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KOOTENAY VALLEY

FRUIT LANDS

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The
Fisher-Hamilton Co.

"If It's Real Estate
It's Our Business"

Suite 615-616 Ashdown Bldg.
Winnipeg



Kootenay Lake

KOOTENAY VALLEY FRUIT LANDS

THE GARDEN SPOT
OF THE ROCKIES

The Fisher-Hamilton Co. "If it's Real Estate
It's Our Business."

615-616 ASHDOWN BUILDING

WINNIPEG, MANITOBA

ENGRAVED AND PRINTED BY
WINNIPEG PRINTING AND ENGRAVING CO.
WINNIPEG, MAN.

LONDON, ENG., 1905

TO THE KOOTENAY FRUIT GROWERS ASSOCIATION
FOR A COLLECTION OF APPLES,
DECEMBER 5TH, 1905

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have already made the valley of the Kootenay famous.

EXPLANATION re MEDAL

B RITISH COLUMBIA FRUIT took the Gold Medal at the Horticultural Exhibition, London, England 1905.

At the same Exhibition a Special Medal was awarded to the Kootenay Fruit Growers Association for a collection of Apples. It is a cut of this Medal that the Compiler of this book reproduced on the third page.

THE GOLD MEDAL

THE REVERSE SIDE OF THIS MEDAL READS:
"THE ROYAL HORTICULTURAL SOCIETY,
LONDON, ENGLAND



LONDON, ENG., 1905

TO THE KOOTENAY FRUIT GROWERS ASSOCIATION
FOR A COLLECTION OF APPLES,
DECEMBER 5TH, 1905

INTRODUCTION

The Kootenay

KOOTENAY LAKE nestles in a valley of the Selkirks and is surrounded on all sides by mountains of an altitude of four thousand feet or more.

The Wealth of the Kootenay

The riches to be found in this valley are almost fabulous. The mountains are wonderfully rich in mineral wealth,—coal, petroleum, copper, lead, silver and gold,—being found in large deposits; while the hillsides are covered with a growth of timber which is a veritable gold mine to the lumberman. These two industries—mining and lumbering—have already made the valley of the Kootenay famous.

**The Greatest
Wealth of all**

The early seekers after wealth, however, overlooked the richest field of all. Lying here and there on the Lake shore are benches of land of remarkable fertility, which are proving to be the finest fruit lands in Canada. A few prospectors, tired of searching the hills for mineral wealth, settled on these bench lands and devoted themselves to growing fruits and berries with a success that was a surprise to even themselves.

OUR Purchase

We were successful in buying the choice available land with a lake frontage and are now offering this land on the market.

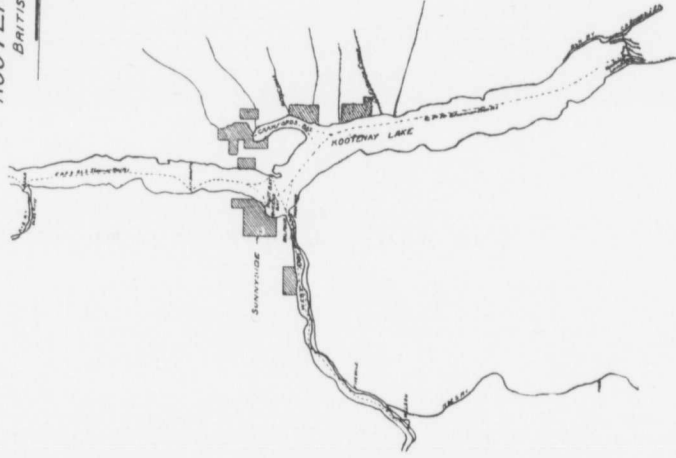
THE FRUIT LANDS OF THE KOOTENAY

**Fruit Growing in
the Kootenay**

THE growing of fruit in the Kootenay Valley is a comparatively recent industry but has already been accompanied with a remarkable success. Last season about 29,000 crates of strawberries were shipped from this District, as well as about 1,000 crates of apples, in addition to several hundred crates of peaches, plums, pears, cherries and various berries, all obtaining the highest prices on the market.

