



FRUIT FARMING
IN
BRITISH COLUMBIA

BRITISH COLUMBIA.

LIFE AND AGRICULTURAL
— OPPORTUNITIES AT —

EDGEWOOD

FRUIT

Town Lots and Fruit Lands from
five acres and upwards may be
acquired.

POULTRY

DAIRYING

SPORT

HC118

E33

B75

1911



J. W. FORD ON HIS PROCTOR RANCH.

Life and Opportunity in British Columbia.

EDGEWOOD.

Situation.

Edgewood is situated on the **Lower Arrow Lake**, in the famous fruit growing area of the **Kootenay District of British Columbia**, about 50 miles in direct line N.W. of the City of Nelson—the legal and commercial Capital of the Interior and fourth City of the Province. The climatic conditions on the Arrow Lakes are generally acknowledged to be superior to those ruling in any other part of British Columbia.

KOOTENAY.

Agricultural openings.

The Kootenay District of British Columbia is now world-famed for its fruit, and Edgewood in the Kootenay, is to-day almost unexcelled as a field for farming enterprise—**Fruit Growing, Dairy Farming and Poultry.**

Let us now sift the evidence which justifies this statement.

FRUIT.

Wild Fruit.

The lake shores and mountain benches throughout the Kootenay abound with many varieties of **wild fruit**, thus indicating at once the direction in which the farmer should apply his energies. **The soil** at Edgewood has fully demonstrated its suitability, under all conditions, for growing

Advantages of non-irrigated land.

the **highest grades** of fruit. The land is easily worked. The **rainfall** being almost ideal for fruit growing (about 29½ inches), **irrigation** has been proved to be **unnecessary**. This point is a **most important one**, indicating as it does much greater economy in working, superior flavour of fruit, and better keeping and shipping qualities, than in those districts where irrigation is always essential. This freedom from irrigation at Edgewood cannot be too strongly emphasized. The expense and trouble attendant upon the working of irrigated land can here be completely avoided.

Awards.

British Columbia has obtained during recent years no less than **65 medals** for fruit exhibits. These include awards obtained at the Royal Horticultural Society's exhibitions in London, England, in competition with the world, and embrace the Society's Gold Hogg Medal, the Banksian and Knightian Medals. In America, British Columbia was also awarded no less than **51 prizes** at the International Apple Show in Washington.

Capital Required.

Capital and returns.

One of the first questions which naturally arises when fresh enterprise is contemplated, is as to the capital required, and the income which that capital may reasonably be expected to assist in earning. The man who has £1,000 or more of capital, or less capital with a small income, need never look back. Particularly is the life suited to those men with a young family of boys and girls, for

whom a start in the world must soon be found. **It can be said without hesitation** that it is doubtful if any field of agricultural enterprise is open to-day, which presents better possibilities than can be found in the Kootenay, or where a better living under such agreeable conditions can be realised from so small an amount of capital invested. In this connection, the opinions and enthusiasm of some of the experts who have visited the valley may be quoted as convincing:—

**Capital and
Income.**

RICHARD GRIGG, British Trade Commissioner, said :

" I never saw such magnificent fruit, nor trees of a form so nearly perfect as in the Kootenay."

DR. FLETCHER, Entomologist and Botanist, Dominion Experimental Farms, Ottawa :

" My judgment is that you have here a combination of soil and climate which enables you to grow all kinds of fruit which, for quality and quantity, cannot be excelled on the American continent."

**Expert
opinions.**

PROFESSOR MILLS, Guelph Agricultural College :

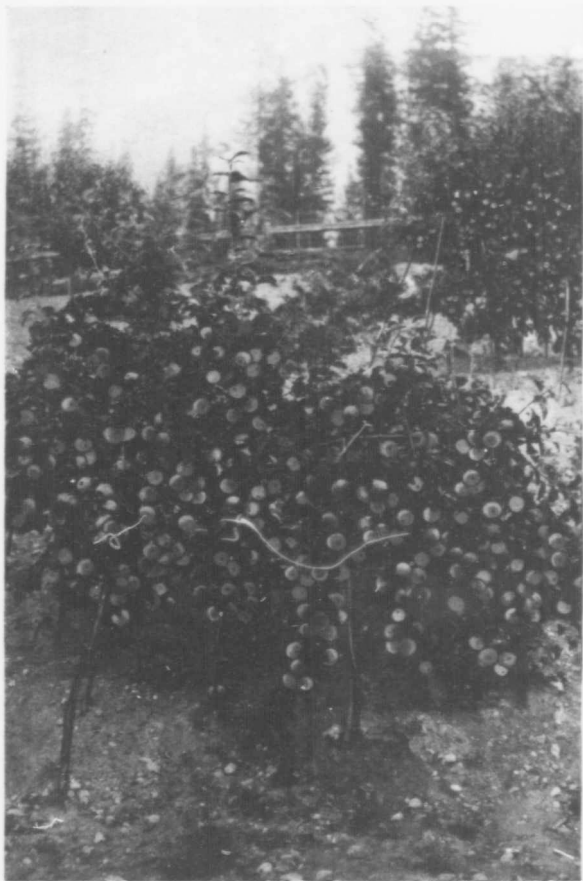
" I have never seen anything finer than the fruit of the Kootenay District ; you have a fruit country unsurpassed by anything in the Dominion."

