

Saskatchewan Soil Wonderfully Productive

"The proof of the pudding is in the eating." Evidence that the soil of Saskatchewan is characterized by the ability to produce a high average yield of wheat, oats, barley and potatoes for many years, without the application of any fertilizers or without even the growing of leguminous crops, is found in the experience of a great many of the early settlers, who have been for years producing these crops from the same land without any apparent diminution of the yield.

The following figures, with the exception of Saskatchewan, which are obtained from booklet issued by the Province of Saskatchewan, showing the average yield of wheat per acre, for eight years, from 1901 to 1908, inclusive, are taken from the Year Book of the United States Department of Agriculture:

Saskatchewan	19.57 bushels per acre	South Dakota	12.04 bushels per acre
Nebraska	17.68 " "	North Dakota	12.42 " "
Iowa	13.79 " "	Minnesota	12.42 " "
Kansas	13.16 " "	Russia	7.3 " "

Only a small part of the cultivable land of the province has so far been brought under cultivation. The crop districts into which the province is divided for statistical purposes have an area of 86,826,240 acres, while the total area of the principal grain crops in 1909 was 6,888,100 acres, or 7.9 per cent. of the area of the crop districts. The crop area given above does not take into consideration a large amount of territory in the northern half of the province, now covered with timber, but which is said to be very fertile.

Some indication of the general progress of the province may be gathered from the following comparisons contained in the handbook issued by the Provincial Minister of Agriculture in 1909:

"The number of farms in 1901 was 13,380, and in 1909, 81,303. The area of grain crops in 1901 was 577,000 acres, and in 1909, 6,898,000 acres. The number of grain elevators and warehouses in 1901 was 111, and in 1909, 842. The capacity of grain elevators in 1901 was 2,078,000 bushels, and in 1909, 24,270,000 bushels. The number of school districts in 1901 was 453 and 1909, 2,001. There are now upwards of 1,000 post offices in the province, the newspapers number over one hundred; and there are nearly two hundred branches of chartered banks.

Splendid Opportunities for the Business Man

"That the proportion of farmers in Saskatchewan is large may be learned from the fact that of every hundred persons in the province eighty live on the farms, and only twenty live in the towns and cities. With such a large region as the southern half of Saskatchewan even fairly thickly settled, a great many trading points would be necessary to handle the business of the country. The season of 1909 witnessed the opening of scores of new towns along the new lines of railway constructed in 1908 and 1909 by all three of our railway companies. The vigor and rate of growth of these young cities is nothing short of marvelous. Thus it may be seen that in this province new trading centres are constantly being formed, to which will gather business and professional men sufficient to supply the requirements of the different districts. All this indicates that there must be opportunities for business men of all kinds. For merchants, for carpenters and masons, for doctors, for druggists, for dentists, for veterinary surgeons, for lawyers, for school teachers, for tailors, for harness makers and for blacksmiths, there are opportunities."



1. East View

GRAND TRUNK PACIFIC YARDS

2. West View

Melville's Future Assured

"The towns have only begun their usefulness. The country has only begun to be settled. As the population increases and the area of cultivated land becomes greater the produce to be handled will be greatly increased. More banks will be established and modern institutions will be found in places where but a few short years ago there was nothing but the broad expanse of prairie."

To supply the needs of these numerous smaller towns, which are being built throughout the province, there will have to be manufacturing and distributing centres. These will of necessity be located where the necessary shipping facilities are to be found, such as are provided by the main and branch lines of the Grand Trunk Pacific and other lines which will centre at Melville. In the natural course of events, there must be a rapid growth in the population of the towns and cities, in order to keep pace with the growth of the rural population.

For these reasons no better opportunity is offered today for profitable investment, for big and quick returns, than in real estate in a town such as Melville, the future of which is assured by conditions which it is now practically impossible to change.

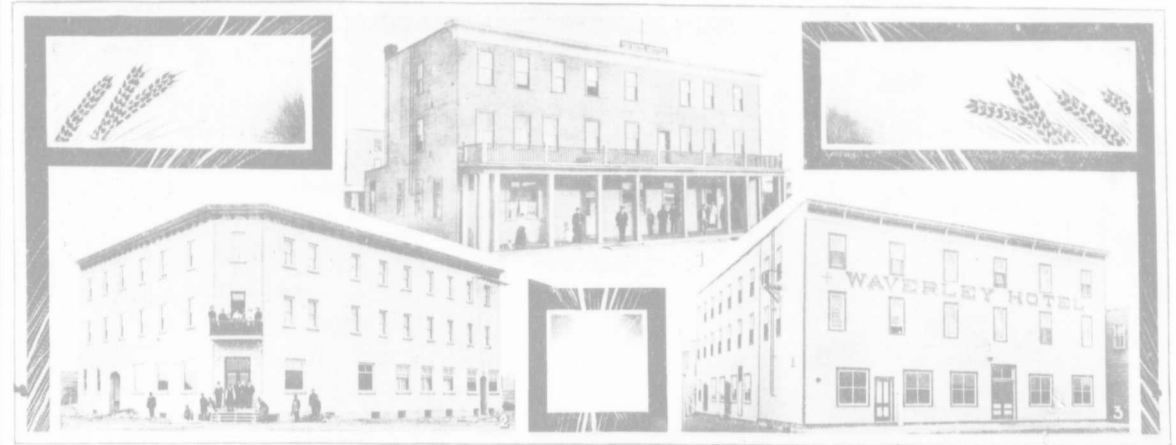
Melville Realty a Good Investment

From the Mercantile and Financial Times, New York:

Along the Grand Trunk Pacific has arisen Melville, where but two years ago was only a barren stretch of prairie. Now it is a flourishing town of 2,000 people, with banks, hotels, churches, schools, a fire department, a number of well-stocked stores and many fine residences. Melville is growing faster probably than any other town in Western Canada, and the reason for this is that it is a divisional point on the Grand Trunk Pacific with railroad shops and yards, and where a large portion of the population are employed by the railway company and are therefore permanent residents of the town. Wholesale houses are already being established to supply the surrounding territory which is being opened up.

