

DESCRIPTION

OF THE

EASTERN TOWNSHIPS

OF THE

PROVINCE OF QUEBEC

CANADA



ISSUED BY THE

Eastern Townships Realty Co. Ltd.

SHERBROOKE, QUE.

1913

FC 2943

.4

E37

1713

The Eastern Townships of Quebec, Canada.

TO INTENDING BRITISH EMIGRANTS.

Before determining to settle elsewhere, intending British emigrants are urged to study the following description of the Eastern Townships of the Province of Quebec, the information given in this booklet being strictly accurate and reliable and largely selected from Government pamphlets.

If they come to Canada and will examine for themselves this productive and attractive part of the great Dominion, we are quite confident that they will be pleased with it, and will probably stay and share with a kindred people the responsibilities and fruits of their goodly heritage, still in process of development, and now yielding but a fraction of its bounteous stores.

LOCATION.

The Eastern Townships, called "The Garden of Agriculture of the Province of Quebec" and "Switzerland of America", on account of its lovely scenery, is a distinct and clearly defined territory upon the map of Canada. It comprises the Counties of Brome, Compton, Drummond and Arthabaska, Megantic, Missisquoi, Richmond and Wolfe, Shefford, Sherbrooke and Stanstead, the south-east corner of the Province of Quebec, and they lie between the 45th and 46th parallels of latitude and on the south and east are bounded by the United States of America.

They are but a few hours' rail from the steamship ports of Montreal, Quebec, Halifax, St. John and Portland. The main lines of Canada's two great transcontinental railways, the Canadian Pacific and the Grand Trunk, pass through the heart of this district, and there are several other penetrating lines.

It is only a week's journey from Great Britain, two thousand miles nearer to it than the Prairie Provinces, and costing less money to reach. These points are worthy of emphasis, and British emi-

grants who are being induced by interested transportation companies to go as far West as possible should bear in mind that the Eastern Townships are on the direct road to the West, and that they might well find it to their advantage to stop over and investigate opportunities here and then, if not satisfied, they have only to resume their western journey.

EARLY HISTORY

A century and a half ago the country with which this pamphlet deals was unknown to the white man. The Indian hunter pursued wild animals through its vast forests or fished its streams and Lakes to provide food for himself and family, but the uncultivated land gave then no promise of the immense possibilities since realized.

In the fall of 1784 a hardy band of pioneers, many of them U. E. Loyalists, who had seen service on the British side in the American Revolution, settled on the shores of the Missisquoi Bay, purchasing land at about two shillings per acre, and proceeded to hew out for themselves homes in a land where, to-day, many of their descendants live midst peace and plenty. This "advance guard", as it may be called, was yearly followed by new-comers attracted by the reports of the fertility of the soil, and the Eastern Townships became settled; schools were opened; churches built; roads constructed, and the evolution from a frontier settlement to a thickly populated and well-cultivated, agricultural community was gradually accomplished.

Before proceeding to deal with the Eastern Townships in detail, it may be interesting to the reader to learn the opinion held of the Townships, by a well informed British nobleman, three quarters of a century ago.

"IN 1831 LORD AYLMER, GOVERNOR-GENERAL OF CANADA, IN A LETTER TO THE SECRETARY OF STATE, ENGLAND, WROTE :

"I have visited the Eastern Townships as far as the frontier of the State of Vermont, in the United States. It is extremely difficult to form an estimate of the numbers which the uncultivated parts of the Eastern Townships will bear; but I think I am within the mark in saying that 500,000 might be added to the existing population with a certainty of raising sufficient agricultural produce for their own subsistence, and for the purposes of commerce necessary for their other wants. The country which goes under the name of Townships appears to me the most eligible for settlement of any I have yet visited."

Men of the present day will say that Lord Aylmer was well within the mark. The present population of the Eastern Townships is about 250,000, or one half of what this particular section of Canada could, according to Lord Aylmer, support in comfort and prosperity.

"The lands of the Eastern Townships are being rapidly cleared of timber, thousands of acres of good land are being opened up for settlement for farming purposes, only awaiting the advent of new settlers to bring them under the plow.

"In fact there is plenty of room in the Eastern Townships for years to come for all the settlers we can get."

CLIMATE AND TOPOGRAPHICAL FEATURES

"It may be remarked that the climate of Canada has been more misunderstood than any other fact pertaining to the country. Very exaggerated impressions prevail regarding the rigors of the Canadian winters. It is true that these are very decided in their character; and the snow, in many parts, during winter covers the ground to a depth of two or three feet; but there are advantages in this. The snow is dry and packs under foot, making the best roads and forming a warm covering for the earth, producing moreover an effect upon the soil which greatly facilitates the operations of the farmer in the spring. The dry winter atmosphere is bracing and pleasant. The sensation of cold is far more unpleasant during the damp days, such as March, for instance, than when the winter regularly sets in. The summers, like the winters, are also of decided character, being in the main, warm and bright. Fruits and vegetables, which cannot be ripened in the open air in England ripen here to perfection. It is believed that, taken as a whole, the climate of Canada is more favorable for both the agriculturist and horticulturist than that of England, with the single exception of length of season in which labor can be done in the field."

The above statement of climatic conditions in Canada, by a writer well acquainted with all sections of this country, is especially applicable to the Eastern Townships.

