

# NAKUSP ORCHARDS

## Where Dollars Grow On Trees

**I**F YOU LOOK AT LIFE from the proper slant you will agree with us that the manner in which you make your money is just as important as how much you make. Peace, contentment, freedom from excesses of climate, absence of the worry of drought, lightning storms and crop failures have a cash value to the right thinking man. A man who clears \$5,000 in one year at a peaceful occupation and who has had no worry during that year is immeasurably better off than a man who clears a like sum only at the expense of hard work and much worry.

If fruit farming in British Columbia did not offer greater financial returns than wheat farming or mixed farming on the prairies, it would still offer the best investment because it is a much more delightful life. But have you ever stopped to think that ten acres of fruit land in one of the good districts of British Columbia will return more revenue than a quarter section of the finest wheat land on earth? We could go into figures here to prove this assertion, but we want to make this just a little preliminary, opening chat, and we want you to accept our statements as the truth until you drop us a postcard with your name and address on it, so that we can provide you with facts and figures that will show you that we know what we are talking about.

When we talk fruit farming in British Columbia we do not mean to convey the impression to your mind that because a piece of land is within the borders of British Columbia you can make a fortune growing fruit on it. There have been placed on the market in the guise of fruit lands some tracts in British Columbia that are good only for raising mountain goats. There are other tracts that are annually yielding handsome returns to those who have put them in fruit trees.

Among these favorable tracts the Arrow Lakes district stands at the head. It is the best apple raising district in the province. The lands of the Columbia Valley Land Company are situated on the upper Arrow Lake, and immediately adjoin the town of Nakusp, which is a railroad and steamship centre with schools, churches, hotels, stores and other things that go to make up a town. We have abundant evidence which we can submit to you that there are no better fruit raising lands on earth than those we are now offering. Our lands are divided into tracts from the average size of ten acres, which we are selling at from \$60 to \$100 per acre. Inside of ten years these lands will yield a 10 per cent. return on the basis of \$6,000 per acre. Figure out for yourself how far short of such returns wheat lands give.

Like anything else, however, you cannot get money from fruit lands without working, and we do not wish you to get the impression that we are offering you something for nothing or next to nothing. Most of the people who have advertised something for nothing are in jail, and all the rest of them ought to be.

But we do wish to say this that there is probably no occupation on earth that offers greater returns in comparison with the initial outlay and the amount of work involved. That is another statement that we wish you to accept as the truth until we have had an opportunity to prove it to you. We wish here to deal with the question only in a general way.

Settle on one of the Nakusp Orchards and you will have the most delightful surroundings in the world. You will have beautiful scenery, pleasant summers, mild winters, a sure and steady market, perfect transportation facilities, daily mails, any kind of sport which you wish to pursue during your leisure, no crop failures, abundance of moisture.

During the years that your trees are maturing you can meet the payments on your land and all other expense by growing small fruits, vegetables or Alfalfa. As soon as your land is cleared and ready for cultivation you can live off it.

This is the proposition we wish to make to you: If you do not wish to move on to your land until all the preliminary work has been done, we will act as your agents in clearing the land and planting the trees. We will get this work done at the smallest possible cost to you, and we will guarantee not to make any money out of it. If you do not wish to move on to the land until the trees are reaching maturity, we can get someone who will look after it for you for half the yearly proceeds, and we will see that your tenant lives up to his agreement with you.

There are less than a hundred Nakusp Orchards left, and as there are none other in British Columbia so well situated, we would advise you to try to make up your mind quickly and act promptly. We want you first to write us that you are interested, and we will send you full information, then if you forward us \$10 we will reserve an orchard for you and give you thirty days in which to finally make up your mind. If you find in that time that we have misrepresented the facts or if for any reason you do not want to go on with the purchase, notify us and we will return your deposit. If you complete the purchase, the \$10 will be part of your first payment.

We will make the terms to suit you. Let us know what you can do, and how you desire to make your payments. We have both an annual and monthly payment plan, and you can select whichever suits you most.

For the sake of your wife and children you should look farther into this. We offer you sure returns and a decidedly pleasant life. If the cold winters are getting a little on your nerves, or if they do not agree with your wife, we can show you a way out.

Drop us a postcard. It does not commit you to anything. If we cannot show you that it is to your advantage to buy, we do not expect you to make a purchase. Write today.

# Columbia Valley Land Co.

Beaton & Vezina, Sales Managers, Enderton Building, Winnipeg, Man.