

Vernon is 1260 feet above sea level; a residential center with excellent facilities for all sorts of out-door life.

fruit property must be prepared for a period of non-productive waiting, till his trees attain maturity. It is not desirable, therefore, as a general rule, to purchase without having a certain amount of capital in hand to meet the necessary expenses of living and cultivating during this preliminary period. It is true, that there have been cases, in which exceptional circumstances, special gardening or horticultural experience, or untiring and intelligent industry in a favoured location, have enabled a man to produce a living from his property from the first year, but it is safer, in general, to assume that this will not be the case. There is no doubt, however, that the cost of cultiva-

tion, etc., may be greatly reduced or even eliminated by the growing of crops of strawberries, raspberries, potatoes, onions, etc., between the trees, and experience or special adaptability on the part of the settler might enable him to secure satisfactory returns from the start.

We might point out that the maturity of an orchard adds very rapidly to its value, and \$6000 would be a very conservative estimate of the value of a five-year-old 10-acre orchard. Washington bearing orchards, 6 or 7 years old, precisely similar in soil and general conditions to Okanagan lands are selling now for up to \$2500.00 an acre.

Shipping Organizations

NEXT in importance to the producing of first class fruit is the provision of adequate facilities for transferring it from the hands of the producer to those of the consumer, at a minimum of expense, and in such a way as to produce the maximum profit. The fruit grower in the Vernon district is well situated in this regard.

The Okanagan Fruit Union, Ltd., is practically a co-operative association, the members of which are all fruit-growers. It was formed with the object of standardizing the grading and packing of fruit and selling under one brand, as a unit, the output of the

individual growers, returning to each the proceeds of sales in proportion to the number of boxes of each grade and variety handled, less the cost of marketing, a commission of 10 per cent. on the sales. The Union operates its own packing houses throughout the valley, having branches in the Vernon district, Short's Point, Peachland, Summerland and Penticton.

The Vernon Fruit Company, Ltd., do a large packing and exporting business, handling both fruit and vegetables in considerable quantities. They have branches for packing and shipping at Kelowna and Penticton, and distributing houses in Calgary and