

MAP SHOWING  
**FARM LANDS**

Owned and for Sale by

**THE  
WESTERN CANADA  
LAND COMPANY  
LIMITED**

IN

**CENTRAL  
ALBERTA  
CANADA**

(Including some parcels for re-sale on behalf  
of the purchasers)

**BEST DISTRICT IN THE  
WORLD FOR MIXED  
FARMING**

All Close to Existing Railways

**LOW PRICES :: EASY TERMS**

---

Address all Enquiries to

**WESTERN CANADA LAND COMPANY  
LIMITED**

Union Bank Bldg., Jasper Ave.

**EDMONTON : ALBERTA**



Central Alberta Cattle

## EDMONTON

Edmonton is the capital city of the Province of Alberta and is the natural market centre for Central Alberta. There are elevators, flour mills and big industries in the way of dairy products and live stock. We have a large independent stockyard, besides the three packing plants which employ in the neighborhood of 1,300 hands. Payments to farmers for live stock in 1918 aggregated \$15,000,000. In 1918 four Edmonton creameries produced 6,000,000 pounds of butter, 316,000 pounds of cheese and 120,000 gallons of ice cream. Edmonton is the centre of a very large coal field and is a progressive city, having a population at the present time in the neighborhood of 60,000 to 65,000. There are many other industries and the city is the commercial and financial headquarters for Central Alberta and is itself a good home market for farm products.

## CENTRAL ALBERTA

which is shown on the map herewith, is an excellent district to farm in, a good place to live in, and a country to which newcomers become quickly attached. We have for sale 200,000 acres of land in Central Alberta.

## CLIMATE

The climate of Central Alberta is admirably adapted to mixed farming. In summer the days are long and warm—about 18 hours of sunshine daily at mid-summer, and the nights are cool and refreshing. Extreme heat is practically unknown in Central Alberta and the thermometer rarely goes above 80 degrees and even when we have our hottest days, the nights are always cool. Hot, scorching winds, and nothing in the nature of cyclones ever visit Central Alberta. In the winter the snow-fall is generally light, rarely reaching over 12 inches in depth during the whole winter. Low temperatures are registered but the extreme cold does not last for any length of time and owing to the dryness of the air, a temperature which would be most disagreeable in a more humid atmosphere, is hardly noticeable in Central Alberta. It is a climate that makes men healthy, vigorous and ambitious and all who have experienced it are enthusiastic about it.



Central Alberta Sheep

## SOIL AND RAINFALL

The soil is a rich black loam with clay sub-soil. The clay sub-soil retains the moisture and there is no need for irrigation or dry farming in Central Alberta. The country is level or gently rolling and where drainage is necessary it can easily be accomplished with a small amount of work.

Government reports show the average annual rainfall to be in the neighborhood of 20 to 22 inches, about 15 inches of which falls during the growing season. The practical farmer will recognize this condition as ideal.

## AVERAGE CROP YIELDS

Good crops of every kind can be grown. During the present season there has been grown as high as 45 bu. of wheat to the acre and this figure is not uncommon in Central Alberta. The crop returns, according to the Provincial Government figures, during the ten years (1909 to 1918) show an average yield per acre for that period for the whole Province of Alberta of spring wheat 18.06 bu., winter wheat 20.2 bu., oats 36.23 bu., and barley 25.96 bu. If you compare these figures with the average crop figures in the grain-growing states of the United States, where land sells as high as \$500.00 per acre, you will see that the intrinsic value from crops of the lands in Central Alberta is many times the present prices. Vegetables of every kind; potatoes, cabbages, cauliflower, beets, carrots, peas, beans and small fruits grow exceptionally well, the richness of the soil rendering the use of fertilizers unnecessary.

## MARKETS

The lands shown on the map herewith are all close to railroad transportation and are all within marketing distance of Edmonton, which is the natural market for the products grown in Central Alberta. There are towns along the railways every few miles and in practically all of them there are from one to five grain elevators, as well as stock-shipping facilities. The train service is good so that the farmer and dairyman can always be certain that he can market his products quickly and there is always a market for whatever products the farmer has to sell. For export, grain and live stock go east via Fort William and the Great lakes to the Atlantic or west to the Pacific for the rapidly developing Orient trade. For this Central Alberta has a preferential position owing to the short haul to the Pacific.