FRUIT LANDS
KOOTENAY VALLEY
BRITISH COLUMBIA

The Fisher-Anderson Co.
205 and 206 Broadway
New York



**Quality the Best
and trees free
from pests**

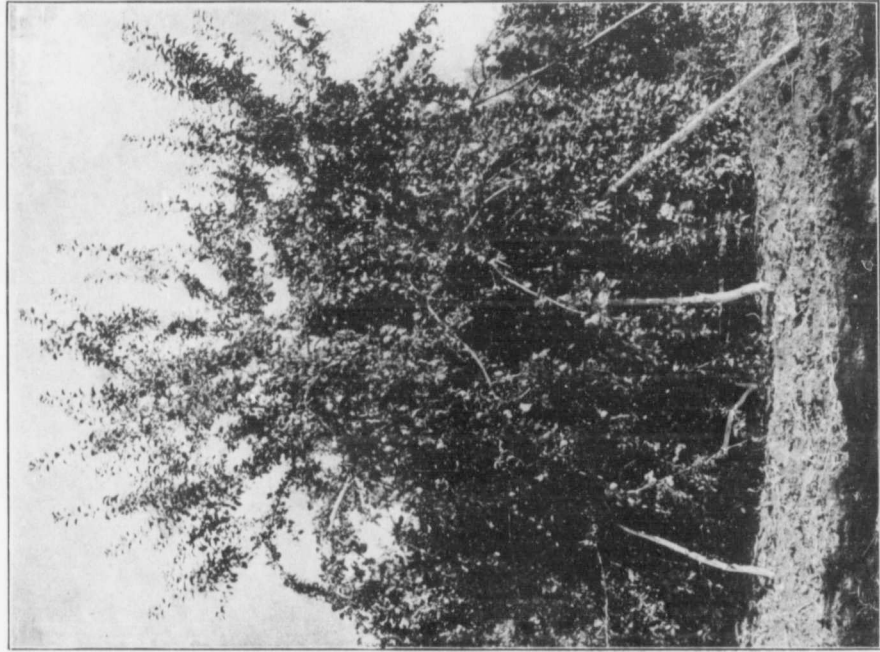
The quality of the fruit in the Kootenay, especially of the apples and strawberries, has earned for the district almost world wide renown. Within a very short time the "Kootenay Strawberry" will be in great demand as a distinct berry in Manitoba and the North West Provinces. The government in British Columbia, realizing the natural advantages of fruit raising in the province, are taking the most stringent measures to maintain the high standard that the province has already obtained. The orchards in the Kootenay are free from fruit pests, being inspected yearly by commissioned government inspectors, who are authorized to destroy infected trees and to order remedies applied where necessary. All fruit and nursery stock that is in any way infected is denied admittance to the Province.

The Gold Medal

No better proof of the quality of the fruit raised in this district could be produced than the fact that this district took the Gold Medal at London, England, in December, 1905. We reproduce a copy of this medal on the first page of this book.

Large Returns

Every variety of fruit and berry which has been tried in this district thrives. Some exceptional results have been obtained, which we mention simply to show what may be done in the disirict. One Peach tree, for example, produced twenty-three crates of marketable fruit, which sold for \$40.25, and one strawberry patch, containing an acre and five-eights, produced 498 crates of first class berries which, at \$2.25 per crate, means about \$690 per acre.



Apple Tree, which Produced over One Ton of Fruit, 1905

Average Returns

The above are, of course, not average prices; but the prices obtained last year for strawberries netted the fruit farmer about \$200 per acre. An apple orchard of about three thousand trees, four years old, netted \$4 per tree, with seventy-six trees to the acre. Cherries sold from \$20 to \$25 per tree.

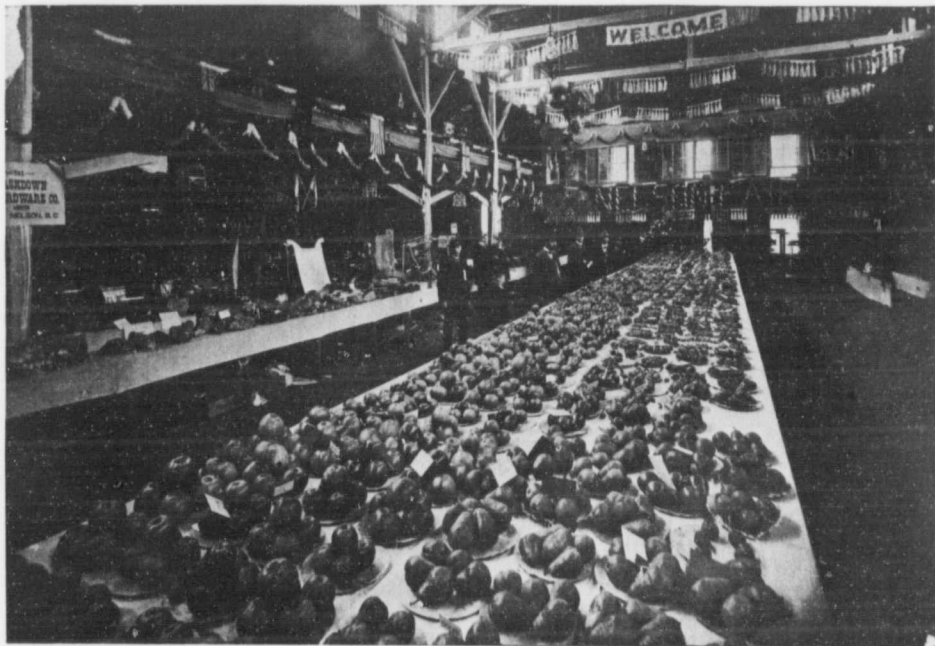
The Fruit Orchards

All the available land on the West Arm on the Kootenay Lake is now planted out in orchard. It is practically impossible to buy one of these farms as the present owners realize that it would be impossible for them to use their money to a better advantage than to leave it in this land, which is rapidly increasing in value, and, further, they know that they cannot anywhere engage in as pleasant work with as profitable returns.