The people of these southern counties of Quebec province enjoy every season of the year. It is often a subject of debate in local lyceums as to which is the most enjoyable, winter or summer. Snow seldom rests upon the ground before December and the "green" Christmas is by no means a rarity, but winter weather, as a rule, sets in about the first of December and then the sooner

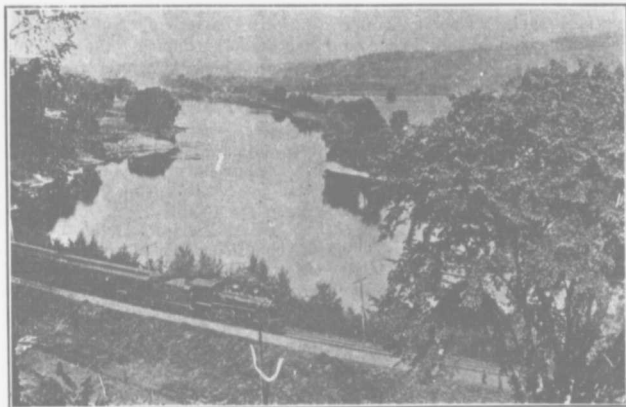
the snow comes the better. Early in March the warm sun of spring begins to be felt and the glory of the Eastern Townships, the maple sugar season is at hand.

Canadians have no desire to change their climate and settlers in the country, after residing there for a year or two, are generally of the same opinion.

Eastern Townships people frequently make the statement that there is no healthier section in Canada than this section of Quebec province. The last census figures support them in their claim as they show that the death rate is very low and the number of persons who have attained the advanced age of 80 and 90 years is extremely large.

PICTURESQUE SCENERY

And not only are the Eastern Townships possessed of a healthy and desirable climate but they also boast those picturesque and charming features of scenery that makes them delightful to the observant and appreciative residents. The country is, topographically, one of the most pleasing sections of the Dominion, and, annually, during the summer season, attract thousands of city dwellers who come from even the southern sections of the United States



ST. FRANCIS RIVER AT SHERBROOKE.

to enjoy their summer outing among its lakes and hills. In these desirable features, lakes, rivers, wooded lands and cultivated meadows, the Townships abound. Of its lakes, the most important as to size, is Memphremagog, thirty miles long, lying between the counties of Stanstead and Brome, and which extends into the State of Vermont, on the other side of the boundary line. During the summer season a steamer makes daily trips from its American terminus, Newport, to its Canadian terminus, Magog, while its bank are dotted by summer residences, pleasant farm houses and three or four flourishing villages. Its outlet, the Magog River, expands into the "Little Magog" a few miles above the city of Sherbrooke, and then continues down to turn the wheels of many industries before it joins with the St. Francis, in the St. Francis Valley.

In rugged and striking beauty, Lake Memphremagog is probably the finest in this section. Along its shores rise the highest of the many hills, for they are the extension of the Green Mountain range of Vermont, Mount Orford, Owl's Head and Mount Elephantis have long been the delight of mountain climbers and scenery lovers, while the rugged rocks and deep bays make the lake worthy of the admiration which it receives from its many visitors and summer residents. Lake Massawippi, much patronized by visitors from Virginia and other parts of Southern United States.

As a summer resort, Knowlton, on Brome Lake, ranks high as among the most important in the Townships. It is situated in Brome County, a section that is noted for its particularly fine scenery and has among its other features the famous "Bolton Pass". Around Knowlton, hills and valleys abound and the Lake itself is both pretty and picturesque. The village contains a fine library and is the headquarters of the Brome Historical Society. Besides an ample provision for visitors in the form of cottages and boarding houses, it possesses a Sanitarium which attracts a number in search of revigorated health.

Lake Megantic, which is in the County of Compton, on the borders of Maine, is noted as a favorite resort for sportsmen. Hunting and fishing, particularly the former, are enjoyed to a great extent and guides are always on hand to take the searcher for big game into the deepest recesses of the forest. A number of other lakes, forming somewhat of a chain, are to be found in these regions. Indeed, lakes and smaller bodies of water abound all through the Eastern Townships. Many of them are of considerable importance, besides those mentioned above, such as Brome Lake, at Knowlton;

Brompton Lake, renowned for its fine fishing ; Lake Aylmer, Breeches Lake ; the others are smaller but very numerous, and are often splendid for fishing, and their shores for hunting. Provincial fish and game laws are well observed, as the different local fish and game clubs are making it a part of their business to see that proper protection is given.

Mention should also be made of the many rivers and smaller streams that must necessarily be found in a section of country marked by so many lakes and wooded hills. Of these the two most important are the Yamaska, draining the District of Bedford, and the St. Francis, draining the district of St. Francis. The latter river flows through a valley, the St. Francis, that is noted for its rare beauty, which has elicited spontaneous and surprised exclamations of pleasure from many a traveller acquainted with the beauties of Scotland and Ireland. Probably the chief reason of much of the beauty of the Townships is because of its numerous valleys, mountains, rivers and lakes, which combine to form an everchanging picture, opening new beauties at every turn. And these topographical features are not alone valuable as admirable expressions of the beauty of Nature, but are also the chief agents in making the soil rich and well watered, and richly fertilized. For dairying purposes, especially, is the country for these reasons, well adapted. Good pasture land and pure spring water are always to be found.



EASTERN TOWNSHIPS PASTURE SCENE.