A. MCNEILL, Chief of Dominion Fruit Division, Ottawa :

" The only Province of Canada which can produce fruit of the ' Fancy ' Class is British Columbia, and I have come to the conclusion that the only district in British Columbia which can produce it is the Kootenay. The soil and climate are wonderful, unequalled anywhere in Canada."

Returns.

The returns to be expected from a 10-acre fruit tract at Edgewood, will commence during the second year, though, given an early start, some results may be obtained even during the **first year**, from potatoes, vegetable garden, poultry and bees. The **second year** should produce the first strawberry crop,



A KOOTENAY FIVE-YEAR-OLD.

Prospective
yields.

which, with average conditions of culture, &c., will yield at least 200 crates of 24 lbs. net of fruit per acre. Returns as high as 500 crates to an acre have been harvested in this district, and this under methods quite within the reach of all. In addition to strawberries—raspberries, blackberries, currants, gooseberries and potatoes will bring in good returns during the earlier years of operation, **assuring an excellent living** till the standard fruit trees planted some 100 to the acre, commence at the age of five years, to yield from one to two boxes per tree (40 to 80 lbs. net of fruit). This represents commercial returns from a well-cared-for orchard, which will increase in yield from one to two boxes per tree per annum, for several years to come.

Markets.

Marketing
facilities.

Here comes the most potent argument in favour of the selection of this part of the Kootenay for farming enterprise. **Your market is at your own door.** Steamers daily ply the Arrow Lakes, and take from the wharf at Edgewood all the farm produce which is not disposed of locally. **The Fruit Growers' Associations**, of Nelson, take this surplus to supply the unlimited demand which exists throughout Western Canada.

Demand greater
than supply.

The principal field for the output of fruit from the Kootenay Valley, lies throughout the great wheat growing prairies of the Canadian West. The demand from this huge territory is even now far greater than can be supplied, and as immigration pours in and railway extension is pushed forward, this market is necessarily bound to increase from year to year at a much greater rate than fruit can be produced to fill it. The reason for this great demand is in the fact that, owing to adverse climatic and other conditions, fruit cannot be produced on the Western plains. **In addition to**



FRUIT PICKING.

this illimitable market, a very large amount of fruit and vegetables is used in the mining and lumber camps of the interior, which constitutes a most important demand close at home.

Markets for Small Fruits.

A feature very favourable to the Kootenay fruit rancher has developed within recent years in the small fruit industry. The firm reputation and growing popularity for Kootenay jams has resulted in the erection of two **Fruit-preserving factories** in the City of Nelson. These concerns have as yet been able to operate at little more than half their capacity, owing to the difficulty of obtaining the requisite supply of berries. The demand for strawberries, raspberries, in fact all kinds of small fruits is practically unlimited here, which fact is of the utmost importance to those engaged in fruit ranching, as it ensures at once a safe and substantial return till such time as the orchard has matured. There is no doubt that this question of the **small fruit market** touches probably the most vital point in the minds of those contemplating the fruit industry in British Columbia: in the Kootenay District, at any rate, it need no longer arise.

Jam
Factories.

Handling and Profits.

As regards this subject, all fruits shipped by the ranchers may be marketed through **The Fruit Growers' Associations**. For all strawberries shipped through them for the past three years, a minimum of \$2.05 (8s. 2½d.) per crate was returned to the growers, which left a full net profit in hand of over \$1 (4s.) per crate, after all expenses of growing, picking, packing and handling had been paid.

Prices.

Raspberries fetched \$2.75 (11s.) per crate of 24 lbs., and all other fruits brought equally satisfactory returns. Cherries sold from 10c. to 12½c. per lb. (5d. to 6½d.)



A FRUIT RANCHER'S HOME.

In reference to orchard returns from trees **five years and over**, no better information on this subject can be given than to quote from the published report of the business manager of The Fruit Growers' Associations above referred to, which reads in part :—

Official Report. "Competition at the Royal Horticultural Society's Exhibitions in London, at the Spokane Apple Shows, and at various exhibitions throughout the Dominion, has shown that in quality, appearance and flavour, Kootenay fruit can stand comparison with that of any other district in the world, and in several instances must have surpassed it. It would be easy to take the yields of individual trees, and mention such results of Gravenstein Apples showing an average of \$10 per tree, Alexander Apples \$13 per tree, Royal Ann Cherries \$22 per tree, and Governor Wood Cherries \$30 per tree. These, however, while by no means rare, are of course exceptional, and are quoted only to show the possibilities."

Previous experience not an essential.

Many men who are eminently fitted in every respect for the pursuit of the fruit industry, hesitate to break away from their present occupations, by reason of their lack of experience. As a matter of fact, the **necessary knowledge** can be acquired from several sources, such as conference with one's neighbours, Government lectures, bulletins, the horticultural press and text books. Present settlers are always more than willing to aid the newcomer in every way. It can be definitely stated that few indeed of the successful ranchers in the Kootenay Valley to-day, had any previous knowledge of the science of fruit culture. Fruit growing is essentially of such a nature that a man is able to grow up with his trees.

