

CANADA WEST LAND AGENCY COMPANY.

Those who have hitherto applied to this Company for copies of the FARM JOURNAL will notice the amalgamation which has taken place by which the JOURNAL becomes, in connection with the RURAL CANADIAN, a monthly publication. It will be the endeavour of the proprietors to extend the circulation still further, in Great Britain and the United States, so as to make it the most important medium of communication between these countries and our Dominion. Parties wishing to advertise lands for sale may obtain full information as to rates, etc., by addressing J. R. ADAMSON, Manager CANADA WEST LAND AGENCY COMPANY, 14 Adelaide Street East, Toronto.

NORTH-WEST LANDS.

We have just completed arrangements with the Manitoba and North-Western Railway Company, by which we are able to offer their lands for sale, situated on the line of the road now in operation, and in the very heart of the famous

Fertile Belt.

512,000 ACRES OF THE BEST LAND IN THE WORLD TO CHOOSE FROM. - FIRST COME FIRST CHOICE.

Cheap Prices; Long Credit; Low Interest; No Restrictions; Large Rebate for Cultivation.

BRANT COUNTY.—Onondaga Township.

742.—The "Onondaga Farm" is a magnificent property containing 266 acres, of which 190 are cleared and mostly free from stumps. 80 acres are covered with fine hardwood bush. The soil ranges from sandy loam to clay, and is very productive. It is well fenced with board, rails and trimmed stumps. The buildings comprise a solid roughcast house, 1½ storeys, containing 8 or 9 rooms; 3 good frame barns, stabling for 35 head of cattle, with other outbuildings. There are 2 orchards, one old and one young, both bearing. It is conveniently situated to school, church, post office (½ mile) and railway station about 3 miles distant. Caledonia, where there are stations on the G.T.R. and the N. & N.W.R., is 7 miles distant. Brantford, the county town, 11 miles, and the City of Hamilton about 14 miles. Price, \$12,500, \$5,000 cash, balance to suit the purchaser, with interest at 6 per cent. The farm is very well adapted for stock-raising, the land being rolling, and Big Creek running through it, without, however, making any waste land. It is within 7 miles of "Bow Park Farm."

BRUCE COUNTY.—Carrick Township.

2524.—A particularly nice farm of 115 acres, about 90 cleared, some fine sugar bush, ash, cedar, etc. The soil is a first-class loam, rolling and easily worked, watered by a spring creek and wells. Fences are board and rail. Log house, frame barn, good orchards containing Apple, Pear, Plum and Cherry trees with grape vines and currant bushes all bearing. On a gravel road close to School, Churches and Clifford market town 2½ miles. Price \$5,000, terms easy. This is a bargain.

ELGIN COUNTY.—Malabide Township.

2445.—A splendid farm of 200 acres, 175 of which are cleared, 140 free from stumps, 15 in fall wheat, 15 in meadow, 50 seeded down, and 25 in bush, which affords good pasture, timber, oak, maple, and beech; soil is sandy loam, gently rolling and easily worked; there is a spring and a creek, a well at the house, and a cistern at the barn; good subsoil drainage; the fences are rail, board and pine stumps; the dwelling is frame, on stone foundation, 24x36, 2 storeys, with cellar and outside kitchen, 12x18; woodshed, 18x18; frame barn, No. 1, 40x60, on stone corners, barn No. 2, 50x30; stable and shed No. 1, 45x34, stable and shed No. 2, 45x24; frame granary, 22x22, drive house, 24x36, stable, 24x36, pig-pen, 22x22, all in good repair, 8 acre orchard, containing all kinds of fruit—all bearing. The farm is ¾ mile from gravel road, and a school is on the lot, English, Presbyterian, Methodist, and Baptist churches; post and telegraph offices, and market town at Aylmer, 2½ miles on the Air Line, G.W.R.; P.O., also at Jaffa; St. Thomas, 13 miles. Price, \$14,000; \$5,000 cash, balance in 10 years, at 7 per cent. Owner giving up farming. Will exchange for city property.

