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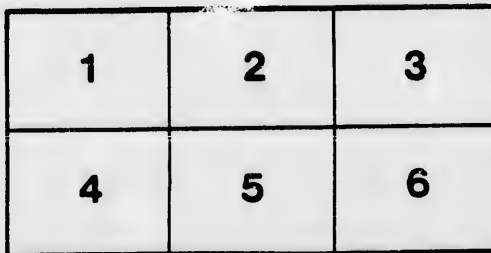
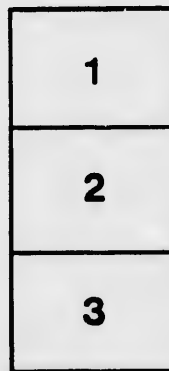
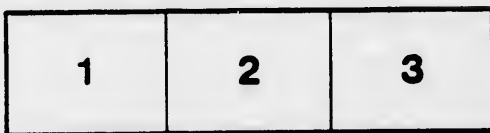
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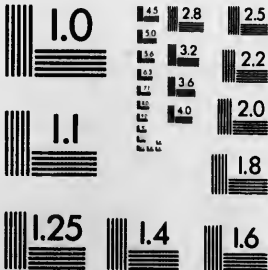
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Pamphlet  
N.D.

# Kakabeqa Falls

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THE original owners of Real Estate in our Northwestern Cities, such as Minneapolis, St. Paul and Duluth, are to-day Millionaires, owing to the fact that they appreciated the natural advantages of the location of these Cities and acquired property in their early stages of development.

In the Great Northwestern Country, both in the United States and Canada—which is only in its infancy as to developments—the opportunities for investments are equally as good to-day as they were prior to the establishment of the above-named Cities.

On account of the immense territory to be developed and its wonderful resources in Farming Lands, Timber Products and Mineral Wealth, it is safe to say that there will be many great Cities in this territory which to-day have not even been thought of.

It is believed by the projectors of the enterprise treated of in this pamphlet that in securing the tract of land referred to they have looked ahead to the many natural advantages in connection with the location, and therefore believe that before many years a prosperous and thriving City will be here located. Assuming that this is true—and we think a careful consideration of the subject will convince any one as to the correctness of our views—it is self-evident that those who purchase ground at the outset at nominal prices will be sure to reap a large profit in the near future.

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THE  


**Kakabeka Falls Land and Electric Company,  
Limited,  
OF ONTARIO, CANADA.**

• ————— •

This Company has acquired a tract of land comprising in area about 2600 acres, located on the North Shore of Lake Superior, in the Province of Ontario, Dominion of Canada, on the Kaministiquia River, at Kakabeka Falls, at a point 14 miles west from the City of Port Arthur and 11 miles west from the City of Fort William—these cities being distant east about 180 miles from Duluth on the Lake Shore.

**The Natural Advantages**

of the location are its proximity to Lake Transportation, the Exquisite Natural Beauty of the Country, and the Enormous and inexhaustible Power furnished by the Kakabeka Falls—the last named, of course, being the great feature.

**The Water Power.**

The Kaministiquia River at this point is 300 feet wide and the water falls perpendicular 125 feet, providing probably the finest water power on this Continent, estimated at 250,000 Horse Power, four times the power of St. Anthony Falls, at Minneapolis, Minn.

The natural advantages of these Falls are such as to enable the great power to be easily and cheaply utilized, and the character of the rock formation insures permanency. The power is also perpetual, as the enormous volume of water flowing over the Falls, even during the driest season, will furnish power far in excess of any possible requirement.

The engravings in this pamphlet will give a faint idea of the grandeur and magnificence of these Falls.

### Location and Railway Communication.

The Company's property is located within three miles of the Canadian Pacific Railway, who, it is expected, will straighten their main line in such a way that it will run through the Company's property, and will establish there a Depot and Dining Station, fitting up the property about it as a handsome park and advertising the Falls on account of its superb natural beauty as a special feature of the Road.

