

\$5 an acre for second-class land is, of course, land which must be cleared, or land which is some distance from the railways. The prices of land on Vancouver Island vary in the different districts, and while it is quite true that exceptional bargains are sometimes secured by fortunate purchasers, the average rule is that prices are firm in all good farming districts of the Island for first-class cleared land suitable for agriculture.

The best way to get information as to each particular district will be to write to the Secretaries of the Branch Leagues, whose names are given on inside page of back cover of this book. After information has been received from these sources, it will be necessary to personally examine the land offered for sale before buying. Quality and depths of soil should be looked into carefully, facilities for obtaining water, immunity from frosts, suitability of the soil for the purposes intended, and all other details which the purchaser must have in order to satisfy himself. The nature of Vancouver Island being such that the arable land is distributed between mountain ranges in some districts, and between heavily timbered districts in other places, make it imperative that personal and intelligent examination should be made of each tract of land bought. The League is anxious to obtain good farmers in all branches for the Island, believing that the many advantages here more than off-set the question of land prices. But it is particularly anxious that enquirers and intending settlers should be fully advised of the situation as to land prices, and that they should take all precautions in satisfying themselves personally as to the land they are buying.

In the Esquimalt, Colwood, Metchosin, Sooke, Otter Point, Victoria, North and South Saanich, Goldstream and Highland Districts, which adjoin the City of Victoria, there is much good land suitable for poultry-raising, dairying, fruit-growing and market gardening. Colwood, Metchosin and Sooke Districts are especially famous as mixed farming communities, and no choicer Districts can be found in all Canada than these for Agriculture and Horticulture.

The greatest successes in these three last named districts have been made with sheep, fruit, poultry and dairying. Many farmers do not like to limit themselves to any branch, but often the best results follow from a strict devotion to one particular line. Hog raising, horse breeding and market gardening are also branches which can be carried on at a profit, yet the first four branches named will be found the surest paying for all the year round and for year