OUR Locations

On the main part of the Lake are to be found half a dozen benches containing, all told, only a few thousand acres of choice land. These benches are located on Queen's Bay, near La France Creek, adjoining Grey's Creek, around the head of Crawford's Bay, near the village of Balfour and above Pilot Bay. This land, after being carefully inspected by trained fruit land valuers, was purchased by us.

This buying has placed in our hands the available Choice Fruit Lands of the Kootenay Valley.



Fruit Exhibit at Nelson, 1905

The Bench Lands

The mountains form a rugged shore, save where an occasional bench or steppe occurs. In front of each bench is the Lake and behind towers the snow-capped mountains, and across each bench bounds one or more mountain streams. It is impossible to imagine spots more beautiful than these bench lands, covered with a rich growth of vegetation.

The Soil

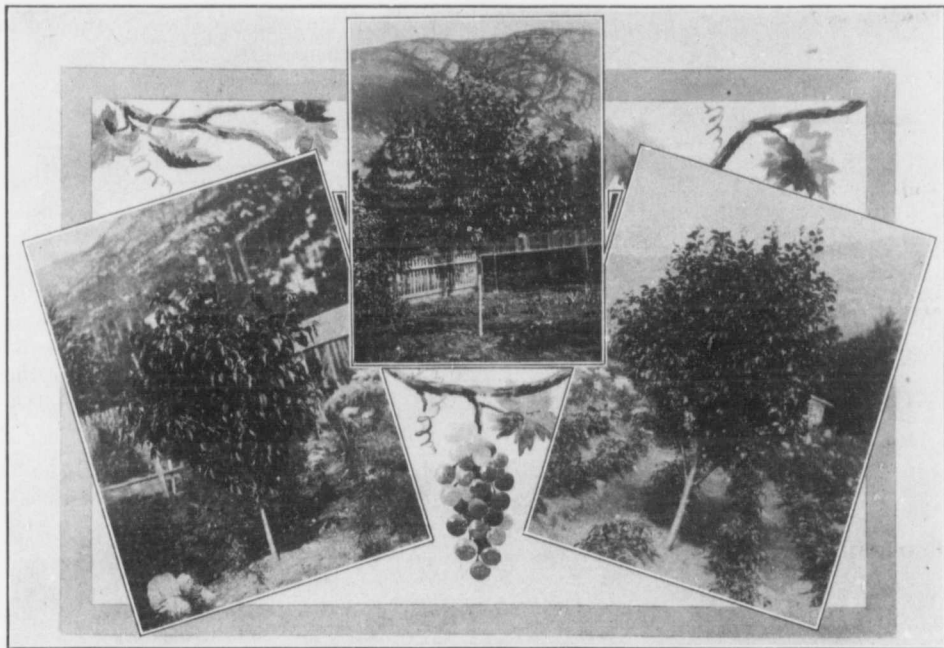
The soil on our land is a rich chocolate-colored silt, deposited on these bench lands ages ago, when the lake was at a higher level. Experts declare that no better soil for fruit land is to be found.

The Water Supply

The rainfall in the District of West Kootenay is abundant; but not only is the rainfall sufficient, but the land, being situated at the foot of the mountains, is kept moist by water from the mountains above flowing down the hillsides and oozing through the soil on the bench land. Should irrigation, however, be desired, all that is necessary is to tap one of the mountain streams flowing across the land. By tapping above the land with the natural fall of the hill the fruit-grower secures his own system of irrigation.

No Irrigation

But no irrigation is required. This has been absolutely proved during the past ten years, during the whole of which time fruit, on a small scale, has been grown in the Kootenay. Nature has provided an ample water supply, with no irrigation necessary. No perpetual



Cherry Tree

Prune Tree

Plum Tree

Young Fruit Trees Near Nelson

mortgage is placed on the home as on irrigated lands; an irrigation expense of \$2.50 per acre per year, on ten acres of land, is equivalent to a perpetual mortgage of \$500.00, at 5 per cent., on a home; \$10,00 per acre annually (a by-no-means unusual charge) is equal to a perpetual mortgage of \$2,000.