Central Alberta Hogs

## TRANSPORTATION

All the means invented for rapid development in the Western States are being applied to Central Alberta and what took a lifetime to accomplish in the Mississippi Valley has been done in a remarkably short space of time in Central Alberta. Fifteen years ago the Prairie Provinces were practically uninhabited. Now there is a complicated network of railroads bringing millions of acres of land within a few miles of transportation. Central Alberta is unusually favored with excellent railroad facilities. Two main line transcontinental railroads pass through the district and numerous branch lines have been constructed. At the present time surveys have been made and it is expected that a railway will be built within the next year which will run parallel to the present Canadian National Railway, about half way between it and the Saskatchewan River, from Edmonton east to Lloydminster, and which, when completed, will give greater railroad facilities to a large part of our lands. This projected railway is shown by a broken line on the map.

## SCHOOLS AND CHURCHES

There are well-established settlements all through Central Alberta and the newcomers will find good neighbors and facilities for educating the family. The country school is generally the first land mark in a new settlement and churches of all denominations are well represented throughout Central Alberta. The schools are first class and the University of Alberta, located in Edmonton, is of a very high grade.

## WATER SUPPLY

The country is well watered with numerous rivers, creeks and lakes of all sizes. In cases where wells have to be dug, the water is seldom far below the surface and is almost invariably good and wholesome.

## HAY AND PASTURE

The natural blue joint and pea vine or vetch grow wild in Central Alberta and there is an abundance of upland and slough hay all through the country, which the settler can easily obtain.



Central Alberta Horses

### **TIMBER AND FUEL**

Settlers will find little difficulty in obtaining sufficient timber for fencing, as poplar, spruce and tamarac are generally within reach and in a great part of Central Alberta there is coal to be found so that the settler can obtain his coal at the mine with only a short haul. By a clause in the Dominion Lands Act, the settlers may secure their coal for \$2.75 per ton at the mine.

### **LUMBER**

There are local mills operating throughout the western part of Central Alberta and the settlers can obtain lumber in all of the towns along the railways at reasonable prices.

### **TELEPHONES**

Alberta has the most efficient, complete and extensive rural telephone system on the North American continent and Central Alberta has its proportion of this system. It is operated by the government, the rates are very reasonable and there is hardly any district in Central Alberta where the farmer is not in communication with his neighbors as well as the City of Edmonton, and these rural lines are being extended continually.

### **GOVERNMENT DEMONSTRATION FARMS AND AGRICULTURAL SCHOOLS**

The government is doing much to show the qualities and possibilities of the country by the establishment of demonstration farms and it is offering facilities for increasing the efficiency of the farmer through the establishment of agricultural schools. Central Alberta has two of these—one a demonstration farm and the other an agricultural college—through which the new settler and farmer may obtain full information, suggestions and advice. The University of Alberta, at Edmonton, has a splendid faculty of agriculture.

### **DAIRYING**

The dairying industry has been firmly established in Central Alberta. Natural advantages and technical education along the best scientific lines under government supervision, is making Central Alberta famous in the production of butter. There are a number of government creameries, as well as many private ones operating throughout Central Alberta, and the local demand for this product exceeds the present supply.

## THE WESTERN CANADA LAND CO., Ltd.

### LIVE STOCK AND POULTRY

The raising of beef, cattle, hogs and sheep is one of Central Alberta's largest industries. Central Alberta is particularly well adapted to the raising of stock as the natural advantages are of the best. Low-priced land, good pasture, excellent shelter, combined with the fact that there is a world meat shortage today, presents an opportunity to the prospective settler or farmer in Central Alberta which cannot be equalled anywhere. The climate of Central Alberta is also well adapted to the raising of poultry and the home demand for poultry products today is greater than the supply.

### TITLES

The Torrens system is used in Alberta. Under this system the Government issues direct to the owner a duplicate certificate of title bearing his name and the description of the land owned by him. The titles are, therefore, guaranteed by the Government, and the settlers need have no worry about this important item. The Government in surveying the lands has made allowances for roads so that the north and south roads run at intervals of a mile and the east and west roads every two miles. Consequently, when a man buys a section of land he pays for only the actual number of acres to which he gets title.

