THE STANDARD ST. JOHN. N. B.

## New Brunswick Farm Lands Average \$26 Per Acre

Farm Lands in this Province Still Very Low Priced and Lower than in Other Canadian Provinces --- Offer Attractive Inducements from Investment and Productive Standpoint --- Prices Have Increased Since Outbreak of War All Over Canada

According to information recently given out at Ottawa, the average value of farm land in the province of New Brunswick is about \$26 per acre. This is an increase in the average values over all previous years and the war seems to have caused increases in farm values all over Canada. In view of the restriction of immigration caused by the war, the increase in the value of farm lands is very satisfactory.

In 1908 farm lands in New Brunswick (that is occupied farm lands) were valued at \$21.40 per acre on the average, increasing to \$23.77 in 1909, to \$18.50 in 1910, to \$25.61 in 1914, but falling back to \$22.48 in 1915. The 1916 average was again given at approximately \$26.

The average prices of farm lands in Canada in 1916, or as given out at Ottawa in March, 1917, was \$41 per acre as compared with \$40 last year. An increase of \$1 per acre. Since 1908 there have been substantial increases in the farm land values in all the provinces.

The figures given out in March this year show that the highest farm values are in British Columbia, this being due to the scarcity of available and arable lands in that province, on account of the mountains. The average prices in British Columbia is \$118 this year. Ontario and Quebec show values averaging \$52 per acre and Saskatchewan shows a value of \$23 per acre. Alberta's value is given at \$22 and Manitoba's at \$32.

Since 1908 values in British Columbia have risen from \$76 to \$118, the latter figures, those for March, 1917, being a little lower than the 1915 highest, which was \$125. In Alberta the values rose from \$18 in 1908 to \$23 in 1915, remaining at the latter figure for 1917. There were increases in the other provinces of from \$1 to \$10 per acre, New Brunswick sharing in these increases.

In western Canada many thousands of acres of farm lands have been brought into closer touch with civilization because of the completion of the many new lines of railway and this has resulted in the big advances in the values of western lands. This is especially true of British Columbia and Alberta.

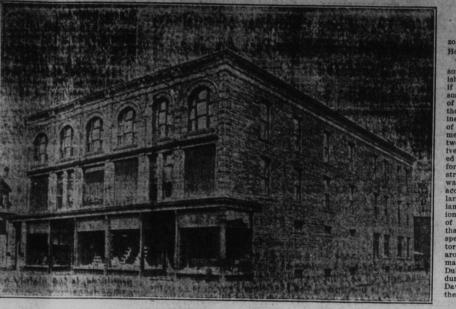
The rise in values in New Brunswick and in the other Maritime Provinces have not been boosted by new railway development but have been due to natural growth. The occupied farm lands in New Brunswick have not increased very rapidly, this province not producing anything like its share of the Canadian agricultural produc-

The wages of farm help in New Brunswick average about \$309 per year, including board. This is higher than the average farm wages in Quebec, Ontario, Prince Edward Island and about the same as Nova Scotia, but is slightly lower than in the western provinces. However the conditions of living in the province of New Brunswick more than make up for the slightly higher wages which might be procured in the western provinces. The average yearly wages for farm help have increased all over Canada since the outbreak of the war.

As a large number of students are this year offering their services for farm production, there is not likely to be any shortage of farm help in the province of New Brunswick. The recruiting of farm help is being assisted by the railway companies and conditions at the end of June are very satisfactory in this province, in regard to the procuring of farm help.

Farm lands in Canada are the cheapest in the world. The average values in all the provinces are much cheaper than the average values per acre in any European countries and than in the United States, Australia or New Zealand. Hundreds of farmers have, since the outbreak of the war, sold out their farms in the Dakotas and other states and purchased lands in Canada, on account of the attractive low prices of Canadian lands, which can produce as much crop of any kind as any country in the world. The prairie provinces offer low price wheat lands, while Ontario, Quebec and the Maritime Provinces offer low priced grazing and general farming lands

Reference is made elsewhere in these issues of the Standard to the possibilities of raising live stock in this province and to the need of increasing the dairy and other agricultural production. New Brunswick farm lands are priced low and the lowness of the values may be the better realized when it is known that New Brunswick lands have many advantages in transportation which the other provinces do not offer.