Although considerable of the forest land has been cleared away an abundance of those valuable assets still remains. Not only the maple, but the fir, the birch, the beech, the pine, the elm, the ash and all their sister trees, are to be found in abundance. Lumbering is therefore carried on extensively and profitably.

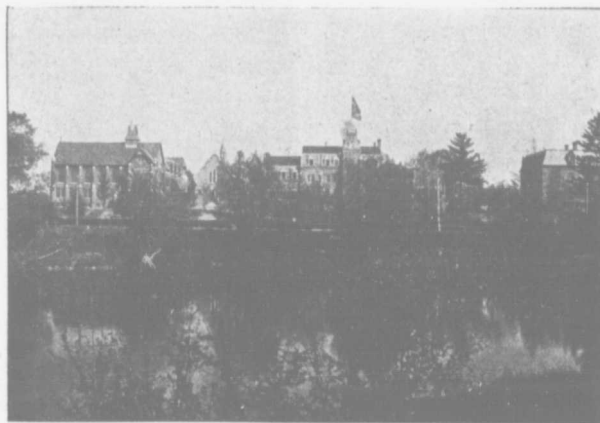
The Eastern Townships have been given a large share of those natural gifts which make a country both pleasing to the eye and profitable as a place to obtain the necessities and luxuries of life.

RELIGION AND EDUCATION

There are other matters than climatic conditions and topographical features which interest people who contemplate becoming settlers. The character of the people, their moral standing, their educational advancement, the home comforts they possess are of primary interest to the prospective settlers of any country.

These cannot be dealt with at length here, but a pertinent reference may be made.

While all are not church-goers and all have not children to educate, it is generally admitted that in their Churches and their Schools is to be found the key to a people's character.



BISHOP'S COLLEGE, LENNOXVILLE.

The people of the Eastern Townships may, therefore, well be judged upon this basis.

There are some 400 churches, representing all the principal denominations, with some fifteen thousand scholars in attendance at the various Sunday Schools.

Although many religious denominations are represented, all dwell together in peace and harmony. There is no place in the world where the principle of religious liberty receives more emphatic recognition than in Canada, and the Eastern Townships are quite typical of the rest of Canada in this respect.

For the colleges and schools there are over sixty colleges and superior schools, with about 700 public schools and 30,000 students.



THE RURAL SCHOOL HOUSE.

AGRICULTURE.

The Eastern Townships are a modern community, but they are not a crowded community. There is room for more, many more. The hard work of the pioneer is over. The woodman's axe has done its work. The primeval forests of a century ago have given place to fertile, cultivated fields. The soil has been tamed. The log

cabin of the pioneer has long since given place to comfortable homes with all the modern conveniences.

The shires of old England and the townships of young Canada have much in common. The former, however, are crowded, while the latter send forth an urgent call for more men and women to join them in their splendid land whose greatest need is a larger agricultural population.

Agriculture is often referred to as the backbone of Canada's prosperity. This is true and essentially so when applied to the Eastern Townships of Quebec, one of the finest agricultural sections of Canada.



EASTERN TOWNSHIPS GRAIN FIELD.

Englishmen say that the character of the Eastern Townships agriculture much resembles that of England. Mixed farming is the order. Everything that a rich soil and a temperate climate can produce is grown. In the Townships is not found extensive acreage of wheat such as prevails in the West, there are no great fruit orchards such as are seen in the Niagara peninsula, but the farmer raises wheat for his family use and grows as fine apples as any in the world for himself and the local market. But it is not to wheat and fruit he looks for revenue.

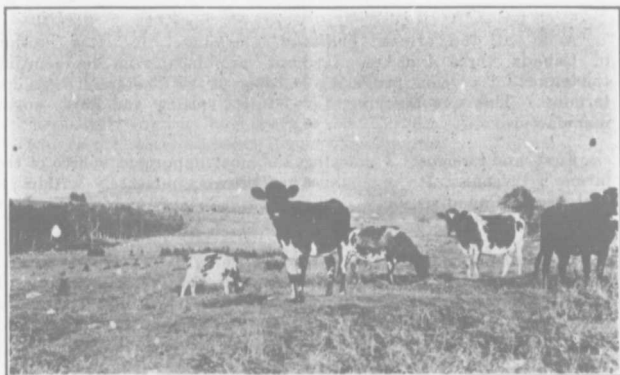
THE TYPICAL EASTERN TOWNSHIPS FARM.

The typical Eastern Townships farm of say 250 acres, which should keep about 40 head of cattle, 50 sheep and 5 or 6 horses, is divided into three sections,—cultivated land, pasturage and wood land. The three divisions are probably of about equal extent, and each is equally necessary and profitable.



TYPICAL EASTERN TOWNSHIPS FARM SCENE.

The pasturage sustains through the summer the cattle and sheep and such horses as are turned out to graze. The woods furnish fuel for the house and to sell at the village, and what is more important, the sap for the far-famed maple sugar of the Eastern Townships. From the cultivated portion of his farm the farmer will take say 80 tons of hay, a good supply of ensilage corn, turnips, carrots, for winter live stock feed. Two or three hundred bushels of potatoes, a few hundred bushels of oats and barley and other grains, and perhaps 50 bushels of squashes, pumpkins, beets, etc.



EASTERN TOWNSHIPS PASTURE SCENE.