The line of the Port Arthur, Duluth & Western Railway, now being constructed from Port Arthur and Fort William, will also pass through the Company's property, and run in a Westerly direction, connecting with the Northern terminus of the Duluth & Iron Range Road, thereby making a through line from Duluth.

This Road is being constructed for the purpose of opening up valuable mineral deposits of silver and iron. The silver deposits are referred to later on in this pamphlet, and, in connection with the iron deposits, would state that they are a continuation of the famous "Vermillion Range," located in the northern portion of the State of Minnesota, which has been so profitably worked through the medium of the Duluth & Iron Range Road. This "Vermillion Range" extends in a north-easterly direction from the Northern Terminus of the Duluth & Iron Range Road for a distance of 70 miles along the line of the new Port Arthur, Duluth & Western Road, and will form the basis for an enormous tonnage over this Road; in this way great additional business will be brought to Kakabeka Falls.



CREST OF KAKABEKE FALLS.



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**The primary objects for the location of a Town at this point will be :**

**FIRST.**—The establishment of FLOURING MILLS for grinding the Wheat from the great Canadian Northwest, coming in over the Canadian Pacific Railway ; at present all of the wheat being shipped (without grinding) by Lake Steamers from the lake terminals of the Canadian Pacific Railway at Fort William and Port Arthur. This alone, in view of the magnificent water power, would necessitate the establishment of a City at this point.

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**SECOND.**—The establishment of SAW MILLS, SASH, DOOR AND BLIND FACTORIES, there being an immense timber country tributary to this river.

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**THIRD.**—For the establishment of manufacturing industries for producing AGRICULTURAL IMPLEMENTS to supply the enormous Farming District of the Canadian Northwest.

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**FOURTH.**—For the establishment of WOOD PULP MILLS, there being immense forests about the Falls of the finest White Poplar, which is most applicable for this purpose.

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**FIFTH.**—For the establishment of STAMP MILLS and SMELTERS for treating the ore from the rich Silver Mining District adjoining, there being a Silver Mining District second to none on this Continent located within a radius of 20 miles of the Falls, and through which the new line of the Port Arthur, Duluth & Western Railway will run.

In this rich Silver Region a number of very profitable mines are now operated, but owing to the fact that there is no method of concentrating and smelting the ore the shipments up to this time have been confined to only the rich pay streaks, which have been transported at great expense to Swansea, Wales, Denver, Colo., or Newark, N. J. The remaining ores, which would pay well if transportation and concentrating facilities were at hand, have been simply retained on the dump and are now awaiting these facilities.

A careful investigation of these subjects enables the projectors of this enterprise to state definitely that all of these industries can be prosecuted with great profit at this point.

For all of the above projects it is proposed to utilize the enormous Water Power of the Falls.

### The Company's Property

comprises about 2600 acres, about Kakabeka Falls, including the water power. The tract is about two miles square and the river runs almost diagonally through it—the Falls being located near its centre. The ground has all been carefully surveyed and a portion of it—in area about 1100 acres—has been platted into a Town Site.

It has been thought advisable to plat this ground at the outstart only on one side of the river. A map of that portion of the property which has been platted into the Town Site is attached to this pamphlet and special reference is made to same. A small diagram on this map also shows the relative location of Kakabeka Falls to Duluth, Port Arthur and Fort William, as well as the line of the Canadian Pacific and Port Arthur, Duluth & Western Railways. The last-named Road is now completed and the rails laid within two miles of the Company's property. The natural lay of the land is most advantageous for the purposes contemplated. The surveying and laying out of the streets, as shown by the plat, has been made to conform to the topography of the ground so far as possible. Proper spaces have been reserved for Parks, Hotel Site, and the location of manufacturing industries along the river, etc.

A great deal of careful thought on the part of the projectors of this enterprise, and a full comprehension of the requirements, has led, we believe, to the most desirable arrangement.

### As a Pleasure Resort.

The natural beauties of this location are hardly surpassed by anything in this country, and the grandeur of the Falls can only be exceeded by Niagara itself.