Knowledge readily acquired.

DAIRY FARMING.

To those who contemplate engaging in the industry of dairy farming, it may be said at once that such a venture in the Kootenays can be **confidently recommended**. There is waiting for any man



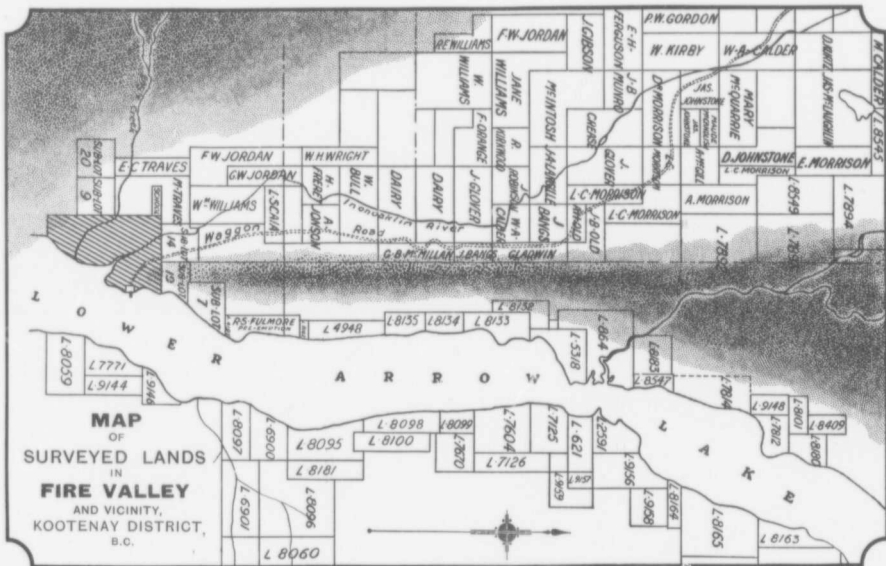
RECREATION

who chooses to take up dairy farming at Edgewood, not only a good living, but probable affluence before him. **The demand** for dairy produce is far in excess of the supply, and ruling prices are high. New milk sells at 10c. (5d.) per quart at the farm, and 12½c. (6¼d.) delivered; butter from 35c. (1s. 5d.) to 50c. (2s.) per lb. according to quality, and cream at equally remunerative prices.

There is an **unlimited** demand for a high-grade article, and the dairy industry holds out great inducements. Money comes easily in the West, and people are willing to pay a good figure for fancy produce. At **Edgewood**, there is at the present moment a **magnificent opening** for a dairy farmer, and the business obtainable in that neighbourhood alone would be sufficient to provide more than a generous living; any surplus being sent to Nelson and the mining towns, where the demand is continually growing.

POULTRY.

Imports. It is a statistical fact that British Columbia is **importing** poultry produce to the value of over 2½ million dollars per annum; it will thus be readily seen that poultry farming in the Kootenay is at once ear-marked as a **highly profitable** industry. The demand throughout the larger cities and mining towns for eggs and table fowl is almost unlimited, while the possibilities to be developed in the business of fancy stock and eggs for breeding and incubation purposes, need only to be recognised. **An account** kept for the year ending October 1st, 1910, by Mr. O. B. Appleton, an exceedingly conservative Kootenay rancher, and which can be verified, showed the following results:—In that year each of his hens



EDGEWOOD, SHOWN AS THE GATEWAY OF FIRE VALLEY.

brought him in a *net* profit of \$4 (16s.) per head, and in addition to that, an increase in his stock of just over 100 per cent. Results such as this can, of course, be only obtained by close application and after some experience in the work, the instance being quoted as eloquent testimony of the possibilities which are undoubtedly within the reach of all. The settling of the country immediately around Edgewood and throughout the surrounding district, will alone provide a ready market for poultry products and breeding stock for many years to come.

SUMMARY.

The foregoing remarks concerning the three branches of industry enumerated, may now be summed up by the following statement :—

A definite Statement.

Any man who wishes to take up ranch life in British Columbia, and be his own master, should have \$5,000 (£1,000) to support his venture, either in capital or equivalent income. Given that amount of money within his reach, the man who fails at fruit, dairying, or poultry must look at home for the cause of his failure, for with ordinary intelligence, enterprise, and devotion to his work, **he must succeed.** The amount of capital named is advisable to enable him to tide over the time during which he is clearing, outfitting his ranch, and building his home. Houses can be economically built there, costing from \$500 (£100) upwards, a good seven-roomed bungalow averaging round \$1,500 (£300).

Comparative cost of living.

The cost of living in the Kootenay certainly compares very favourably with the cost of living in England. Every rancher in the Kootenay owns his home; he has no water rates to pay or fuel to buy, and his **taxation** is so small as to be almost a

negligible quantity. Living under these conditions, he can **buy all his household necessities** to live in perfect comfort, for 50c. (2s.) per diem per head; but, inasmuch as most settlers grow their own vegetables and fruit, this estimate can, under such circumstances, be considerably reduced.

FIRE VALLEY.

