

Farmers' Financial Directory

THE CANADIAN BANK OF COMMERCE

SIR EDMUND WALKER, C.V.O., LL.D., D.C.L., President
H. V. F. JONES, Asst. General Manager SIR JOHN AIRD, General Manager
V. C. BROWN, Superintendent of Central Western Branches.

CAPITAL PAID UP, \$15,000,000 RESERVE FUND, \$13,500,000

WAR TIME ECONOMY IS NO EMPTY PHRASE

It is the contribution of those who stay at home to the Winning* of the War.

Do your share by building up a Savings Account or investing in War Securities.

The Dominion Bank

Established 1871

Paid Up Capital and Reserve, \$13,000,000
Total Assets \$7,000,000

Farmers' applications for loans for farming requirements and cattle purchases given special attention. Enquiries invited.

Consult the Manager of any of our Branches

F. L. Patton

Superintendent of Western Branches

Winnipeg

Do You Need Money?

Do you require any money to purchase livestock or to enable you to summer-fallow, or break up your land. The services of this Bank are at your disposal.

Let us take care of your surplus funds in our Savings Department. Interest allowed, 3 per cent.

THE BANK OF TORONTO

J. A. WOODS, Western Superintendent

Farmers Requiring Capital

For the following purposes, can obtain the same at a moderate rate of interest, by short term loans, five to ten years, or as long dated loans (on the amortization plan) for terms of from ten to twenty years:—

TO IMPROVE YOUR FARM
BUY STOCK, PURCHASE LAND

Expenses reduced to a minimum. No unnecessary delay. Our plan saves you money. Write for particulars.

Provincial
Manager

Credit Foncier, F.-C.

WINNIPEG

REGINA

EDMONTON

Last Year's Experience Convinced the Farmers of the Prairie Provinces of the Wisdom of Effecting

HAIL INSURANCE

You will have a sense of absolute security if you hold a Policy issued by

THE EXCESS INSURANCE CO. LIMITED OF LONDON, ENGLAND

A Strong British Concern with an established record for fair-dealing

ASSETS EXCEEDING \$7,480,000.00 ARE YOURS' ASSURE

Agents in every town. Ask one of them for rates and terms to be given to you

ANDERSON & SHEPPARD

General Agents for Alberta, Saskatchewan and Manitoba

P.O. Box 1090, Moose Jaw, Sask.

P.O. Box 192, Calgary, Alta.

P.O. Box 26, Winnipeg, Man.

COLD STORAGE PROFITS

The report of a commission appointed by the Dominion government to investigate the high cost of living was recently submitted. It gives the results secured in an investigation of 169 cold storage companies. The outstanding conclusions arrived at are summarized as follows:

"During 1916 butter (all grades) cost the cold storage companies an average price of 30 83-100 cents per pound and they sold it at an average price of 32 73-100 cents per pound. Cheese cost them an average of 18 11-100 cents per pound and they sold it at an average of 18 88-100 cents per pound. Eggs cost them an average price of 26 1-20 cents per dozen. They sold for home consumption for 33 61-100 cents per dozen. Beef of all grades averaged the cold storage companies in cost 16 3-4 cents per pound and they sold it at an average price of 11 9-20 cents. The average selling price for home consumption of all grades of beef was 11 1-4 cents per pound.

Pork averaged them in cost 14 21-25 cents and was sold at an average of 16 83-100 cents for export and of 15 37-50 cents for home consumption. Bacon cost 16 57-100 cents and sold at an average of 20 12-25 cents. The average sale price for home consumption was 19 33-100 cents per pound. Mutton and lamb averaged 16 4-5 cents in cost and sold at an average price of 17 41-100 cents.

RESULTS OF SPECULATION IN ONTARIO

An eastern contemporary quotes the mortgage sales of trust and loan companies in the province of Ontario for every year from 1887 to 1914 inclusive. The total of the sales are not given but it is believed if these were available they would show nearly double the figures quoted. The total sales for only the trust and loan companies in the period mentioned was \$36,005,568 for 18,019 sales, an average of \$2,000 each. The following gives the average of these sales in five year periods since that time.

