

In the following list we offer for sale about 60,000 acres of the choicest lands in the Province of Manitoba.

They have been selected with great care for the express purpose of being offered to *actual* settlers, and are either in the vicinity of Winnipeg or in the various prosperous settlements scattered throughout the Province. We can therefore recommend them to those proposing to settle at once upon a farm in this Province, as they offer inducements by making speedy returns for any labor expended upon them.

A large quantity of these lands are, even at the present time within marketable distance from Winnipeg or the Pembina Branch, C. P. R., so that those settling upon them can readily sell their produce at fair prices.

It is impossible to obtain desirable homesteads from the Government lands, without going over 100 miles from Winnipeg or the C. P. R.

By going so far from market farmers will find it almost impossible to dispose of their surplus produce till a railway passes their doors which will likely be from four to ten years hence.

Alexander Begg, Esq., in his "Guide to Manitoba," has the following:

"It is our opinion that an immigrant would be unwise to go far beyond the line of settlement, or to undertake to go to the Saskatchewan in advance of civilization, for the following reasons:

1. The heavy cost of getting to his claim.
2. His isolation until settlements reach him.
3. The high cost for procuring the necessities of life.
4. The distance from a market; even with the chance of selling his produce to traders and others, his profits would be eaten up by the cost of procuring necessities which he is unable to raise on his farm.
5. His isolation from churches and schools.
6. The nearer he keeps to the line of settlement the quicker will he obtain all the benefits of civilization, especially as the march of development is rapid in this country.

It is for this reason that we condemn the idea of inducing immigrants to go to the North-West in advance of settlements and before proper means of communication are opened up to that vast country.

It must not be understood, however, that we have any desire to belittle the Saskatchewan country, on the contrary we are of opinion that in the near future that great territory will afford homes for thousands of hardy and industrious farmers;