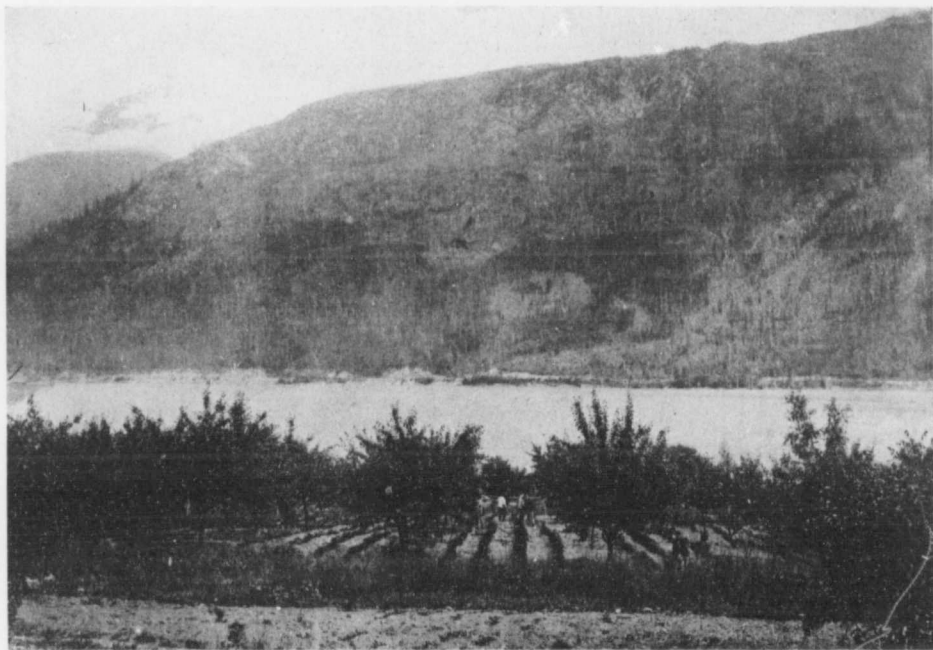
Every fruit expert admits the superior quality of fruit grown on land which does not require irrigation.

**Water absolutely
Pure**

This mountain water is absolutely free from bacteria. Chemical tests proved that it is almost as pure as distilled water.

The Climate

One of the most valuable assets of the Kootenay is undoubtedly its beautiful climate—mild, equable, salubrious, bright and sunny. The heat of the summer is never excessive; the evenings are pleasantly cool, as Kootenay Lake (a body of icy cold water, owing to its source in the snow of the mountain tops) continues cold after the hottest day. The winters are not extreme; only once (an early morning in January) during the last six years has the temperature dropped to zero; usually the winter morning temperature runs from freezing point to fifteen degrees above zero. The lake never freezes.



A Double Orchard—Fruit Trees and Strawberries—Giving a Total Yield of over \$500 per Acre

**No Spring
Frosts in the
Kootenay**

A result of Kootenay Lake being fed by ice cold mountain streams is that the lake does not warm quickly in the Spring, and, consequently, the Spring season in the Kootenay is fortunately a little later than in other fruit districts. By this provision of nature the Kootenay fruit grower is ensured against early Spring frosts, as the trees do not blossom and bud until the danger of early frost is past. In the Spring of 1905 an early frost extended over Canada and as far south in the United States as Virginia and Missouri, causing a general peach failure in both countries—save in the Kootenay Valley. Louiston, Idaho and Clarkston, Washington, shipped in the previous year forty-four car loads of peaches, but, in 1905, they did not ship a full car load. The Kootenay, however, while visited by the same frost, was uneffected, the trees not being sufficiently developed owing to the moderating effect of the lake. In that year the fruit growers in the Kootenay harvested an abundant crop, some of the remarkable returns of which we have instanced above.

**Transport
Facilities**

Our lands on the Kootenay are especially favorably located for the marketing of perishable fruits. Six Lake Steamboats pass daily, going to Nelson, Kaslo and Kootenay Landing. Any of these boats will call upon a signal being given and collect fruit or passengers. Fruit may be picked in the morning, placed on the first boats and catch the noon train at Kootenay Landing for Winnipeg. By these arrangements this District is a day's journey nearer Winnipeg than any other fruit lands.



One of the Local Markets—City of Nelson—Population 6,000

The C. P. R. has arranged to give low express rates for the carrying of fruits, and has placed special refrigerator cars on their lines.

