

—might well be worked so as to more than pay for the initial cost of the trees. For instance, in the fourth year, if clover was grown, there would be about 14 acres, which should yield in two cuttings 40 to 45 tons, worth \$300 or \$400. The trees should also produce some fruit in that year, perhaps \$100 worth.

Leaving out, however, what might have been made from root crops, clover, etc., on the unoccupied part of the ground, the total cost of the orchard up to the beginning of the sixth year would be \$3,302.92, or \$165 per acre. After this the orchard should pay its expenses out of the fruit it produced, and about the ninth year there should be a crop amounting to about seven tons per acre, worth on the trees, perhaps \$150.

An orchard of apple trees may be expected to have an average crop of 8 to 10 tons per acre per year, if properly cared for, and it is possible that this average might be considerably exceeded. Some trees in a garden, planted about 14 years ago, which have had good cultivation right along, have averaged 600 pounds over some years.

To sum up: To plant an orchard is to get into an investment that takes ten years to properly mature. The property is improving all the time. For about the first four or five years, it will be a charge and an expense. Afterwards it should pay expenses. The total money sunk in it might be from \$150 to \$200 per acre. The returns from it should average \$150 or so above expenses.

FRUIT SHIPMENTS.

The following figures will give some idea of the growth and present proportions of the fruit industry in the Okanagan, and also of the relative position of the Vernon district as a fruit producer: Shipments by freight during the months of August, September and October, in pounds:

From.	1903.		1904.	
	Apples	Other Fruits	Apples	Other Fruits
Armstrong	72,000		70,000	
Vernon.....	788,000	420,000	924,000	458,000
Kelowna	764,000	250,000	746,000	308,000
Other points	38,000	12,000	22,000	12,000
To'tals.....	662,000	682,000	1,762,000	778,000

In addition to the above, large quantities of peaches, berries, cherries, currants and other soft and perishable fruits were shipped from the Okanagan during the past season by express, and of such fruits, the shipments mentioned in the following table are for the most part made up:

	Lbs.
Armstrong	15,573
Enderby	3,300
Kelowna	99,085
Okanagan Landing	16,325
Peachland	70,320
Summerland	70,590
Vernon	85,222
Other points on lake	85,000
Total	445,415

TRIBUTARY DISTRICTS.

The central position of the city makes it the natural supply and shipping point for a number of rich agricultural sections, whose progress and development promise to advance with rapid strides in the very near future. Leaving Vernon by a wagon road lead-

ing in an eastern direction, we enter the Coldstream and White Valleys, which, with tributary depression, comprise considerably over 75,000 acres. All along the way, till we reach the Coldstream Ranch, are found productive farms, on which fruit-growing is the main consideration, and which comprise some of the finest orchards in the district. Everywhere we see evidences of prosperity, and that general aspect of comfort which is the inevitable accompaniment of success. Beyond the Coldstream, not very much fruit-growing is done at present, the district being better suited to the growing of grain, hay, etc. Indeed, it would, probably, not be too much to say of the upper part of the valley, that it is one of the best and most productive hay

meadows in the interior. This part of the valley is mainly settled by French-Canadians, many of whom have transformed rather doubtful propositions into properties which yield them first-rate returns.

Lumby is situated some sixteen miles from Vernon, and is a prosperous settlement, possessing two churches—Roman Catholic and Presbyterian—a sawmill and a general store. A creamery, to be conducted on a co-operative basis, has just been organized, and, when it is in operation, should do much to encourage dairying, for which industry, indeed, the district is specially adapted. The creamery is expected to handle the milk from 800 cows. The position of Lumby, at the junction of the roads leading to Sugar and Mabel lakes, to the Monastee and Cherry Creek mines, and to Creighton valley, ensures its steady growth, and railway transportation facilities would make it one of the leading towns of the Okanagan. It is estimated that there must be over 40,000 acres of the good land immediately tributary to the town, and there are many indications that increased settlement and consequent development of latent resources will make the region one of the most flourishing in the country.

A short distance to the south of Vernon is a large tract of land known as the "Commonage." For a number of years the land in this district was considered suitable only as a range for cattle. This unfortunate impression greatly retarded the development of the region, and it is only in comparatively recent years that the practical experiment of enterprising farmers has resulted in the development of one of the most prosperous settlements in the valley. Mixed farming is now carried on most successfully in places formerly given over to cattle pasture, and excellent wheat, barley and other grains are grown. One of the main errors in the old idea was the opinion that nothing could be done without irrigation, which the height of the land rendered practically impossible. It is found, however, that the soil, on deep, black loam, from two to five feet deep, naturally retains sufficient moisture, and artificial irrigation is, therefore, unnecessary. A great deal of hay is also grown, first-class timothy being produced on many of the farms. Dairying receives some attention, much of the butter used in the city coming from this district. Very little has yet been done in fruit-growing, but several young orchards have been started, and it is expected that in this respect the "Commonage" will not be far behind other parts of the valley.

FISH AND GAME.

To the sportsman, the Okanagan offers attractions which are not equalled in many parts of the Dominion, as all kinds of game, whether big or feathered, fur, fish, flesh or fowl, await the hunter, who makes the city a starting point for excursions that may be made to the mountains and valleys of the surrounding country. The lakes and streams, which



Orchard near Vernon.



A Pleasing Variety of Landscape.



Coldstream Orchard.