

206 Agriculture n° 1

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ANNUAL MEETING
Le Séminaire de Québec,
3, rue de l'Université,
Québec 4, QUE.
—OF THE—

Qu'Appelle Valley Farming Co.

(LIMITED,)

—PROPRIETORS OF THE—



BELL FARM.

PRESIDENT'S REPORT.

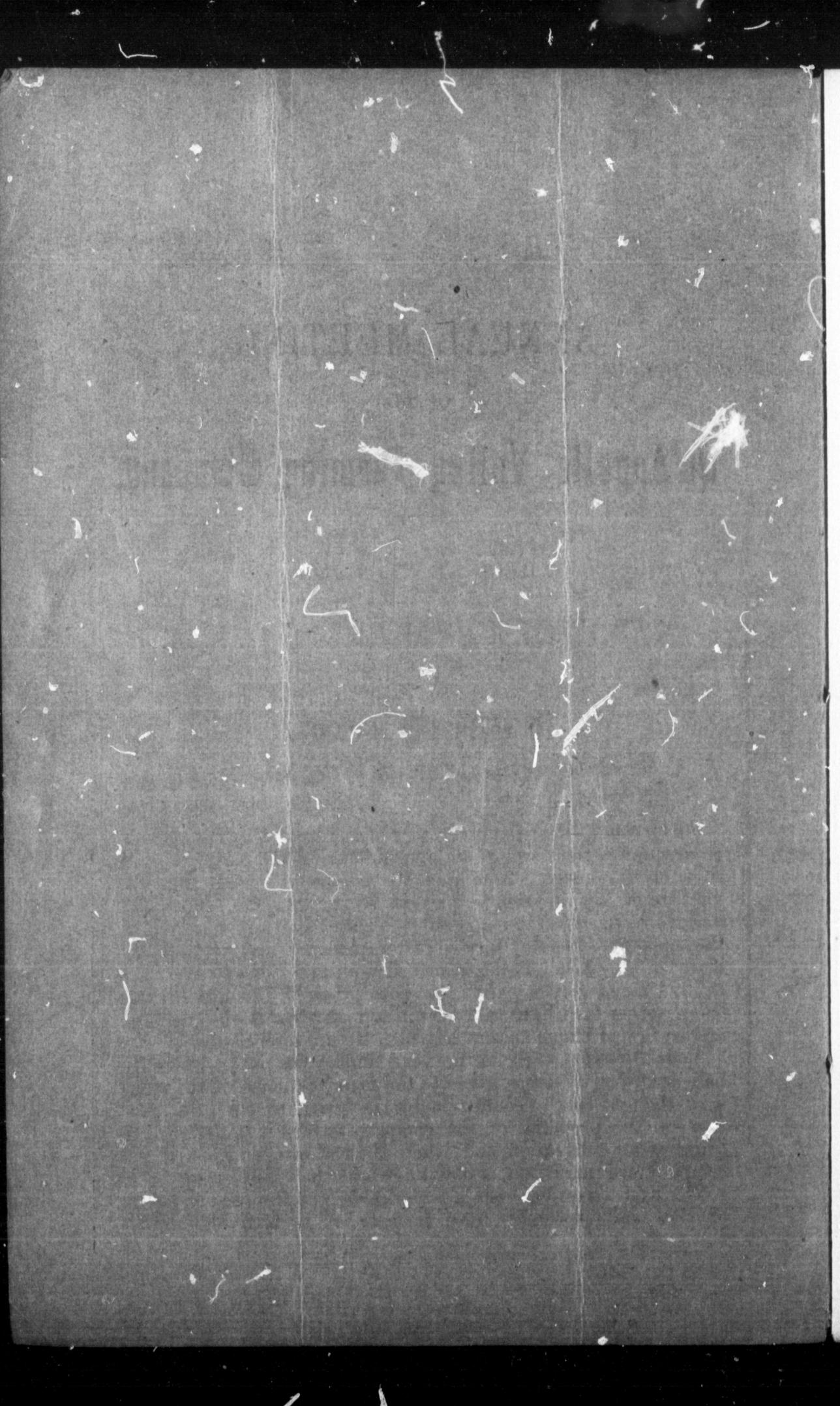
JANUARY 9th, 1884.



