

Vernon's electric light system, the most modern in B.C., its water system with a reservoir capacity of 21,000,000 gallons, and its efficient sewerage system are all municipally owned.

with us, rapid and gratifying as it has been, is but a beginning to the building up of a community of intensive horticulturists, producing a first-class article, and marketing it in accordance with the strictest business principles. But, while the results obtained by our Washington neighbours, may afford a reliable indication of the future before the Okanagan fruit industry, as regards quantity of product and the fullest organization for distributing it to advantage, our district needs no sponsor but that of its own well-established reputation to vouch for the excellence of its fruit, whose quality is unsurpassed. This statement finds ready verification in the steady and increasing demand for our product on all markets where it has been offered, and in a splendid succession of prize-winnings at the principal exhibitions of fruit held in Great Britain and America during the past ten years. Wherever it has been shown, our fruit has carried off the award of superiority, and that, too, in the face of com-

petition from the world's most famous fruit districts.

The reference above to Washington fruit, suggests one point worthy of special emphasis as materially affecting the expense of fruit production, as well as the quality of the product. It is the remarkable freedom of Okanagan Valley from both insect and fungus pests, so troublesome in Eastern Canada, and in the North-western States.

It goes without saying, that, what is true of the Okanagan as a whole, is true of Vernon in particular. In addition to these advantages, the man who determines to undertake fruit growing as an occupation, and who selects the Okanagan as his country, and Vernon as his city, will go into his new occupation under the most favourable conditions, the soil generally being an admirably adapted black sandy loam, and in the enjoyment of facilities of transportation, irrigation, social organization, etc., into whose construction has gone forty years of effort.

Outlay and Returns

THE following may be taken as a fair estimate of the outlay required to bring a ten-acre orchard in the Vernon district to maturity, and of the returns that may reasonably be expected therefrom:

1. Land—

10 acres cleared land at say \$250 per acre. . . \$2,500.00

2. Contingency Charge—

Should the land be purchased without irrigation water rights, and lie within the area of the White Valley Irrigation system, then a charge of \$35.00 per acre would have to be paid to that company for the water right, in addition to its actual cost—say 10 acres at \$35.00 per acre. 350.00