

CANADIAN PACIFIC RAILWAY COMPANY.

Regulations for the sale of Land.

The Company are prepared, until further notice to sell lands for agricultural purposes, **AT THE PRICE OF \$2.50 PER ACRE**, one-sixth payable in cash, and the balance in five annual instalments, with interest at six per cent., a rebate for actual cultivation being made as hereinafter described.

The following will illustrate the mode of payment for a section of 640 acres at \$2.50 per acre :

PAYMENTS.	PRINCIPAL.	INTEREST.		TOTAL.		PAYMENTS.
Cash down.	\$266 66	\$80	00	\$346	66	Cash down.
1st	266 66	64	00	330	66	1st
2nd	266 66	48	00	314	66	2nd
3rd	266 66	32	00	298	66	3rd
4th	266 66	16	00	282	66	4th
5th	266 70			266	70	5th
	\$1600 00	\$240	00	\$1840	00	

The ordinary conditions of sale are :—

1. That all improvements placed upon lands purchased shall remain thereon until final payment for the land has been made.

2. That all taxes and assessments lawfully imposed upon the land or improvements shall be paid by the purchaser.

3. The company reserve from selection at the above price all mineral, coal and woodlands, stone, slate and marble quarries, lands with water power thereon, and tracts for town sites and railway purposes, and, as regards lands having some standing wood, but not hereby excluded from selection, the purchaser will only be permitted to cut a sufficient quantity for fuel, fencing, and for the erection of buildings on his land until he shall have received the final conveyance thereof.

4. The mineral and coal lands, and quarries, and the lands controlling water power, will be disposed of on very liberal terms to persons giving satisfactory evidence of their intention to utilise them.

5. The purchaser will be required within four years from the date of the contract for the purchase of the land, to bring under cultivation, and sow and reap a crop on one-half of the said land, except when otherwise expressly agreed and declared in the contract, by reason of any special obstacle to such cultivation. Dairy farming, or mixed grain and dairy farming, to an extent to be agreed upon, will be accepted as the equivalent of cultivation, entitling the settler to the rebate.

6. A Credit of \$1.25 per acre will be allowed for all land so cultivated during four years.

7. A reservation of 100 ft. in width for right of way, or other railroad purposes will be made in all cases.

8. If the purchaser of a section, or part of a section, being a *bona fide* settler resident upon the land purchased, or upon an adjoining section, fails to carry out, in their entirety the conditions of his contract with respect to cultivation and cropping, within the specified time, the Company reserve the right, in their own option, to diminish the quantity to be conveyed to him under his contract, to such extent that he shall not be entitled to demand a conveyance of more than double the quantity cultivated and cropped; the quantity which he may so demand not to exceed one-half of the quantity mentioned in his contract, and, if not exceeding 160 acres, to be taken in the quarter section in which the greater part of such cultivation and cropping has been done; or, if in excess of 160 acres, then such excess to be taken from an adjoining quarter section; and as to the portion of the land contracted for, which the Company shall decide not to convey to such purchaser, his claim to the same shall be forfeited, and such portion shall not be conveyed to him by the Company; and thereupon the price shall be adjusted as if the contract of sale had originally been made for the portion actually conveyed to the purchaser.

The object of the foregoing clause is to prevent the Company's lands from falling into the hands of the speculators, to the disadvantage of the actual settler, but as respects *bona fide* settlers, the purpose and aim of the Company is to afford them every possible consideration and facility.

9. Special contracts will be made for tracts exceeding one section for settlement purposes, or for cattle raising.

10. Liberal rates for settlers and their effects will be granted by the Company over its railway.

For further particulars, apply to the Company's Land Commissioner, Mr. John McTavish, Winnipeg, or to the undersigned.