## F. W. SUMNER & CO., MONCTON

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Has Germany divided her war trength in a general election? war trength in a general election?

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his will. Dr. Michael Clark, of Red Deer/ has staunchly supported the Government in its war policy throughout. His



## THE HOUSE OF WINDSOR. Hamilton Time

Hamilton Times. So, while the Kaiser is a Hohen-zollern, the King will be known as the House of Windsor. The title is well chosen, for Wind-

House of Windsor. The title is well chosen, for Winds-for Galde has been the home of Brit-ish Royalty from the tenth century, if the British Kings for well-nigh as housand years. If stands on an am-mediate grounds cover an area of the British Kings for well-nigh the British Kings for well-nigh for the British Kings for well-nigh for the British Kings for well-night for the British Kings for well-night for the British Kings for well-night well-night the British Kings held the inter the for the town of Windsor centres to for a bordolk was imprisone the te and Kings held their courts. The bit Kings held their courts in the bit Kings held their courts. The bit Kings held the courts. The

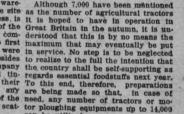
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Made in Canada

Bad Roads Cost More

Than Good Ones!

Preserves' Roads Prevents Dust ~





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"The wells, after blowing for twenty-four ho be hardly noticable after the first head was blown am enclosing herewith a report showing the rock pu output of each wells. This said very closely rese After the blowing of the wells as above stated, we After the blowing of the wells as above stated, we day." Mr. W. P. Craig, superintendent of the Unite "Referring to the gas field near Moneton, Ne field resemble the Bradford and Kane sands in th "We found thirteen wells producing gas; wi feet daily. We estimated the flow of gas from th these four was 1,750,000 cubic feet per day." "I see no reason why gas should not extend condem the territory west of the Petitcodian rive to make a good test of the country. I would ad locations so as to test the extend of the territory consider the amount of territory defined at the j reasonable amount held in reserve for future use, so like the Bradford and Kane sands for producing development will find gas over a large are." Since the piping of the gas into Moneton and facturers and householders for heat, light and poy Moneton 509,454,000 cubic feet of gas, at a rate present days of high priced coal the Moneton and for any for the development work of the territory is beit when normal conditions again exist, to extend the with this king of all fue. "Mile it is preferable to conserve this fuel as a simplus sufficient for Industrials. It may be situators of this ported conserve the fuel as a mapping of the gas necessary therefore, submit conservent. "Report of Natural Gas received from Mess

## **COMPARATIVE N. B. VALUES**

THE FOLLOWING CHART INDICATES THE LOW PRICE OF FARM LANDS IN NEW BRUNSWICK AS COMPARED WITH OTHER PROVINCES INFLATED VALUES ARE UNKNOWN IN NEW BRUNSWICK.

New Brunswick, \$26.00.

Ontario and Quebec, \$52.00.

Saskatchewan, \$23.00.

Alberta, \$22.00.

Manitoba, \$32.00.

British Columbia, \$118.00.

From this chart it will be seen that \$1,000 would buy a forty acre farm with improvements in New Brunswick as compared with only thirty-one acres in Manitoba or less than ten acres in British Columbia. New Brunswick farms are all within twenty-four hours of railway and water transportation and are much nearer the world's biggest markets for agricultural products than are the farm lands of these other provinces.

The average values of Saskatchewan and Alberta are slightly lower than New Brunswick, but this is because very cheap and far distant lands are included in the prairie figures. Lands in both Manitoba and Alberta close to the railways and to the urban centres are higher priced than New Brunswick lands as well located.

From an investment as well as from a productive standpoint, the farm lands of New Brunswick are attractively valued.

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