Markets

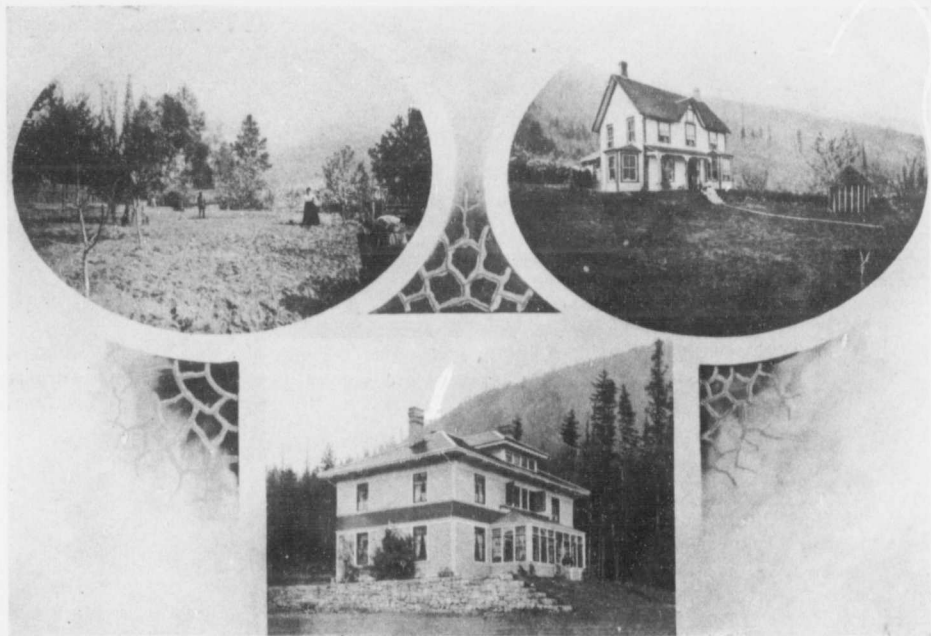
The local markets for these fruits will consume all that can be raised in the district for at least a considerable time. Nelson, Trail, Rossland, Kaslo, Cranbrook, Fernie, Frank, etc., are thriving towns in the locality; while to the East is the non-fruit-producing population of Alberta, Saskatchewan and Manitoba, which affords an excellent market. This population, as is well known, is rapidly increasing, and will consume more fruit than can ever be produced in British Columbia. Here, it might be mentioned, that the fruit industry is protected against the United States by duty and rigid inspection.

Labor

The cheapest labor is Chinese, which can be procured at from \$15 to \$30 per month. These Chinamen are very industrious workers and give the very best of satisfaction. They appear to specially enjoy working in fruit ranches.

**Estimate Cost of
Fruit Lands**

10 acres, at \$100 per acre.....	\$1,000 00
Clearing.....	150 00
Ploughing.....	50 00
Trees.....	100 00
Planting.....	25 00
Cultivating, pruning and spraying, if hired help is employed during the first years, \$10 per acre, or.....	300 00
	<u>Total \$1,625 00</u>



Home Scenes on Fruit Farms

Securing Early Returns

Should purchaser do his own work and cultivate between trees and raise vegetables, etc., during the first years, he may not only obviate the cost of cultivating, pruning, etc., but may count on an annual income from the first year from his vegetable crops. The usual price of potatoes is 60c. per bushel in car load lots, and, at retail lots, 90c. per bushel is a low price. Tomatoes sell on the market at from 3c. to 20c. per pound, depending entirely on how early in the season they are placed on the market. In the second year strawberries come in, peach trees produce fruit in the third year, and apple trees in the fourth.

In addition, the district offers exceptional inducements for poultry farming. Eggs sell at 40c. per dozen and, during the winter, 75c. is a low price. The climate is specially adapted for this business.

We are making special arrangements to handle farms for purchasers until such time as purchasers may desire to go out to their ranch. We will send full particulars of this to anyone wishing to utilize our services in developing their land.

The Investment Features

The available land is very limited; the market is very extensive and is growing rapidly. This means that every available foot of land will be under orchard in a very short time—in a year practically nothing will be available. In Washington, Idaho and Oregon unimproved land costs from \$250 to \$500 per acre, and improved ranches at least



A Young Orchard in a New Settlement

**The Investment
Features**

\$1,000 per acre. It is to be noted in this connection that more fruit land is available, according to population, in the Western States than in Western Canada. Prices will naturally advance in the Kootenay, until shortly they will equal, if not exceed, the above-mentioned prices. The purchaser unfamiliar with the profit of fruit farming will note that the fruit farmer in these States purchases these high-priced lands and competes in Winnipeg and Western Canada markets, after paying a very high duty.

GOVERNMENT REPORT EXTRACTS

"Although the land available for agriculture is limited and in scattered areas, experience has demonstrated its great adaptability for fruit-growing, which is rapidly becoming an industry of importance. At the fair held at Nelson very fine specimens were exhibited."

"The yield is good and the quality unsurpassed anywhere in Canada. The general climatic conditions seem to be peculiarly adapted for fruit culture."

