

attention to the many advantages it possessed as a fruit-growing district, and also as a sort of unofficial experiment station, where a great deal of necessary information as to the selection of proper varieties, the peculiar climatic and soil conditions of the district, the husbandry of the trees, the picking and marketing of the fruit, and other features of the fruit industry requiring special knowledge, has been gathered by the slow and frequently unprofitable process of experience, and are now placed at the disposal of the small grower.

It is probably unnecessary to say that the Coldstream Ranch affords one of the most striking and convincing examples which the country possesses of the capabilities of the Okanagan soil and climate when utilized under an intelligent and systematic method of cultivation, and has demonstrated, emphatically, that the district is pre-eminently suited for the production of fruit of the finest quality and the most delicious flavor. The products of the ranch have won a reputation for themselves, and have probably spoken more convincingly to many of our readers than we could possibly do.

The ranch comprises some 13,000 acres, of which 8,500 are range land, 2,000 under cultivation, and the remainder more or less timbered. Of the cultivated portion, the most interesting to the visitor will probably be the orchard of 200 acres, of which over 100 acres are now producing. This is being steadily increased year by year, and it is not unlikely that, at no very distant period, the Coldstream Ranch may develop into one of the largest fruit farms in the Dominion. Apples are the chief product, though pears, plums, prunes, cherries, etc., are also grown. As to output, it may be said that in 1903 there were shipped from this orchard 505 tons, and, in addition, 188 tons were purchased from neighboring growers, and were marketed along with the Coldstream fruit. The Northwest Territories and Manitoba provide the principal markets, though packages bearing the well-known brand of this ranch have found their way to Dawson City, and may even be met with in Australia. A small nursery is being enlarged to contain 200,000 stock trees of the various varieties which experience has shown to be best adapted to this district.

Another important feature of the ranch is to be found in its extensive hop-yards. There are now in cultivation under hops about 100 acres, from which were shipped last year 552 bales, containing in all 118,486 pounds. The area of the hop fields, like that of the orchard, is being yearly increased, and the facilities for curing and preparing them for market are of the best.

Of the arable land, 484 acres were devoted to grain in 1903, and yielded 500 tons. Of roots, 886 tons were raised, and potatoes, 574 tons. Most of the cultivated area of the ranch can be reached by a system of irrigation, though, to a large extent, it is hardly necessary to employ this during an ordinary season.

The live stock includes a herd of about 1,000 cattle, of which some 300 head are shipped each year to Alberta as yearlings, where they are grazed and fattened. The average crop of calves is fully 75 per cent., which speaks well for the excellent breeding conditions existing in this district. A few sheep and Angora goats are kept, and about 300 hogs are sold each year, realizing about \$3,000. About 25 men are employed in winter, and in summer this number is increased to 50 or 60.

Some years ago a few 40-acre lots on this estate were placed on the market, and are now occupied by prosperous farmers and fruit-growers. Another subdivision has since been made, and a limited number of twenty-acre plots on Long Lake are offered for sale. The purchaser, if he desires, may make arrangements with the ranch to have this lot planted with fruit trees, under expert management, and cared for till it reaches producing age.

NEIGHBORING RANCHES.

Vernon owes much of its importance to the rich and extensive agricultural district which surrounds it, and upon which it depends very largely for its support. So much has been said about the Okanagan as a fruit-growing district, that one is apt to lose sight of the fact

that much grain is produced in the vicinity, and that mixed farming is also prosecuted to a considerable extent. Some details of work of the large ranches of the neighborhood may correct any false impression in this regard which may be prevalent.

The Lanington Ranch, situated in the White Valley, about ten miles from Vernon, consists of about 940 acres of a rich loamy soil, unequalled in the valley. Four hundred acres under irrigation are put down to hay and clover, while there is about 90 acres of meadow land. From 250 to 300 acres are devoted to wheat-growing, from which about 250 to 300 tons of grain are harvested yearly. A young orchard of 1,000 apple trees, and some 150 plum and cherry trees, recently put out,

promise good returns in the future, while there are a hundred or more trees already bearing. The stock kept consists of about 60 head of Shorthorn cattle, and a small herd of pure-bred Jerseys, about 150 pigs, and some fifty pure-bred Shropshire sheep.

