

# CANADA WEST LAND AGENCY CO.

Capital, \$100,000.

Hon. G. W. Allan, President.

H. Campbell, Esq., Vice-President.

J. R. ADAMSON, Manager.

OFFICES, - - 14 Adelaide St. East, Toronto.

This Company take 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—Burford Township.

2201—The "Merrills 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, 21x18; contains 6 rooms and a kitchen 14x21, in good repair; frame barn, on blocks, 30x30; taxes amount to \$12, with 5 days road work; it is on the gravel road, 3 miles from school, and churches within short distance; post office 20 yards; Norwich, on G. T. R., 4 miles; Brantford, on G. T. R. and Woodstock each 20 miles. Price \$3,000.

### Grey County—Proton Township.

2104—100 acres, of which 75 are cleared, balance hemlock, cedar, elm, etc.; 2 springs and a creek; fences rail. The dwelling is rough cast, containing 6 rooms; also an old dwelling; barn is log, with frame granary 16x18; taxes \$4. Orchard is 1/2 acre. School is 1/2 mile; nearest P. O. is at Cedarville, 2 miles, and the Railroad is at Mount Forest. Price, \$2,800, 1/2 cash, balance to suit at 6 per cent.

### Halton County—Nelson Township.

2379—A useful farm of 60 acres, 70 acres cleared, 50 free from stumps; good hard wood bush; soil clay and loam there is a spring and creek, and well at the dwelling; fences principally rail; dwelling frame, on stone foundation, 20x30, 1 1/2 storeys, and contains 5 rooms, with kitchen 20x24, and an extra wing 16x14; 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 2 1/2 yards distant; English and Presbyterian churches 4 miles; Zimmerman Post office, 1/2 mile; Zimmerman railroad and telephone offices on the N. & N. W. R., 2 miles; Milton 6 miles. Price \$3,000. \$1,000 cash, balance in 6 years, with interest at 7 per cent.

### Muskoka District—Kumfrey Township.

2417—A cheap farm of 100 acres, 50 cleared, 70 in bush, barwood 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 30x30, 1 1/2 storeys; new frame barn 30x60, stone foundation. Taxes \$2, and 2 days road work; gravel road, convenient to churches, school and P. O. at Ashdown, telephone office at Rowan, 1 1/2 miles; buildings alone worth the money. Price, \$650; 250 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 hard wood bush; soil partly clay loam and partly sandy loam; spring and wells at the house; fences are principally rail; frame house on stone foundation, 22x30, 2 storeys, 3/4 room, cellar cut to full brick well 16x20, outside kitchen 14x23; wing 12x14 all in good repair; frame barn 30x30, cellar underneath on stone foundation with oak sill. Barn No. 2, 30x10 near which is a living room. Taxes \$16 and 6 days road work; 2 orchards of 4 acres, containing 200 apples, 20 pear and cherry trees all bearing, gravel road 1/2 mile; school 2 1/2 miles; English and Baptist churches 3 miles, Presbyterian 1 mile, Methodist, Rowan Hill post office 2 miles; telephone office and muske; town at Port Rowan, 9 miles. Price \$7,000; half cash, balance as from 8 to 10 years at 7 per cent.

### Oxford County—North Norwich Township.

2110—Fine stock, driving or grain farm of 215 acres, 100 cleared and free from stumps, 36 in bush, consisting of beech, maple, oak, elm, ash, etc. Soil is clay loam, nicely rolling and easily worked; it is bordered by a creek, 2 wells and a spring; well ditched, and fenced with rail, p. c. and wire fences; dwelling frame, on stone foundation, roofed with shingles, 20x30, 1 1/2 storeys, with 7 rooms, kitchen 16x18, and cellar 16x24; in good repair; 2 frame barns, each 30x20, on stone foundations; drive barn, frame, on stone foundation, 30x20, with basement stable, also cheese house with apparatus. The orchard covers 5 acres, containing about 600 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; \$6,000 cash and balance to suit with interest at 7 per cent.

### Simcoe County—Innisfil Township.

2329—The "Big Bay Point Farm" contains 177 1/2 acres, 97 cleared, 25 free from stumps. There is a fine pine grove, the rest of the timber being beech, maple, hickory, etc.; the soil varies from clay loam to heavy clay; the farm has lake frontage; there is a well at the house, and a mile of ditching done. The dwelling is of frame on stone foundation; 2 wings, 27x24 and 22x22; 2 storeys and cellar, 16x18, and a kitchen 12x18. There is also a frame cottage in the place, 15x30; frame barn, 16x18, on stone foundation. There is also a log stable, 43x21; cow shed, 12x18; wagon shed, 12x30; hay shed, 6x18; stone root house, 16x14. Taxes, \$26, and nine days road work. Orchard of 1 1/2 acres, containing 100 trees of all varieties; the farm is 2 1/2 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 telephone office 8 miles on the N. E. R., and Barrie 13 miles. Price, \$9,000; \$4,500 cash, balance in 4 years with interest at 6 per cent.

### Welland County—Pelham Township.

2604—This very valuable property, known as the "Ridgeville Fruit Farm," containing 35 acres, all of which are cleared and 5 wooded; 2 wings, 22x22, 2 storeys and 10 rooms; collars underneath whole of house, 45x45; kitchen outside main building, 7x30—all in capital repair; barn is frame, 40x30. In stone foundation, with roof, cellar and cow stable underneath; also fowl house, 30x18; ice house, 15x18; coach house and stable, 30x40; shed containing beam and stables, 45x20—all in good repair; taxes amount to \$23 and 9 days road work; orchard contains 20 acres, with the following fruit, viz: about 1,500 grape vines, 1,200 peach trees, 300 apples, 80 pears, 25 plums, and about a half-acre of about 1,500 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, 7/8 mile, telephone office, 1/2 mile; Welland, the railroad station and market, 6 miles, is situated on the Welland Railway. Price, \$4,500; \$5,000 cash, balance in 10 years, with interest at 6 per cent.

### Wellington County—Luther Township.

675—A good farm of 202 acres; 45 cleared, under cultivation and well fenced; balance, 155 acres is excellent hard wood 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; it is a corner lot, and can easily be divided in two farms of 100 acres each; good rail fences, 1/2 mile from Kempton post office, and one mile from school house; there is a splendid cow shed, 30x22, containing 7 rooms, well finished; new frame barn, about 30x24; 100 stables on the premises; price, \$8,500.

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J. R. ADAMSON, Manager, Toronto, Ont.

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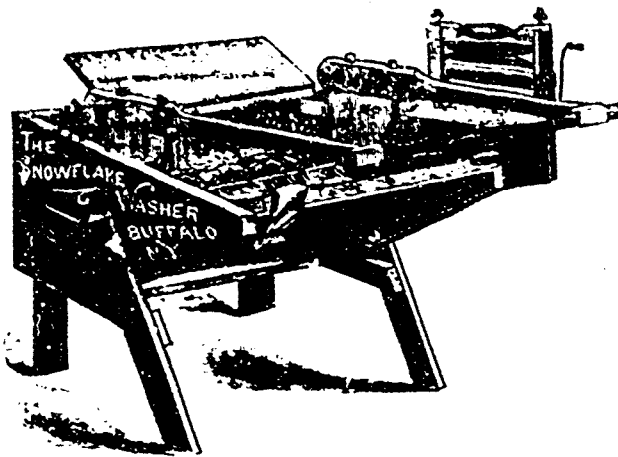
### THE TESTIMONIAL.

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