As the surrounding country abounds in game and the Trout Streams are unexcelled, the location will naturally attract many Tourists; in fact, it is now visited by a large number of travelers, notwithstanding the inadequate means of transportation and total lack of hotel facilities. One of the first works of the Company will be the construction of a handsome hotel building, where visitors can be comfortably accommodated.

### Transportation Facilities.

As will be seen from the foregoing, Transportation Facilities will be at once secured from the two Railroads mentioned to both Port Arthur and Fort William, they both being the lake terminals of the Canadian Pacific Railway. Both of these towns are located on the finest harbor on Lake Superior, from whence shipments can be made to all lake ports, and before many years Ocean Steamers can be loaded here for Foreign Ports—the contemplated enlargement of the "St. Lawrence Canals" only being necessary to accomplish this object.

The best of facilities and inducements will be offered to manufacturing establishments locating here, and an investigation of the natural advantages existing is courted and correspondence solicited.



A fine water supply will be furnished to the Town, also a complete Electric Lighting Plant, all to be operated from the Falls Water Power.

At the outstart the property will be offered to parties, who purpose locating there, at nominal figures, and it is believed that investments in land at this point will prove very remunerative, in view of the policy which the Company propose to adopt relative to the rapid development and systematic handling of the entire operation.

It is believed that a very advantageous and comprehensive plan has been arrived at and adopted by this Company in connection with the sale of lots, which we think will commend itself to investors. A full copy of this plan is given herewith, together with prices of property, etc.

The Company is prepared to give tracts of land as bonuses to parties building factories; these bonuses will be liberal, according to the cost of such plants and the number of men employed. Thus, parties embarking in these enterprises will share in the benefits of the increase in the value of land caused by the growth and development of the City. It will be the aim of the Company to secure only such firms as give promise of permanency. The Company's terms for the Water Power will be most liberal.

Further and more detailed particulars will be promptly furnished on application at any of the Company's offices, or by correspondence.

Very respectfully,

**The Kakabeka Falls Land and Electric Company, Limited.**

LOCATION OF OFFICES:

81 BULLITT BUILDING, PHILADELPHIA, PA.  
445 TEMPLE COURT, MINNEAPOLIS, MINN.  
AND TEMPORARILY AT PORT ARTHUR, ONT.



KAKAHEKA FALLS—WEST VIEW.



## Price List and Plan of Sale of Lots.

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The management of this Company have decided to adopt the following plan in the sale of their property, which will not fail to commend itself to investors.

**On all lots sold prior to Jan. 1st, 1893, Twenty-five per cent.** of the purchase price will be set apart and deposited in the Ontario Bank to the credit of a special and separate fund which will be used for the following purposes only : These deposits to be made in the bank referred to as the cash payments are made to the Company. Five (5) per cent. of all sales will be expended annually in improving and beautifying the Parks ; the remaining 20 per cent. will be used in giving cash subsidies to aid in the establishment of manufacturing plants or in taking subscriptions to the capital stock of such manufacturing concerns, care being exercised to locate only such firms as will give promise of permanency and success.

If the 25 per cent. above named, or any portion thereof, shall have been used in taking subscriptions to the capital stock as aforesaid, such stock shall be held by the Company, as Trustee, and all dividends or profits accruing on such stock shall either be applied to the credit of the above-named fund or shall be used in beautifying the Parks, the same as the other 5 per cent.

The terms of payment in the purchase of lots are as follows : Fifty per cent. of the purchase price is to be paid in cash at the time of sale, the balance to be secured by first mortgage on the lots purchased, such mortgage to be payable in three equal yearly installments, with interest at the rate of 7 per cent., payable semi-annually.

A limited number of lots will be given free of cost to parties who will at once erect handsome and attractive buildings. Five per cent. discount will be given if the entire purchase price is paid at the time of purchase.

The title to this property is perfect, being under the "Torrens" system of title registration—an act in vogue in the Province of Ontario, which virtually amounts to title insurance guaranteed by the Government.

The following will be the prices on lots until further notice, subject to change at any time without notice:

### BUSINESS LOTS.

20 x 125 feet with 20 feet Alley.