Period	No. of sales	Amount of sales
1887-1891	744	\$1,714,636
1892-1896	1,008	2,430,768
1896-1901	707	1,457,308
1902-1906	271	436,507
1906-1911	401	648,763
1912	353	546,291
1913	912	912,605
1914	1,097	1,923,249

The lowest year was in 1905 when the sales only amounted to \$292,419. Recent years show rising sales, particularly 1913 and 1914. In 1913 the volume of such sales increased 67 per cent. over 1912 and in 1914 that volume increased more than 100 per cent. over 1913. In 1913 while the value of such mortgage sales grew 67 per cent. the number grew from 353 to 912 or over 160 per cent., i.e., there were a much greater number of small speculators closed out and the average of the mortgages dropped from \$1,547 to \$1,000. That was in the period of unusual depression immediately preceding the war. While the volume of sales have been much greater since war began the number of mortgages closed by trust and loan companies have been fewer as these have only grown slightly over 20 per cent. The recent huge increase in these closing out sales was due even in staid old Ontario to too much speculation rather than to the war. It is interesting to view the other figures in the same light. There was a great land speculative boom that broke disastrously in 1893. Thousands lost their property in the years that followed from 1893 to 1896 as the figures quoted show. The writer of the article mentioned, W. A. Douglass, B.A., says: "While there were periods of depression every ten years, the great cataclysm came in 1837 after the first great railway introduction; in 1857 after the building of the first great Canadian railroads and in 1893 after a season of exceptional land speculation and now has come another period of collapse." It took Ontario ten years to recuperate from the hard times of the early nineties and indeed only until years of exceptional crops culminating about 1900 did the province begin to get on its feet again.

Liberal Privileges of Payment

are granted to all borrowers from these institutions. If you require a mortgage loan upon the security of improved farm lands it will pay you to write one of these branches or call upon our nearest agent.

THE CANADA TRUST COMPANY

Huron & Erie MORTGAGE CORPORATION

UNDER SAME MANAGEMENT.
COMBINED ASSETS, OVER \$24,000,000

MANITOBA BRANCH
Oldfield, Kirby and Gardner Building
Winnipeg

SASKATCHEWAN BRANCH
2115 Eleventh Ave., Regina

ALBERTA BRANCH
McLeod Building, Edmonton

The Weyburn Security Bank

Chartered by Act of The Dominion Parliament

HEAD OFFICE Weyburn, Sask.

Nineteen Branches in Saskatchewan

H. O. POWELL, General Manager

MONEY TO LOAN

On Improved Alberta Farms

PROMPT SERVICE AND
BEST CURRENT TERMS
Associated Mortgage Investors
Granite Bldg. Rochester, N.Y.

The WESTERN EMPIRE Life Assurance Co.

Head Office: 701 Somerset Bldg.
Winnipeg, Canada

MR. GRAIN GROWER—
Your Present Need is to provide for your Future Need.
You are independent now.
You can guarantee your future independence.

We can show you how to do it—send age next birthdate.
We will supply complete information without obligation to yourself.

After a Fire

settlements are made by the records. After a disaster there is no agent around trying to bore you into taking a policy. Even the most anxious for business will not insure your house if it smells of smoke and none insure the lives of sick men.

The insurance office is open for those who are well enough to get there and smart enough to get there in time. Don't wait until you are sick to enquire for rates. Write now, stating age, to—

THE GREAT WEST LIFE ASSURANCE CO.

Dept. "F"

Head Office WINNIPEG

No one to pass of the insurance can be an premium is secure the regardless of take. The sound life as the premium value of the this basic to much disapp of assessment. How the n been explain somewhat in production must be dis price or the holder. It is of the risk as of mortality a in the calcula. The loadin amount addle expenses and ease of ports ends to polic the net prem gross premapi do be paid by Cost. According ment standar of Mortality the net prem insurance, or, prices of the \$1,000 of insu

NET PREM

Age Single Premiums

20	\$279.76
21	284.89
22	290.19
23	295.66
24	301.31
25	307.15
26	313.16
27	319.37
28	325.77
29	332.36

30	339.15
31	346.14
32	353.33
33	360.72
34	368.32
35	376.12
36	384.13
37	392.35
38	400.77
39	409.39

40	418.23
41	427.29
42	436.50
43	445.93
44	455.55
45	465.37
46	475.36
47	485.53
48	495.87
49	506.38

50	517.03
51	527.84
52	538.78
53	549.84
54	561.01
55	572.28
56	583.63
57	595.06
58	606.54
59	618.07

60	629.62
61	641.17
62	652.71
63	664.23
64	675.79
65	687.11
66	698.43
67	709.65
68	720.76
69	731.72

70	742.55
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