THE ROSSIAND TOWN SIME.

Complication in the Real Estate Situation Sales That Have Been Made in the Business Section.

Shortly after the town site development work was started on the Le Rol it occurred to Ross Thompson, who was interested in several properties in the neighborhood, that a town was bound to spring up near that mine, and with considerable foresight be took up a preemption of the 160 acres which forms the present town site. This was in 1892. In 1894 he had the property surveyed, but immediately encountered the strongest sort of opposition from parties who were interested in locating a town where it would benefit themselves. As soon as Mr. Thompson placed lots on the market every effort was made by those parties to prevent receipts from huving, and in gon.

Decome such a nuisance in the place. The work in counsection will be completed within a couple of weeks. The Government has appropriated funds for laying out trails to Murphy Creek, Sheep Creek and Suillvan Creek, The visitor from Outario is at once struck with the excellent condition of the rondways leading out of Rossland. There are only two such roads, and they are in a most abominable shape. The physical conditions are, of course, peculiar and difficult. Rossland is 2500 fred above Trail. Rossland is seven miles. This is only the more reason why the roadway should be improved. It takes five hours and from four to six horses to had a ton and a half from Trail to Rossland. The other wagon way leads to Northport. If miles distant. Teamsters require two days to make the round trip. The tomnage that comes to Rossland by wagon under these expensive conditions is surprisingly large. The completion of the Red Mountain Railway will put Rossland in direct communication with Northport and a great deal of this teaming business will be abandoned.

The town of Rossland, as we have said,

who were it would beseft themselves. As soon as Mr. Thompson placed tots on the market every effort was made by those parties to prevent people from buying, and in consequence be had to sacrifice a good deal of property to offset these attempts to in jure him. If was not till March, 1805, that Rossiand may be said to have taken it series attempts to injure him. If was not till March, 1805, that being doubtful as to whether it would ever become the town of the camp.

The same people previous to that being doubtful as to whether it would ever become the town of the camp.

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While the besiness portion of the town is a failure. He also a see they evenid not flant preventies to the same time as the limits of the town site proper, the larger part of the puts of the town site proper, the larger part of the puts of the town site. The put of the town site proper, the larger part of the puts of the town site. The people who have built houses, cabins and shacks on their location, and the changes it regard to stuffe the town site. The people who have built houses, cabins and shacks on their location, and the changes the result is settled. The trouble arises in this way: Mr. D. C. Corbin, who is building a nilway that Rossiand completely and the surface rights to carry on their mining work. The owners of all same time as the latter state, claims the first the surface rights to carry on their mining work. The owners of all same time as the latter state, claims the first town less a ranger to the surface rights to carry on their mining work. The owners of all same in fight another and more formidable claims and the surface rights to carry on their mining work. The owners of all same in fight another and more formidable claims and the surface rights to carry on their mining work. The owners of all same in fight another and more formidable claims and the surface rights to carry on their mining work. The owners of all same is fight another and more f

about a third of a mile. To the north of this ledge lies the disputed ground, rising in terraces up the mountain slope. To the south is the town site, surveyed in lots, and sloping downwards to the bottom of the valley. It is generally recognized that the higher land to the north would make a better residential section than the town site to the south. Furthermore, it is not likely that the business section will go southwards, whereas it would extend northwards at once if this property could only be put in legal shape. The natural topography of the place keeps the business quarter from expanding towards the south, and the legal trouble prevents it from extending northwards. The latter cause will also prevent its expansion eastward and westward, although not to the same extent. The effect of all this will be to crowd the business of the town into a very small arms, until at least the property to the north is put in the market. Then Washington-street will extend northwards and other streets parallel to Columbia-avenue will no doubt be opened up and devoted to business purposes.

The residences that have been built on

will no doubt be opened up and devoted to bisiness purposes.

The residences that have been built on the town site lots are of a permanent character. Many of them are pleasing from an architectural point of view. In Le Roinvenue, the residents have begun to make a boulevard and to sod their grounds. Mr. Kirkup, the recorder; Lawyer Clute and other leading citizens live down here. The town site, in fact, is about the only place where a family can live in decency and, although it may not be as desirable a location as the disputed ground, it is likely to be steadily taken up for residential purposes. Lots for residences run from \$150 to \$400. There is little or no speculation as yet in these lots.

poses. Lots for residences run from \$150 to \$400. There is little or no speculation as yet in these lots.

From \$1 per foot in 1894, land on Columbia-avenue has advanced to \$100 and \$150 per foot in 1896. The most eligible site in the city, at the carner of Columbia and Washington-avenues, is held at \$200 a foot. Towards the east end of Columbia-avenue, where the land runs down to the lower level, \$0 foot lots may be had for \$400 and \$500. Those who hold improved property in the centre of the town are reaping a rich harvest from the investments. One 30-foot wooden building of three afortes, erected at a cost of \$4000, on a lot worth \$3000, is to-day earning at least \$3500 in 1000, is to-day ea

500,000 shares and money obtained by teet purposes, and money obtained to teek now sold is used on the property. This nine is 'paid for. The mine has the celebrated in State Voin (See prospectus). The shares are absolutely non-assessable, full the shares are offers. hares are absolutely non-assessable, fully aid up. One Boliar shares are offered the control care in 1811 Lettier Notice in lots of 100 shares and upwards.

Rossland, Oct. 6.—(Special.)—There are registeen mines at Rossland equipped to steam mants, one of the latest additions being the WHITE BEAR. SEND FOR PROSPECTUS. FRED. J. STEWART, Member Toronto Stock Exchange, 30 Victoria-street, Toronto.

