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THE
APPLE LANDS
OF
ALDERGROVE



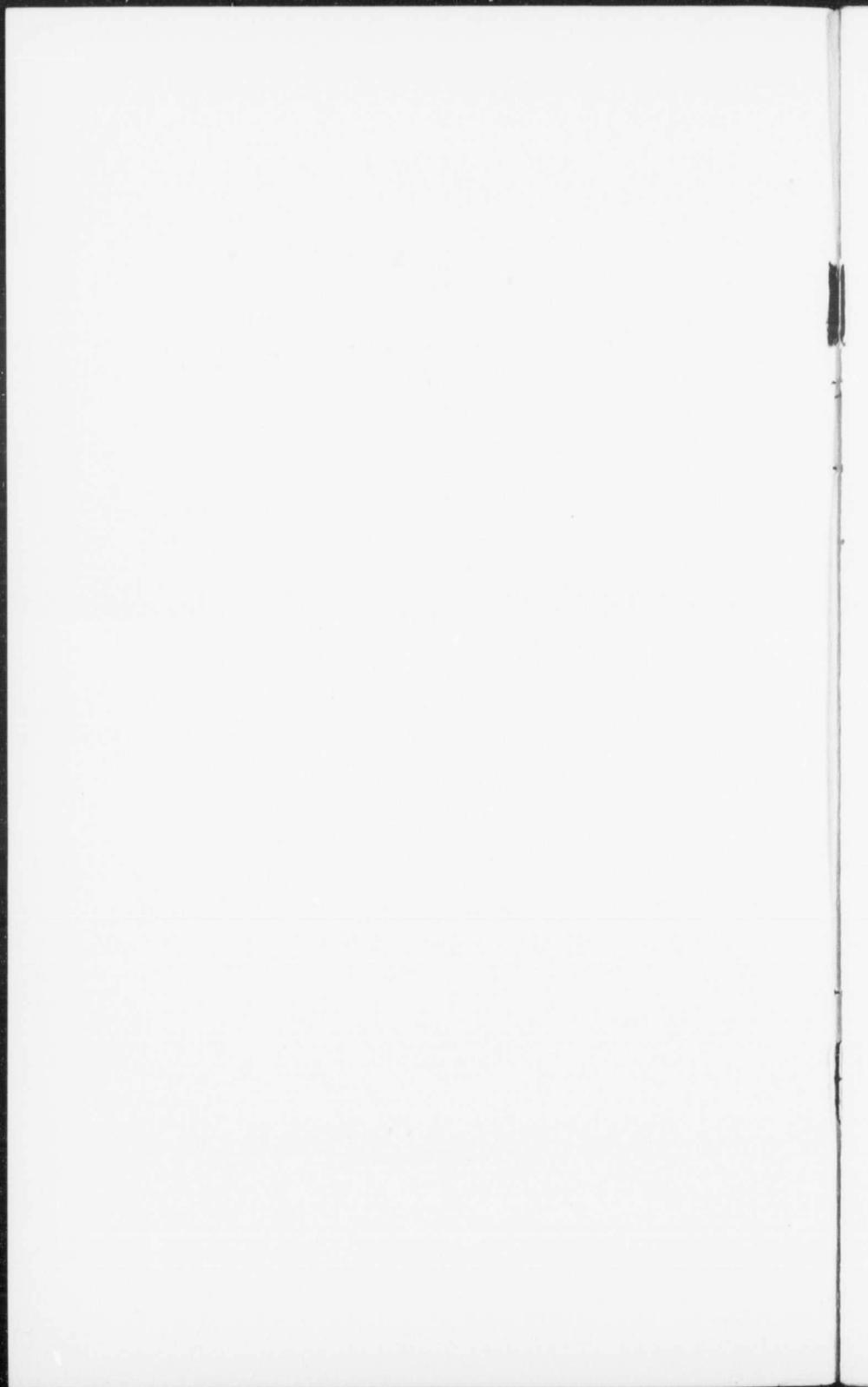
THE JONATHAN APPLE

F. J. HART & Co. LTD.

HEAD OFFICE

NEW WESTMINSTER, B.C.

ESTABLISHED 1891.



ESTABLISHED 1891

F. J. HART & CO. LTD.



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First Mortgage Investments on Improved Farm and City Properties in the Province of British Columbia, which will yield the investor from $7\frac{1}{2}$ to 8% per annum, payable half-yearly.

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AT
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CABLE ADDRESS: HART, NEW WESTMINSTER
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New Westminster, B. C., Nov. 22nd., 1910.

To whom it may concern:

The clientele of this company which now extends to many parts of the world, has been built up entirely through satisfactory dealing. Value for value is, and for 20 years has been our motto. Much do we prefer no business to any transaction which would result unprofitably to the man who placed his trust in us.

And never during our long term in business here have we had occasion for more enthusiasm than regarding the properties at Aldergrove, about which this booklet is written. Thorough investigation of soil, climate, transportation and markets, has satisfied us that no buyer of what we represent at Aldergrove will fall short of satisfactory profit.

We are prepared to stand behind the truth of any assertion contained within these covers. Those who care to trust us to choose land for them before being able to inspect their purchase personally, can have every dollar refunded, if after going over the ground, they find any statement we have made not representative of the facts.

We feel that most men are like ourselves in that they like to know something about a company before dealing with it. We expect that strangers into whose hands this booklet will fall, may want to know what is thought of us at home before going further. For these we will mention no special reference, but would be glad if they would write any bank, individual or business house in New Westminster, Vancouver, Victoria, Chilliwack or Aldergrove, the five centres where offices of our company are in operation.

Respectfully yours,

F. J. HART & CO., LTD.

F. J. Hart
Pres.

Agriculture

THE most important economic interest in the world is agriculture. Agriculture it is that supplies us with the materials with which we are fed and clothed. The very existence of the race turns on the ability of the farmer to produce food. The next thing in importance is transportation. This must be so, because it is transportation that takes the produce from the field and delivers it at your door. Supply fertile fields with a means of getting quickly to market and all the powers on earth will not stand in the way of substantial prosperity. The cities do not and cannot produce food—all they can ever do is to consume it and remain in absolute dependence upon the grower. No trade has ever been or ever will be invented that equals in certainty the business of taking from mother earth the things that keep the blood circulating in the veins of humanity.