EASTERN TOWNSHIPS HAY FIELD.

THE THREE CHIEF AGRICULTURAL INDUSTRIES.

Amid all the various phases of farming in this section of Canada three branches stand out prominently as representing the important revenue producing features of the Eastern Townships farming. They are Dairying, Live Stock raising and Maple sugar manufacture.

First and foremost is dairying, the most important source of the farmer's revenue. Its importance has grown immensely within recent years, Canadian dairy products having now won a firm place in British markets.

The dairy industry has not reached its greatest expansion and success in the Eastern Townships, for the reason that there is still room for improvement in methods followed. Eastern Townships butter and cheese have won an enviable reputation in the market, but a still greater care on the part of both factoryman and farmer would make dairying even more profitable than it is now.

Our eleven counties have over 200,000 milch cows, showing to dairying farmers the possibilities of a golden harvest if they will but gather it in.



EASTERN TOWNSHIPS GRAIN FIELD.

The development of the dairying industry in recent years has increased the value of Eastern Townships farms and has resulted in the burning of many mortgages.

With the success in Denmark and other dairying countries as our object lesson it is evident that remunerative as it is, the dairying industry is but in its infancy in the Eastern Townships, which district should now strive to become the Denmark of Canada.

LIVE STOCK INDUSTRY

The live stock and dairy industries go hand in hand. The milk and cream go to the factories, the skim goes to swine.

The bacon industry is in its infancy in the Eastern Townships. For years the farmers have been fattening hogs for the local or Montreal markets, but only recently have they begun to turn serious attention to the production of bacon for export. The Department of Agriculture at Ottawa has been endeavoring to educate the Eastern Townships farmers in this connection. The possibilities for the future are great. The fattening of cattle for the market is a source of considerable revenue. A visit to the fall agricultural fairs is sufficient to impress one with the splendid class of cattle bred in the Eastern Townships. The thoroughbred herds of Ayrshire, Hereford, Holstein, Durham, Jersey, Guernsey, Angus, Friesiene and Canadian cattle probably could not be excelled anywhere.



HORSES AT SHERBROOKE FAIR.

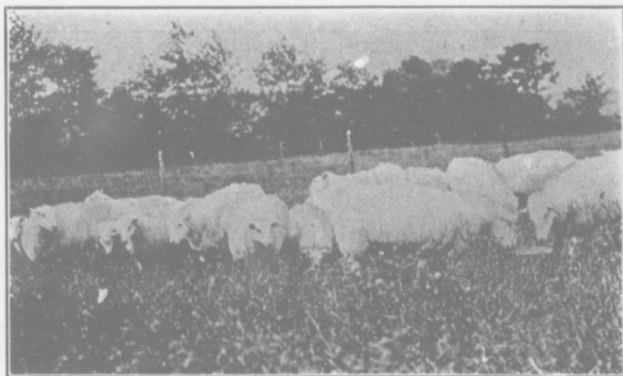
The same may be said of horses. Many splendid animals have been bred in the Eastern Townships, and high prices have prevailed for several years past.

THE MAPLE SUGAR INDUSTRY

Canada is the land of the Maple, and the Eastern Townships its most favored home. While in many other parts of the Dominion this magnificent tree flourishes, climatic conditions do not everywhere combine to make it useful as well as ornamental. The latter quality it everywhere possesses, tall, usually straight and of splendid foliage. Special weather conditions during the months of March and April, however, are required for the production of the maple sap which by the boiling process is converted into the far-famed maple sugar. A frost at night and rising temperature of from forty to fifty degrees during the day is the maple sap requirement. This is the weather feature of the Eastern Townships and adjoining counties during the latter part of March and the first week or two of April.

The maple sugar industry thus becomes an important phase of Eastern Townships farming and profitable as well.

The average farm has from 600 to 1,000 maple trees, available for sugar-making, though there are some farms where three or



SALTING THE SHEEP.

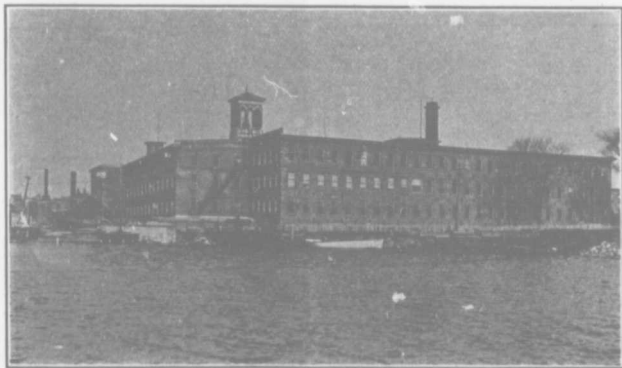
four thousand trees are brought into use as maple sugar producers. The average yield of sugar is from two to three pounds to the tree, according to the season. Of late years the market price has been about 8c. per pound.

The Eastern Townships are fortunate in their maple sugar season. It comes at a time when other farm operations are not pressing. Winter is passing and spring is at hand. The snow is disappearing. The land is not ready for the plough or harrow or to receive the seed. Here are three or four weeks when the farmer is entirely free to turn his hand to some special money-making job. "Sugaring" is the opportunity. There is probably no other time in the year when he can make money so quickly.