	CORNER.	INSIDE.
CENTRAL AVENUE.		
1st to 5th St , . . . . .	\$400	\$300
5th to 7th St., . . . . .	375	250
7th to 10th St., . . . . .	325	225
1st AVENUE SOUTH.		
5th to 8th St., . . . . .	175	125
1st AVENUE NORTH.		
1st to 5th St., . . . . .	300	250
5th to 7th St., . . . . .	250	200
7th to 10th St., . . . . .	300	250
2d AVENUE NORTH.		
1st to 5th St., . . . . .	200	175
5th to 10th St., . . . . .	175	125
SOUTH HALF OF BLOCK No. 195.		
Fronting Kakabeka Falls Boulevard, . . . . .	400	325

## RESIDENCE LOTS.

Standard size, 80 x 138 feet, with 18 feet Alley.

All lots bounded on the south by the centre line between 2d and 3d Avenues North on the north by 6th Avenue North, on the west by 1st Street, and on the east by 9th Street, corner lots, \$250; inside, \$200.

Those fronting on Central Park, corners, \$400; inside, \$350. All lots between 11th and 12th Streets, and between 1st Avenue South and 10th Avenue North, corners, \$275; inside, \$225.

All lots on Fairmount Avenue in blocks 84, 83 and 102, frontage 80 x 150 ft., corners, \$550; inside, \$450.

All lots fronting on 2d Avenue South, and as far south as 6th Avenue South, excepting those fronting on Kakabeka Boulevard and on Victoria Park, corners, \$300; inside, \$250.

Lots fronting on Kakabeka Boulevard and Victoria Park, corners, \$375; inside, \$325 (between streets last above designated).

All lots from 6th Avenue South to 10th Avenue South, between the river and the railroad (excepting those fronting on Victoria Park), corners, \$200; inside, \$175.

All other lots fronting on Victoria Park, corners, \$350; inside, \$275.

All lots east of the railroad, between 2d Avenue South and 10th Avenue South, corners, from \$150 to \$250; inside, \$100 to \$150.

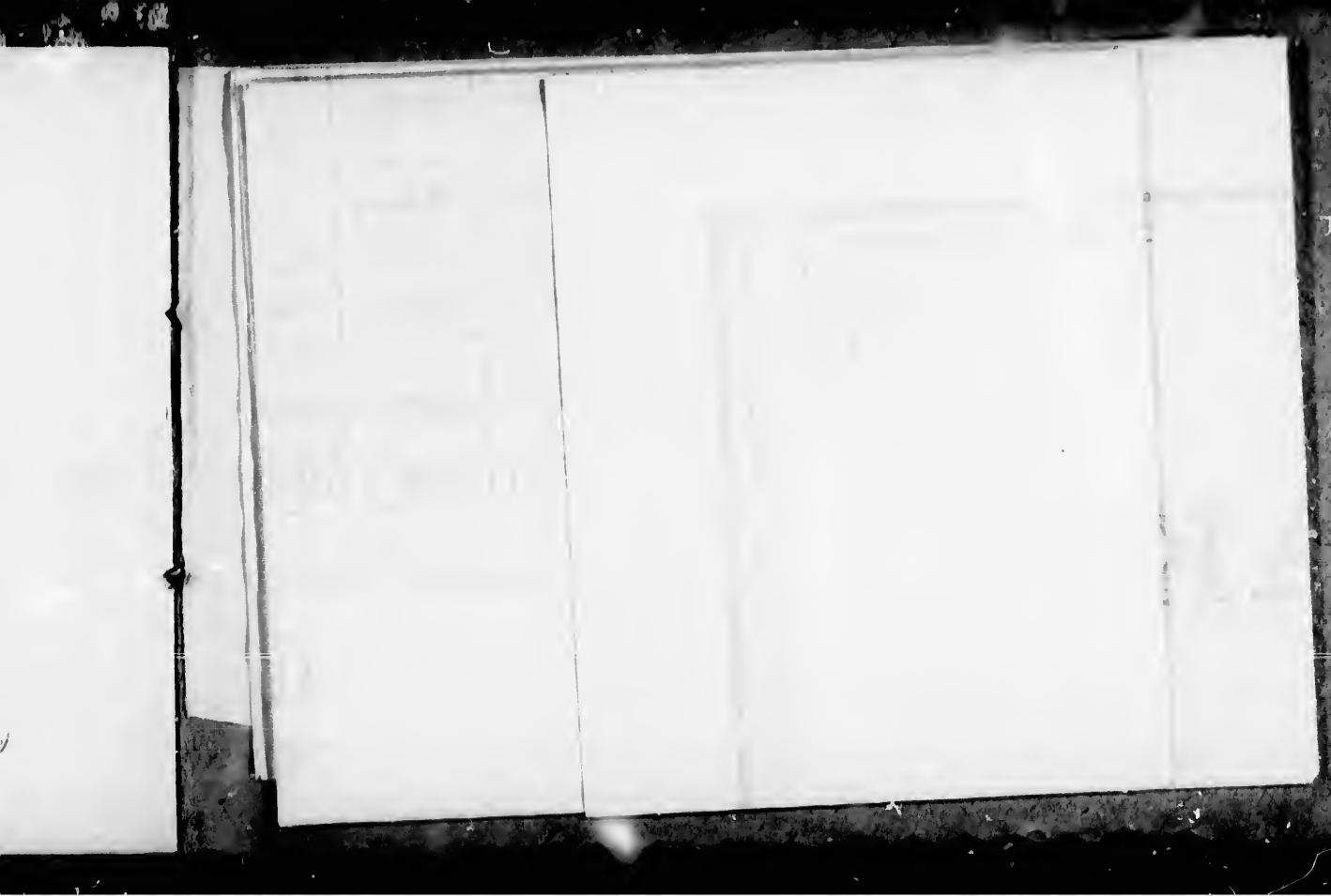
Special price and terms given upon application for manufacturing sites in blocks 218, 219, 220 and 221.