GREY COUNTY.—Sydenham Township.

2110.—A most valuable property, 600 acres, 63 cleared, 125 meadow, timbered with Maple, Birch, Cherry, Cedar and Elm, soil light clay loam, rolling and easily worked, watered by 2 springs and 3 creeks, cistern in back kitchen; fenced with straight cedar rails; dwelling of frame, on stone foundation, 40x24, 1½ storeys, containing 10 rooms, cellar, 16x16; also a large wood-shed, there is also a house for hired men—all in good repair; orchard comprised of a few fruit trees. Taxes amount to \$35.90 a year, with 14 days' road work. School 1½ miles, Church 1 to 2 miles, Post Office, Bogner, 2 miles, Telegraph Office 5 miles, and market town, Owen Sound, 11 miles, on the T.G. & B.R. Price, \$11,000; \$3,000 down, balance to suit, at 6 per cent.

HALIBURTON COUNTY.

We offer in the Townships of Dysart, Dudley, Harcourt, Gifford and Harburn a large tract of land admirably adapted for stock raising. It is extremely well watered, and raises even better grass and root crops than the high priced lands in the front. As the price ranges from \$1 to \$5 per acre, stock raisers can operate a much larger acreage than it would be possible for them to do in lands ranging from \$50 to \$100 an acre. In consequence of this low price the cost of raising animals is reduced to a comparatively very small sum. Intending investors would do well to inspect these lands thoroughly before buying elsewhere. Any practical man who understands his business can easily convince himself of the advantages of this district by personal inspection.

HALTON COUNTY.—Nelson Township.

2176.—That magnificent property known as "Limestone Hall," containing 200 acres, 150 are cleared, nearly all free from stumps, 30 in permanent pasture, and 50 wooded with beech and maple; soil, limestone loam, slightly rolling, none stony, well-watered; fences cedar rails, and at the front pickets. The residence is a splendid out stone two-storey building, 60x40, containing about 14 rooms; cellar, 30x30; summer kitchen and woodshed. A large barn, with stabling, was recently burned down, leaving the stone foundation and cellar—this has been partially rebuilt, and the stone foundation is still standing ready for building the remainder. The other buildings comprise a frame barn, 40x20, a large frame driving house, with stabling in connection, a stone smoke house, etc. There are 2 orchards, covering 15 acres, and containing 700 trees all bearing, and nearly all grafted fruit in various stages of growth, and all choice varieties. Distance 1½ miles from school; church 1½ miles, Lowville P.O., ¾ miles, Zimmerman or St. Ann's Station on the H.

and N. W. Railway 3 miles, Milton 5 miles, city of Hamilton 15 miles, Burlington 8 miles. This is one of the best stock farms in the country, and cannot be beaten for raising any kind of crops. Price \$12,000, terms easy with interest at 6 per cent. A fine spring creek runs past the buildings.

HALDIMAND COUNTY.—Caledonia Village.

187.—That first-class foundry and machine shop known as "Scott's Foundry," comprising a large brick building, 2½ storeys, the ground floor of which is tiled with expensive lathe, cutting and planing machines, etc., the first floor is a carpenter's shop and fitting room, and the upper flat is a pattern room. The foundry, with cupola, and powerful blast adjoints, and further to the east is the paint shop and store house for finished work. There is also a blacksmith shop with 4 forges; planing mill, 40 horse power engine, and 35 horse power boiler, and all necessary shafting and machinery for carrying on a large business. The lot covers half an acre of ground, and is very centrally located. The shipping facilities here are unsurpassed, the G.T.R., passing through the village, while the N. & N.W.R., gives access to the country north and south, and to the G.W.R., C.S.R., C.V.R., and T.G. & B.R. Price, \$4,500; terms easy. A dwelling house may be had adjoining the foundry at a moderate price. This foundry is celebrated for the manufacture of the Vibrator Threshing Machines, of which all the patterns are in stock, as are also horse powers, reaping machines, ploughs, saw mill machinery, engines, and a large lot of gearing patterns, stove patterns, straw-cutting box patterns, etc., etc.