Winnipeg, Man.:

"TIMES" STEAM BOOK AND JOB PRINTING HOUSE.

1884.



ANNUAL MEETING
OF THE
Qu'Appelle Valley Farming Company,
(LIMITED.)

HELD AT WINNIPEG,

WEDNESDAY, JANUARY 9TH, 1884.

PRESIDENT'S REPORT.

*To the Shareholders of the Qu'Appelle Valley Farming Company
(limited).*

GENTLEMEN,—In submitting to you, as directed by the statute, an account of the receipts and expenditure of the past year, and showing the present standing of the company, I shall take advantage of the occasion to present to you at some length the various features of the operations of the company, and repeat the opinions thereon formed after personal investigation by many unbiased and distinguished visitors to the North-West. I think I may safely say that few enterprises of the kind in this or any other land have called forth so many words of encomium, and so few of blame as that in which we are interested.

Your Directors, early in the year, finding the public generally had, according to usage, given to the farm the name of the manager, thought best to confirm it by resolution, so that the portion of the property of the company which it is designed to bring under cultivation, and where the active operations of the company are carried on, is now known as the "Bell Farm."

The past season has been a remarkable one from many points of view, and especially have farmers in western and north-



western America reason to remember it as one of disaster and loss. Not alone was the spring backward and the summer dry, but frost set in early in September, in too many instances seriously affecting the result of the labor of the whole of the past year. Grain grew very slowly during the unusually dry and cold early summer, and not until the middle of July—a month late—did refreshing rain visit the parched fields. Everything then rushed ahead with marvelous growth, and six weeks changed tracts apparently dead into waving richly laden fields in various stages of maturity. On the 7th of September frost fell over a vast belt from the Atlantic Ocean to the Rocky Mountains, and from latitude 40 to the desolate Arctic. No unripened grain or fruit, or the more delicate vegetables escaped where at all exposed. Not all have suffered alike even under similar conditions, but the widespread havoc has given abundant evidence of the visit of the frost king. The escape of many persons in Manitoba and some in the North-West, from the effects of this visitation, is credited pretty generally to two things—good seed and early sowing. The “Bell Farm” had the good fortune to enjoy almost absolute freedom—not from the frost, for *it* came, but from its ravages. The best and purest seed had been procured last March, and so soon as the snow fled seeding commenced, and the result in this instance proves not only the capacity of the soil but the certainty of a good crop even in the most unfavorable season, provided the prime requisites of good seed and early seeding with careful husbandry are recognized.

The “Bell Farm” has fulfilled a large portion of its mission already. The success attendant on the efforts of the manager and staff, in the face of seemingly overpowering difficulties, and the gloomy outlook amid early drought and succeeding frost, served to re-establish in a wonderful degree the confidence of many a farmer whose parched and thinly covered ground was in contrast with the well clad fields on the “Bell Farm,” and the immunity of the latter from frost tends to cheer and revive the husbandman, even amid the wreck of his past labor; for he concludes, and concludes wisely, “If the ‘Bell Farm’ with land imperfectly ploughed only once during the latter part of last year, when the ground was too dry to turn over, raised good crops on the ‘breaking,’ owing to having good seed and having sown early, why may not I with as good ground and better preparation—having back-set as well as broken—raise even larger crops?” And reasoning thus, many hundred farmers have resolved to remain in the North-West, confident of its vast resources and capabilities, who, but for the past season’s success

of the "Bell Farm," would have returned whence they came. This fact alone stamps the enterprise inaugurated and carried on by the "Qu'Appelle Valley Farming Co." as one well conceived and one which will doubtless under future developments fully bear out all the anticipations of its—at one time thought too sanguine—promoters.