### KAKABEKA FALLS LAND AND ELECTRIC COMPANY, LIMITED.

#### LOCATION OF OFFICES:

81 BULLITT BUILDING, PHILADELPHIA, PA.  
445 TEMPLE COURT, MINNEAPOLIS, MINN.  
AND TEMPORARILY AT PORT ARTHUR, ONT.





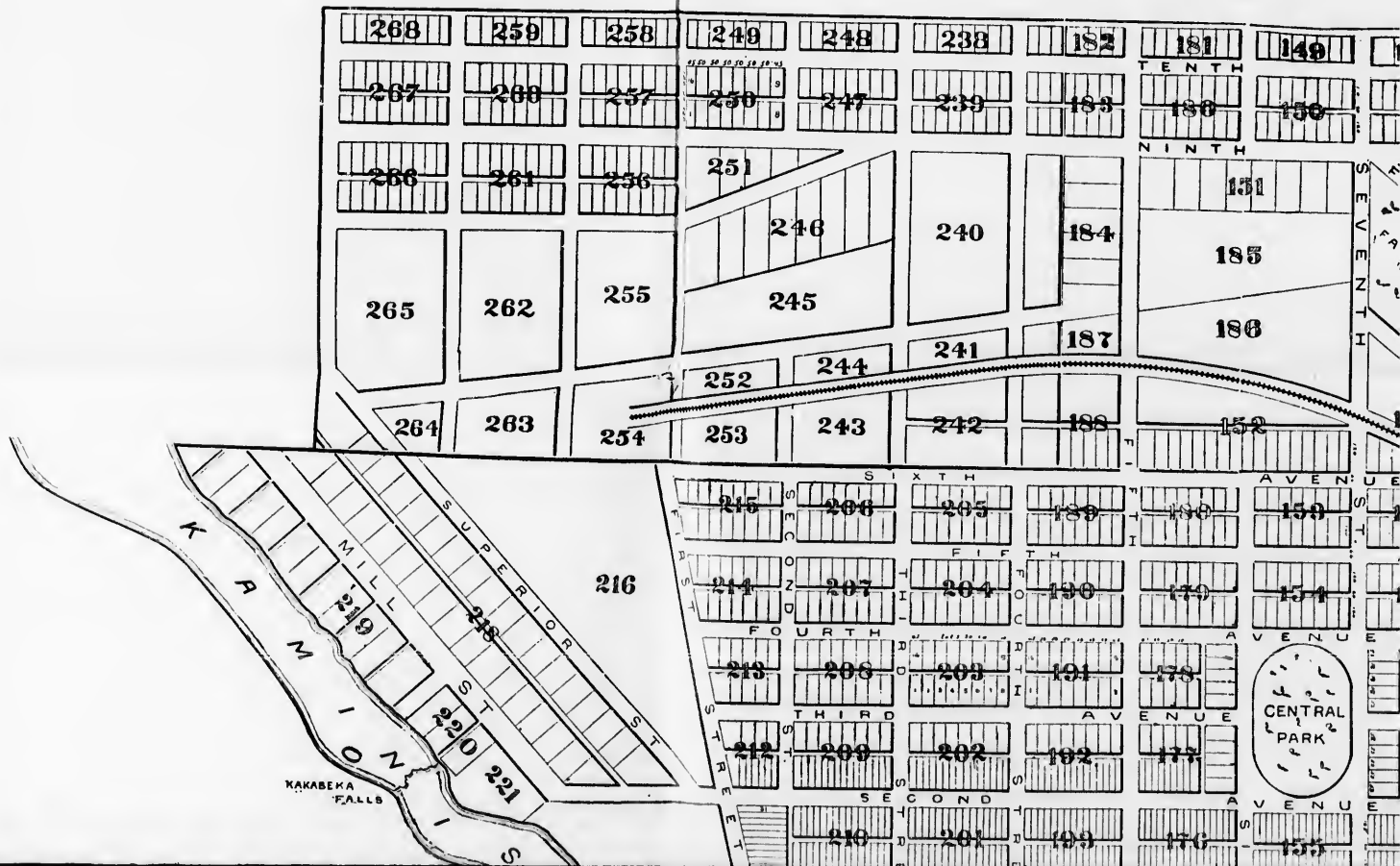


PLAN OF

# KAKABEKA

TOWN SITE

IN THE  
DISTRICT OF THUNDERBOLT  
ONTARIO  
CANADA



