolling, watered by a spring creek, well and cistern, the drainage is natural and about 3 miles of tile and well ditched, fences are rail, board and barbed wire. Brick dwelling, 30x45, 2 stories, 10 rooms, on stone foundation, cellar 30x45, kitchen 16x24, 4 rooms, roofed with tin and in good repair, there is also a frame dwelling, 30x32, 1 1/2 stories, 7 rooms, on stone foundation, in good repair, frame cheese factory, 30x50, 3 stories, on stone foundation, good boiler, engine, vats, presses, and all the improved appliances for cheese-making; it is doing a good business, and has a patronage of 30 cows, frame 170, 40x60, on stone foundation; barn No. 2, 30x50; barn No. 3, 28x40; barn No. 4, 30x75; hog barn, 26x50, all in fair state of repair; orchard of about 10 acres in all, consists of apples, pears, cherries, etc.; the farm is adjoining the gravel road. Churches, schools, post and telegraph offices, G. W. R., stations of the P. D. & L. H. R., and market town, Norwich, 1 1/2 miles. Price, \$16,500 for whole, or will reserve cheese factory and remove it; if this is done, will take \$15,500 for the farm.

Wellington County—Luther Township.

A number of very cheap farms, on easy terms, to wind up a bankrupt estate. No reasonable offer will be refused. 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.

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BURLINGTON CANAL. Notice to Contractors.

SEALED TENDERS, addressed to the undersigned, and endorsed "Tender for Burlington Canal," will be received at this office until the arrival of the Western mails on FRIDAY, the 23rd day of MARCH instant for rebuilding part of the superstructure of the south pier at Burlington Canal. A specification of the work to be done can be seen at this office, and at the Inspector's office near the place, on and after SATURDAY, the 16th of MARCH instant where printed forms of tender can be obtained. Contractors are requested to bear in mind that an accepted bank cheque for the sum of \$200 must accompany each tender, which sum shall be forfeited if the party tendering declines to enter into contract for the execution of the work at the rates and prices submitted, and subject to the conditions stated in the specification. The cheque thus sent in will be returned to the respective parties whose tenders are not accepted. This Department does not, however, bind itself to accept the lowest or any tender. By order, A. P. BRADLEY, Secretary, Department of Railways and Canals, Ottawa, 3rd March, 1883.

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John H. McC...