



WE offer an exceptional bargain on 390-acre farm situated three miles of Duncan's, Cowichan Valley, on the E. & N. Railway, two-hours run from Victoria.

THE LAND. About 50 acres cultivated, 100 acres of pasture and the remainder, which contains valuable timber, is first-class soil.

BUILDINGS. The dwelling house has 8 large rooms; kitchen, 16 ft. x 18 ft. 6 in.; sitting-room, 14 ft. 8 in. x 19 ft., etc. It has cellar with concrete floor and stone walls. This house is splendidly built and finished.

There is also a six-roomed cottage for help.

The following are the details of the farm:

- 2 barns, 26x43 ft. and 28x70 ft.
- 1 cow shed, 15x42 ft.
- 3 piggeries, one of 25x67 ft. with 15 pens and loft overhead; one 14x38 ft., and the third, 10x14 ft.
- 1 slaughter-house, 16x26 ft.
- 1 driving shed, 26x38 ft.
- 1 granary, 12x24 ft.
- 3 chicken houses, one 16x30 ft., one 12x12 ft., and the third 10x12 ft.
- 1 chicken shed, 15x23 ft. with loft.
- 1 creamery, 6 ft. 9 in. x 9 ft.
- 1 summer kitchen, 9x10 ft.
- 1 woodshed, 15x23 ft.

Water is laid to buildings.

FRUIT TREES. No. 1 orchard has 504 young trees. No. 2 orchard has 125 young trees and there are 30 or 40 planted around the house.

THIS IS AN IDEAL HOME FOR SPORTSMAN OR FARMER

COWICHAN VALLEY is famous for its shooting and fishing and the value of land is increasing very rapidly.

Price, \$25,000. Cash, \$10,000; balance in 1 and 3 years at 6 per cent.

BEATON & HEMSWORTH

329 PENDER STREET WEST

VANCOUVER