**Commanding
position of
Edgewood.**

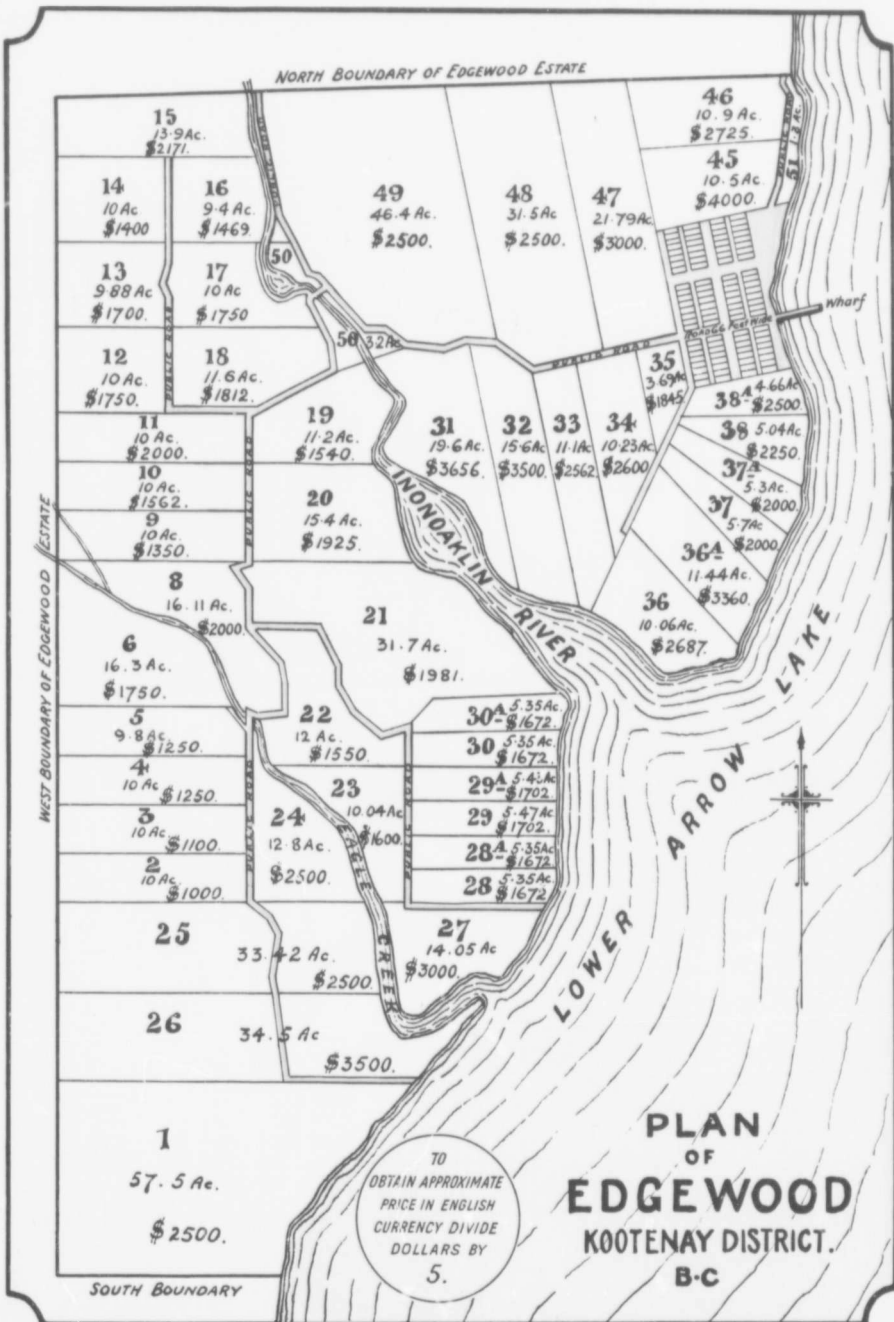
Edgewood has about two miles of frontage on the shores of the lake, and occupies a most commanding position as the **gateway of Fire Valley**—a beautiful stretch of country from one to two miles wide, running at an angle from the lake, and containing from 30,000 to 40,000 acres of as fine agricultural and fruit land as is to be found in the whole Province. It is now twelve to fifteen years since the first settlers located in Fire Valley, and the road which runs for over twelve miles between its fertile hills, has its **only natural outlet** through the Edgewood Estate and Town site, to the Government Wharf. The Valley is well timbered and plentifully watered by the Inonoaklin River, and here and there one sees the well-developed properties of some of the old timers—Mr. A. Johnson, Mr. W. A. Calder, Mr. John Bangs, a pioneer of '91, the Williams' Ranch, the Dairy Ranch, and many others, all now indicating the degree of prosperity which can be reached in this locality, from quite a moderate acreage and capital.

**Prosperous
homes.**

LOCAL ASPECT.

Outlook.

Edgewood as an Estate and Town is the natural result of conditions. **Its position** at the entrance of Fire Valley, makes it the outlet for all time to come of that splendid farming area. Because of this, the Government has built at Edgewood, what is perhaps the **finest wharf** of its kind in the



ALL LOTS SOLD AND UNSOLD ARE PRICED IN ACCORDANCE WITH THE SCHEDULE.