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ガガガガ "The proof of the pudding is in the eating," is an old proverb. Many people think that the word "Mutual" in a company's name guarantees that its policies will yield them larger profits than would be otherwise given. Therefore 1889 \$237 50 1883 176 00 1884 182 00 1885 188 00 1885 162 00 1885 166 00 1888 188 00 1890 111 60 1890 115 60 1893 124 20 1893 124 20 1894 77 20 1895 80 20 we have pleasure in testing the results obtained from an investment in the ÆTNA LIFE INS. CO. by the yardstick or measuring rule of the largest mutual life insurance

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Full information from any Canadian Pacific Railway Agent, or C. E. Mc-herson, 1 Kling-street east, Toronto. For pamphlet "Gold in Kootenay and ariboo." Thos. R. Parker, City Passenger Agent, 161 Dundas-st., corner Richmond

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Managing Director North American Life Assurance Co.,
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DEAR SIR: I am in receipt of your advice as to the accumulated profit results under my Policy No. 62, which was issued to me 15 years ago for \$2500 on the 15-Year Endowment Investment Plan. You tell the that the total cash value of the Policy is \$3,878.36, which I find returns me just about 5 per cent. per annum compound interest for every dollar I have paid into your company, and in addition has given me the protection of insurance for \$2500 for a period of 15 years. As a business man looking at things from a business standpoint, I can only express my entire satisfaction with the result paid me under my policy, and must further say that the expectations of the success your Company would achieve, about which my old friend the late Hon. Alex. Mackenzie, M.P., your first President, was so confident, have been fully realized. The least I can say is that your Company is an extremely good one for policy-holders. Yours truly, THOMAS ROBERTSON.

For full information respecting this admirable plan of investment insurance address the Company's Manager for your Province, or any of its agents. WM. McCABE. Managing Director. Head Office: 22 to 28 King-St. West, Toronto, Ont.

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The following comprise the leading stocks handled by us :-

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Our Mr. Stimson, having spent the summer in the B. C. Mining District, is in a position to give to intending investors the benefit of his observations and to offer the stocks on especially favorable terms. Orders by wire (at our own expense) or mail solicited.

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The results of our investigations of various British Columbia and Trail Creek gold properties has thoroughly convinced us that

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of 12 full claims, 600 x 1500 feet each, is the one for you to invest in; particularly at the very low price we are offering the Treasury Stock for this month. This company is conservatively managed by shrewd, lucky and responsible mining operators.

ALL TITLES IN SUPERB CONDITION TREASURY STOCK now for SALE at the low price of 5 Cents per share in 100 share blocks. We want you to investigate and we know you will then invest.

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Mining Claims for sale always on hand. Stocks and Claims sold on

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 Red Mountain
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 20c

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## The Lily May Gold Mining Co.

of Trail Creek, British Columbia.

Capitalization 1,000,000 Shares. Par Value \$1 Each Stock Fully Paid and Non-Assessable.

Organized under the Laws of Washington and British Columbia,
Three Hundred Thousand Shares in the
Treasury for Development.

Main Office: Spokane, Wash. Mine: Rossland, B.C. Officers: President, George Turner. Vice-President, W. J. Harris. Secretary-Treasurer, Frank Kizer (President Board of Public Works, Spokane). General Manager, W. J. Harris.

This is a working mine, and ore shipments will begin this week. Several rich strikes have been made recently and the stock is active and advantage. The subscription stock sold at 15 cents, and the price is now 16 cents, with the prospects of a further advance to 18 or 20 cents in thirty days. Now is the time to buy, before the price advances. We cannot guarantee delivery of the stock for 16 cents after this week

Photographs of the mine can be seen and prospectus and stock obtained at the office of

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Mining Brokers, 52 Yonge Street, Toronto.

Note.—Parties applying by letter for stock should give full name and address, so as to avoid delay, enclosing marked cheque, express or postoffice order, made payable to us, and stock certificate will be for-CAMPBELL, CURRIE & Co. warded by return mail.

ST. PAUL GOLD MINING CO. (LIMITED),

OF ROSSLAND, B.C.

CAPITALIZATION 1,000,000 SHARES, PAR VALUE \$1 EACH FULLY PAID UP AND NON-ASSESSABLE.

Organized under the Imperial Act of 1862. 250,000 shares are Treasury Stock for development, plant, and for mining and working, exclusively. The stock is offered by public subscription in blocks of 100 shares, or more, fully paid-up and non-assessable.

Officers-W. R. Brock, president (W. R. Brock & Co., wholesale Dry Goods, Toronto, Ont.); Lieut.-Col. J. I. Davidson, first vice-president (Davidson & Hay, limited, wholesale grocers, Toronto, Ont.); W. J. Harris, second vice-president (Le Roi Mining and Smelting Co, Limited, Rossland, B.C.); W. A. Campbell, general manager, Rossland, B.C.; Capt. J. A. Currie, secretary-treasurer, Toronto, Ont.

This is acknowledged to be one of the best mining properties in Rossland. The claim is located in the heart of the mineral belt, close to the Le Roi, Deer Park and O.K. Superintendent Moynahan says that he believes the great vein of the Le Roi, which is found in the Centre Star and Black Bear is identical with the ledge on the St. Paul. Work begins on the claim this week. The subscription stock is still at ten cents a share, in blocks of 100 or upwards. The subscription stock of Le Roi, War Eagle, Josie and other noted mines sold at equally low figures. The St. Paul stock is non-assessable. The mine will The St. Paul stock is non-assessable. The mine will be managed by Ontario men. The place to buy mining stock is on the subscription list. The capital is low compared with others.

Specimens of ore from the mine can be seen, and prospectus and stock in blocks of 100 shares obtained, at the office of

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