The operations on the farm may be dealt with under two heads—cultivation and improvements.

CULTIVATION.

During the summer and fall of 1882 ground was broken to the extent of about 2,700 acres, and as it was impossible to further prepare the land for this year's crop by backsetting, it was decided, on the advice of Manager Bell, to sow on the "breaking," or once-turned sod. The experiment—for in the face of the usual mode of agriculture in the North-Western States and Manitoba it was an experiment—proved a decided success, demonstrating the possibility of bringing forth from the land a paying crop the first year off a much larger area than could possibly be accomplished had the land necessarily to be twice plowed. The yield averaged on the land sown in wheat nearly twenty bushels of very choice hard grain per acre, some of which was sold at 88c. per bushel delivered on the cars at the farm station of Indian Head. The balance of the grain for sale is now ready for shipment, under orders for seed at \$1.25 per bushel and a sufficient supply of seed for 6,000 acres—the amount to be sown next spring—is now in store in good condition.

The oat crop proved light owing to the severe drought in the early part of the summer. Between three and four thousand bushels were sold at 35 to 40c., but the bulk of this grain, twenty thousand bushels, has been kept for seed and feed. Ploughing commenced as soon as the frost was sufficiently out of the ground, and was continued with all the force available until the 7th November, when active operations in that line were closed by the near approach of winter. Stubble ploughing followed close after harvest, and the land for next year is in far superior condition to that of last season. Seven thousand acres are turned ready for the "spring tooth" and "disc" harrows that precede seeding.

The farm next year, it is anticipated, will yield fully 120,000 bushels of wheat for market, beside seed. At an average of 400 bushels to the car this will require to remove it 300 cars, making fifteen full trains.

The various operations of ploughing, seeding and reaping have been watched with great interest, and at one time no less than four different establishments had photographers on the ground taking views, presenting accurate representations of the work being done. Some of these views will be incorporated in the "Folder," and publications about to be issued by the C. R. Railway Company and by the Government.

IMPROVEMENTS.

During the past season building has been carried on continuously. Near the main building erected last year and noticed in the last report, there have been built a granary of 30,000 bushels capacity, with "leanto" additions for the storage of implements, two barrack cottages for the accommodation of the men at the main station, a blacksmith shop and a horse infirmary with several necessary sheds; twenty-two additional cottages with stables have been put up on surrounding sections. After testing the various roofing in use it was found that tin could be used with little increased cost, so that metal has been chiefly employed. The cottages are substantially built of a uniform size 26x30, each containing five rooms. The major portion are occupied by married tenants. These cost complete with stable attached, about \$800 each. In addition to the foregoing a stationary farm granary 4,000 bushels capacity and fourteen portable granaries, circular in form of 1,000 bushels each have been added to the storage facilities. The erection of an elevator at the station of the C. P. R. has been under consideration. The cost is estimated at \$15,000. The consent of the C. P. R. Company has been asked and obtained for its erection.

Fencing.—Three miles have been built, and it is proposed to put up seven miles more next season.

Trees.—These have been set out for six miles along the chief highways, and where most needed for wind-breaks and ornamentation.

Water.—The lake to the south, called "Beautiful," has been let down the channel of one of the three coulees that drain the farm, and by means of dams thrown across these the water supply is now inexhaustible. The C. P. R. Company have agreed to share the expense of this work. Spring water of excellent quality has been struck at the main house and other stations about the farm.

Bridges—In addition to the excellent roads formed by the dams across the coulees substantial bridges have been erected wherever required.

Fuel.—The fuel supply on the company's lands is amply sufficient for all wants, and the near prospect of cheap coal, removes any lingering anxiety on this head.

TOWN SITE.

