

# CANADA WEST LAND AGENCY CO.

Capital, \$100,000.

Hon. G. W. Allan, President. J. H. Campbell, Esq., Vice-President.

J. R. ADAMSON, Manager.

OFFICES, 14 Adelaide St. East, Toronto.

This Company takes particulars of farms and other properties from the owners, and advertisers very largely, both here and in the Old Country, and has become the recognized medium for the disposal of all kinds of real estate. They sell only on commission, and do not hold any real estate of their own.

## Brant County—Barford Township.

3291—The "Merrill Farm," containing 100 acres, of which 65 are cleared and 4 free from stumps; there are 15 acres meadow; remainder is wooded with beech, maple, chestnut, etc.; soil clay and sandy loam, nicely rolling and easily worked; it has a spring and the wells are situated near the house; fences are rail; dwelling frame, on block foundation, roofed with shingles; 14 storeys, 24x18; contains 6 rooms and a kitchen 18x12, in good repair; frame barn, on blocks, 30x30; taxes amount to \$12, with 5 days road work; it is on the gravel road, 1 mile from school, and churches within short distances; post office 200 yards; Norwich, on G. T. R., 4 miles; Brantford, Simcoe and Woodstock each 20 miles. Price \$3,000.

## Grey County—Proton Township.

2404—100 acres, of which 75 are cleared, balance homlock, cedar, elm, etc.; 2 springs and a creek; fences rail. The dwelling is rough cast, containing 6 rooms; also an old log dwelling; barn is log, with frame granary 18x24; taxes \$8. Orchard is 1/2 acre. School is 1 mile; the nearest P. O. is at Cedarville, 2 miles, and the Railroad is at Mount Forest. Price, \$2,800; cash, balance to suit at 6 per cent.

## Halton County—Nelson Township.

2370—A useful farm of 83 acres, 70 acres cleared, 50 free from stumps; good hardwood bush; soil clay and loam; there is a spring and creek, and well at the dwelling; fences principally rail; dwelling is frame, on stone foundation, 20x20, 1 1/2 storeys, and contains 5 rooms, with kitchen 20x24, and an extra wing 16x20; also a small dwelling on the north corner of the lot; barn is frame, on stone foundation, 30x30, driving house and stable. Taxes \$13, with 3 days' road work. Orchard, 2 acres, containing apples, pears and cherry trees, all bearing. School and Methodist church 200 yards distant; English and Presbyterian churches 4 miles; Zimmorston post office, 1 mile; Zimmorston railroad and telegraph offices on the N. & N. W. R., 2 miles; Milton 8 miles. Price \$3,000. \$1,000 cash, balance in 6 years, with interest at 7 per cent.

## Muskoka District—Humphrey Township.

2447—A c.s.p. farm of 100 acres, 30 cleared, 70 in bush, hardwood and pine; soil clay loam, rolling and easily worked. There is a spring and creek, well at house; well ditched, and fenced with rail. Frame dwelling on stone foundation 30x20, 1 1/2 storeys, 5 rooms; new frame barn 30x60, stone foundation. Taxes \$2, and 2 days' road work; on gravel road, convenient to churches, school and P. O. at Ashdown, telegraph office at Rosseau, 1 1/2 miles; buildings alone worth the money. Price, \$4,500; \$300 cash, balance in three years with interest at 7 per cent.

## Norfolk County—Walsingham Township.

2449—Good farm, 141 acres, 70 cleared and free from stumps, 30 in good hardwood bush; soil partly clay loam and partly sandy loam; spring and wells at the house; fences are principally rail; frame house on stone foundation, 18x20, 2 storeys, 22 rooms, cellar containing brick well 16x20, outside kitchen 14x20; wing 10x10, all in good repair; frame barn 30x60, collar underneath on stone foundation with oak sills. Barn No. 2, 30x10 near which is a living stream. Taxes \$30 and 8 days' road work; 2 orchards of 4 acres, containing 200 apple, 200 pear and cherry trees all bearing; gravel road 1/2 mile, school 1 mile, English and Baptist churches 3 miles, Presbyterian 18 miles, Methodist, Rowan Mill post office 2 miles; telegraph office and market town at Port Rowan, 9 miles. Price \$7,000; half cash, balance in from 8 to 10 years at 7 per cent.