WHAT OTHERS SAY

**Dr. Mills, Chief Rail-
road Commissioner,
Ex-Pres. Ont. Agri.
College**

"I have seen nothing finer than the fruit in Nelson district. I did not see the cherries or raspberries or gooseberries, but if they compare with the apples, pears and plums you have here a fruit country unsurpassed by anything in the Dominion."



Typical Lake Scenery. Small Bench of Cultivated Fruit Land at Right Hand of Photo.

W. R. Hearst,
Ex-Presidential
Candidate of United
States

The famous W. R. Hearst, the great newspaper publisher in the United States and candidate for the United States Presidency in the last election, spent his summer holidays in the Kootenay and reports as follows:

"I have seen the most beautiful lakes in Italy and Switzerland and all those lovely spots, but I have never seen anything finer than the Kootenay Lakes and the Arrow Lakes. We had a delightful time there."

Extracts from
Letter of
Jas. Johnston,
President
Nelson Agricultural
and Industrial
Association

"I consider the conditions here (Kootenay Lake District), the most perfect for fruit culture.

"I have been interested in fruit-growing in various parts of Canada and of the United States during the last twenty years and until coming to Nelson, in 1901, I had found the climate of the Alleghany Mountains of West Virginia the most suitable for the production of small fruits. The shores of Lakes Erie and Ontario to Montreal I considered the best for the production of apples. The shores of Lake Ontario, from Niagara to Toronto, I believe to be the finest peach section in America. Within the past two years, however, we have shown that we can produce as fine apples here as in any part of Ontario or in the Northern States. Peaches are grown here to perfection, and I feel quite



An Orchard Scene

**Extracts from
Letter of
Jas. Johnston,
President
Nelson Agricultural
and Industrial
Association**

confident in asserting that the quality of the small fruit produced, such as raspberries, gooseberries, strawberries and black currants, is superior to any produced elsewhere on the continent; in fact, the Southern States, such as Virginia, Tennessee and Georgia, will not compare with this section in the production of these fruits.

"The quality and size here is far superior and the yield per acre is at least double that of anything I have ever seen or succeeded in producing during my ten years' residence in these States.

"One average gooseberry bush in my Nelson garden bears finer fruit and as much of it as six of my finest bushes did in West Virginia; and my Virginian garden excelled in the production of gooseberries in that country. I find that I can grow vegetables, such as sweet corn and tomatoes, just as well as I could in Virginia. We can grow potatoes to perfection, and the "Champion of England" and "Ne Plus Ultra" peas reach a height of eight feet in my garden.

"I have not found irrigation necessary, and this adds much to the superior quality of all our fruit.

"The fruit-grower will find here an ideal home. The climate is perfect; the soil is very rich and productive, and the market the best. He will be surrounded by beautiful scenery; and the shooting and fishing is the best to be found anywhere.



Luxuriant Vegetation of the Kootenay

**Extracts from
Letter of
Jas. Johnston,
President,
Nelson Agricultural
and Industrial
Association**

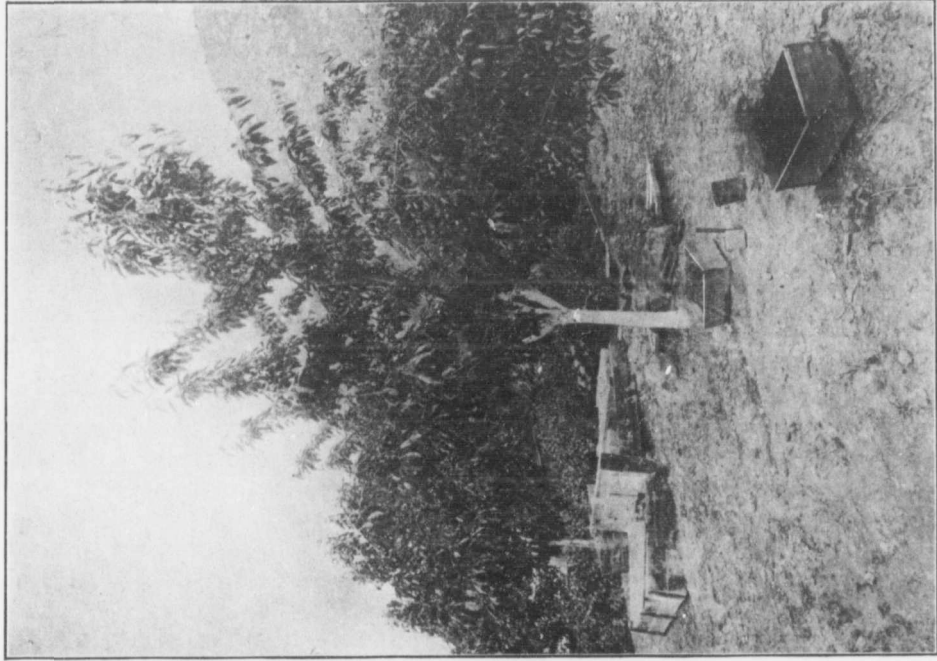
"I have travelled many times from the Atlantic to the Pacific and from Florida to the far north. Whether I have been in Europe or America I have always had my garden—as fruit-growing is my hobby—but nowhere in my experiences have I had such splendid results as in my garden and orchard in Nelson.