Although the question of a town site had not formed part of the original scheme, yet the advantage of establishing a centre where the mechanic or professional man could find a home soon became apparent. The situation where the C. P. Ry. has established the station of Indian Head is a very eligible one and possesses those prime requisites to a town absolutely necessary to certain progress, viz.: good water and good drainage. To secure these advantages, sections 24, 18, 13 was purchased from the Government without conditions and a patent granted to the company. The plot has been laid out by a competent surveyor and a number of lots have been sold. Several first-class brick and frame buildings have already been erected, the main street graded and the town of Indian Head is an accomplished fact. A very neat brick church has also been opened for divine service. The removal thereto of the Indian office for the district and the improvement of the northern and other trails leading into it give assurance of steady and continued growth. Anticipating a flood of visitors to the farm at all seasons and believing a good hotel would be almost a pre-requisite to the successful start of the town, the board of directors determined to build such an hotel as, while accomplishing the object of accommodating the public, might conveniently be turned into a students' home in direct connection with the farm. The building is ready for use, but owing to the late season at which it was finished no eligible tenant could be secured, but the Board believe that the spring will find it opened with excellent prospects and that it will accomplish fully the original aim of its construction.

SQUATTERS.

This question was supposed to have been finally settled last February, when notices were served by the Government Agent on the various intruders, and the date of the company's possession was, after evidence taken, fixed as the 29th of April, 1882. Interested parties, backed by political influence, had the question of date re-opened, and a reference was had to the Land Commissioner in Winnipeg, to finally determine the matter. After an exhaustive enquiry, made on the spot, the Commis-

sioner confirmed the date before mentioned, and the Government have finally adopted that day, and have again notified all parties accordingly. Three of the parties whose claims had some merit have been bought off, and though it may be requisite to take proceedings in one or two instances, yet the question may be considered as about closed. The Agent of Dominion Lands has been ordered to proceed at once to the tract and designate the lands by sections, and confirm the company in possession. There will then be but one homestead within the company's bounds, that of a squatter whose right has never been questioned. Application has been made for adjoining lands sufficient to make up any deficit in the amount of lands taken by this squatter and the town site. The Agent for Dominion Lands has duly reported fulfilment so far by the company of the terms of the Order-in-Council.

C. P. R. COMPANY.

The relations of the Qu'Appelle Valley Farming Company with the C. P. R. have been of the most amicable nature. Though the enhanced price set upon the railway sections within the mile belt made it necessary to call up more money than would otherwise have been required, yet now the C. P. R., since the visit of their directors last August, have intimated their willingness to remit one-half the price of these sections on cultivation within two years. This will produce a rebate of not less than \$19,200. There is with this deduction, still due for principal and interest about \$12,000, for payment of which arrangements are now being made.

As the portion of the tract known as the "Bell Farm" has been set apart for entire cultivation, the directors believe it would be judicious to sell the outlying sections to good men who would undertake to carry out the conditions of settlement. Offers have been received lately for certain of these lands at good prices.

EXPENDITURE AND RECEIPTS.

The gross expenditure for the past year has been \$162,346.66, and since the organization of the company, \$244,619.96.

GROSS DISTRIBUTION FOR THE YEAR ENDING, 30TH NOV., 1883.

Farm Fund, Capital.....	\$110,723 94	
Town site	6,834 29	
Farm balance, last year	6,185 37	
Listing stock.....	50 25	
Bills Receivable.....	356 84	
Stock	1,788 91	
W. R. Bell.....	412 59	
Head Office	954 19	
Farm Fund, current.....	32,591 18	
Expense Account	573 81	
Interest Account	2,018 83	
Directors' Fees	230 00	
Bills Payable.....	2,641 00	
By-Law	42 35	
H. J. Eberts	11 77	
Salaries	6,931 34	
		\$162,346 66

The outlay on the Farm for the same time is as follows:—

EXPENDITURE—FARM FUND—DISTRIBUTION OF.