Province. The Property consists of about 700 acres of lightly timbered land, which rises from the shores of the lake. **That portion** of the property which is laid out as **Town lots** is already being rapidly applied for by those who wish to cater for the requirements of the incoming ranchers. Here is already to be found

a Government Post Office, a Large General Store, a Comfortable Hotel, an Express or Parcels

Office, &c., and many lots taken up and waiting to be built upon by those who appreciate the rapid growth of Canadian towns. Here attention might be drawn to the great possibilities of

lucrative investment and enterprise, which present themselves in the different lines of **supply** in a new town such as Edgewood. Few in the older countries realise the immense prospects which open out before a little well-directed push and capital under such circumstances.

The estate has been laid out in choice blocks from five acres upwards, suitable for the purposes of

Fruit-Growing, Dairying and Poultry Farming. Wide roads have been provided for and connect with every lot, so that each holding will have free and convenient access to the water and transportation. The lake is here about two miles wide. The slope of Edgewood, with its well-drained soil, makes it a typical fruit district of the very best kind. At no distant date this tract

will be one huge orchard, and before many years the power of the falls in the Inonoaklin Canyon on this Estate, will be harnessed to provide power and light for the town and district. **The**

geographical position alone at Edgewood emphasizes the fact that, apart altogether from cultivation and development, these lands must rapidly **appreciate in value.** The value of property in the Kootenay district is steadily and consistently rising. This fact is obviously accounted for by the merits and products of its lands

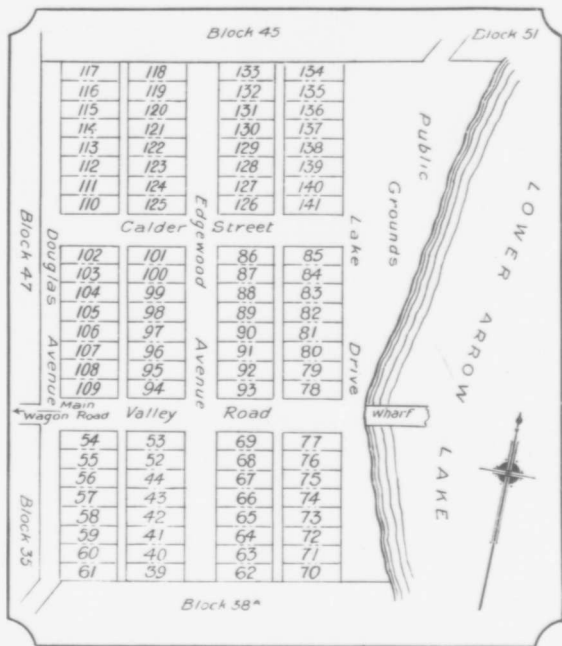
becoming more widely known, and the activity of the various Railway Companies throughout the country, which is resulting in the speedy development of its industries and agriculture.

SOCIAL CONDITIONS.

A few lines may now be devoted to the **Social Side** of Edgewood, and the opportunities there for the amenities of life and recreation.

Ladies are rather prone to view life in the Colonies with feelings of doubt and even misgiving, so that the opportunities of both business and pleasure, from their point of view, deserve special mention. In gardening, poultry, and bee-keeping, occupation both **profitable and congenial** may always be found. In recreation and sport, the growth of a new settlement in the West at once leads to the formation of tennis, rifle and canoeing clubs for the summer, and skating, snowshoeing, and tobogganning parties for the colder season. Amateur musicians are always sought after in British Columbia. The number of dances given even in a new settlement there, would cause some surprise to those in the old country, who are too apt to imagine the Colonies as deficient in providing this popular form of recreation. Bridge parties are as general as in the old country, and subscription libraries are to be found in all the larger towns.

The fruit lands of the Arrow Lakes are being largely taken up by men drawn, to a great extent, from the ex-service and retired professional ranks—men of limited capital and income, who desire a healthy, pleasant outdoor life of independence, which affords a reasonable amount of leisure and the means of recreation. Under conditions such as these, the possibilities of **Sport**, as well as association and conference in business, is at once apparent. Few of those who have experienced in England the inquisitions and the inroads made upon capital during recent years, could fail to appreciate the **immunity** from officialdom in the Kootenays. There is given in that country,



EDGEWOOD TOWN SITE.

**Nominal
taxation.**

every incentive to enterprise, industry, and the establishment of homes. The **Taxation** is so small as to be almost negligible. The very atmosphere itself seems to breathe freedom, and the social yet unconventional surroundings appeal very strongly to the British born. In British Columbia, the open hand of welcome is held out to every newcomer, for he is wanted there, and friendships are easily made. The country is peopled almost entirely by British, and representatives of the motherland and her different colonies are to be found in close community.

SPORT AND RECREATION.