"After leaving my Scotch University, and before I had seen British Columbia, I visited Great Britain twelve times. I was always sorry on leaving her shores, and thought my native place the best place to live in, when surrounded by wealth and connections. I still enjoy a visit there; but British Columbia will in the future be my home in poverty and wealth!

I have no land to sell, and no axe to grind; but simply state facts as I find them."

**Sport with Rod
and Gun**

White Tail and Mule Deer, Cariboo, Mountain Goat and Grouse in the mountains afford fine sport to the hunter: while the fisherman will find excellent Great Lake Trout and Chad in the main part of the Lake. The fishing, where the mountain streams enter the Lake, is unexcelled. There are many places close to our land where Rainbow and Brook Trout can be got on the fly.



Cherry Tree (Royal Anne) Mr. James Johnson's Ranch, Nelson

IN CONCLUSION

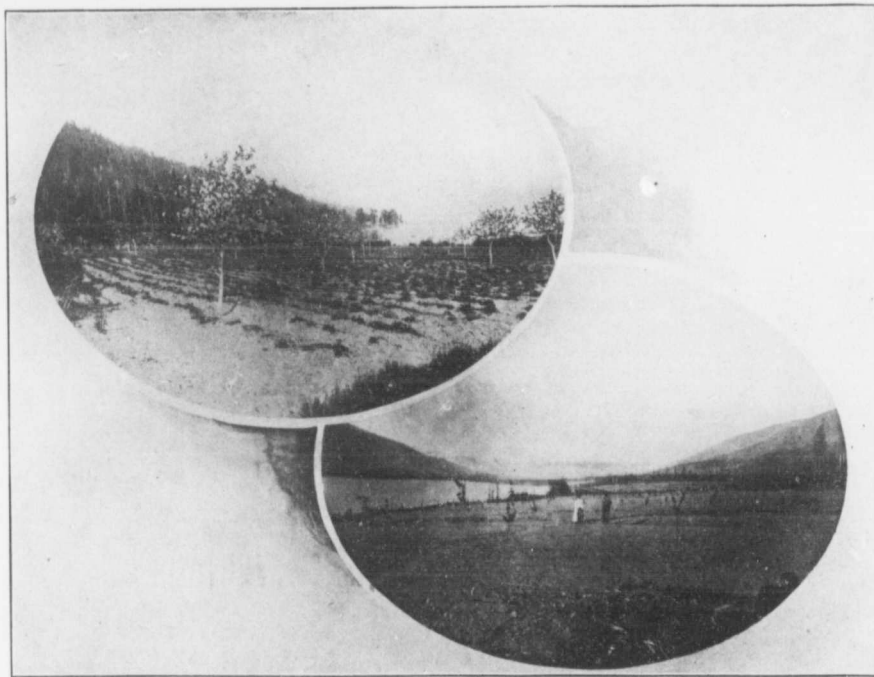
Special Railway Rates

The District is growing the finest fruit in Canada; it is recognized by unprejudiced experts to be the best in the Dominion; the Gold Medal at London, England, December, 1905, is additional and sufficient proof. Not only is the quality the best; but the crops are of almost an incredible size. The climate is ideal, the soil perfect, and the natural irrigation insures not only perfect fruit, but a perpetual independence to the fruit farmer. The early spring frosts are not to be feared. The local market is good, and, in addition, Winnipeg and the Western Provinces are a day nearer than other fruit lands. Labor is cheap, and only a small capital is required to set up an orchard.

By our easy terms of sale this land is within the reach of any man who wants an ideal home at the most pleasant work, in the most perfect climate, with the most profitable returns.

Price and Terms

10-acre farm, at \$100 per acre\$1,000 00
Cash (one-third), \$333.33 $\frac{1}{3}$.
Balance in one and two equal annual payments.
Interest, 6 per cent.