	Amount Expended	\$143,353 29
CAPITAL—		
Balance on last year's plowing	\$1,040 00	
Buildings	36,850 33	
Implements	13,736 00	
Horses	15,119 38	
Payments, Real Estate Account..	30,615 75	
Harness.....	1,462 20	
Wagons and Sleighs.....	1,722 40	
Cows	1,515 00	
Furniture	275 52	
Wells.....	1,495 37	
Coulees	646 38	
Fencing	267 70	
Hogs	63 00	
Labor on improvements	5,846 16	
Survey balance.....	68 75	
		\$110,723 94

CURRENT—

Office	70 99	
Maintenance	4,939 85	
Interest and Exchange	87 77	
Expenses travelling, telegrams, etc.	1,946 01	
Stable, Feed	7,233 77	
Seed Wheat	4,239 80	
Seed Oats	3,600 00	
Salaries—Sup't. \$1,066 21		
Book-keeper.. 220 45		
	<hr/>	1,286 66
Insurance	275 15	
Printing	69 20	
Coulees	\$798 80	
Less.. 646 38		
	<hr/>	152 42
Seeds	51 28	
Blacksmith	82 24	
General Work	527 22	
Labor, current	7,819 18	
Teaming	14 80	
Wood	134 00	
Ice	60 75	
	<hr/>	\$32,591 18
Contingent		38 17
		<hr/>
		\$143,353 29

Below is a Statement of the gross Receipts:—

Capital Stock—last year	\$ 59,750 00	
" " this year	156,250 00	
	<hr/>	\$216,000 00
Bills payable—Federal Bank	15,000 00	
" " Sds. unpaid, charged..	659 00	
" " " " "	6,723 30	
" " " " "	56 37	
	<hr/>	22,438 67
Cash from farm sales, grain, etc.....	6,159 91	
" fee funds	503 14	
	<hr/>	6,663 05
		<hr/>
		\$245,101 72

EXPENDITURE.

Capital acct.—last year..	\$ 67,161 31	
“ this year..	118,156 53	
		\$185,317 84
Current acct—last year..	\$ 16,169 83	
“ this year..	43,191 70	
		59,361 53
ON FARM—		
Last year—lands..	\$ 30,675 60	
“ sundries	39,980 07	
This year—gross ..	143,353 29	
“ town ..	6,834 29	
		220,843 25
Other expenditure.....		23,682 41
		<u>\$244,525 66</u>

LIABILITIES.

Capital Stock—promoters paid up ..	\$100,000 00
“ subscribed and paid..	216,000 00
Bills payable, Fed. B'k..	\$ 15,000 00
“ accepted..	659 00
Unpaid accts., farm.....	6,723 30
	22,382 30
“ head office.....	56 37
C. P. R. acct. real estate.....	12,096 00
Gov't “ “	24,115 00
H. B. Co.....	8,400 00
Accts. due at farm.....	2,200 00
Credit of profit and loss.....	221,466 24
	<u>\$606,715 88</u>

ASSETS.

Due from C. P. R. for moiety town site.....	\$ 3,417 14	
Value moiety town site.....	30,000 00	
Hotel ".....	15,000 00	
Town lots, payments due, moiety of say.....	1,500 00	
Bell farm, 20,000 acres.....	200,000 00	
Breaking 7,000 acres and preparing for crop, at \$4	28,000 00	
Buildings and improvements...	55,000 00	
Stock and Implements, as per inventory, with deduction of 20 per cent. for wear and tear the past season	44,450 00	
Grain on hand.....	22,997 22	
Accts. due, good.....	2,529 27	
Due from C. P. R., acct. Coulee improvement.....	326 19	
Value 33,720 acres at \$6.....	202,320 00	
Acct. due, good, head office.....	600 00	
Cash at farm..... \$ 194 30		
" head office... .. 381 76		
	<hr/>	576 06
		<hr/>
		\$606,715 88

The valuations given above are at a very low figure, and exhibit a low estimate of the standing of the Company.