In hard times thousands of men wander through the city streets, tired and wan, looking for work. You have met these men if you have lived many years—the carpenter, the accountant, the machinist, and even the professions are not unrepresented, but have you ever met among these unfortunates the farmer? No, you have not! You'll have to go to his plot of ground to find him. Hard times may have their effect on him in reduced prices and curtailed demand, but should all else fail, he can farm for himself—grow what he needs for his own precious family. The results of strikes, lock-outs, or mergers rap unheeded on the wall of self-sufficiency that stands between the tiller of the soil and want. How strange it is that so few of us appreciate these facts!

Food a mile from human bodies has no value save as it is known that this mile can be bridged. The space between Aldergrove and the markets of Vancouver, New Westminster and Port Mann is covered by two railroads, the British Columbia Electric Railway and the Great Northern Railway. Besides offering every facility for the proper handling of the products of the orchard and garden, these two roads present another advantage enjoyed by few communities and this is competition. Two roads means rivalry for business, and where this latter is the case the shipper always gets the benefit of a better and more considerate service.

The toot of a train whistle and the whirr of the trolley were first heard within the bounds of Aldergrove during the past year.



Town of Aldergrove from the west, showing saw mill in background

The elegantly constructed, sumptuously furnished electric cars that now pass through several times daily, offering greater comfort than is to be had on any of the city lines in British Columbia, mark an epoch in the history of this potentially great stretch of country. The wheezy whistle of the brakes, as the first Great Northern train came to a stop in front of the comfortable station, seemed to whisper to the patient residents who had waited long: "Well, I've been a long time coming, but I'm here at last." One grizzled old timer, who was held fast by his fertile fields and the glorious climate of Aldergrove since the days when the gold seekers passed through on the Yale Road to the Cariboo gold fields, was heard to say, "Well, there's surely the latest train in the world—it should have been here twenty years ago."

At last the missing link was supplied—Aldergrove had transportation. Though it was a long time coming, had seen men grow old waiting for it—the important fact remained—it was here now. So everybody was happy and real progress and prosperity began.

What a marvellous force for development is a railroad, when one comes to ponder on the happiness it's coming is always the advance agent of, and compare them with conditions of the past?

The Uganda Railroad has done more to civilize Africa than all the work of all the missionaries in two thousand years.

Railroads give new environments, and men as a body, are changed only by this. The railroad places the farmer and his consumer on a trading basis—it takes away the soil's products and brings back the money. The railroad stands for peace, prosperity and enlightenment—for does not the railroad and the schoolhouse go hand in hand?

Of what value was the fertile soil surrounding Aldergrove, to its owners, were it capable of producing crops such as the world had never known, with no facilities for taking the products to where they were needed.



Station of the Great Northern Railway Co. at Aldergrove, B. C.

Where Is Aldergrove?

ALDERGROVE is situated in the Municipality of Langley, in the District of New Westminster, Province of British Columbia, and is the geographical centre of the Lower Fraser River Valley. It is twenty-three miles from the City of New Westminster or Port Mann, or one hour's ride by steam or electric road, and thirty-five miles from the City of Vancouver, one hour and thirty-five minutes by either route.

It can thus be seen that the market for the Aldergrove grower is comparatively at his door. Think for a moment of the strength of this position. Less than thirty-five miles from more than half of the population of British Columbia. Compare this location with the interior of the Province, where the distances of transportation and non-competitive shipping rates often place the owner of the most magnificent crop at a loss. Also consider the colder winters of the interior, the hotter summers, the need of artificial irrigation, as against the natural, never-failing sub-irrigation of the Aldergrove District. And prices for land are at the present time lower at Aldergrove than any part of the interior, which has any kind of transportation. The man who carefully considers price, climate, transportation and market, will eventually find his way to Aldergrove.



DEPARTMENT OF AGRICULTURE.

VICTORIA, 8th November, 1916.

F. J. Hart, Esq.,
703 Columbia St.,
New Westminster.

Dear Sir,

I consider that a great deal of the land in the Aldergrove district, south of the Fraser River, is well adapted to the successful growing of small fruits, and also for certain varieties of apples and pears.

The fact that our Department has decided to establish in that locality one of their demonstration orchards, shows that we are satisfied that a success can be made of commercial fruit growing in the district.

Yours very truly,

A handwritten signature in cursive script, appearing to read "J. G. Post".

Deputy Minister.

THE WESTERN HOME

AND



IMPROVEMENT CO. LIMITED

HEAD OFFICE

New Westminster, B. C.

CAPITAL AUTHORIZED \$250,000

Dealers in REAL ESTATE OF EVERY
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APPLE LANDS AND HOME BUILDING

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Hotel "Western Home" at Aldergrove, B. C.

The Western Home and Improvement Co.

THE building shown in this picture typifies the kind of development work the Western Home & Improvement Company has been pushing forward for years. Scores of hard-working men and women throughout this Province, now snugly settled in modern homes, owe their position to the enterprise and lenient payment policy of this company.

The men behind The Western Home and Improvement Company, as you will find upon referring to their advertisement on the opposite page of this booklet, are among the most successful professional and business men of British Columbia.

Letters printed elsewhere in this booklet prove what Aldergrove land will do.

While extending their operations in the cities, this company has now turned its attention to Aldergrove, having secured a large acreage there, and will be pleased to meet anyone who is in earnest, and assist them by giving easy terms of payment, to secure a fruit farm at Aldergrove; likewise will build homes, clear portions of the land, and give employment, from time to time, to those purchasing lands, as the company are clearing and planting orchards for non-resident clients, who will settle at Aldergrove when their orchards come into bearing.



One of Aldergrove's general stores, owned by Messrs. Smith & Parr

The Small Farm



WITHIN five years from now we believe the fertile land surrounding Aldergrove will be one of the greatest, if not the greatest, intensive farming district in the North West. The climate makes the lands desirable for the growth of high priced crops which cannot be raised for a stretch of nearly two thousand miles east of the mountains, whose population is now importing millions of dollars' worth yearly of no better, and in fact inferior products to what the lands of Aldergrove will grow. There is no more favorable region for the small farm nor is there a land under the sun which shows such examples of health. We do not yet know the possibilities of an acre, in spite of all the market gardener has done.

The settling up of the Aldergrove District means a constant multiplicity of planters. Great numbers means more rivalry. Rivalry means new discoveries and records. These latter have been the real cause of the greatest successes of all intensive cultivation. Five years of development around Aldergrove will create records of production which will stand forever as a monument to her soil.