MUSKOKA DISTRICT.—Stephenson Township.

2136.—The "Norcot Farm," containing 195 acres, 48 cleared, 40 meadow, 40 seeded down, 147 bush; no rocky or stony land, timber, hardwood, a few pine, plenty of cedar, spruce, etc.; soil clay loam, rolling; there is a creek, and a well is near the house, the farm is well ditched; the fences are cedar rails (new); log dwelling, 20x16, 1½ storeys, 1 room and attic, small cellar, roofed with shingles, in very good repair, frame barn, 50x33, on cedar posts, log stable and loft, 24x15, both shingled, 3 years built, and in first-class condition; government road, post office, schools, and store, 400 rods away; churches, telegraph office, grist and saw mills, etc., 5 miles; market town, Bracebridge, 15 miles. Price, \$2,500; \$1,750 cash, balance to suit.

NORFOLK COUNTY.—Charlotteville Township.

2589.—Good farm of 100 acres, 90 cleared and free from stumps, 55 in meadow, and 10 wooded with excellent pine and white oak; soil is sandy loam; rolling and easily worked; fenced with rails; is watered by a creek, cistern, and two wells, situated one at house and other at barn; dwelling is frame, 26x36, roofed with shingles, 1½ storeys, 7 rooms; cellar and outside kitchen; good lumber bank barn, 30x52, with cow stabling underneath; also a shed, drive house, machine shed with carpenter's and blacksmith shop, smoke, and bee houses, corn cribs, pig sty, poultry shed, etc.—all buildings in good repair, there is a very large orchard, containing 300 apple, 250 peach, 100 cherry, plum and pear trees, and some grape vines; good roads; school, 1 mile; English church, 4 miles; Methodist 2, and Baptist, 4 mile away, post office, Glenshee, 1 mile, market town, Simcoe, 8 miles, where are post and telegraph offices, and station, on the G.T.R., also some at Delhi, 6 miles. Price (which includes live and dead farming stock), \$5,000, which is a bargain.

WELLINGTON COUNTY.—Luther Township.

625.—A good farm of 202 acres; 45 cleared, under cultivation and well fenced; balance, 125 acres, is excellent hardwood land, heavily timbered with maple, beech, elm, hemlock and basswood, and 30 acres of first-class cedar and valuable mixed timber; this is a particularly good lot, rolls slightly to east and south from the centre; it is a corner one, the 13th concession road being in front, and the 13th side line running along the easterly limit of the lot, rendering it easy of being divided into two farms of 100 acres each, good roads, choice neighbourhood; good rail fences; 1½ miles from Egerton post office, and one mile from school-house, there is a splendid new frame house, 30x32, containing 7 rooms, well finished, new frame barn, about 50x40, log stables on the premises. Price, \$3,500. This lot is only separated by the road from the following one.

626.—Valuable farm of 100 acres; 20 of a dry, luxuriant beaver meadow in the north-west corner, through which flows a never failing creek, 40 acres more are burned and ready for clearing and fencing, and 95 of heavy standing hardwood bush on rising ground, extending along the easterly and southerly boundary of the lot; no waste land; at a small outlay this can be made a most valuable farm, would make a very valuable stock or dairy farm; good roads; no buildings. Price, \$1,200, or 625 and 626 together, \$4,500.

FOR EXCHANGE.

We can offer a few sections of excellent land in Manitoba in exchange for farms in Ontario, or other choice property.

House property in Toronto will be given in exchange for one or two good farms, well located.

J. R. ADAMSON, Manager "Canada West Land Agency Co.,"

14 ADELAIDE STREET EAST, TORONTO