

Vernon-Okanagan Land Company

Orchards Planted and Taken Care of
for Non-Residents at Reasonable Rates.

Sole Agents for 300 acres of Choice Fruit Land adjoining
City of Vernon, Subdivided in lots from 10 to 100 acres.

NOTICE

We are sole and exclusive agents for over 5,000 acres of Choice Orchard Land adjoining the City of Vernon and Larkin, in blocks of from 5 to 500 acres. Terms: One-Third Cash, balance in three years at 6 per cent. We are also planting out over 100 acres in orchard this spring—30 for ourselves, the balance for our customers, and that is 100 per cent. more than any other agent in Vernon can truthfully say. Therefore, we practice what we preach, and from these facts we have sold over \$200,000 worth of property in the past year. We also own an addition to the City of Vernon, and are sole agents for the Town-site of Larkin. We are pleased to show all comers that these are facts and that our prices are right. Give us a call.

Although we are by no means backward in blowing our own trumpet and usually know how to proclaim with proper effect, when we have a good thing, we must admit that it is much more satisfactory to have a proper share of deserved credit given us by an unprejudiced observer. For not only does such a complimentary reference reinforce our own opinion of ourselves and the undertaking we have in hand, but it has a great deal more weight with the public in general, as coming from one who cannot, in any sense, be said to have an axe to grind. It is, therefore, with a great deal of pleasure that we quote the following from the Vernon News of recent date:

A great deal is heard of the progress and development of the district, and there is a more or less definite general impression that the country is going ahead, but, perhaps, few actually realize the extent to which the settling and building up of the portion surrounding Vernon is proceeding. It would surprise those who have not driven out the Mission Road recently to note the changes that have taken place there during the last few weeks. The land on both sides of this road for some little distance has been in the hands of the Vernon-Okanagan Land Company, and a large part of it has been disposed of to settlers from the east, while Mr. D. R. Young himself has become possessed of some of the most promising sections.

At the request of purchasers, who were unable to leave their business in the east so as to personally superintend the work, the company undertook this spring to look after the putting in of trees on a limited area. This plan, however, proved acceptable to so many buyers that the amount of land now being prepared for the reception of fruit amounts to over 200 acres. Most of this has been surrounded by substantial fencing, and a gang of 25 odd men, with four three-horse teams, have been continuously employed during the past month in the various operations preliminary to the putting in of the orchard. It is estimated that about 15,000 trees will be put out this spring on land under the immediate control of the company, and that this will probably be doubled next year. These figures include the Wellington Ranch, a 300-acre property, owned by a Regina syndicate, 70 of which is being planted in orchard this spring, and comprising portions of the former O'Keefe estate. A. Best, recently of the Coldstream Ranch, an experienced fruit man, is in charge of all the work for the Vernon-Okanagan Company, and O. Dabb, who has had a great deal of experience with fruit-growing in Australia,

is in charge of the Wellington. Mr. Young, who is the moving spirit in the enterprise, certainly deserves a great deal of credit for his push and energy, which has had a great deal to do with awakening general interest in the possibilities of the district.

LARKIN.

The new town of Larkin, situated on the S. & O. branch of the C. P. R., is destined to become one of the most im-

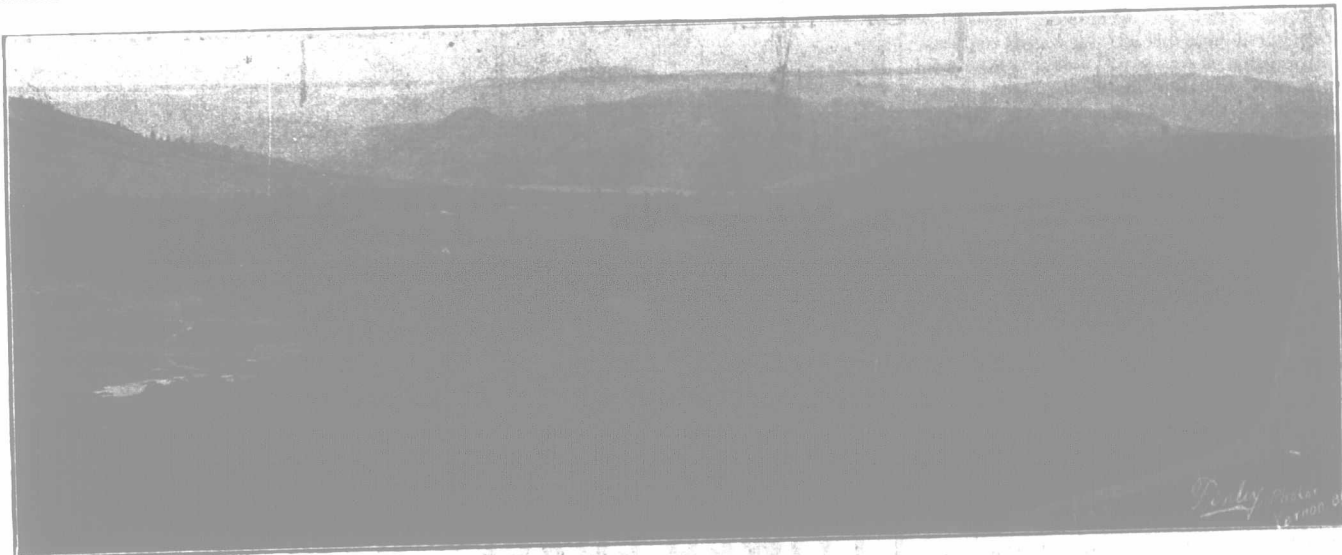
portant towns in the Okanagan. It is unnecessary to add very much except as to developments. A map of the new town site has been completed, and a large number of lithographs of it are now being struck off at the coast so that it may be possible to show would-be purchasers the exact position of their lots without a personal visit. Lots are already selling quickly and applications should be made at once to secure choice locations. Arrangements have been made for the immediate erection of a hotel, and it is probable that in a very short