In everything we pick up these days we read of the spirit and evolution of the farm, of new emphasis upon cultivation and



Home of Mr. D. W. Poppy, Reeve of the Municipality of Langley,
situate near Aldergrove

fertilization; of deeper plowing, pest annihilation, larger returns, better distribution; and the whole drift of this new agriculture is towards smaller holdings. Given ownership of land under these sunny skies, where ten acres produces car loads of the highest priced products, the consumption of the tremendous metropolis now unfolding between the Fraser River and Burrard Inlet, together with the fast populating plains beyond the divide, where fruit blossoms are impossible—what cannot skill and endeavor do? What little imagination is required to picture the life of independence before the man who will grasp the opportunity while the financial necessities for doing it still remain within reasonable means. While land values remain as they are to-day is the most difficult period during which to receive appreciation for the opportunity, but it is the time, nevertheless, when wise men recognize the beckoning hand. While the citrus lands of California could be had for \$50 to \$100 an acre few cared about orange and lemon growing, but when the profit of this line of agriculture drove land values to \$5,000 an acre, everyone recognized the opportunity. The men who buy and locate themselves close to Aldergrove to-day will be the men whose lands will be the most highly desirable five years from now.

The Westminster Trust & Safe Deposit Co. Ltd.



HEAD OFFICE
New Westminster, B. C.

Assets Exced \$600,000

Safe Deposit
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Paid on Deposit

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Home of Mr. Vanetta, in the Aldergrove District

The Aldergrove Orchardist's Market

THE first thoughts of the man who grows fruit and staples for a livelihood, are, or should be, where am I going to sell my products, and what is it going to cost me to transport them to the point of consumption? Thousands of men have failed in this Western country through no other cause than failure to properly consider these things when choosing land. To travel to any extent through the interior of this Province, or through various sections of Washington, Oregon and Idaho, brings to light instances of these failures that seem almost ridiculous from the standpoint of judgment. Greater crops than have ever been grown up to this time would not save the orchardist if he is not located where his products can be got to the place where they are needed, speedily and economically.

The first farm in British Columbia was within a short distance of Aldergrove.

Years ago in Oregon there was a great stampede to the Nehalem Valley, which lies between the City of Portland and the Coast. Stories of almost magical soil and delightful sunshine lured great numbers from far and near. A railroad was promised—it simply had to come to such a place—hundreds moved to the new



Farm of Mr. Ross in the Aldergrove District

land and started to hew homes out of virgin forest. The gnarled old orchards of the Nehalem to-day tell a story of ill judgment in home location that has wrung many a tear from the eyes of those who have viewed the scene. No more exquisitely colored and flavored apples ever grew than those that have ripened in the valley of the Nehalem; peaches that came to be the despair of other districts ripened and dropped to the ground; plum-like cherries are now growing on trees with trunks of gigantic measurement—but still Nehalem failed. The railroad didn't come, and hasn't yet penetrated this country that once seemed destined to be a veritable wonderland. Hogs grow sleek on the red and golden apples that drop from the trees by their own weight.

Cucumbers at Aldergrove will produce \$300.00 an acre.

The cheapness of land should never be allowed to lure a man where transportation facilities are not a reality. The productive qualities of land, together with railroads already built, should not be allowed to locate you where distance between you and the point of consumption is going to eat up the profits, which would, with proper choice of location, be placed to the credit side. Some of the best fruit exhibits that were ever packed, came from places where the owners of the trees worked by the day at other pursuits through which to get a living.

Speculation upon what "is to be" is too great a hazard to take when the man is about to locate on a place from which he expects to make a living—certainty and "what is now" should be the sole and single thought. Fruit will not return profit the first year it is planted. The winnings are large when they do come, but it takes a few years to get an orchard on a profit producing basis.

Something else must be done then, between the time the trees are put into the ground and the time they will bear. Poultry, eggs and inter-tree cultivation of various kinds are certain money makers, but these industries cannot be followed in isolated places. Markets must be close, and hours, not days, required between garden and table.

Aldergrove has a Farmer's Institute with 105 active members.

The population of British Columbia is scarcely 300,000 all told. Of this number fully half are massed between the Fraser River and Burrard Inlet, in and between the cities of Vancouver and New Westminster and the coming City of Port Mann. In these cities there is at present a crying need for more of the products of the land; all anyone need do is investigate prices, they tell a story that should be heeded by the man of meagre earning power, but who has ambitions to do better.

Aldergrove's convenience to the markets of these cities on the line of two railroads offers transportation facilities good enough to result in the maximum of profit. As to the capabilities of Aldergrove lands for the production of fruits and root crops, there is no question. Experts' investigations, and our own observation of what others are now doing, were sufficient to convince the Western Home and Improvement Company, Limited, that an investment of tremendous size was well placed in this land. This action on their part should, it seems, warrant at least the investigation of the man who wishes to do the best possible with his money.



View of the Town of Aldergrove from the east, showing hotel in the Background

FARMERS' INSTITUTE.

Largest Meeting of the Season Held in Opera House at Aldergrove.

ALDERGROVE, Nov. 19.—The largest Farmers' Institute meeting of the season was held in the opera house here last night, when Dr. C. S. McKee, V.S., of Victoria; W. E. Buckingham, of Eburne, president of the Provincial Dairymen's Association and J. F. Carpenter, B.S.A., gave addresses. Dr. McKee spoke on the production of pure milk.

He dealt exhaustively with the effects of disease germs in milk, pointing out that the proper ventilation of stables, the cleanly care of the cow and careful handling of milk is essential to the production of a pure and wholesome dairy product for which there is an unlimited market in the coast cities at profitable prices.

Mr. Buckingham complimented the people of Aldergrove on the marked improvement of their town and district. He discussed the best foods for profitable milk production, pointing out that ensilage made from oats, clover and corn cut green, was an economical and highly useful food capable of replacing the high priced dry hay and grains. He emphasized the importance of good stabling, good care and good food.

Mr. Carpenter spoke briefly of "Small Fruits" pointing out that with sufficient cheap help, the business can be made highly profitable. He gave notice that early in December he would return to Aldergrove and hold a short course on fruit growing. Two sessions a day will be held for two or three days, during which the whole subject, including the selection of soil and site, planting and care of trees, packing and cooperative marketing will be discussed.

The increasing interest in improved methods and the excellent facilities provided for the holding of meetings is making Aldergrove one of the best places in the province for the government's educative campaign.

