

## CANADIAN PACIFIC RAILWAY LAND GRANT IN ALBERTA.

As part of the consideration for the construction of a trans-continental line through Canada, the Canadian Pacific Railway Company was given a land grant in Western Canada, consisting of some twenty-five millions of acres. Six million acres of this land in the Province of Alberta still remains in the hands of the railway company and is handled entirely by the Canadian Pacific Railway Company, Colonization Department, Calgary, Alberta. These lands may, broadly speaking, be divided into two sections, namely, (1) The Bow Valley Irrigation Block, and (2) the Central Alberta lands.

### (1) THE BOW VALLEY IRRIGATION BLOCK.

This tract of land is situated along the main line of the Canadian Pacific Railway, east of Calgary, has an average width of forty miles, and extends for 150 miles eastward. This Block contains some 3,000,000 acres, about one-half irrigable and the balance non-irrigable lands. Special information concerning the possibilities of the Bow Valley lands will be found on pages 22 to 37, while on page 33 will be found a map of this tract.

**Terms of Sale.**—The price of this land ranges from \$13.00 to \$18.00 per acre for non-irrigable areas, and for the irrigable areas the average cost of construction per acre for the district is added. The price of irrigated land is \$30.00 per acre and upwards. These prices are, however, subject to revision.

The terms of payment are such that the settler will have made more out of his land long before his final payment becomes due than the land has cost him. The terms upon which the Company disposes of these lands are: One-tenth of the purchase price in cash and the balance in nine equal annual instalments with interest at 6 per cent. on the unpaid balance.

While we will dispose of any area of non-irrigable land to one individual, we will not, however, sell any client more than 160 acres of irrigable land, nor any combination of areas including more than 160 acres of irrigable land. Only, in very exceptional cases, will we depart from this rule. It is our experience that such irrigable tracts are ample under our conditions of soil, climate, etc. Intelligent effort upon the part of the owner of such an area will result in the gaining of an independence in a very few years.

**Crop-Payment Terms.**—A uniform initial cash payment of one-tenth of the purchase price of the land will be required on all lands sold on crop-payment terms. The purchaser undertakes to cultivate his farm according to regulations set forth in the contract, and within one year from date of purchase agrees to erect upon his land a habitable house, a stable, sink a well and fence his land as set forth in the regulations.

Payment of the unpaid balance due upon land purchased under crop-payment contract is required to be made as follows:—By delivery to the Company of one-half of all grain grown upon the said lands, market prices on day of delivery to elevator will be

allowed. The Company also requires a payment of one dollar per ton for each ton of sugar beets, alfalfa and timothy grown upon the land. All money so collected by the Company will be applied against the unpaid balance.

### (2) THE CENTRAL ALBERTA LANDS.

These lands extend north of the Irrigation Block, in an easterly direction, in what is termed the park country of the province. Irrigation is not practiced in that portion of Alberta, which enjoys somewhat greater humidity than the more southerly districts. The Company owns some 3,000,000 acres of these fertile lands. A full description of the possibilities of this district may be found under the heading "Special Information Regarding Central Alberta Lands," pages 14 to 23, and a map of the district is found on pages 30 to 32.

**The Terms of Sale** of the Alberta Lands are slightly different from the terms under which the lands in the Irrigation Block are sold. The following briefly outlines the conditions under which Central Alberta lands are disposed of:

Not more than 640 acres may be bought on the Ten-Payment Plan.

If lands are bought for actual settlement to the extent of not more than 640 acres, the purchaser must pay the cash instalment at time of purchase; interest at 6 per cent. on the unpaid purchase money at the end of the first year; and the balance of the principal with interest is divided into nine equal instalments to be paid annually thereafter.

To secure the advantages of the ten-payment plan the purchaser must undertake to settle upon the land with his family and break up at least one-sixteenth thereof and make proof of such settlement and cultivation within one year to the satisfaction of the Assistant to the Vice-President of the Company. In the event of any failure to furnish such satisfactory proof, within the time stated, the purchaser will be required, at the end of one year from date of purchase, to pay the balance then remaining unpaid of one-half of the purchase money with interest at 6 per cent. per annum on the whole outstanding balance and pay the remainder of the purchase money in four equal annual instalments with interest at 6 per cent. per annum. Residence upon adjacent land will be accepted in lieu of actual residence and the erection of buildings upon the land. Fencing of the land for pasture, etc., to the satisfaction of the Assistant to the Vice-President, will be accepted instead of cultivation.

**Purchasers who do not undertake to settle upon and improve the land, as above stated, are required to pay one-sixth of the purchase money down** and the balance in five equal annual instalments with interest at the rate of 6 per cent. per annum.

Interest at 6 per cent. will be charged on overdue instalments.