

Vancouver Island Farms

DUNCAN

350 ACRES with half a mile of waterfrontage on Maple Bay, the summer resort of Cowichan Valley. Seventy acres of this place is in crop; 75 acres in pasture, which can be brought under cultivation with little expense; the balance is in light timber. There is abundance of water in the driest season. The soil is very rich and can produce an exceptional yield of potatoes, grain or fruit. There is a stone dwelling, also barns and outhouses. The situation is ideal for a home, and the fishing and shooting cannot be surpassed in the valley.

Price—\$45,000; one-third cash; balance 1 and 2 years.

CHEMAINUS

530 ACRES of A1 land; 90 acres are cultivated and at present in crop. The soil is principally a rich, red loam which averages 3 feet deep, but there is one piece of 70 acres of black loam. Altogether there are not more than 5 acres of waste land. Of the 440 acres uncultivated about 300 have been logged over and make splendid pasture, the balance is in alder with light clearing. Plenty of water all the year. Two government roads run by the property, which is half

a mile from Chemaines town and station and half a mile from the sea. There is a small house, and barn, 24x80, in good repair. Besides stock sold in the Fall the owner wintered 25 head of cattle and sold 30 tons of hay, 15 tons of potatoes and 20 tons of roots. This place would be specially suited for a cattle ranch or would subdivide well.

Price—\$45,000; cash, \$15,000; balance arranged on easy terms.

SOMENOS

160 ACRES, of which 90 acres are cleared. There is an eight-roomed house (insured for \$4,000), barn with cement floors, creamery, pighouse with cement floors; all buildings piped with water; chicken-house and other outhouses. Twenty head of prize Holstein stock;

team of Clyde mares; 20 head of Yorkshire swine. Creek runs through the property, furnishing drainage and plenty of water for the stock.

Price—\$30,000; cash, \$10,000; balance arranged.

WATERFRONTAGE

50 ACRES of choice waterfrontage at Chemainus, partly improved.

Price—\$7,500, on terms.

We have a very complete listing to choose from AND WE KNOW THE GROUND.

Beaton & Hemsworth

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VANCOUVER, BRITISH COLUMBIA