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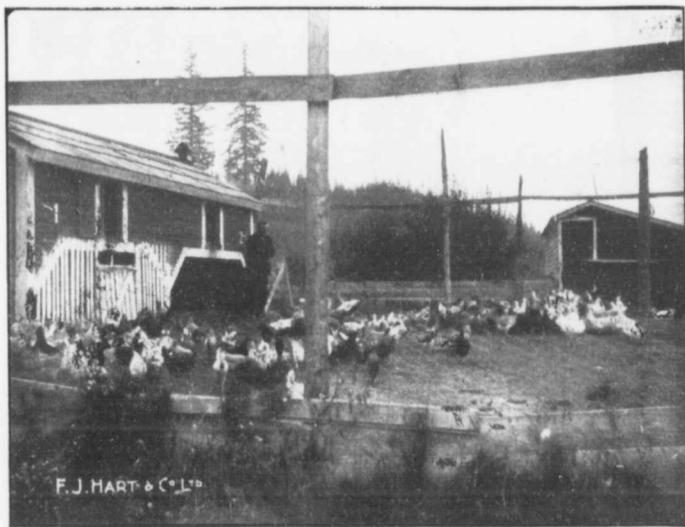
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Mr. Fitzpatrick's Poultry Farm at Aldergrove

Aldergrove, B. C., October 15th, 1910.

Messrs. F. J. Hart & Co., Ltd.,
New Westminster, B. C.

Gentlemen:

Of the many branches of farming for which the Province of British Columbia, and especially the Fraser Valley, is particularly suited, I know of no one which yields a larger income, or brings quicker returns than poultry raising.

A little over a year ago I got a farm of 20 acres, situated one mile from the now rapidly developing village of Aldergrove. I had 30 hens, no house accommodation, one-half acre cleared, and, without any particular knowledge of the business, received a net income of two dollars and a quarter per hen per year. I have now a flock of 350 matured pullets starting to lay, two new houses, and another with over 1,500 square feet of floor space, in course of construction. I cleared four acres, and cleaned up and burnt over five acres more, got a splendid crop of oats and sunflowers on the newly cleared land, the former yielding approximately 80 bushels to the acre, while the magnitude of the sunflowers would convince the most sceptical of the fertility of the land in this district.

Yours truly,

Thomas Fitzpatrick

The Fraser Valley Nurseries

Limited

HEAD OFFICE
New Westminster, B. C.
GROUNDS AND NURSERIES
Aldergrove, B. C.

CAPITAL AUTHORIZED \$100,000

We own and operate the largest nurseries in British Columbia, having 80 acres now planted in nursery stock which will be increased to 160 acres within a short time.

WE ARE PREPARED

To superintend the clearing of the land, planting and caring for the trees until they come into bearing, as well as supplying all kinds of Fruit Trees and Shrubs in any part of the Fraser Valley.

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THE FRASER VALLEY NURSERIES, LIMITED

BANKERS AND REFERENCES: BANK OF MONTREAL

ALDERGROVE, B. C.



One-year-old Trees at the Fraser Valley Nurseries, Aldergrove, B. C.

Social Life at Aldergrove

THE small farms of the Lower Fraser River Valley are distinctive for their social advantages, over the grain growing regions where farm areas run to the hundreds of acres and homes are far between. At no point can community improvement be carried to a higher state of convenience than at Aldergrove. The loneliness of the farm, as it is now popularly accepted, is an unknown and forgotten tradition. The majority of the holdings are less than twenty acres, and this brings neighbors close together and creates advantages for all that can never be expected out in the open spaces. Better schools and better teachers are warranted where families are numerous. Electric lighting is being enjoyed by residents at Aldergrove, while all have at their command telephonic communication with the entire coast systems.

The various denominations are now erecting churches at Aldergrove.

The best hotel between New Westminster and Chilliwack is at Aldergrove. A hall has been built for the accommodation of travelling attractions and social gatherings of all kinds, and all such features go far to make happy the residents of any community. Was it not the love of living close to others that has done as much as anything else to build the cities that now dot the entire world?

The Fraser Valley Nurseries, Ltd., chose Aldergrove for the purpose of producing tree stock, ornamental shrubs and flora of every kind, and we consider this no small compliment to the excellence of Aldergrove soil. Land for nursery purposes can be had anywhere, towns and municipalities cater to them and desire them, but a nursery must have soil which will practically produce everything from fruit trees to roses, and do it year in and year out.

This enterprise, seeing that its business is the growing and marketing of fruit trees, will also be an important factor in the development of Aldergrove orchards on the most highly skilled and economical lines. The nurseries of the United States and Canada probably stand second to no other factor in the evolution of fruit growing, and this excellent organization at Aldergrove is conceded leader in all phases of horticultural enlightenment.

The Provincial Government is now starting one of their demonstrating orchards at Aldergrove, which is another great consideration for the man who thinks of embracing fruit growing as a business.

What a telling advantage the Aldergrove orchardist will enjoy in having this grand seat of learning at his door.

The stations of the Great Northern Railway and the British Columbia Electric Railway are so situated as to extend the utmost convenience to all the lands offered for sale and the general laying out, and improvements of the town of Aldergrove are such as cause no end of favorable comment on the part of new-comers to the district. The disadvantages of farming as they are now generally understood, will not be a part of the life at Aldergrove. It will be a little city of farms, devoid of loneliness and social isolation. No man need come here thinking that it is going to be all play, for there is work and lots of it for every man who wants to succeed. But, after work, if one desires it, there will be something to do in the way of amusement, and this is well, for the old adage about "all work and no play" speaks one of the greatest truths that ever was penned to paper.

The Great Northern Railroad now has a most creditable station building within the boundaries of Aldergrove, and is giving a to-and-from market service. Growers leave Aldergrove at 7 a. m., are at New Westminster city market at 9 a. m., or Vancouver at 9.40 a.m. The return train leaves the cities so as to arrive home at 7 o'clock p.m. This gives Aldergrove passengers all the time necessary for the disposition of their business in either New Westminster or Vancouver, and gets them home again at a business man's hour, with plenty of time remaining to perform the evening chores before retiring.



