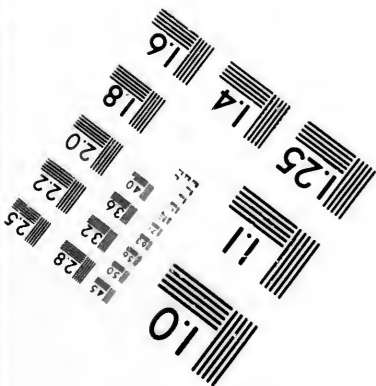
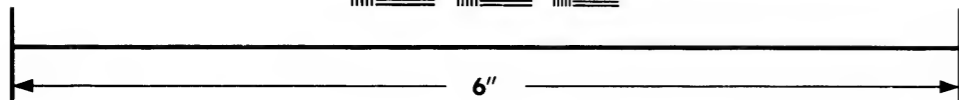
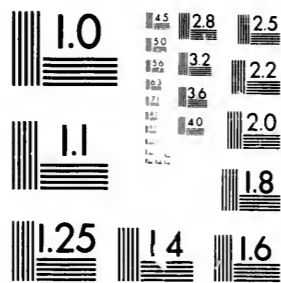
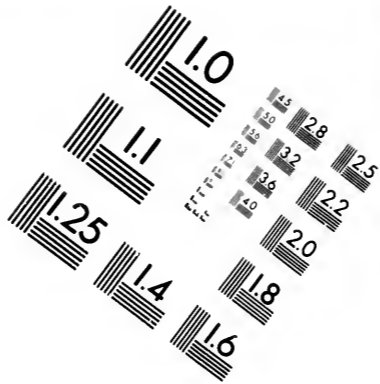
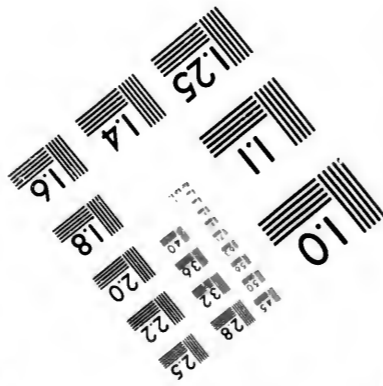


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TEST TARGET (MT-3)



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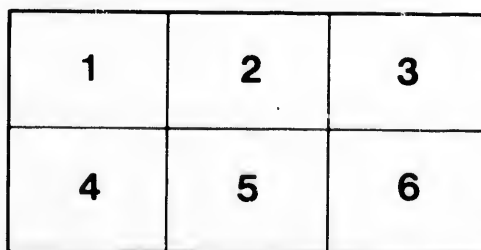
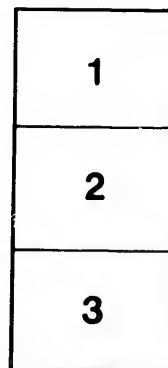
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The Cranbrook and Fort Steele

Estates and Townsite Co.

(LIMITED LIABILITY.)

KOOTENAY, B. C.



map
971.95
C291

1/19/21

➤ PROSPECTUS ➤

— OF THE —

Cranbrook and Fort Steele Estates and Townsite Company

(LIMITED LIABILITY)

KOOTENAY, B. C.

The Cranbrook and Fort Steele Estates and Townsite Co'y,

(LIMITED LIABILITY.)

Incorporated under the Companies Act. (British Columbia) 1878.

Capital, \$135,000. Divided into 13,500 Shares of \$10 Each, Fully Paid Up.

DIRECTORS.

HENRY ABBOTT, Esq., Superintendent Western Division, C. P. R.
LIEUT.-COL. JAMES BAKER, M. P. P., Kootenay District.
JAMES DUNSMUIR, Esq., Union Colliery Company, Victoria, B. C.
ROBT. L. GALBRAITH, Esq., ex-M. P. P., Kootenay District.
A. A. GREEN, Esq., Banker, Victoria, B. C.
JOSEPH D. PEMBERTON, Esq., 45 Fort Street, Victoria, B. C.

BROKERS.

BOURCHIER CROFT & MALLETTE, - Government Street, Victoria, B. C.

SOLICITOR.

CHARLES POOLEY, Q. C., - Victoria, B. C.

SECRETARY:

CHARLES VERNON, Esq., - Victoria, B. C.

BANKERS.

BANK OF BRITISH COLUMBIA, Victoria, B. C.
Office—Bourchier, Croft & Mallette, Government Street, Victoria, B. C.

APPLICATION FOR SHARES to be made to BOURCHIER, CROFT & MALLETTE, Government Street, VICTORIA, Brokers, and payment for said shares to be made to the account of the CRANBROOK AND FORT STEELE ESTATES AND TOWNSITE CO. (LIMITED LIABILITY), at the Bank of British Columbia, Victoria. No monies will be withdrawn from the account until the Title Deeds of the properties are deposited at the Bank.