A balance sheet with the accounts in detail, duly audited, and the Auditors' report (see below) are herewith submitted with the General Manager's estimates for the current year ending next 30th November.

The directors believing the interests of the shareholders generally would be subserved by borrowing in the English market the funds necessary to further carry on the operations, have proposed to issue debentures for such amount as may be deemed necessary, and a by-law has been prepared for the sanction of the shareholders, authorizing the Board to negotiate a loan not exceeding \$150,000. It is not necessary to repeat the reasons for this step as they have already been fully laid before you.

As stated at the outset I re-produce some of the opinions of the visitors who have honored the farm with their presence during the past season.

I shall give at length that of Professor Tanner, made to the Council of the Institute of Agriculture, England, as follows:

"I have now to report upon

A COLONIZATION SCHEME

in which the work is being carried out by a company having the command of a large capital. The general scheme is to bring the land into cultivation, dividing it into 300 farms, each having a comfortable residence with stabling and shedding enough for the stock. When this has been accomplished these farms, with the stock and implements upon each, will be fairly valued, and the men who helped to carry out the improvements will each have the offer of his own farm at the valuation price, he paying for the same in five or ten annual instalments as may be arranged. In the meantime each man receives wages to the rate of £84 a year, and he has his house and one acre of garden ground rent free. This scheme is being carried out upon the Bell farm, in the Qu'Appelle Valley, in the Province of Assiniboia, under the direction of Major Bell, the originator of the system. The size of the farm is 64,000 acres, or 100 square miles. There is consequently a magnitude about the work which it is very difficult to realize, but as we learn what has been done we become better prepared to accept the anticipations of the future.

In May of last year this tract of open prairie land was more than 200 miles from any railway station. The ploughs commenced breaking the turf on the 15th of June, and the buildings were started on the 13th of August. When I visited this farm at the commencement of September in this year, no less than 40 homesteads had been built, over 7,000 acres were under the plough, and of this quantity 3,000 acres had produced excellent crops of wheat, yielding an estimated produce of 90,000 bushels of very superior corn. A main line of railway was running through the centre of the farm, and a town of considerable importance has been built near the railway station. If in May, 1882, any one had said that these results would be secured within sixteen months from that date, very few would have accepted his remarks as very probable. Proceeding then from what has been accomplished, I may now draw attention to what has been arranged for, and for these details I have to thank Major Bell, who has kindly expressed a doubt whether they will be accepted,

except by those who have visited the scene of operations and informed themselves as to its capabilities :

	Acres under corn.	Horses on the farm.	Estimate of corn produced. Bushels.
August.			
1883	3,000	103	90,000
1884	9,000	200	180,000
1885	18,000	300	360,000
1886	25,000	350	500,000

These figures are undoubtedly astounding, but they are entitled to the highest respect. To watch 21 of Deerings' self-binding reapers, each drawn by three horses, and working away at a 700 acre field of wheat, is a sight which will

NOT BE SOON FORGOTTEN

by those who witnessed it this harvest, but it certainly prepares the mind for dealing with large results. Nor was it less surprising to learn how very simple the preparation of the land had been for producing such a crop. The 3,000 acres of turf had been simply ploughed over about three inches deep, in the previous summer, and it had remained untouched until the spring, when the ground was seeded by 20 broad-cast sowing machines, each drawn by one horse, followed 46 sets of spring-tooth harrows, each drawn by two horses. The costs of cultivation were therefore excessively moderate. The quality of the wheat, however, is remarkably good, for it is ranked in the highest grade for the production of the much prized Minneapolis flour. The soil of this farm is a rich, deep, black loam, resting on a clay sub-soil. It is not Major Bell's intention to grow wheat continuously, but he proposes to give the land a summer fallow every third year, and thus, whilst the land will be kept clean, it will probably produce as much wheat as if it had been under corn year after year. Under this system he is able to increase the size of each farm from the usual quantity of 160 acres (one fourth of a square mile) to 213 acres.