F. J. HART & CO. LTD. ESTABLISHED 1891



AN ALDERGROVE AP

Business Openings at Aldergrove

The Town of Aldergrove, in view of the wonderful growth it is making, and the extensive land development work now being carried on, and with the healthy influx of growers being attracted by the fertile soil, will almost immediately offer openings for the following: A hardware store, drug store, tailor shop, book and stationery store, clothing store, tinsmith, experienced carpenter and builder, and a physician. Information regarding the above will be furnished in full by the company.

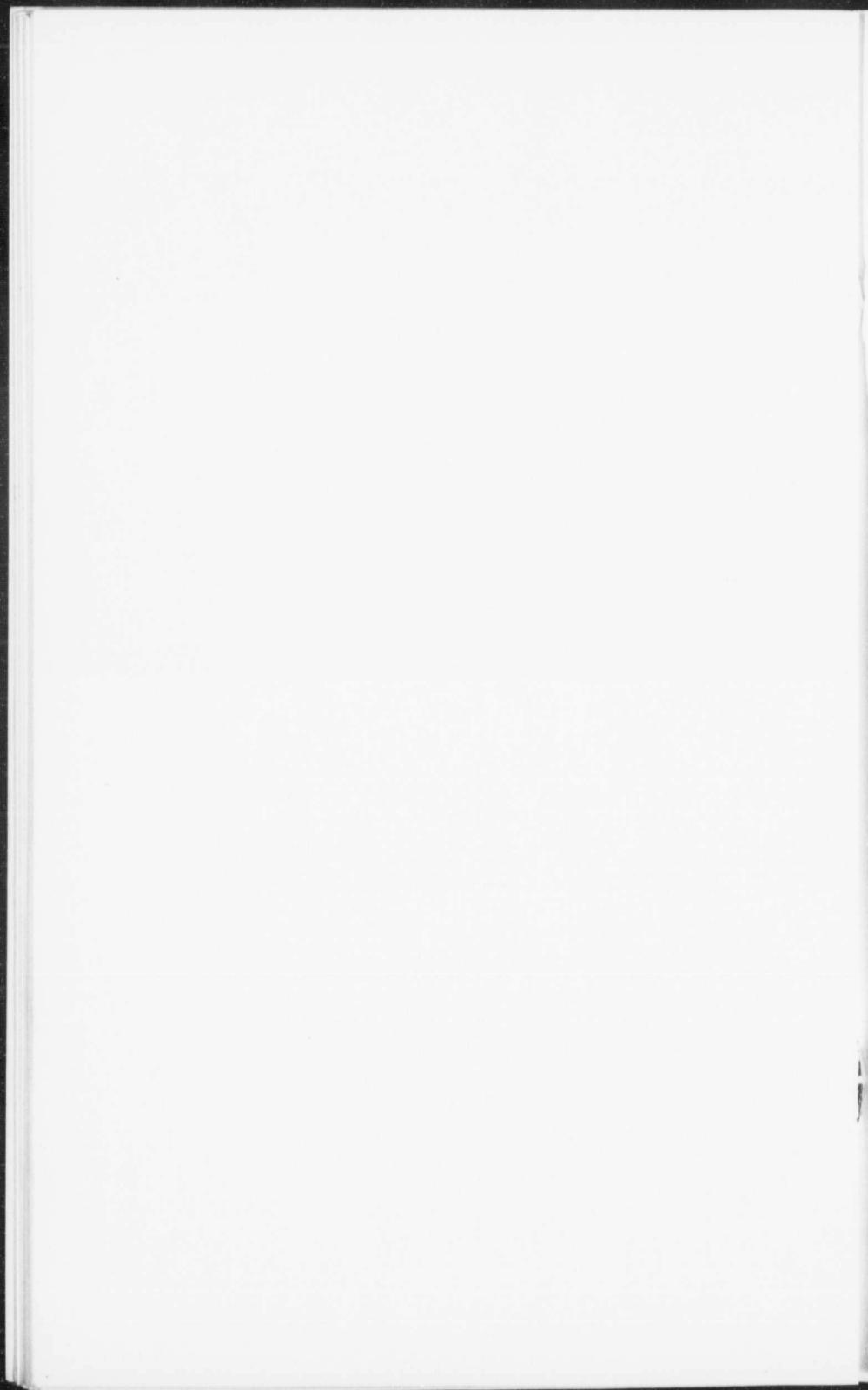
NEW WESTMINSTER, BRITISH COLUMBIA



APPLE ORCHARD

The Western Home & Improvement
Company, Limited

This Company has done much towards the locating of the Fraser Valley Nurseries, and a Chartered Bank at Aldergrove, and to-day a flourishing country town, with two general stores, good hotel, butcher shop, blacksmith shop, harness shop, shoemaker's shop, real estate office, opera house, saw mill and chartered bank are seen, where six months ago there were no signs of life.



FRASER VALLEY.

NEW DEPOT.

Aldergrove Busy—Shortage of Cars Annoys Shingle and Lumber Manufacturers.

ALDERGROVE, Nov. 15.—Carpenters are at work erecting a depot at Jackman station on the Chilliwack electric line. This station is three and one half miles from Aldergrove but is proving a great convenience to this district. With the completion of the proposed Aldergrove branch the facilities for passenger and freight traffic will be greatly increased. At present the numerous shingle and lumber mills are shipping by Great Northern but the difficulty of securing C.P.R. cars greatly handicaps the business. With the coming of the electric line, hopes are entertained of better service and the new road is assured of all the business of this rapidly developing district.

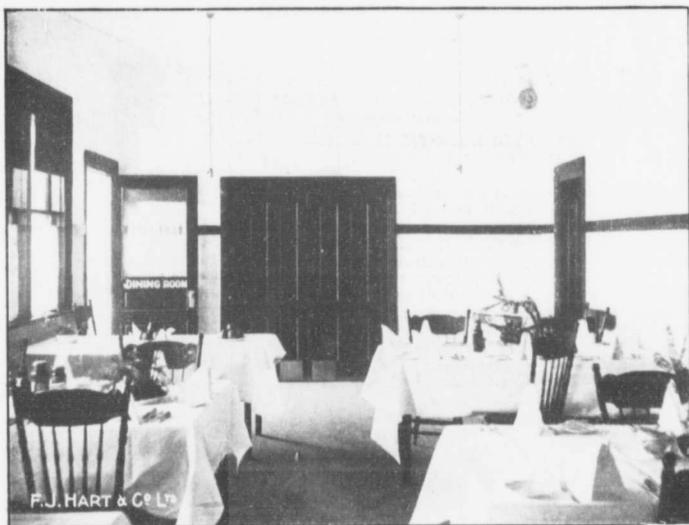
A petition is being circulated for the opening of a depot on the electric line at the Vannetta or Townline Road. This is a well settled road and the opening of a station would greatly convenience a large number of farmers. The lack of cross roads causing a long detour to reach either Jackman or Coughlan stations.

