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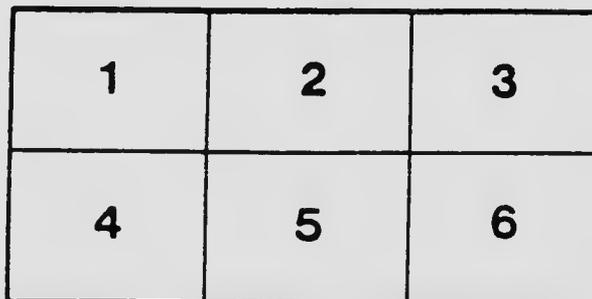
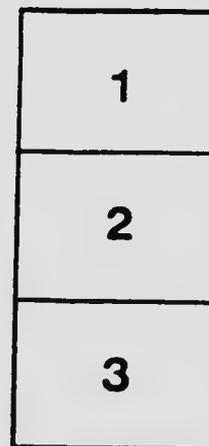
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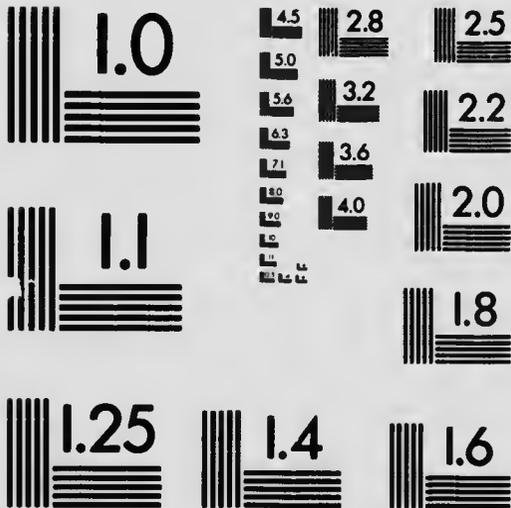
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Land Values
in the
Okanagan



Why Fruit Farms in
British Columbia are
a paying investment

THE VERNON  NEWS PRESS

Land Values in the Okanagan



Why Fruit Farms in
British Columbia are
a paying investment

Apr 7/82

GIFT.

Facts Convince

The following articles are taken from
The Vernon News, issue of June 18th,
1908, and speak for themselves.

LAND VALUES.

The average eastern farmer who comes here seeking a home is somewhat staggered when he finds that land suitable for growing fruit will cost him from \$150 to \$250 an acre. He frequently refuses to pay what he considers unreasonable prices, and leaves an opportunity for acquiring a small fortune under easy conditions behind him, simply because he will not take the pains to figure out for himself what the interest on such an investment would be. And yet the time is not far distant when the present values placed upon fruit lands in the Okanagan will seem absurdly low. The area of the Okanagan is limited, and in a very few years it will all be under cultivation, and our fruit, which already possesses an enviable reputation, will

have a world-wide fame, equal to that now enjoyed by the famous Hood River and Wenatchee districts in Oregon and Washington. When that time arrives there is no reason to doubt that the same scale of prices will prevail here as now obtain in these famous sections south of the international boundary.

It is not an uncommon thing to hear of anywhere from \$2,000 to \$10,000 per acre being paid for orchards with matured trees in these Pacific States, and astounding as these figures appear at the first glance they are amply justified by the yearly income received by their fortunate owners from their annual output of fruit. "In the Hood River and Rogue River districts of Oregon," says the Pacific Monthly, "a man who cannot show returns of at least \$500 per acre annually is considered unworthy of a seat among the elect fruit-growers. There is ample evidence that many crops of fruit exceeding in value \$1,000 per acre are annually gathered and marketed in Oregon."

What we wish to impress upon the

reader is the fact that what is being done in the States south of the line affords a fair instance of the rewards that the fruit grower may expect who pursues his business with intelligence and industry in the Okanagan. When land can be made to bring in returns approaching anywhere near the above figures, it will be readily seen that values such as now mark its market value must inevitably be subjected to a very decided advance as settlement increases, and cultivation of fruit trees covers the unoccupied areas with thriving orchards.

Nothing is so convincing, however, as hard facts, and these can easily be adduced to show the wonderful returns that our Okanagan farmers and orchardists are already receiving. The following instances have all been fully established after careful inquiry and will bear the fullest investigation:

In 1905 a 20-acre patch of Northern Spy apples in the Coldstream orchard yielded a net return of \$10,875, or nearly \$550 per acre. This was from apples alone, no vegetables

or small fruits being cultivated between the trees.

E. C. Thompson of this city marketed \$227 worth of fruit from 20 six-year-old pear trees. This is equal to over \$1,000 per acre.

An acre of raspberries brought A. F. Venables of Coldstream, last year, \$375. The canes were planted the previous season.

B. L. Williams produced 90 tons of potatoes on 5 acres. These sold for \$1,350 or \$270 per acre.

A. Gaunt produced 1,453 crates of cherries, valued at \$1,627 from 233 trees. Over \$800 per acre.

Last year W. Middleton received returns from four acres of bearing orchard, in which was grown small fruits and vegetables between the trees, of \$3,210, or over \$400 per acre.

In 1905 John Gummow, of Peachland, sold his crop of peaches on the trees, which were then 5 years old, for \$355 per acre, and the purchasers picked and packed the fruit at their own expense.