time an up-to-date hostelry will supply the needs of the public. A livery stable and accompanying buildings will be put up at once, and the offices of the Vernon-Okanagan Land Co. will be begun the first of next week. A sawmill will also start about the middle of next month and 75,000 feet of logs are now ready to furnish lumber for the various building operations. A contract has just been let for piping two inches of spring water to the town site from a distance of about

of the finest fruit land in the valley will be placed upon the market. It may be mentioned incidentally that the eastern agents for these fine properties are Messrs. Christie & Heubach in Winnipeg and the Tracksell Land & Investment Co. in Regina.

A FEW GOOD THINGS ON OUR LIST.

20 10-acre blocks, from one to two miles from city of Vernon, adjoining some 200 acres being planted in fruit trees this

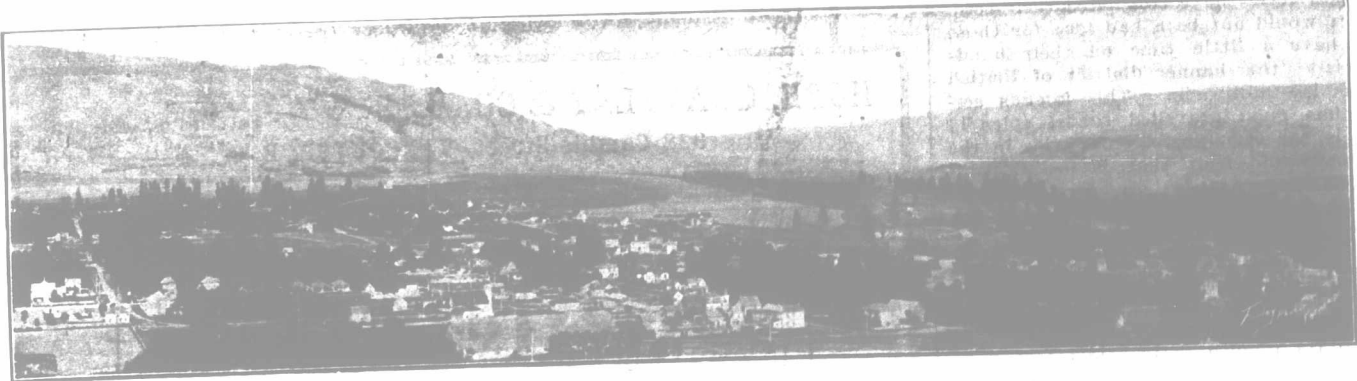


1 1/4 miles, to supply the immediate demand for domestic purposes, and another contract will shortly be given for the piping of 300 inches for general irrigation purposes. The ditches are already complete and only the construction of the flumes is retarding the turning on of the water. Nor is the enterprise of the controlling company confined to the town site. By the middle of the month surveyors will start the subdivision of 20,000 acres of land in the immediate vicinity of the new town, and as soon as possible this great area

spring at \$80.00 per acre. Terms: 1-3 cash; balance, 3 years, at 6 per cent.

Also 10 20-acre blocks, same locality and same price and terms.

The above property overlooks the city of Vernon and also Okanagan Lake, making it an ideal location for a home. 100 residence lots, facing on Seventh and Mission streets, at \$35.00 per lot. Easy terms and reduction to those who wish to build at once. This price is only good for 2 weeks from date. Vernon has a great future. Buy now and you won't regret it.



We are sole Agents for everything we advertise. For further particulars apply to

VERNON-OKANAGAN LAND CO., Vernon, B. C.

OR TO

Messrs. Christie & Heubach,
Sole Agents, WINNIPEG.

The Tracksell Land & Investment Co.,
Sole Agents, REGINA.

In answering the advertisement on this page, kindly mention the FARMER'S ADVOCATE.