The Fraser Valley Nursery Co., Ltd. has just finished planting a seven-acre orchard for Messrs. Adair and Tennant on the latter's Langley Poultry and Fruit Farm at Sperring. Messrs. Adair and Tennant have made extensive clearings on their model farm and are completing a full equipment of modern farm buildings including a handsome residence.

The first shipment of shingles from the Fernridge Lumber Co.'s new mill here was made last week and comprised four cars. Two went to Springfield, Mass., one to Calgary and one to Prince Albert. Four machines are kept at work and regular weekly shipments will be made. The policy of supplanting Orientals with white labor is being gradually carried out, three white teamsters having taken the place of Japs formerly employed.

The Aldergrove Farmers' Institute will meet in the Opera House Friday evening, Nov. 18th. Addresses will be given by Mr. J. F. Carpenter on "Small Fruits," and by Mr. P. H. Moore on "Milk Production." Both speakers are experts in their line and are fully qualified to offer practical suggestions to all who are engaged in the fruit and dairying business.

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Dining Room of the Hotel Western Home, at Aldergrove, B. C.

Aldergrove, B. C., October 17th, 1910.

Messrs. F. J. Hart & Co., Ltd.,
New Westminster, B. C.

Gentlemen:

Over ten years ago I came out to British Columbia from Scotland, for the purpose of going into fruit growing.

On my inquiring as to the best locality for this purpose, I was told that all the land around Aldergrove was A-1 fruit land. I visited quite a number of places, and having a long experience in this business, had no difficulty in spotting this locality as being the best for a fruit and poultry business.

The land here is of the very best and needs no troublesome irrigation, and will produce all kinds of fruit to perfection, and being land that drains quickly, is well adapted for chickens.

The kinds of apples I consider best adapted for the district are, King, Northern Spy, Gravenstein, Wealthy, Blenheim-Orange and Russetts; strawberries, (Magoon) and raspberries. In fact, from my King trees I netted \$15.00 per tree last year, one tree of Russetts yielding 22 boxes, netting \$27.50.

Yours truly,

Andrew Westland

The following are the prevailing *wholesale* prices on New Westminster City Market for Year 1910

KINDLY SUPPLIED BY MR. D. E. MACKENZIE, MARKET CLERK

KIND OF PRODUCE	Jan. 14	Feb. 18	Mar. 18	Apr. 15	May 13	June 17	July 8	Aug. 11	Sept. 9	Oct. 7	Nov. 11	Dec. 9
Beef per lb.	7½c	8c	8-8½c	8½-9c	9c	9c	8-8½c	8c	7½-8c	7-7½c	7-7½c	7½-8c
Mutton. "	12	13	14	14	16	14-16	13-16	13-14	12	13	13	13
Lamb. "	14	14	15	15	18	16-18	17-18	16	14	14	14	14
Pork. "	11	12	11½-12½	12½	13	15	15	15	12-13	12-13	12	12½
Veal. "	9-10	11-11½	11½-12½	11½-12	11-12	12-13	12-12½	12-12½	12-12½	11-12	11	11½
Potatoes. pr. ton	\$16-18	\$20.00	\$18-20	\$18.00	\$14.00	\$12.00	\$10.00	\$20-22	\$18-20	\$20.00	\$25.00	\$30.00
Carrots. pr. sk.	.60	.60	.75	.75	.....	.....	.....	.....	.75	.80	.85	.80
Turnips. "	.60	.60	.50	.50	.....	.....	.....	.....	.60	.60	.70	.70
Beets. "	1.00	1.00	1.00	1.00	.....	.....	.....	.....	1.00	1.00	1.00	1.00
Parsnips. "	.75	.75	.75	.75	.....	.....	.....	.....	.75	.75	.75	.75
Onions. "	1.25	1.25	2.00	1.50	.....	.....	.....	.....	2.00	2.00	1.50	2.00
Cabbage. "	.75	.75	1.00	1.00	.....	.....	.....	.....	.....	1.50	2.00	2.00
Mangolds. per ton	8.00	8.00	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Eggs. per doz.	.38-40	.35	.30	.27	.27	.32	.33	.37	.40	.45-47	.55	.60
Butter. per lb.	.30	.30	.30	.30	.30	.25	.25	.25	.30	.30	.35	.35
Fowl. per doz.	7.50-9	8-10	10-11	11-13	10-11	8-10	7-9	6.50-8.50	8-10	9-11	7-9	7-8.50
Chickens. "	6-8	6-8	6-8	8-9	8-9	6-8	5-7	5-6	5-7	6-8	5-7	5-70
Ducks. "	15.00	15.00	15.00	15.00	12.00	9-11	7-8	7-9	9-11	10-12	15.00	18.00
Geese. each	1.50	1.25-1½	1.25-1½	1.25-1½	1.25	.....	1.00-1.25	1.00	1.00	1.00	1-1½	1-1½
Apples. per box	1½-1.75	1½-1.75	1½-1.75	1½-1.75	.....	.....	.....	.....	.90-1½	.70-1.00	.75-1½	.75-1½
Hay. per ton	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	22.00	22.00	22.00	22.00
Gooseberries. pr lb.	.....	.....	.....	.....	June to 2½-2½	5c	6c	6c	.....	.....	.....	.....
Strawberries. crate	.....	.....	.....	.....	.....	1.75-2	2.00	.....	.....	.....	.....	.....
Currants. per lb.	.....	.....	.....	.....	.....	.....	R. 6 B. 10	.....	.....	.....	.....	.....
Blackberries. crate	.....	.....	.....	.....	.....	.....	.....	2-2.25	2.00	.....	.....	.....
Plums. . . . . "	.....	.....	.....	.....	.....	.....	.....	.50-.75	.40-.50	.....	.....	.....
Pears. per box	.....	.....	.....	.....	.....	.....	.....	.60-.75	.75-.85	.75-.81	.....	.75-.81
Cherries. per lb.	.....	.....	.....	.....	.....	4c-5c	6c	10c-12c	.....	.....	.....	.....
Raspberries. crate	.....	.....	.....	.....	.....	.....	2-2.25	1.75-2	.....	.....	.....	.....