THE CRANBROOK AND FORT STEELE ESTATES are situated on the upper Kootenay River, which is navigable along the Upper Kootenay Valley for a distance of 150 miles, and the property is on the direct route through which the Crow's Nest and Kootenay Lake Railway must pass. The estates consist of about THIRTY THOUSAND acres of land, of this about TWO THOUSAND SIX HUNDRED acres are rich bottom lands along the bank of the navigable Kootenay River, while at Joseph's Prairie and other parts of the Estate there are many THOUSANDS of acres of excellent agricultural lands, the remainder of the property being very open forest with pasture beneath, the timber consisting of Larch or Tamarac, Pine, Douglas Fir and Spruce.

It is estimated that this open forest land would produce an average of 1,500 feet per acre of excellent timber which will find a ready and profitable market when the railway is completed, as this is the nearest timber producing district to the North-West Territories, where there is little or no timber.

163346

A large portion of this open forest land will make good agricultural land when the timber is removed.

THE ESTATE is surrounded by about 150,000 ACRES of pasture lands, composed of bunch grass, peavine, &c. The whole has the appearance of a beautiful park, and it will undoubtedly become the show place on the line of Railway.

Near the centre of the Estate is a SULPHUR SPRING, and it is proposed when the railway is completed to BUILD AN HOTEL, BATHS and LODGING HOUSES at the Spring, as it is confidently believed that the curative properties of the water, together with the magnificent scenery and lovely climate, will be a great attraction to invalids and tourists.

The St. Eugene's Roman Catholic Mission and Industrial School is only three miles from the property.

At St. Joseph's Prairie, on the Estate there is an excellent Farm and Cattle Rancho, together with the following buildings, stock, etc., etc.:

A large new General store 60x30, with underground, frost-proof cellars and a two-story building above.

Six houses for workmen.

Custom house.

Dwelling house.

Post Office.

Blacksmith's shop and forge.

Sheds and stables for 500 head of cattle.

Granary, barn, stables, dairy, etc., etc.

Small saw mill worked by water power.

Lumber for new hotel.

Also the following farm machinery, etc., etc.:-

Reaper and Binder.

Threshing Machine.

Mowing Machine.

Seeding Machine.

Four Plows.

Three Waggon and Harness.

Hay Rake.

Roller Harrows, etc.

Ten miles of new fencing.

Corralls for cattle, etc., etc.

120 Head of Cattle.

Two Team of Horses.

One Team of Mules.

Twenty other horses.

THE COST PRICE OF THE STOCK OF GOODS IN THE GENERAL STORE MAY BE VALUED AT \$12,000.00.

At Fort Steele, about eleven miles distant from Joseph's Prairie, there are the following buildings belonging to the property :-

Large general store with underground, frost-proof cellars.

Government Court House, Prison and residence of Recorder and Constable.

Hotel and Saloon.

Two dwelling houses.

Post Office.

Stable, Sheds, etc.

One mile of fencing, etc., etc.

THE ESTATE COMMANDS the entrance to the Moyea Pass, in the Selkirk Mountains, through which the Crow's Nest Railway must pass to the Kootenay Lake, and it forms the centre of a rich mining and timber district, having within a radius of eighteen miles the following well-known Gold mines from which several millions in gold have been extracted in past years.

Wild Horse Creek, Bull River, Moyea River, Weaver Creek, Perry Creek, Nigger Creek, Palmers Bar, etc.

There are also new discoveries of leads of argentiferous Galena and of Copper, shewing immense bodies of ore which only await the completion of the railway to be worked.

These mines, together with the extensive mining camps on Kootenay Lake, afford a ready market for all the beef, pork, etc., etc., which can be grown in the valley.

In estimating the values of land by estates in the neighbourhood which have been sold during the past few years, it may be mentioned that three have been disposed of. The first consisted of 800 ACRES about fifteen miles from Cranbrook, and was sold by Mr. Fernie to Mr. Humphries for \$13,500. ANOTHER PROPERTY, twelve miles from Cranbrook, and consisting of 160 ACRES was sold two years ago to Mr. Fenwick for \$3,500.

FOUR YEARS ago \$21,000 was paid for 640 ACRES WHICH NOW FORMS PART OF THE CRANBROOK ESTATE.

AN AGREEMENT, which can be seen at the office of the Company, has been entered into with the CROW'S NEST AND KOOTENAY LAKE RAILWAY COMPANY to the effect that in consideration of a grant of 1,500 acres in alternate blocks with the Cranbrook and Fort Steele Estates and Townsite Company, (Limited Liability), on the bank of the navigable Kootenay River, THE CROW'S NEST AND KOOTENAY LAKE RAILWAY COMPANY agree: "That on the building of the railway as granted by their charter, the sectional station and workshops of said railway, together with the attendant town, shall be upon the Companies property on the site indicated on the plan."