PLAN OF

# KA \* FALLS

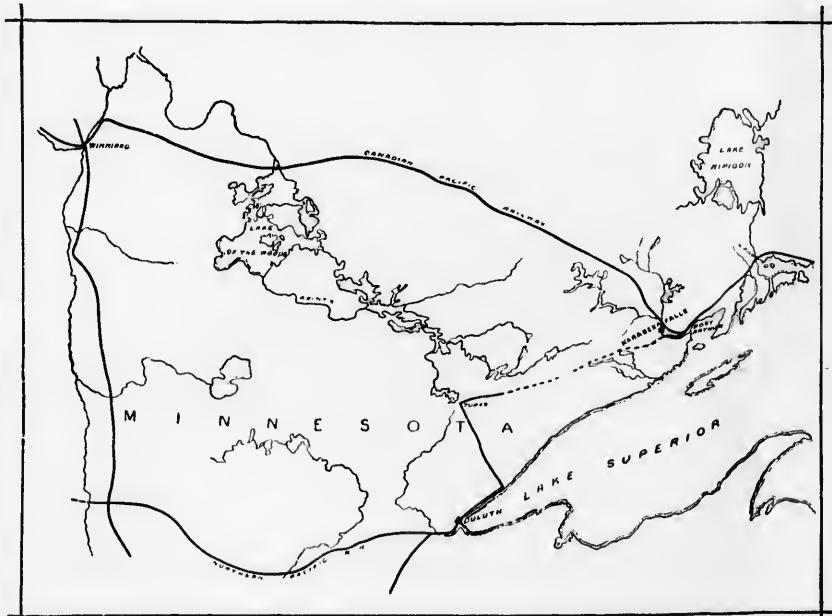
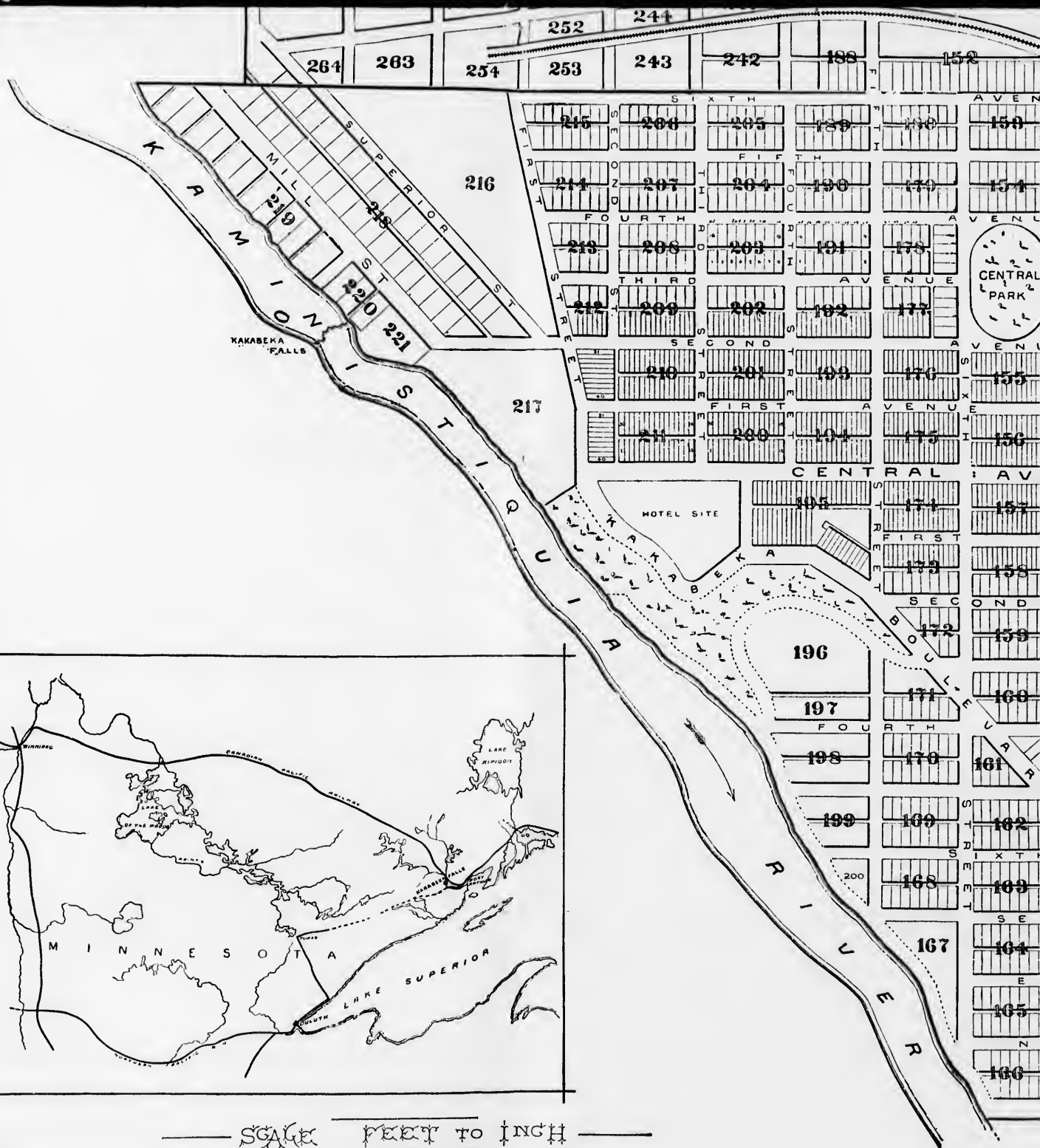
RESIDENTIAL SITE

LOCATED IN THE  
COUNTY OF THUNDER BAY.