In dairying there are millions annually for the Eastern Townships farmers; in live stock raising there is a handsome profit for the breeder; in sugar-making there is an easy annual revenue, almost peculiar to this part of the country.

OTHER AGRICULTURAL INDUSTRIES.

In addition to the three foregoing principal industries all kinds of sheep do well, lambs being in constant demand at good prices. Foot-rot is unknown. Local mills buy up all the wool and our pastures cannot be excelled for sheep.



WOOLLEN FACTORY, SHERBROOKE.

Poultry raising is also a most profitable industry, without the remotest fear of over-production, as the demand keeps steadily ahead of the supply.

Bee-keeping is found profitable by those who take it up scientifically.

Growing vegetables for market is extensively followed. Apples, plums and small fruits thrive well and are widely cultivated.

The many villages and towns afford the best of markets. Urban populations have increased so rapidly that the demand for farm produce is found greater than the supply and the producer generally asks his own price and obtains it.

Such briefly are the striking features of Eastern Townships agriculture, all emphasizing its mixed character.

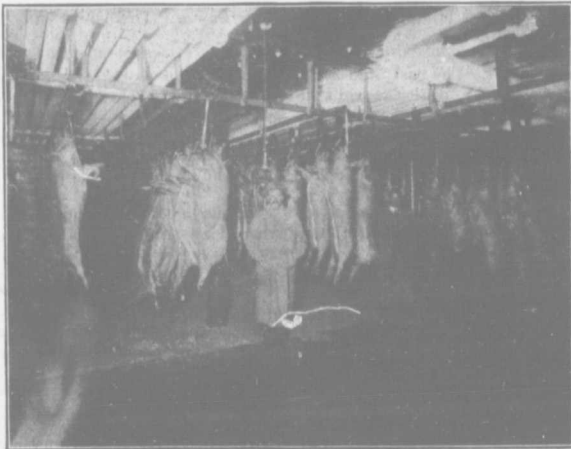
SHERBROOKE MARKET SUMMER AND WINTER PRICES.

	1912	January.	August.
Butter, per lb.....	28.....	30c.	20.....25c.
Sugar, maple.....	10.....	12c.
Honey, in comb, per box.....	2 for.....	25c.	2 for.....25c.
Beef, hind quarter.....	10.....	13c.
Beef, cut, per lb.....	10.....	22c.	10.....25c.



SHERBROOKE MARKET.

Domestic Cheese.....	16c.	16c.
Pork, per lb.	12.....14c.	12.....15c.
Pork, sausage	12.....15c.	12.....15c.
Fowls, per lb.....	12.....15c.	12.....15c.
Chickens, per lb.....	15.....22c.	15.....25c.
Lamb, per lb.....	12½.....18c.	12.....18c.
Turkeys, per lb.	25.....28c.	25.....28c.
Geese, per lb	12.....15c.	12.....18c.
Beef Hides, salted, per lb.	8½..... 9c.	8..... 9c.
Calf Skins	12.....13c.	12.....13c.
Sheep Skins	50.....80c.	50.....80c.
Blood Sausage, 2 lb.....	25c.	25c.
Pork Sausage, per lb.....	15c.	15c.
Veal.....	8.....12c.	8.....12c.
Ham, per lb.	16.....17c.	17.....18c.
Mutton, per quarter	7.....10c.	7.....10c.
Cabbage	8.....10c.	7 10c.
Beets, bushel	40.....60c.	40.....60c.
Carrot, bunch	5c.	5c.



ALEX. AMES & SONS, SHERBROOKE.

Onions, peck	35.....40c.	25.....40c.
Potatoes, per bushel.....	80c.	\$1.50c.
Apples, per peck.....	25.....40c.	50c.
Citrons, each.....	10.....20c.	10.....20c.
Bacon, per lb.....	18.....20c.	18.....20c.

\$1.00 — 4/2d.

1 cent — 1 half penny.

MINING IN EASTERN TOWNSHIPS.

The Eastern Townships of Quebec have never posed before the world as a great mining community, such as British Columbia, the Yukon, New Ontario, or, perhaps, some other parts of the Dominion. A deep, rich soil, rather than mineral producing rocks, has been the pride and boast of her people; yet, some of the Eastern Townships mines are of world-wide fame and there is, probably, to-day in the Eastern Townships, greater possibility for development of mining than in almost any other line of industry in that part of the country.

Briefly, the mining situation in the Eastern Townships may be stated as follows :

Asbestos.—The best and richest mines in the world are here, furnishing 85 p. c. of the world's total output, the production last year being valued at \$2,939,000 or £587,400.

Copper, extensive mines at Capelton and Eustis and scores of undeveloped properties scattered throughout the townships.

Gold, found in the streams and pyrites ores, but up to this time not profitably mined, though there are some splendid prospects.

Iron, found extensively throughout the Eastern Townships, especially in Sherbrooke, Brome and Missisquoi Counties, and in the Quebec Central region; in the last mentioned district at least three companies engaged in successful mining of chromic iron.

Granite, extensively quarried at Graniteville, in Stanstead County.

Marble occurs at Philipsburg, where extensive operations have been begun, also, in Dudswell and Stukely townships, but as yet undeveloped.

Slate, extensively quarried at Rockland, in Richmond County, and found both in Richmond and Shefford counties.

Brick clay and flagstone a profitable product.