In 1906 J. R. Brown, of Summerland, sold the fruit off 110 peach

trees for \$800. This is at the rate of \$1,200 per acre.

In 1907 Mr. McLaren, of Summerland, sold his crop of strawberries at a price which ran at the rate of \$1,935 per acre.

In a booklet compiled by Central Okanagan Land and Orchard Co. the following figures obtained in the Kelowna district are vouched for:

Four and a half acres of onions produced 95 tons at \$22 per ton. 10 acres of potatoes produced 200 tons at \$14 per ton—\$2,800. 1 acre of tomatoes—5,000 plants—bore 85,000 pounds, which at 2 cents a pound brought in \$1,700. Two-thirds of an acre of strawberries produced \$900. 19 acres of an orchard produced apples, pears and plums to the value of \$10,000. 22 acres of another orchard produced fruit worth \$9,000. 10 acres of four-year-old peach trees sold on the tree at \$300 per acre for the season's crop.

Such statements as these may seem to a person unacquainted with the conditions which obtain in the Okanagan as improbable or even impos-

sible, yet they are by no means exceptional, and only indicate that they are the result of industry, skill and business ability. These qualities are as essential to the successful farmer or fruit grower as in any other business or profession; but to those who possess them success is assured in this country. Of such men the Okanagan has a good share, and others of the same class are steadily turning their faces in our direction. High as the present land prices may seem to some, but one conclusion can be reached: land will never be cheaper here than it is now, and before another decade has passed values will rise to the level of the famous fruit producing sections in Oregon and Washington where almost identical conditions as to soil and climate are to be found.

OKANAGAN APPRECIATED.

The May number of that excellent journal, "Canadian Life and Resources," contains an illustrated article on "The Orchards of the Okanagan," in which full justice is

done to the marvellous advantages in the way of climate, soil and fruit growing possibilities with which this country has been so generously endowed by nature.

Regarding our climate the writer says, concerning those who previously sought health by a trip to California or the Southwestern States: "Some of them are now finding that we have in the Okanagan Valley a Colorado of our own, a better than California for children of the northern zone; a dry, clear, sunny, bracing air quite unlike the moist mugginess of the Coast—an air that in itself is a life-giving tonic."

Passing on to the possibilities for fruit bearing which the Okanagan offers, full justice is done to this point of view. Reference is made to the large size and exquisite flavor of our peaches and other fruit; and attention is drawn to the fact that for several years the British Columbia exhibit has carried off the highest honors at the exhibitions of the London Horticultural Society, while last year it won the gold medals, as well, at Edinburg and Sheffield, and ob-

tained the highest certificate of merit at Tunbridge Wells. Particular stress is rightly laid on the fact that at the 1907 exhibition of the North West Fruit Growers' Association, embracing four fruit raising States—Washington, Oregon, Idaho and Utah—British Columbia carried off the two gold medals offered, one being captured by Kelowna and the other by Grand Forks. Speaking of this splendid triumph the writer says: "When one reflects that the Hood River Valley apples have a world-wide reputation, and they have yearly been selected on King Edward's table, it will be seen that Canada as a whole has a right to be interested in and proud of the irrigated fruit lands in the sunny Okanagan, which lands are now directing many eyes toward another phase of her vast and varied natural resources."

The marvellous fertility of our soil is termed the "third outstanding feature of the Okanagan dry belt," and it is held that the meagre rainfall, which has left it unleached for ages, leaves it full of those mineral

properties essential to the fruit grower. "The day is coming," says the writer, "when those millions (in the prairie wheat belt) rich from their own resources, shall no longer send their money to California for peaches, apricots, nectarines, quinces and canned fruits, because they can find them of finer quality at their own doors. So shall another economic drain on Canada's resources be stayed, and her life be still further built up."

After giving facts and figures regarding the success attained by individual orchardists, and predicting that in 25 years the valley will have a population of 50,000 of the wealthiest and most intelligent people in Canada, the article concludes with a quotation from the speech of Earl Grey, at the New Westminster Exhibition last year, in which His Excellency drew a glowing picture of fruit growing in British Columbia which he characterized as being "a beautiful art, as well as a most profitable industry."

Vernon will be the meeting place this summer of one of the largest and most important conventions ever held in the West. On August 10th the second annual convention of the Western Canada Irrigation Association will be held here, and delegates in large numbers will be present from Manitoba, Saskatchewan, Alberta and British Columbia. The first convention of the Association was held last summer at Calgary, when organization was perfected, and after a hard struggle the Okanagan delegates succeeded in having Vernon selected as the place for the meeting this year. The delegates will include representative men of high standing in the political and agricultural life of the four provinces, and the importance of their visit to this district cannot be overestimated. They will spend a week in the Okanagan, and an effort will be made to show them all points of interest in the district, special attention being given to sections where irrigation works are established. All Municipal Corporations, Boards of Trade, and Development Com-

panies should make it a point to cooperate heartily with the local Executive of the Association in endeavoring to make this convention an outstanding success. The Provincial Government has granted \$2,000 for this purpose; but a good deal of money will have to be raised locally in addition to this, as there will be large expenses in connection with the hire of teams, steamers, etc. Vernon and the other towns in the Okanagan could not possibly desire a better advertisement than will be thus afforded, and we trust that the public will take the matter up with the interest and enthusiasm which it deserves.



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