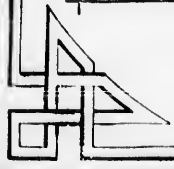
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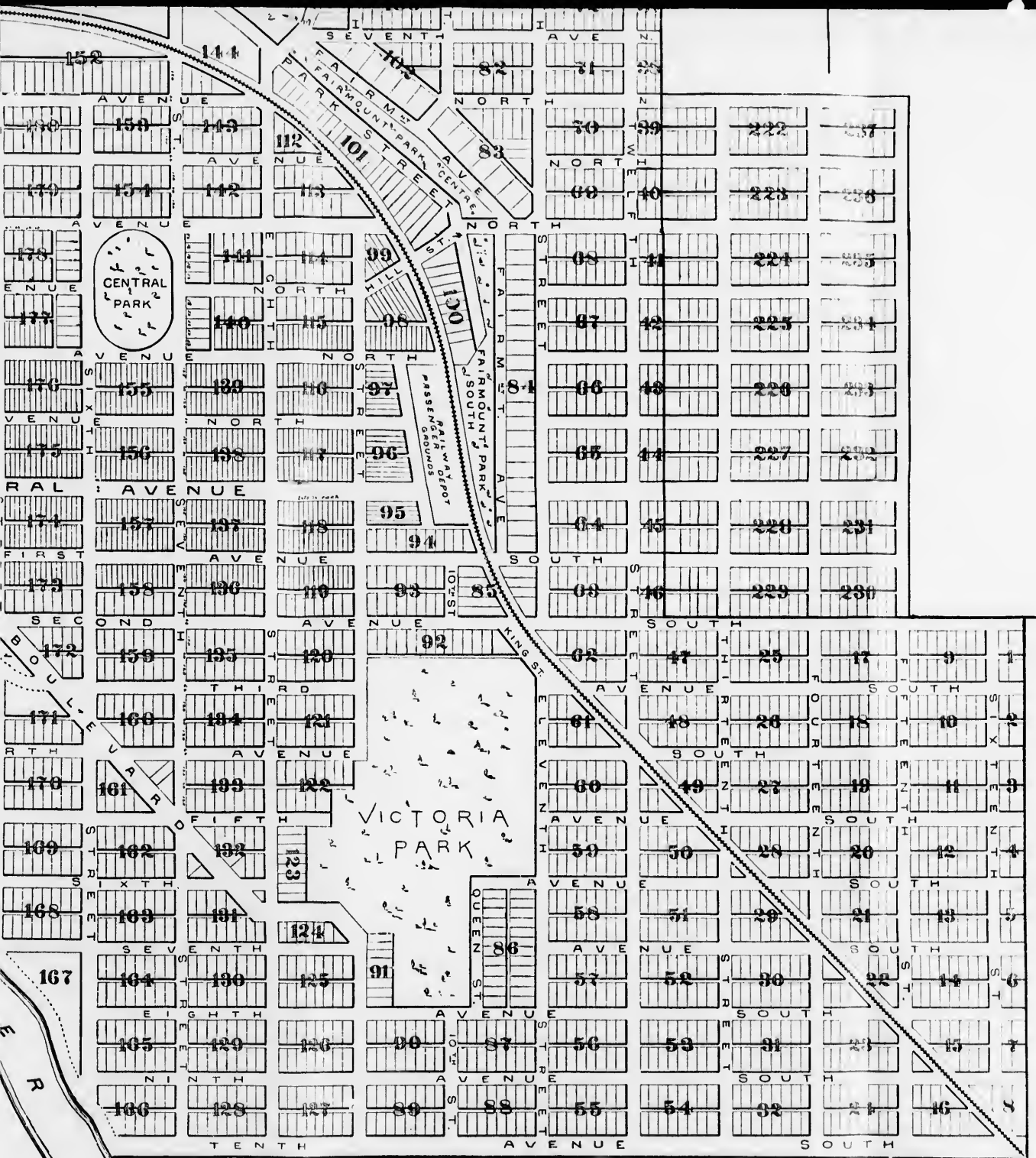
CANADA





SCALE FEET TO INCH





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