### PRICES AND TERMS

The lands indicated in red on the map are for sale to actual settlers and real farmers at prices ranging from \$12.00 to \$25.00 per acre, according to quality, etc. These prices are subject to alteration, and any or all of the lands shown on the map may be withdrawn from sale without previous notice.

The terms of sale are made unusually easy, so as to attract the best class of farmer and give him an opportunity to improve his land with most of his available cash.

You cannot do better than come to farm in Central Alberta. Now is the time to buy cheap lands. Prices are rising year by year.

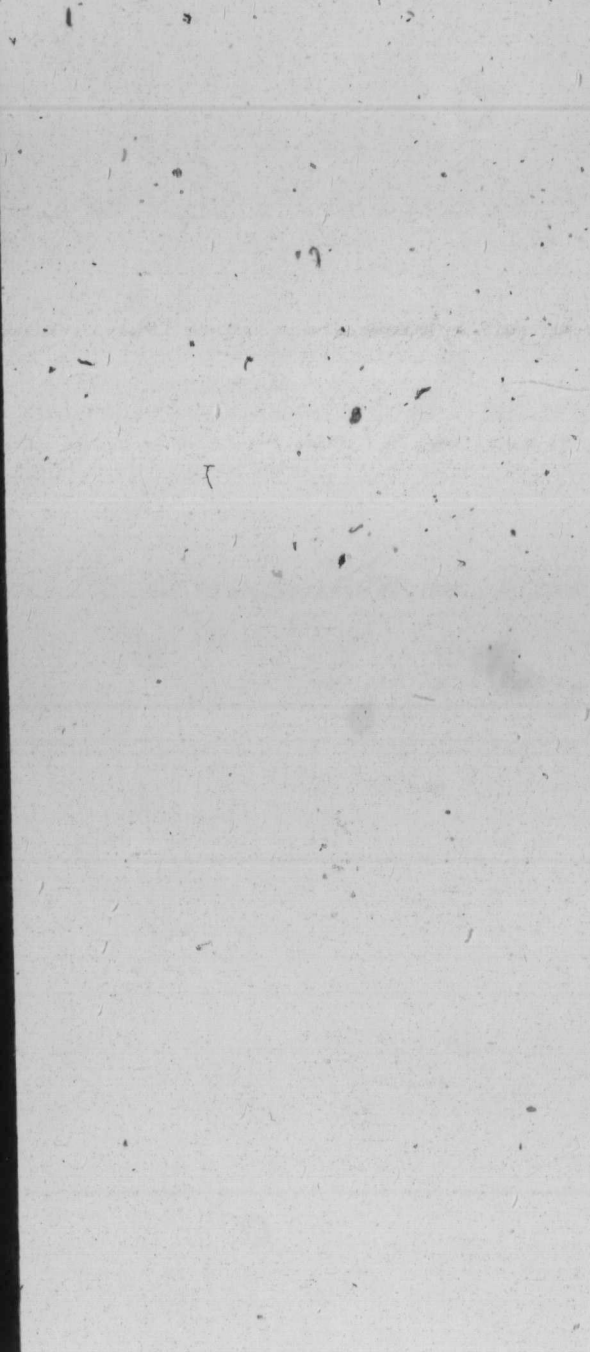
---

For prices on any piece of land shown on the map and for terms of sale, write or call on

**THE WESTERN CANADA LAND CO., Ltd.**

Union Bank Bldg. - - - Jasper Ave.

EDMONTON, ALBERTA, CANADA

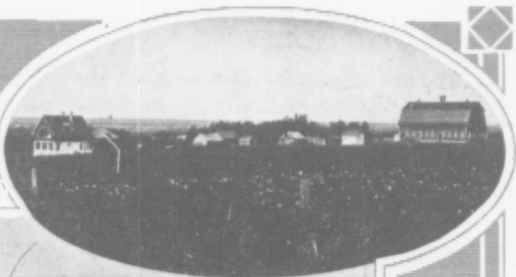


AC 901  
A7  
1920  
fol.  
c. 2  
no. 0047

THE WESTERN CANADA LAND CO., Ltd.

THE WESTERN CANADA LAND CO., Ltd.

FARM SCENES IN SUNNY ALBERTA



 National Library of Canada  
Bibliothèque nationale du Canada

These are views of improved farms in the district where our land is located. Why not come and make one of them for yourself by buying our land?