Silver, zinc, magnesite, lead and other minerals exist, but their mining has never been undertaken to any great extent.

Such, is Eastern Townships mining. It is in its infancy and doubtless as more capital is invested and more men engaged in the industry, the outcome will justify the opinion of those who now look upon mining as one of the important assets of that part of Canada.

WATER POWERS

While the Eastern Townships as a whole are essentially an agricultural territory, the splendid water powers have resulted in the establishment of many manufacturing industries. The towns and villages have grown up around these industries which are scattered throughout the townships.

Manufacturing has great possibility in the Eastern Townships. Many thousand horse power on the streams draining this territory are as yet undeveloped. Railway facilities, necessary for the distribution of manufactured goods, are of the best. Present industries, with very few exceptions, are enjoying splendid prosperity, are unable to handle the rush of orders and the necessary extension of the works give ample proof of their prosperity in the past.

INDUSTRIES.

Within the boundaries of the Eastern Townships there are still extensive timber limits. Lumbering is, therefore, an important industry, even within the Townships, though not to the same extent as in some sections of the province more recently opened up. The great pulp wood industry here flourishes. Large drives of logs, for pulp or lumber, are brought down the St. Francis and its tributaries every spring.

The largest iron manufacturing establishments in the Eastern Townships are located at Sherbrooke and smaller concerns at other points. The principal articles manufactured are agricultural implements, air compressing machinery and appliances, rock drills, mining plants, water wheels and boilers.

Located at Sherbrooke is one of the largest manufactories of woolen and worsted goods in Canada. Other concerns in the Townships manufacture cloth, underwear, gloves, shirts, skirts, overalls, suspenders, horse blankets, etc., etc.

Cotton and print mills are amongst the most important industries and are large employers of labour.

Almost every town and village in the Eastern Townships has a wood manufacturing industry of some kind and saw mills are scattered along all the streams.

Tobacco, rubber, paint, powder, carriage and biscuit manufactories have a large amount of capital invested in them and beside those enumerated are many other concerns too numerous to mention.



COURT HOUSE, SHERBROOKE.

CITY OF SHERBROOKE, THE TOWNSHIPS METROPOLIS

The city of Sherbrooke, metropolis of the Eastern Townships, is one of the most progressive small cities in Canada.

There are three or four facts upon which the citizens of Sherbrooke especially base their confidence in the continued growth and prosperity of their city. These may be enumerated briefly as follows.

1. Sherbrooke is the centre and distributing point of one of the finest agricultural districts of Canada and this surrounding farming community is enjoying unprecedented prosperity.

2. Sherbrooke, in the way of water-power and other natural advantages, is able to offer inducements to new industries which few cities in Canada can equal and which none can surpass.

3. Sherbrooke, located midway between the East and West in Canada, the terminus of two railway lines and on the main lines of the two great Canadian roads, offers to manufacturers facilities for shipment which ensure the prosperity of present industries and which must prove a conclusive argument in bringing about the establishment of others.

4. Sherbrooke is 101 miles from Montreal and 143 from Quebec, the nearest Canadian cities, and thus has within its sphere no large competing towns.

THE CITY'S WATER POWER.

The great source of the city's water power is the Magog River, the outlet of Lake Memphremagog, which unites with the St. Francis River at Sherbrooke.

To-day, within a distance of less than half a mile, there are five dams, furnishing power which drives the machinery of fourteen industries, and energy enough remains for nearly half as many more.

The total available water power on the Magog River, within the city limits, is estimated at 14,500 developed h. p., of which about 8,500 h. p. is not yet utilized.

On the St. Francis River at Brompton Falls, seven miles below Sherbrooke, is a great power of some 6,000 h. p. during low water in the summer and 12,000 to 15,000 during the remainder of the year.

Nineteen miles up the St. Francis River is the famous West-bury power, owned by the city.

Thus it will be seen that within and near the city of Sherbrooke are immense water privileges sufficient to supply power to the industries of a large manufacturing centre. Many mills and factories have been attracted here by the superior power accommodations, and a city of over 18,000 inhabitants has grown up around them. There is room for many more, for the total power is only partially utilized, and there is reason to believe that, as a manufacturing town, Sherbrooke is but in the infancy of her development. To a great extent it is cheap electrical power that makes a City. The citizens of Sherbrooke realize the advantage they have in the power line, and are not slow in proclaiming these advantages abroad. Already inquiries are pouring in from various industries looking for new locations.

The time is not far distant when manufacturers will be drawn to this city by its great natural advantages, and the dream of a "Greater Sherbrooke" realized.

OPPORTUNITIES OFFERED

Now, what have the Eastern Townships of Quebec to offer those people of the British Isles who contemplate emigrating ?

First. A soil of general fertility only requiring a larger population of energetic tillers to greatly increase its productiveness.

Second. After only a week's journey from the old Land, they would find on their arrival home-like surroundings, and a generous and free-hearted people ready to welcome them, and those with limited means, not necessarily more than £400 or £500, would face the opportunity of becoming owners of splendid farms already under cultivation.

The best farms of 150 to 300 acres range in price from \$2,000.00 to \$10,000.00, or £400 to £2000, and would make settlers immediate and comfortable homes for their families and ensure them a competence within a short time. Within easy reach of the many towns and villages throughout the Townships are many good farms which can be purchased at these prices on easy terms, their owners in most cases having retired with a competent income and being contented to sell their holdings at fair prices. Farming was never as remunerative in this part of Canada as it is to-day.