Numbers of retired Army and Navy men are finding out and appreciating the charm of life and sport in the Kootenay. **Living is cheap**, and the man who has a difficulty in making both ends meet on his pension

Cheap living.

in England, can live well in British Columbia, and have all the sport and recreation he can desire. The Fishing is world-famous, and **Boating** on the Arrow Lakes provides one of the most popular forms of amusement. This long waterway, flanked on the east by the magnificent Valhalla mountain range, and on the west by the Gold mountains, with the rich orchard lands sloping from foothills to shore, is an ideal sheet of water for sail or rowboat. Some of the ranchers have motor boats, and in a few years they will be very numerous. In the waters of the lake are trout and char in plenty. Back in the

**Hunting and
fishing.**

mountains, and not very far, are deer, cariboo and mountain goat, black bear and grizzly. Grouse are numerous in season. From Fire Valley a man can ride for miles over the rounded and rolling summits of the Gold Range, and the sportsman will find game in plenty to occupy his leisure. In short, a more ideal life than that of the Arrow Lake fruit-grower would be hard to imagine.



A LAKE PICNIC.

INVESTMENTS.

Appreciation
of lands.

The attention of the British investor is called to the very profitable nature of **Land investment** in Edgewood, either in town lots or fruit lands. It is within the mark to say that for some years to come, land at Edgewood should appreciate by at least 20 per cent. per annum.

Situated as it is at the mouth of the Fire Valley, and the **natural outlet** of that immense farming area, **Edgewood must grow.** The whole of the produce of the valley will pass through it, and as the country is

Conduct of
business.

rapidly becoming settled, these lots must of necessity command year by year a higher price. The management and re-sale of any of these lots is undertaken for investors if required.

TITLE.

The Edgewood Estate was selected by an expert fruit farmer after a couple of months' careful investigation throughout the Province, and is held by **indefeasible title** granted by the Government of British Columbia.

The Estate comprises about 50 lots of from 5 acres upwards, which are now offered for sale. The legal costs of drafting the conveyance of these lots to the respective purchasers, will be borne by the vendors, and with the exception of that portion of the property reserved for their own use, it is their intention to dispose of these lots to a superior class of purchaser, in order that sociability and geniality in business and recreation may as far as possible be promoted amongst the community.

The Vendors offer their **advice, co-operation, and assistance** to all their settlers at Edgewood.

DEVELOPMENT OF PROPERTIES.

The average Englishman, when entering Canada, is usually somewhat incapable. As a rule there is no home, the land is in a virgin state, and he does not know how to commence work, willing though he may be. The owners recognise the fact that some of their clients may prefer to have the initial development work of clearing, ploughing and building **carried out for them** in order that they may take up residence upon their property and plant their crop without loss of time. To meet this position, the owners have decided to undertake this work in accordance with individual requirements. The man who has bought land at Edgewood has **the right** to call upon them to undertake development for him prior to his taking up residence thereon, no charge being made for their services beyond out-of-pocket expenses.

The owners have appointed Mr. J. W. FORD, an expert fruit farmer of some 16 years in the Province and who resides at Edgewood, to represent them there.

Those who intend to develop their own ranch will find the advice of their expert to be of incalculable benefit in all matters relating to outfitting, building, detail of settlement and initial work. There is probably no settlement in the whole of British Columbia offering such an **advantage to their purchasers.**

AGENTS.

The London representatives of the Edgewood Estate, are able to speak from first-hand knowledge, having made an entirely disinterested inspection of conditions during their tour of investigation in the Province, prior to acquiring an interest in the same. They invite correspondence, and will be glad to furnish applicants with all details of methods, costs, transportation, &c., and can show photos, maps, &c., at a personal interview.

POINTS.

Edgewood is on the lake front.

Edgewood occupies a position peculiarly adapted both for residence and farming enterprise.

Edgewood properties must appreciate in value.

Development of properties undertaken at cost.

Edgewood has facilities for the marketing of produce, unexcelled by any part of British Columbia.

No isolation.

Edgewood has comfortable hotel, parcels office, shops, &c.

Edgewood has roads provided to every holding; every lot is handy to the Lake.

The Luxurious Steamers of the Canadian Pacific Railway call twice daily at Edgewood.

Edgewood has daily postal service and transportation.

Good sport, hunting and fishing, boating and magnificent scenery.

Practical advice given to purchasers on the ground in getting outfitted and started.

It is the intention of the Vendors to pilot out parties from time to time.

All expenses attached to the conveyance of these properties to the names of the respective purchasers will be borne by the vendors.

Absolute satisfaction is guaranteed to all purchasers under penalty to refund all moneys paid if Edgewood has been in any way misrepresented.

Correspondence and enquiry is invited, and the opportunity of a personal interview with intending settlers and those interested, is solicited.



A GOOD CATCH.

THE VOICE OF EXPERIENCE.

There is probably no more respected man in the Kootenays to-day than Mr. O. B. Appleton, of Appleton Bros., Proctor, fruit ranchers of now some twelve or fourteen years' experience. By perseverance and initiative these gentlemen are justly entitled to the prosperity which they have attained. Notwithstanding slender capital and lack of previous experience, there is here a brilliant example of what can be done by industry and tenacity of purpose. A thoroughly practical man, Mr. Appleton is justly proud of what he has accomplished, and is always ready to welcome and assist the new-comer, who should not miss an opportunity of a call on the owners of Verna Fruit Farm.