7  
1920  
(7)

8

S-82

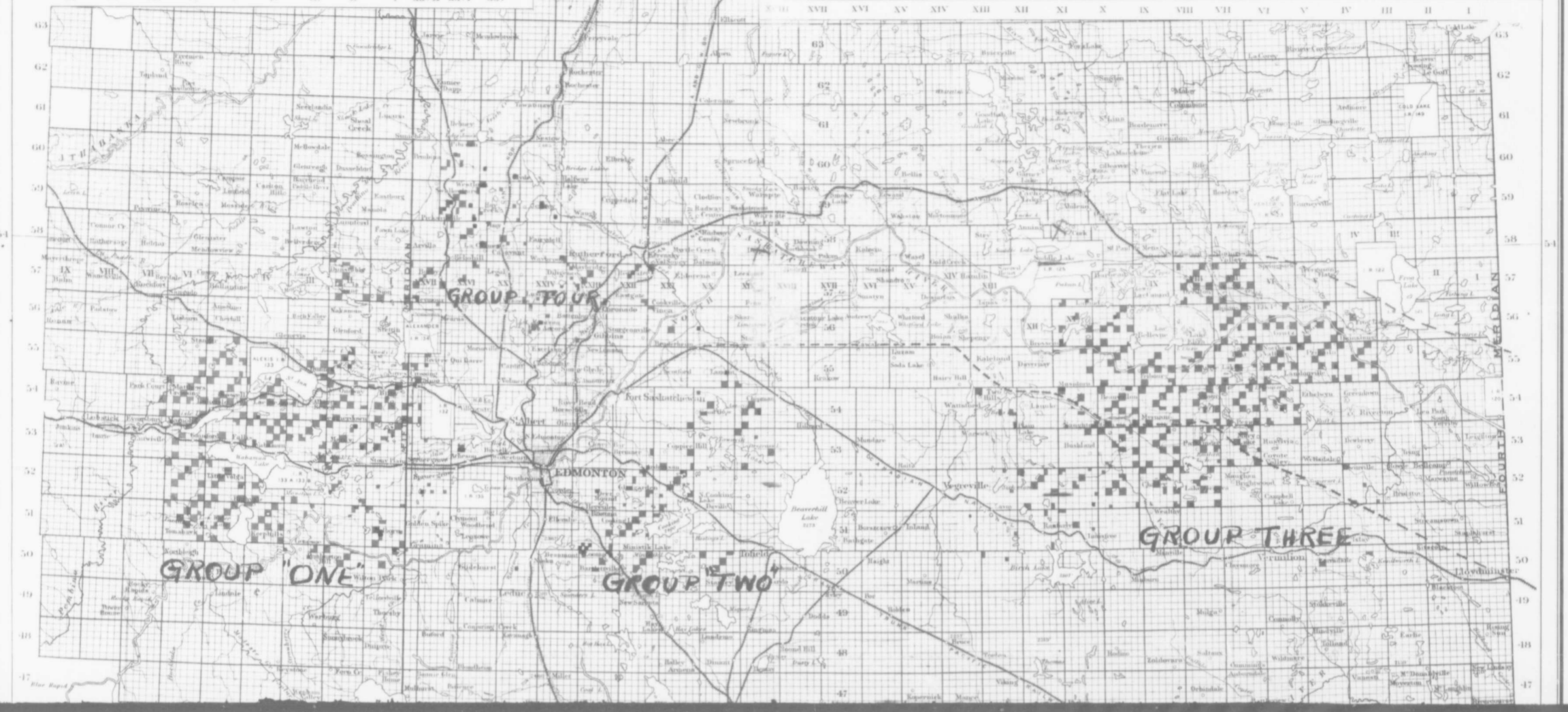




MAP SHOWING IN RED  
LANDS OWNED AND FOR SALE BY  
**THE WESTERN CANADA LAND CO., LTD.**  
— OF LONDON, ENGLAND —

CORRECTED TO APRIL 30TH, 1920

ADDRESS ALL ENQUIRIES TO  
**WESTERN CANADA LAND CO., LTD.**  
UNION BANK BUILDING      EDMONTON, ALTA.      JASPER AVENUE



WESTERN CANADA LAND CO., LTD.  
UNION BANK BUILDING      EDMONTON, ALTA.      JASPER AVENUE