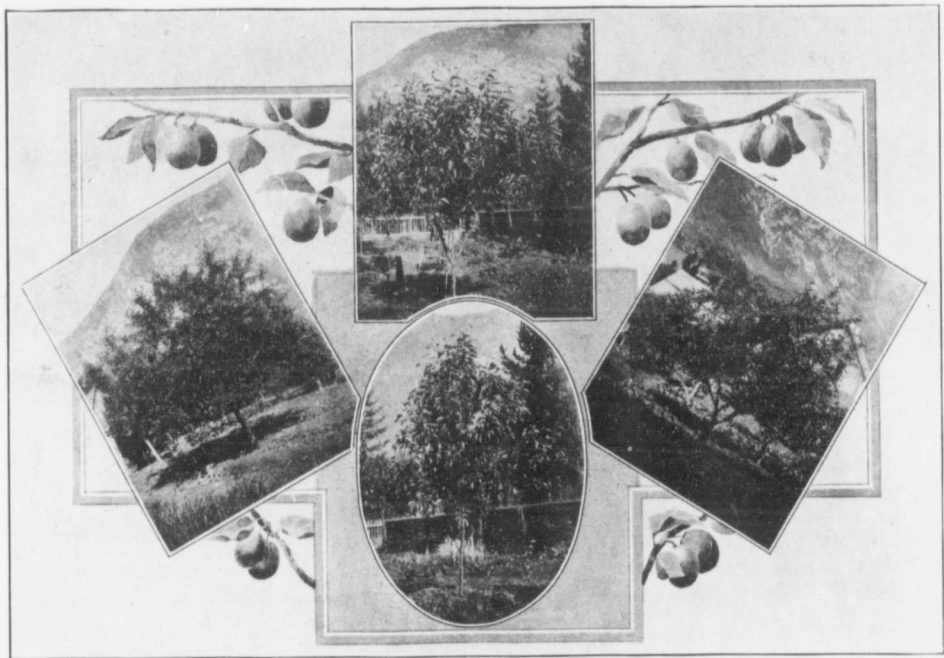
Bench Land Fruit Farms

**Our Plan and
Guarantee**

On receipt of \$100 deposit we will hold ten acres, subject to inspection of the land, when the balance of the first payment (\$233.33 $\frac{1}{3}$) is payable. If land is not as represented, we will immediately refund the money deposited, with interest at the rate of 6 per cent per annum.



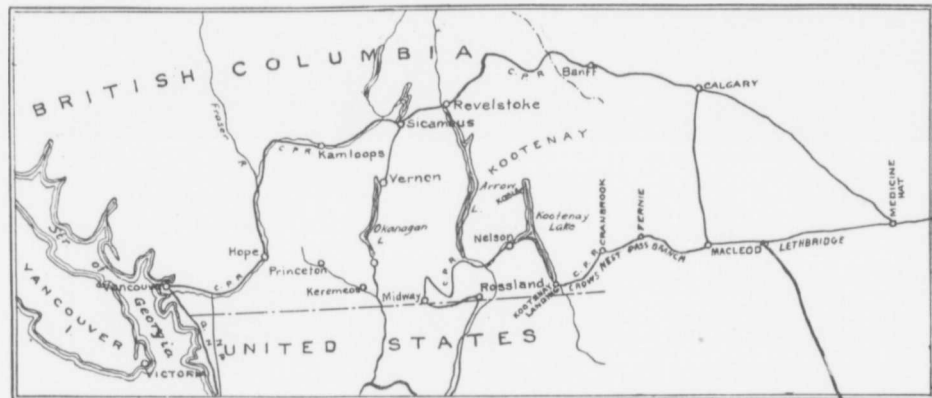
4-year-old Plum Tree



Cherry Tree

3 Year Old Apple Trees
Fruit Grown in the Kootenay Valley

Cherry Tree



Map showing KOOTENAY VALLEY, a day's journey nearer Prairie Provinces and Winnipeg than other Fruit Lands



C. L. FISHER, PRESIDENT.

W. H. HAMILTON, MANAGER.

The Fisher-Hamilton Co. "If it's Real Estate
It's Our Business."

FRUIT LANDS

Kootenay Valley—the Garden Spot of The
Rockies.

FARM LANDS

Saskatoon lands our specialty.
Branch office in Saskatoon.
Our co-operative system secures us every
good offer in the Canadian West.
Do not buy anywhere before communicating
with us.

SASKATOON CITY PROPERTY

The choicest city property for investors.
This town is growing at a tremendous rate,
and the new railroads insure to Saskatoon
a great future.
We invite correspondence with investors.

WINNIPEG CITY PROPERTY

Jim Hill's Railroad, the Grand Trunk Pacific,
and cheap Power for Manufacturing, mean
the doubling of Winnipeg's population in a
very short time. Money placed in Winnipeg
property will bring handsome returns.

Each department is under the exclusive control of specialists. The remarkable growth of our business is greatly due to the perfect satisfaction which we have been able to render our clients owing to our plan of placing experts in charge of departments.

The Fisher-Hamilton Co.

615-616 ASHDOWN BUILDING

WINNIPEG, MANITOBA