Melville will be the operating base for about 2,000 miles of railway on the Grand Trunk Pacific, nearly 1,000 of which will be main line; and when the Hudson's Bay railroad is completed it will likewise be the operating base for that road.

With such tangible evidences of permanency it will readily be seen that real estate in Melville is an exceptionally good investment. Many have made large sums of money in investments in realty there, and everyone that has bought there has made some money, and many would have made more if they had held to their holding long enough. Naturally the future growth of Melville has been discounted by the know-



1. Hotel Melville

2. Windsor Hotel

3. Waverley Hotel

Melville Should Duplicate the Growth of Other Important Divisional Point Cities

An idea as to the rapidity of growth of a few Western Canada towns may be gained from the following figures, compiled and published by the Winnipeg Free Press:

	1901	1906	1909	Inc. 9 Yrs
Calgary	4,991	11,976	29,265	614 per cent.
Edmonton	2,926	11,167	25,000	852 "
Regina	2,249	6,169	13,500	500 "
Moore Jaw	1,558	6,239	12,400	670 "
Saskatoon	113	3,011	12,100	2,065 "
Lethbridge	2,072	3,313	10,000	382 "
Prince Albert	1,783	3,005	7,000	292 "

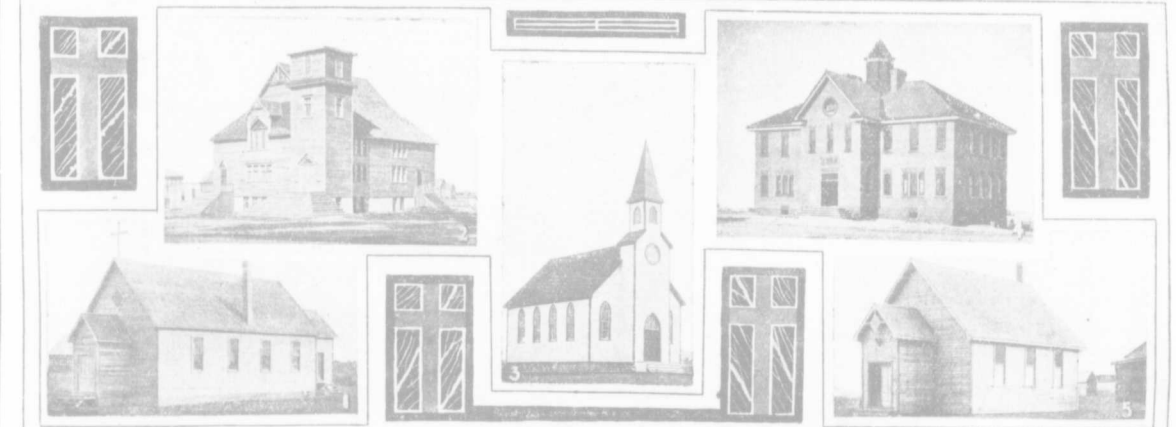
The cities included in the above table were but a few years ago no larger than Melville and probably had no advantages that Melville does not have. Skeptics there were in abundance who scoffed at the idea of these towns ever growing to their present size. Innumerable instances might be cited where lots located in these towns were offered to and refused by investors at from \$100 to \$300 a lot. These same lots, in some instances, are now worth upwards of \$25,000. Did you share in these large profits? If not you have an opportunity to purchase lots in Melville, which bids fair to duplicate the record made by these other cities.

From one frame store building in October, 1907, to a town of more than 500 buildings, 2000 population, and an assessed property value of \$1,792,000, from the open prairie to graded streets, cement sidewalks and handsome brick and concrete business buildings in three years' time, is a record of vitality and growth equalled by few cities, even in the land of wonders—Western Canada. Yet this is the record that Melville has made, and the greater part of this wonderful growth has been made in the past two years.

The same forces which caused this recent rapid growth are still operative, but their influence is cumulative, and the proportionate rate of growth in population and wealth increased from month to month. While the population doubled from 1909 to 1910, the assessed valuation of property jumped from a little more than half a million dollars in the former year to upwards of a million and three-quarters in the latter year, or an increase in the one year of 250 per cent. A large part of this increase in property valuation was due to the appreciation in the value of real estate, in short, represented the profit accruing to the early investors in town lots. The remainder of the increase resulted from the improvements put upon the real estate, business buildings, dwellings and the like.

The following figures show the increase in assessed valuation in a number of cities and towns of Western Canada for the four years of 1906 to 1909, inclusive:

	1906	1909
Calgary	\$ 7,771,921	\$19,824,978
Edmonton	13,984,242	25,364,990
Regina	6,448,092	16,237,181
Moore Jaw	3,951,770	10,781,033
Saskatoon	2,517,145	8,196,767
Lethbridge	1,699,686	5,022,545



1. Roman Catholic Church

2. Union Church

3. Lutheran Church

4. Public School

5. English Church

Practically every line of business is represented in Melville, yet the rapidly increasing population offers splendid opportunities

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