As a representative Kootenay fruit-rancher, Messrs. Ford called upon Mr. Appleton in the autumn of this year, and he was good enough to devote some considerable time to showing them around his property, and giving them his views as to the position and prospects of the fruit industry in the Kootenays. Subsequent to their call they wrote Mr. Appleton a letter, of which a copy is herewith attached, and his reply is appended thereto. Mr. Appleton has, naturally, made a very close study of all conditions surrounding the fruit-rancher's life, and is an enthusiast in his chosen calling. Those who contemplate fruit-ranching in the Kootenays would do well to give his views the very careful consideration to which they are entitled. Messrs. Appleton have done much, by experiment and advice to new comers, to further the industry of fruit farming, and their well-stocked ranch should serve as a model for all new settlers in the Kootenays.

The Writer of Letter No. 2, Mr. D. A. Boyd, is another rancher who, with limited capital and void of experience, commenced operations on his ranch in 1904. His views, in answer to the same questions as submitted to Mr. Appleton, will be of much interest, presented as they are by one who is able to speak from first-hand practical knowledge obtained within recent years, after a start made under almost precisely similar circumstances as those encountered by the majority of new settlers. The main difference is that in those days the whole question and undertaking was an experiment, whereas now it is a tried and proved industry of world-wide repute.

EDGEWOOD, ARROW LAKES, B.C.

Nov. 1st, 1911.

Dear Sir,

You are recognised locally as one of the most successful ranchers in this district, and your experience therein as a pioneer, qualifies you to speak with some authority.

We therefore take the liberty of asking you to give us your views of the fruit-farming situation as it now is in the Kootenay and particularly as to the points hereunder :

1. Is it your opinion that a new settler, without either practical or theoretical knowledge of fruit ranching, is at any great disadvantage, or, in other words, is he able to pick up the work as he goes along? Did you yourself engage in any course of training prior to taking up the fruit industry?

2. What acreage do you consider to be a one-man proposition, when capital is limited, and consequently much labour cannot be employed?

3. What do you consider to be a safe capital with which such a man as is referred to in the preceding question can reasonably expect to make a success of the industry?

4. Given average good-quality fruit soil, with average conditions as to position, convenience to roads, public services and transportation, and basing your opinion on the two great governing factors of the market: (a) supply and demand; (b) value of produce—what price per acre, in small holdings, do you consider such land to be worth?

5. In what year after commencement do you consider a man would obtain his first returns? What could he reasonably look for? and from what would the same be derived?

6. Given active and intelligent development, what annual appreciation in the value of the ranch could reasonably be looked for in a fruit farming enterprise?

7. What other sources of income, if any, could be suitably combined with fruit farming, and do you consider same to be substantial on their own merits?

8. Have you experienced in recent years increasing or decreasing markets for your produce, and how do you view the future in this regard? We fear that we are putting you to some pains in time and thought in dealing with these questions. Like yourself, we have been practically engaged in the fruit industry since its inception in this district, and the comparison of your mature views with ours, which are founded on actual working conditions at the business end of the plow, will be of much value in dealing with settlers whom we are constantly interesting in this country.

With this explanation and an apology, we await the favour of your reply.—Faithfully yours,

A. D. & J. W. FORD (p.p. J. W. Ford).

VERNA STOCK AND FRUIT FARM.

APPLETON BROS., PROCTOR, B.C.

J. W. Ford, Edgewood, B.C.

Nov. 6th., 1911.

Dear Mr. Ford.—Your letter of 1st inst. to hand. I feel that I am addressing myself to one who is himself qualified to speak on these matters quite as much as I.

However, you honestly state the purpose for which you require my views, and realizing this, I feel that I must approach the matter with some caution, as you intend to use, if not this letter, at least my opinions, as a guide to those who contemplate taking up fruit farming in this district.

With this understanding I will answer your questions to the best of my ability.

1. *It is my candid belief that a new settler is at no disadvantage by having neither practical nor theoretical knowledge in fruit growing.*

The day has now come when good magazines and literature of all kinds regarding farm and orchard work are so plentiful, and they, combined with the Bulletins continually issued by the Department of Agriculture, place a novice on the same footing as the man who has been born and raised on the farm. Indeed it places him above these same men if they do not study and read good papers and books and keep abreast of the times.

Then again, every one knows that in Western Canada the successful man is only too anxious to see that the new neighbor gets a proper start in the business, plants the right varieties, etc. The successful man knows well enough that he will add to his own success by helping his neighbor get a proper start, and will spend hours and days if necessary, if he thinks it is appreciated, in order to do this. Co-operation seems to be the key-note of the whole situation. The keen competition that exists in the old world is entirely unknown here.

No, I never spent an hour in any kind of training.