C. O'Keefe's ranch is one of the largest in the neighborhood, and it was this gentleman who took the initiative in the subdivision of great holdings, which has gone on ever since. The O'Keefe estate comprised some 11,000 acres, of which about six or seven hundred were wheat fields, and about a thousand acres fine meadow land, much of the rest being used as range for cattle. Since placing his land upon the market in small lots, about a year ago, Mr. O'Keefe has sold a great deal, and his enterprising agents

are now pushing part of the remainder with characteristic energy.

Mr. O'Keefe has about 800 head of cattle and some eighty horses. It might be mentioned that some 200 acres of the O'Keefe property, on both sides of the Mission Road, is being put into orchard, under the management of the Vernon-Okanagan Land Company, and has found a ready sale at good prices.

Messrs. Greenlow's splendid property adjoins Mr. O'Keefe's, comprising about 8,000 acres, of which about 1,000 is in wheat, and 250 meadow land. Eight hundred head of cattle feed on the extensive ranges.

FRUIT-GROWING.

Fruit-growing is unquestionably the great industry of the Okanagan, and it is the fact that such unlimited markets are opening up for the fruit-grower in the Kootenays, the Northwest, and the Old Country, that is one of the principal factors in giving impetus to the settlement and development of the valley. Okanagan fruit is establishing a reputation for itself which will stand it in good stead in the future, and which insures a steady demand for the trainloads that will be shipped out of the valley in the future for every carload that is now produced. The apples compare very favorably in flavor, size and appearance with the choicest products of Ontario and Nova Scotia, and possess, besides, a superiority in firmness and lasting quality which admirably adapt them to supply a distant market, whenever the nearer ones may fail. The success met with by Okanagan fruit at the Royal Horticultural Society Exhibition this year has attracted the attention of the English dealers to the products of this valley, and thoroughly established their reputation as first-class fruit.

The climate of the district is eminently favorable to fruit-production, and pears, plums, prunes, cherries, peaches, and small fruits, attain a perfection which commands top prices wherever they are sold. The natural advantages of soil and climate are all that can be desired, and the application of care and skill to the business of fruit-growing may be relied upon to produce fruit which will equal or excel that of the most favored sections.

A great point in favor of the district is the total absence of those destructive enemies to the orchard, the codling moth and the San Jose scale.

A FRUIT-GROWER'S EXPERIENCE.

The facts and figures of actual experience are always worth very much more to the practical seeker for information than any amount of loose generalities, or "hot air." We cannot do better, therefore, in our endeavor to present Okanagan conditions before our readers, than to quote once more the much-quoted letter of one of the best known fruit-growers of the Okanagan, whose estimates of costs and possibilities are of the practical type required. The letter is as follows:

The cost of setting out an orchard of apple trees would figure out somewhat as follows:

20 acres, at \$60 per acre	\$1,200 00
Fencing, about	200 00
Plowing and fixing, at \$5 per acre	100 00
Trees, set 30 feet apart, 968 at 15c. a tree	145 00
Freight on same, about	20 00
Setting out and planting, at 4c. a tree	38 72

Total cost

The trees will occupy about one-fifth of the ground the first year, about one-fourth the second and third, about one-third the fourth, etc. Leaving out the cost of working the land between the trees, because this should at least be paid for by the crops of roots, potatoes, etc., raised upon it, the cost of working the land where the trees are will be somewhat as follows:

Cultivating, spraying, pruning, etc.—	
First year, at \$10 an acre	\$ 200
Second year, \$10 an acre	200
Third year, \$15 an acre	300
Fourth year, \$20 an acre	400
Fifth year, \$25 an acre	500

Total

The above figures are ample for giving thorough care to the orchard in every way. The land that was used for other crops—that is, the space between the trees



Round-up of O'Keefe Cattle.



A. Birnie's Ranch. 500 Feet Above Vernon.



B. X. Orchard, Vernon.