D. E. Mackenzie
Market Clerk



First Electric Car leaving New Westminster for Chilliwack, 65 miles distant, on 1st October, 1910. This line runs through the Aldergrove District

The Hudson's Bay Company in Langley Municipality

THE stamp of approval was first placed upon the fertility of the lands of Langley Municipality, shortly after the coming of the Hudson's Bay Company. Old Fort Derby, the first outpost of the Company on the lower Fraser River, was established in 1822. Shortly after this, or about the year 1835, Fort Langley was erected, which remained the chief headquarters of the company on the Pacific Coast till Victoria was established.

At about the same time that Fort Langley became the headquarters, the company began prospecting for a body of land on which to locate a farm for the production of grain for their horses, and roots, and other edibles for their great staff of men. After extensive investigations, carried on under the jurisdiction of the factor at Fort Vancouver (Wash.), Langley Municipality was decided upon and the now historic Hudson's Bay Company farm began. A large tract of land was put under cultivation by these pioneers. That the fields produced lavish quantities is borne out by the fact

that the company did an extensive exporting wheat business with Russia, employing a great number of natives from the Sandwich Islands, in their fields. The descendants of these old Hudson's Bay Company pioneers are now to be found in all parts of the Fraser Valley, and the venerable Mr. Taylor, who died in Langley two years ago, was the last remaining British subject of the old staff. The products were taken to tidewater in scows by way of the Salmon River, to the Fraser. How the world moves is attested by the trolley car, steam train and automobile, all traversing the same country to-day. No sightseer hardly ever passes over the Yale wagon road, another lengthened shadow of these hardy path finders, without having the site of the famous old Hudson's Bay farm pointed out to him.

The soil at Aldergrove is the same almost magical clay loam which met the requirements of these tested old pioneers of so long ago. We give this little touch of history simply to show that it is not the need of soil quality which has deferred the better settling up of the Aldergrove District till this time. Want of transportation has been the drawback, and now that the link between grower and market has been supplied, nothing on earth can keep these marvellously rich lands, in this first recognized farming district in British Columbia, from being among the most famous producers in the world.



Aldergrove Office of F. J. Hart & Co., Ltd.

HEAD OFFICE: NEW WESTMINSTER, B. C.



The Elk Creek Waterworks Co., Ltd.

PROPRIETORS OF

Waterworks System *at*
City of Chilliwack, B. C.

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SEC'Y-TREAS.

E. L. WEBBER, ESQ.

Bankers: BANK OF MONTREAL



Some Apples Grown in Municipality of Langley

The High Cost of Living

The only solution of the high cost of living problem is more people working land. Prices for staples are advancing and will continue to advance. As long as the population of Vancouver, New Westminster and Port Mann continues to increase in excess of a proportionate number of people on the soil, this condition will become more emphatic. The situation is tersely summed up by Mr. Glover, assistant general manager of the British Columbia Electric Railway, who gave voice to the following words in his address of October 3rd, 1910, in connection with the opening of the Chilliwack line, which runs through the Aldergrove District:

"The present consumption of agricultural products in British Columbia is about twelve million dollars per annum. Of this we produce only six million dollars, necessitating the importation of an equal amount per annum. The opportunity, therefore, for the development of the land is still excessively large, and it is our hope that this valley, from the Gulf of Georgia to the easterly boundary of Chilliwack, will shortly become one vast garden, populated by a progressive, prosperous and happy people."

The small farmer—the man who fills the mouths of the multitudes, whose vocation is effected by neither financial depression nor

INCORPORATED 1885

The Bank of Toronto

CAPITAL \$4,000,000
RESERVE 4,800,000

Tourists and others who have financial dealings in British Columbia will find this Bank absolutely safe and well equipped to handle their business transactions. **Current and Savings Accounts** opened on the most favorable terms and a **General Banking Business Transacted.**

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Bank, Ltd.**

New York : National Bank of Commerce

Chicago : First National Bank

Seattle : National Bank of Commerce

BRANCHES
AND CORRESPONDENTS
THROUGHOUT
CANADA

Vancouver Branch : 446 Hastings St. W.

F. A. BRODIE, Manager

New Westminster Branch : Columbia Street

J. GRACEY, Manager



The Oldest House in Aldergrove

lack of employment, has no fears regarding the safety of his home. The safest following in the world is fruit farming, and the safest location for the pursuit is close to the markets of growing cities on the fabulously fertile lands that surround the fast growing centre of Aldergrove.

Character of Soil and Relative Features

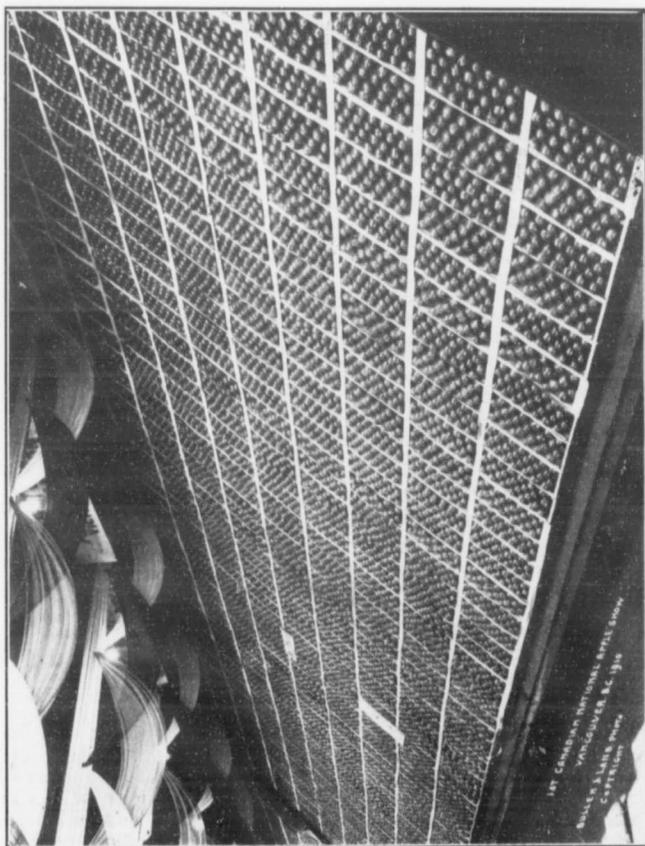
The lands at Aldergrove and which are now being opened to actual settlers, and sold in blocks of ten acres and over, completely surround the town of Aldergrove, and are practically all level. The soil is defined by scientific men as decayed vegetable matter with a clay sub-soil. To word it in the terms of a land man, it is best alder bottom land. The experts we employed to test this soil did not draw their conclusions only from what growers were doing in the locality. Tests were made in every direction, and that which was pronounced good for all manner of fruit culture, we now offer for sale. The soil contains iron enough to give a perfectly exquisite coloring to fruits. The elevation of the land, over 500 feet above sea level, will at once dispose of the drainage problem in the mind of the man who knows the peculiarities of the Fraser River Valley. Good drainage means well flavored fruits, and early production, and every year production. It is with the thorough knowledge that the