Third. They would find a community enjoying all the advantages of modern civilization, many of whose most prosperous farmers are natives of the British Isles, our population being composed of descendants of American United Empire Loyalists, English, Scotch, Irish, Welsh and French pioneers, none of them loving the land of their respective origin less, but all loving Canada, the land of their adoption more, and forming a thrifty, prosperous and peace-loving people, with whom the British immigrant from the British Isles readily assimilates.

Those who have cast in their lot with us have been very successful. There is room for many more and the Eastern Townships offers decided opportunities for the British farmer who wishes to take advantage of Canada's growing time.

Eastern Townships Realty Company

REAL ESTATE AGENTS, ETC.

DIRECTORS :

MAJOR-GENERAL LORD AYLMER, President.

HONORABLE HENRY AYLMER, Manager.

HONORABLE F. W. AYLMER, C. E.

H. B. AYLMER, C. E.

H. U. P. AYLMER, Barrister.

Bankers : Canadian Bank of Commerce.

HEAD OFFICE, SHERBROOKE, QUE.

Local Agents throughout the Eastern Townships.

This Company is incorporated with the special purpose of bringing to the notice of our Old Country kith and kin contemplating emigration to the overseas Dominions, the many reasons why the Eastern Townships of Quebec can be commended to them, a region where it is people's own fault it they do not make good.

For those who have decided to come and settle here and wish to buy ready-made farms, or other kinds of real estate, we have prepared a catalogue of carefully selected properties at fair prices, which we can submit for inspection with the assurance that all transactions would be guaranteed just and equitable.

The following are samples of some 200 properties that we have catalogued :

FARM, in the County of Richmond, 150 acres fine rolling land, with level fields. Stone house, cellar full size ; all in first-class condition. Furnace in the cellar. Keeps 30 head cattle, besides other stock. Reason for selling, old age. Price \$4,500, half cash.

FARM, County of Stanstead, 300 acres dark loam, 100 acres finest wood of different kinds, with 2000 maple trees. Average crop of hay 140 tons. Three fine orchards of fruit. Keeps 65 head of cattle and other stock. House of 13 rooms and a farm house of 8 rooms. Large basement barn, carriage house, boiler house, tool house, engine room, a silo of 200 tons capacity. Close to churches, schools, creamery, etc. Price \$12,000, half cash.

FARM, County of Drummond, 200 acres rolling sandy loam. Good sugar bush of 1000 trees. Small orchard. Suitable buildings. 2 miles to Post Office, churches, creamery, etc. Price \$2,800, half cash.

FARM, County of Stanstead, 175 acres, clay loam. 2000 sugar trees ; small orchard. Good house of 9 rooms. Large basement barn, sheep barn, poultry house, etc. Near to Massawippi Lake, a growing summer resort. Price \$3,500, half cash.

FARM, County of Compton, 250 acres level loam ; brook runs through pasture. Buildings all new. Keeps 30 head of cattle and other stock. About 10 miles from Sherbrooke. Price \$5000, one half cash.

FARM, 240 acres, County of Brome. Sugar orchard of 1000 trees. Keeps 20 cows and other stock. House of 12 rooms in first class condition, with furnace, also a farm house. Barns, carriage house, etc. Garden and orchard. Price \$5000, half cash.

FARM, 65 acres, County of Brome, sugar orchard of 600 trees. Keeps 8 cows and other stock. Good house with good cellar. Suitable barns, carriage house, etc. Good orchard. Price \$1500, half cash.

FARM, 95 acres, county of Richmond, heavy loam, 400 maple trees with full equipment for making sugar. Large orchard. Keeps 15 cows and other stock. Good barns. Good house of 8 rooms, besides kitchens. House heated with furnace in cellar. 1 mile to Post Office, telephone, church, school and flour and saw mills. Only reason for selling, old age.

Price \$2100, one half cash. The owner of this farm came from England 40 years ago and settled on this farm where he has made an independence and now offers the farm at a bargain price.

FARM, County of Compton, 60 acres rich clay soil, 10 miles from Sherbrooke, 1 mile to East Angus, a good market town. Beautiful site. House and barns need repairs. Price \$1200.

FARM, County of Brome, 100 acres, 800 sugar maple trees. Fair orchard. Keeps 12 cows and other stock. Good house; large barn and poultry house. 2 miles to church, schools, etc., Price \$1275. Suitable terms for payment.

FARM, 223 acres, level clay loam, about 4 miles from Sherbrooke. Keeps 60 head cattle and other stock. Buildings in first class condition with running water in house and barn. Good house, farm house, and large basement barn. All in first class shape. Price \$10,000 with reasonable terms.



“ ATHELDENE ”, LENNOXVILLE.

HOUSE, village of Lennoxville. Solid new brick house with 10 rooms all finished in red oak. Cellar full size of house with cemented floor. Nice grounds and garden. 2 bathrooms. A modern house with every convenience. Price \$6,500. Any reasonable terms.

HOUSE, BARN and 2 1-2 acres of land in the village of Lennoxville, suitable for gardening purposes and for poultry keeping. Close to Bishop's College and School. House of brick contains 9 rooms nicely laid out. Good cellar whole size of the house; heated by hot air furnace. Fronts on the St. Francis River with good bathing and boating. Price \$2900, two-thirds to be paid in cash.