Well may Canada be proud of having the largest farm in the world, but she may be much more gratified to know that this farm is also remarkable for producing an enormous yield of wheat, at the smallest known cost, and of the highest quality; at the same time as a colonization scheme it will be very largely profitable to her capitalists, and will settle 300 farms under conditions which will secure their future success. The Qu'Appelle

valley has been generally recognized as one of the choicest portions of the fertile North-West, and in a few years we shall doubtless find that popular judgment very fully justified, by a large number of luxuriant and profitable farms which are being established within its boundaries."

With Professor Tanner were Mr. W. Peacock Edwards, W. S., Edinburgh, and Mr. Ronald MacDonald, of Aberdeen, gentlemen who have so judiciously given effect to the beneficence of Lady Gordon Cathcart, in her efforts to settle Highland crofters near Wapella Station. They have expressed, in no measured terms, the satisfaction they experienced from their visit.

Professor Max Sering, Ph. D. of the University of Bonn, sent by the German Government as a Special Commissioner to report on the state of Agriculture in the United States and Canada, after leaving the North-West, wrote "I consider the Bell Farm one of the best institutions of its kind I found on the continent," that it was well worth a visit, and he wished it every success.

President Stephens, Mr. Angus and other Directors, with General Manager Van Horne of the C. P. R., accompanied by a party of gentlemen, distinguished as well in social as financial circles, among whom were Prince Hohenlohe, Count Gleichen and Lord Elphinstone, remained several hours during the harvest season, minutely watching the operations and inspecting the place, and gave hearty expression of their admiration at the systematic and successful operations of the Manager and his men.

The Lieutenant-Governor of Manitoba, the Lieutenant-Governor of the Province of Quebec, the Hon. Mr. Bowell, Minister of Customs, Lord Dunmore, the Hon. Donald A. Smith, C. J. Brydges, Esq., Land Commissioner, and Mr. Wm. Armit, of the H. B. Co., after a visit, have passed high encomiums on what is really, after all, the best establishment of its kind in the world.

I am proud to be in a position to say such congratulatory words and to think that our Company has triumphed over every obstacle, and that its enterprise, the "Bell Farm," is pointed out everywhere as a model of what may be accomplished in the vast fertile belt of the great North-West.

TO THE PRESIDENT AND DIRECTORS OF
THE QU'APPELLE VALLEY FARMING Co. (Limited).

Gentlemen—

We beg to report that we have checked the Secretary-Treasurer's Books and General Manager's Books from the Farm, and find the entries in them to be correct. We have also examined the vouchers for cash received and expended and find them in order.

We have compared the debits by the Secretary-Treasurer to the Farm Fund with the credit to the Head Office in the Farm Books and find it balances, with the exception of some accounts paid here and charged by the former, which have not yet been taken into account by the latter, but we did not think it necessary to have the entries made, as they in no way affect the general Balance Sheet.

We have also examined the Stock Books and find them correct.

(Signed) W. A. HENDERSON, }
G. H. R. WAINWIGHT, } Auditors.

Winnipeg, January 8, 1884.

BOARD OF DIRECTORS, 1884.

The election of directors resulted as follows :

Hon. E. Dewdney, Regina.

Hon. Thos. Howard, Winnipeg.

Arthur F. Eden, Winnipeg.

Duncan MacArthur, Winnipeg.

W. L. Boyle, Winnipeg.

John Northwood, Chatham, Ont.

C. G. L. Kelso, Kelso Farm, Hallock, Minn.

Robert Crawford, Indian Head.

W. R. Bell, Indian Head.

H. J. Eberts, Winnipeg.

Major W. R. Bell was again appointed Manager, and H. J. Eberts Secretary-Treasurer.

At a meeting of the Board subsequently held, Mr. Duncan MacArthur, of Messrs. MacArthur, Boyle & Campbell, was elected President, and Hon. Thos. Howard Vice-president.