## Oxford County—North Norwich Township.

2210—Fine stock, dairying, or grain farm of 215 acres, 180 cleared and free from stumps, 35 in bush, consisting of beech, maple, oak, elm, ash, etc. Soil is clay loam, gently rolling and easily worked; it is watered by a creek, 3 wells and cistern; well ditched, and fenced with rail, pickets and boards; dwelling is frame, on stone foundation, roofed with shingles, 20x20, 1 1/2 storeys, with 7 rooms, kitchen 30x18, and cellar 18x24—in good repair; 2 frame barns, each 30x30, on stone foundations; drive barn, frame, on stone foundation, 60x26, with basement stable, also cheese house, with apparatus. The orchard covers 5 acres, containing about 500 trees, embracing apples, pears, cherries, plums, peaches, also grapes and berries. There is a windmill on the place which supplies the house and barns with water. It is on a gravel road, 2 miles from school and within easy distance of churches, etc.; Springfield 4 miles, Norwich (on G. T. R.) 6 miles. Price \$12,000; \$5,000 cash and balance to suit with interest at 7 per cent.

## Simcoe County—Innisfil Township.

2390—The "Big Hay Point Farm" contains 177 1/2 acres, 93 cleared, 25 free from stumps. There is a fine pine grove, the rest of the timber being beech, maple, butternut; the soil varies from clay loam to heavy clay; the farm has lake frontage; there is a well at the house, and 1/2 mile of ditching done. The dwelling is of frame on stone foundation; 2 wings, 20x28 and 20x22; 2 storeys and cellar, 10x20, and a kitchen 12x12. There is also a frame cottage on the place, 16x20; frame barn, 50x60, on stone foundation. There is also a log stable, 40x21; cow shed, 12x12; wagon shed, 12x26; hay shed, 60x18; stone root house, 30x14. Taxes, \$25, and nine days road work. Orchard of 1 1/2 acres, containing 100 trees of all varieties; the farm is 2 miles from gravel road and 4 miles from school. The English church is 7 1/2 miles; Methodist, 4 miles; Paisley P. O., Craig Vale R. R. and telegraph office 8 miles on the N. R. R., and Barrie 12 miles. Price, \$9,000; \$4,500 cash, balance in 4 years with interest at 6 1/2 per cent.

## Welland County—Pelham Township.

2804—This very valuable property, known as the "Ridgville Fruit Farm," containing 35 acres, all of which are cleared and 5 seeded down, fences are rail and picket; dwelling house is of frame, on stone foundation, roofed with shingles, 45x45, 2 storeys and 10 rooms; cellar underneath whole of house, 45x15; kitchen outside main building, 30x30—all in capital repair; barn is frame, 40x20, in stone foundation, with root cellar and cow stable underneath, also four horse, 30x15; ice house, 18x18; coach house and stables, 30x10; shed containing barn and stables, 45x20—all in good repair; taxes amount to \$25 and 9 days road work; orchard contains 20 acres, with the following fruit, viz: about 1,500 grape vines, 1,500 peach trees, 300 apples, 80 pears, 25 plums, and about 1/2 acre of strawberries and raspberries—all bearing; the farm is situated on the gravel road; school 1 1/2 miles away; churches of all denominations about 1 1/2 miles; post office, 30 feet, telegraph 1 1/2 miles; Welland and the railroad station and market, 6 miles, is situated on the Welland Railway. Price, \$8,000; \$5,000 cash, balance in 10 years, with interest at 6 per cent.

## Wellington County—Luther Township.

686—A good farm of 203 acres; 45 cleared, under cultivation and well fenced; balance, 158 acres, is excellent hardwood land, heavily timbered with maple, beech, elm, hemlock and basswood, and 30 acres of first-class under and valuable mixed timber; this is a particularly good lot; it is corner one, and can easily be divided into two farms of 100 acres each; good rail fences; 1 1/2 miles from Eglar post office, and one mile from school house; there is a splendid new frame house, 20x20, containing 7 rooms, well finished; new frame barn, about 60x17; log stables on the premises; price, \$8,000.

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