HOUSE and BARN and 1 1-2 acres of land in Town of Coaticook. House contains 6 rooms. Price \$1260, one half cash.

HOTEL at Georgeville on Lake Massiippi, about 3 1-2 acres of land, lake frontage. About 30 rooms, with bathrooms, etc., Stables, poultry house, ice house, boat house, bathing house, etc. Accommodation for 50 to 60 guests. Intended principally for summer tourists, but can also be used as a winter hotel. Price \$8000.

CREAMERY, County of Shefford. Made last year 120,000 lbs, of butter. Price \$3,000.

GENERAL STORE, FEED and FLOUR MILL and HOUSE, with about one quarter acre of land; all in good repair, built six years ago, with 12 H. P. gasoline engine, grinders, etc., complete. On the Main Street in the town of Waterloo, in the County of Shefford. Two railroads pass through the town. Price \$2,500, easy terms. An exceptional opportunity of getting into a remunerative business.

BLACKSMITH'S SHOP, HOUSE, BARN and STABLE in the village of Knowlton. All in good condition and a first class chance for doing business. Price \$2,000, half cash.

The Eastern Townships being a large territory to explore, prospective buyers are advised to save both time and money by coming direct to us at Sherbrooke, or by writing to consult us about their requirements, when we would render them all the assistance in our power.

Our descriptive booklet and catalogue of properties may be had by applying to the Company at Sherbrooke, also from the Quebec Provincial Agency, 36 Kingsway, London, England.

Eastern Townships Realty Company,
SHERBROOKE, QUE.

AFTER ACQUIRING PROPERTY

The next consideration is to SAFEGUARD IT,

Insure against Loss by Fire and Lightning in the

STANSTEAD & SHERBROOKE

Mutual Fire Insurance Company

THE OLDEST MUTUAL FIRE OFFICE IN CANADA.

(Established in 1835)

Policies issued on both the Mutual and Cash Systems.

Dividends paid on policies issued on the Mutual System.

Head Office, Mutual Building, SHERBROOKE, QUE.

F. N. MCCREA, M. P., President ;

H. F. HACKETT, K. C., Vice-President ;

GEO. ARMITAGE, Sec'y and Manager.

For rates and other information, apply at Head Office, or to any
of the Company's Local Agents.

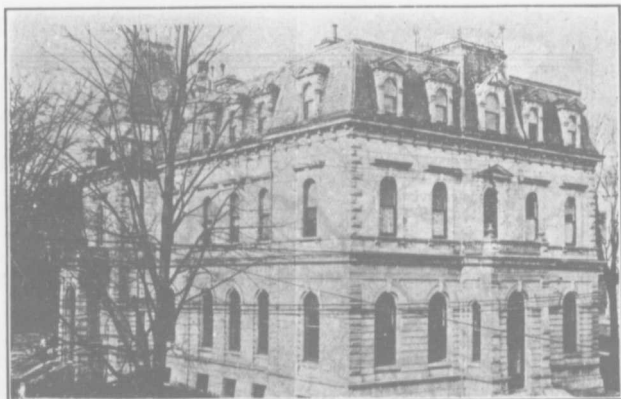
THE CANADIAN BANK OF COMMERCE

WITH WHICH IS AMALGAMATED

THE EASTERN TOWNSHIPS BANK.

HEAD OFFICE: TORONTO, ONT.

Capital, \$15,000,000. - Reserved Fund, \$12,500,000.



Eastern Townships Divisional Building, Sherbrooke, Que.

—BRANCH OFFICES THROUGHOUT THE DOMINION OF CANADA.—

—ALSO—

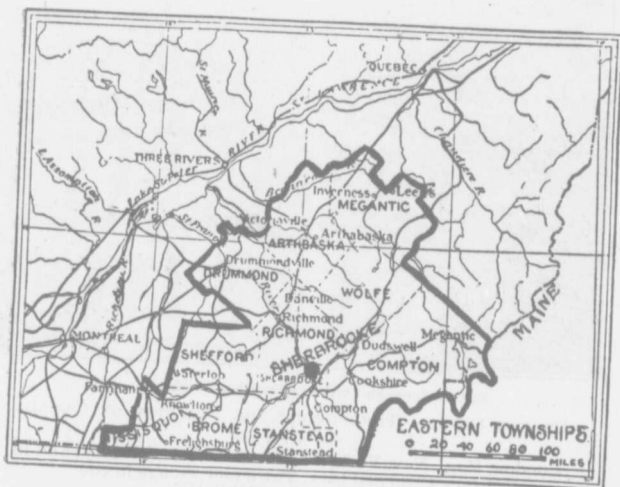
London, Eng., New York, San Francisco, Mexico City, and in every Principal City, Town and Village in the EASTERN TOWNSHIPS.

THE CANADIAN BANK OF COMMERCE

Transfers money by cable or letter, to any banking point in Canada, and issue Travellers' Letters of Credit and Travellers' Cheques.

Intending visitors or settlers in the "Eastern Townships," Province of Quebec, Canada, will find it to their advantage to effect their financial arrangements through this Bank.

Full information and particulars will be cheerfully furnished through the London, England Office of the Bank, 2 Lombard Street, N. C. H. V. F. Jones, Manager.



55
 999X8C