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## PRICE OF A POULTRY RANCH.

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There are a large number of people annually moving to the West in search of land suitable for ranching, on which to settle with their families and from the products of the soil earn a livelihood. Attending such a trip there are always heavy outlays attached and in some cases many are disappointed when they arrive at their journeys end. Were the necessary information regarding land, its price, location and capabilities placed before the people from some reliable source to guide them, it would be the means of preventing many happy homes being broken up and prevent suffering from financial loss, when the new country fell short of their expectation. To such, a few particulars relative to small ranches may be interesting and instructive. Small fruits and chicken ranches prove the most profitable employment that a man can engage in. Before we can go far in our subject

it is necessary to find out first what are the requirements of the intending purchaser, and very many views and opinions are encountered. There are those who make distance from a market no object as long as they get cheap land, while others make the nearness to the city the first consideration regardless of the additional price. Again there are those who come prepared to clear the land, by their own labor, while others look upon stump pulling as a waste of their valuable time and would rather pay three times the price to procure a home all ready cleared for them. Consequently it will be necessary to quote prices which will be useful to all classes, and while the the figures relate to the good farming land on Vancouver Island, they will be applicable to land in almost any part of the Province at the same distance from markets. The average price for clearing, stumping and ploughing once will run from \$25 to \$75 per acre according to the size and quantity of timber to be removed. As all the land

was originally in a wild timbered state, it will be well for the reader to bear these figures in mind, which, coupled with the distance from a market and quality of soil, all go to determine the price, which sometimes they consider too high. At a distance of say two or three miles from town, good cleared land, with such improvements as fences, drains, etc., will cost from \$300 per acre up. On the other hand by moving another seven miles or say ten to twelve miles out into the country, the same land could be purchased for \$50 up to \$100 per acre. Wild land at the same distance runs from \$25 to \$50 per acre. A great deal of course depends upon the quality of the land and the way it lays. The timber need not be wasted as it is worth \$3.50 per cord delivered for firewood and the cedar can be split into fence rails or maybe disposed of to the mills at remunerative prices. There are beautiful fertile valleys throughout the Province where the land can be bought in 100 acre plots for \$5, \$10, \$15 and \$20 per