

## REAL ESTATE, FARM LANDS, RENTS AND BUILDINGS.

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Contrary to the general impression, there is a large amount of really good and valuable farming lands tributary to Port Arthur, although hitherto they have been left untouched and emigration has passed by on the westward march. Sufficient arable lands are found in the Kaministiquia Valley and Black Bay Country to settle 3,000 families. The soil is a clay loam, and owing to the extensive forest fires which have swept over these districts are nearly cleared of brush and timber. Every class of grain, vegetables and fruit which is raised in eastern Canada can be produced here and a splendid local market is supplied, as well as excellent facilities for shipment.

Real estate in Port Arthur has never had a back-set. Never has a piece of property sold for less than it cost, the history of the real estate growth in the city ever since the Government sold the first lots in 1872 has been one of steady growth in actual value, according to the location and demand.

The owners of both improved and unimproved property do not make any particular effort to dispose of their interests, knowing full well that within one, two or three years, all survey real estate and that adjacent to the city will have doubled in value. Yet the property holders also recognize the fact that property must change hands to in a measure rapidly increase in value, therefore you will find real estate in Prince Arthur's Landing based upon an underestimated value rather than upon an over.

The holders of improved property are thorough business men and know full well the ruin that exorbitant rents bring upon a young city; therefore this most deeply interested class very wisely put the rents of both dwelling house and business blocks and rooms upon the bases of a fair per centage on the money invested.

There is at present a great demand for buildings of all kinds and for all purposes, and about seventy-five buildings of every class are in course of construction, and many more going up to meet the urgent demand.