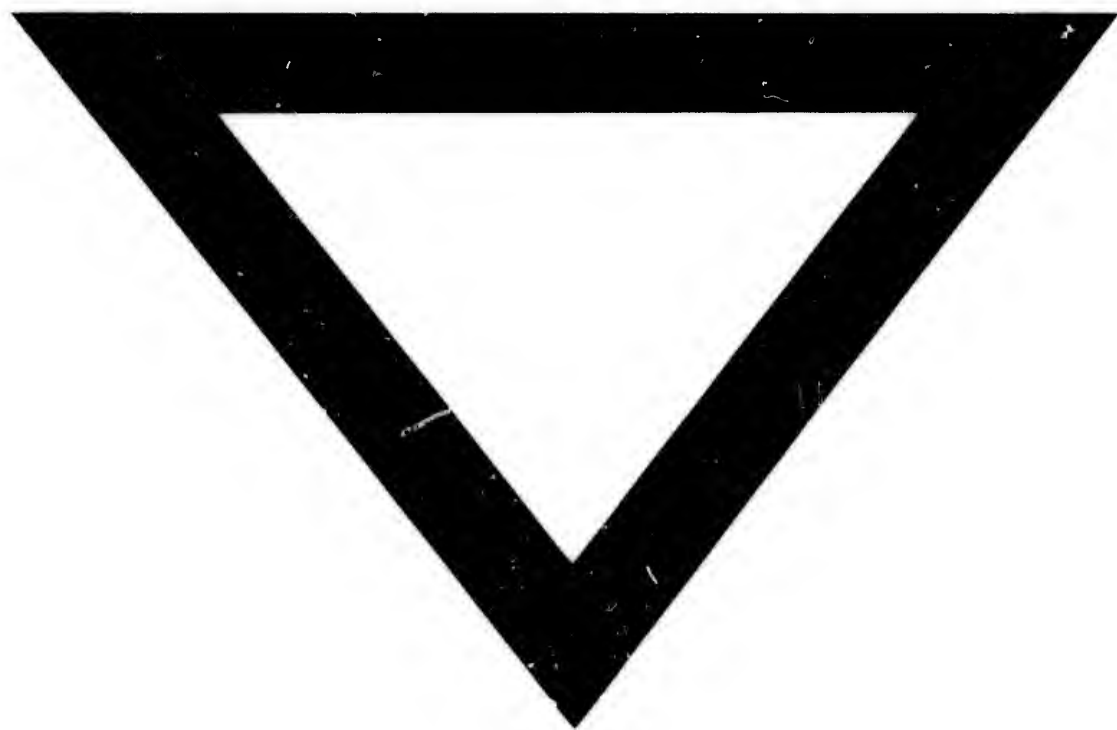
It will be seen that the townsite has a very extensive water frontage. THE CROW'S NEST AND KOOTENAY LAKE RAILWAY COMPANY has obtained charters from the Provincial Government together with a Land Grant of 20,000 ACRES PER MILE of railway, and a ROYALTY OF FIVE PER CENT. ON ALL PRECIOUS METALS, (Placer mines excepted), which may be taken out of the land grant. The railway charters together with all information can be seen at the office of Messrs Bourchier, Croft & Mallette, Government Street, Victoria.

There are no promoters shares and the only charge upon the Company will be the expenses of bringing it out, about 10 per cent. on the \$135,000, and \$118,000 for the purchase of the properties.

The vendors themselves take a large number of shares in the Company.

It is proposed to let the General Stores, the Hotel and Government offices on the property and to do the same with the ranch and farm, also to sell all the stores, cattle, horses, lumber, machinery, etc., etc., and to pay a dividend out of the proceeds, which it is fully believed will amount to 5 per cent. interest on the capital of \$135,000 for some years independently of the sale of any Town Lots. It is also proposed to sell a certain number of Town and acreage lots, and it is confidently expected that A RETURN OF OVER TWENTY TO THIRTY PER CENT. WILL BE OBTAINED THE FIRST YEAR.

THE TOWN of Cranbrook will be the CENTRE OF A RICH MINING, LUMBERING and AGRICULTURAL DISTRICT. It will also be ON A LINE OF RAILWAY and ON THE BANK OF A FINE, NAVIGABLE RIVER, which cuts the line of railway at right angle, thus OPENING UP A VAST EXTENT OF COUNTRY of which THE TOWN WILL BE THE CENTRE OF TRADE. It has a mineral spring in the near neighbourhood, a most salubrious climate, exquisite scenery, while beautiful rides, drives and boating excursions lay at the choice of tourists, or of the residents of the town. With all these advantages it cannot fail to become of great importance in the near future.



150021

PROSPECTUS

— OF THE —

Port Steele Estates and Townsite Company

(LIMITED LIABILITY)

COOTENAY, B. C.