2. *It has come to be recognised all through those districts where intensive cultivation is practiced, that about ten acres is the proper-sized place for the average man, for on this he can keep a cow and a horse. In fact, in a good many of the western districts there are families making not only a good living, but a good income, from even five acres of planted ground, and on these small holdings a man can do most of his own work, except in harvesting time.*

3. *If a man has a capital of \$5,000 it would seem to me to be impossible for him to make a failure, indeed the great majority of the successful men have not one half that amount to start with. I would say that any man who has over \$4,000 was a lucky man indeed, and if he made a failure it was his own fault, and was gross carelessness. I would also advise middle-aged men who contemplate entering the business to have some two to five acres cleared and planted for them. To ensure this work being efficiently carried out, it should be superintended by a competent and qualified man, whose services would cost perhaps ten dollars a day for such time as he actually spent in supervising the work and the plans for the same, which I should judge would be perhaps one day a week, and I would certainly consider such an outlay to be a sound investment. . . .*

4. *Average good fruit lands, convenient, etc., are well worth \$100 to \$150 in the wild state, and \$250 to \$300 when planted, and if intelligently handled and cared for would increase in value \$75 to \$100 per acre per year, up until such time as the orchard is eight years of age.*

5. *The second year after the land is cleared a man can usually look for returns from his work and from his investment, and certainly he can in the third year. It is generally recognised as good policy, unless you have deep black loam, to plant or seed the land to clover and leave it growing for the whole year, then when this is turned under with the plow, he may reasonably expect an income from the land of, say \$100 net per acre for potatoes, or \$300 to \$400 net for strawberries. These two seem to comprise the chief money-making crops while the orchard is coming into profitable bearing, which should happen during the fifth and sixth year.*

6. *This I consider the hardest of the eight questions to answer, and yet, after a little careful study, and upon looking over the districts through the interior of British Columbia with which I am familiar, I have no hesitation in placing the annual appreciation at 25 per cent. up until such time as the orchard is 8 or 10 years of age.*

7. *Yes, there are two others that go hand in hand with fruit growing; in fact no fruit grower should be without either of them, and yet one, if not both, could easily stand alone as an independent enterprise.*

I refer to Poultry and Bee keeping. The British Columbian Government is taking an active interest in both these branches and more especially the poultry. They are publishing Bulletins almost quarterly, giving the latest information regarding housing, feed, and marketing and, in fact, everything that is of interest to the poultry keeper, and it has been demonstrated time and again to all of us, that with intelligent care and management it was capable of returning 100 to 200 per cent. on the investment.

Bee keeping also is capable of large returns on the investment, and a few hives of them should certainly be kept on every fruit farm.

8. *During recent years I have had much satisfaction in seeing a general upward tendency in prices for every kind of fruit produced in Canada, either east or west, and especially in the west, owing principally to the close proximity of the great prairies whose population is multiplying every year by the hundreds of thousands and these people depend upon outside sources entirely for their fruit supply.*

It is so cold throughout all the prairie provinces that they can never hope to raise any of their own fruit.

These same prairie people are making money growing wheat, and are spending it freely buying our apples, our pears, plums, cherries, berries, etc.

British Columbia is situated so close to these same markets that she has great advantages over all other fruit growing districts of North America. Our freight rates are less, and, being closer to the consumer, the fruit naturally arrives there in better condition, and secures a correspondingly better price.

On the prairies there is room for millions of people, who will take more fruit every year than British Columbia can produce in ten.

Hoping these views will be of interest to some of your prospective clients.—I am, Sir, Sincerely yours,

O. B. APPLETON.

FALLEN FIR RANCH, PROCTOR, B.C.

4th Nov., 1911.

Dear Mr. Ford.—I have received your letter containing some questions on fruit growing in the Kootenay, and will endeavour to reply as well as I can.

1. *I started on my ranch with no previous experience of agriculture, but was fortunate in having a neighbor who had had experience in both general farming and fruit growing, and frequently went to him for advice which was of great value; all new-comers should take advantage of the advice and experience of the pioneers who know the district.*

2. *From five to ten acres is sufficient for one man, much better results are obtained from tilling thoroughly a small piece of land than to half work a larger acreage.*

3. *A single man can get along if he has sufficient money to buy his land, build a small house and buy tools, as he can always find work at good wages.*

A married man would require sufficient means to keep him for two years, after buying his land, house, tools, plants and animals, but that man is better equipped who is endowed with energy and shrewdness than one with an abundance of capital.

4. *Good land, cleared, in such a situation as you mention, is worth \$300 per acre.*

5. *It is usual to sow clover when the land is cleared, to put the raw soil in good shape before planting crops.*

The second year potatoes should yield eight tons per acre which fetch an average price of \$25 per ton; berries would be planted this year, producing the next year 300 crates or more per acre, which sell for \$2 per crate; returns will also be obtained from vegetables, poultry, bees, and a cow.

6. *Given active and intelligent development of the ranch, it should increase in value at least \$30 per acre per annum, basing this on the fact that the apple trees are worth 50cts. more every year. . . .*

7. *Other branches of agriculture which blend with fruit farming are dairying, pigs, poultry and bees; these are each substantial money-makers when handled properly.*

8. *The demand for produce cannot be satisfied, and the demand is increasing with consequent good prices, due to the development of the country by railways, mines, and lumbering.*

I suppose you have heard that British Columbia has obtained the Stillwell Trophy at New York [the highest award obtainable], for the best exhibit of potatoes [open to the continent of North America]. . . .

I hope that this letter outlining my opinion of the various questions a new-comer wishes information upon maybe of some use to people you are interesting in this country.—I am, Yours sincerely,

The originals of these letters can be inspected on request.

D. A. BOYD,



ONE OF THE C.P.R. STEAMERS, WHICH CALL TWICE DAILY AT EDGEWOOD.

Edgewood