man who will begin at Aldergrove with the ambition for success, can succeed, that we offer these lands to settlers, and back our proposition by offering the actual settler practically any reasonable terms his case requires. We could go into a world of technical description in dealing with the description of Aldergrove soil if we used the data of our expert investigators, but think such unwise, and merely endeavor to make this booklet and what it represents understandable by the average man. We assert that our lands at Aldergrove are good and we stand ready to guarantee them to be such—as to whether such a guarantee is worth while, we refer you to any bank or business man in Vancouver, New Westminster, Victoria or Chilliwack. Those who buy and find conditions at Aldergrove different to what we represent them, can have their money refunded for the asking. We are not appealing to and do not desire the money of the speculator—it is settlers we want—settlers with the warm, red success blood in their veins. The right kind of men are more desirable than the weighty pocketbook, and to these we offer every facility at our command to make them glad they were ever brought to be a part of such a country.

A first-class hotel offers accommodation to prospective residents or tourists.



View of Aldergrove from Saw Mill Spur



A Few British Columbia Apples

VANCOUVER
VICTORIA

HEAD OFFICE
NEW WESTMINSTER, B. C.

CHILLIWACK
ALDERGROVE

F. J. HART & CO., LTD.

ESTABLISHED 1891

REAL ESTATE MORTGAGE LOANS INSURANCE

OUR GENERAL BUSINESS

We write Insurance of every kind in old and reliable offices.
We Loan Money on every description of Improved Real Estate.
We attend promptly to all Notarial Work and Conveyancing.
We make Mortgage Investments for Clients, and collect Interest and Rentals.

We sell Real Estate in any part of the Lower Mainland of B. C. and Vancouver Island.
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REPRESENTING AND SECRETARIAL OFFICES OF

The B. C. Permanent Loan Co. **The Trustees I. O. O. F. Cemetery**
The Dominion Permanent Loan Co. **The Trustees of C. of E. Cemetery**
The Colonial Investm't & Loan Co. **Attorneys S. P. G. in Foreign Parts**
The Pacific Coast Steamship Co. **The Fraser Valley Nurseries, Ltd.**
The Elk Creek Waterworks Co., Ltd. **The Okanagan Telephone Co., Ltd.**
The Westminster Trust & Safe Deposit Co., Ltd.

Combined Assets Exceed \$50,000,000

CORRESPONDENCE SOLICITED

F. J. Hart & Co. Ltd. New Westminster, B. C.



DEPARTMENT OF AGRICULTURE.

VICTORIA, Oct. 26th. 1910.

The Fraser Valley Nurseries.

Aldergrove.

Gentlemen,-

I beg to advise you that on my report being presented to the Department of Agriculture your site was selected as that for demonstration orchard in your district. Personally I am very much in favor of this site and soil as being representative of a large area of country which may be made a very good fruit growing proposition.

Mr. Carpenter will be with you shortly to have trees selected and to decide on the details of culture before planting.

I trust that we will be able to get sufficient trees from you of the right varieties to plant this orchard next spring and also one on the north side of the Fraser at Hammond. In the latter case the apples used will be Kings with Duchess and Transparent for fillers and Buerre d'Anjou and winter Nellis with Bartlett as fillers.

The form of Agreement will be prepared and presented to you for your signature and ratification shortly.

With all good wishes for the success of this demonstration orchard and for the continued progress of your business.

I am,

Yours very truly, *R. M. Wislao*
Horticulturist.

Climate of the Lower Fraser Valley

FOR the enlightenment of people living in far-away lands, who have little means of knowing the climatic advantages of the Lower Fraser River Valley as compared with the inland and eastern parts of the United States and Canada, we reproduce the following table of temperatures for the year 1909, covering the City of New Westminster and other points. The data was secured through the courtesy of C. H. Stuart-Wade, Publicity Commissioner for the City of New Westminster.

According to Dominion Government returns the mean temperatures for 1909 were:

Winnipeg	33.7
Calgary	37.4
Coming west, Agassiz, at the eastern extreme of New Westminster District,.....	47.8
Chilliwack, 65 miles east of New Westminster City	49.2
New Westminster City, 23 miles west from Aldergrove	49.4



Sawmill of the Fernridge Lumber Co., at Aldergrove, B. C.

Health largely depends upon climate, and the Lower Fraser River Valley being sheltered by the mountain peaks, both north and east, possesses a climate genial and bright.

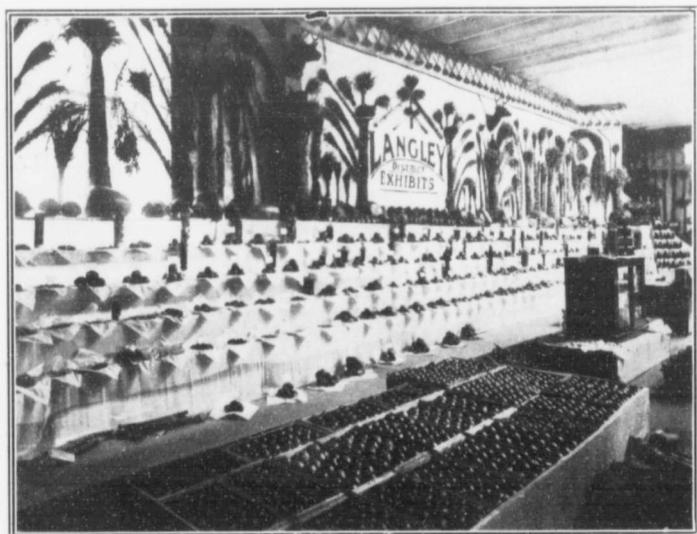
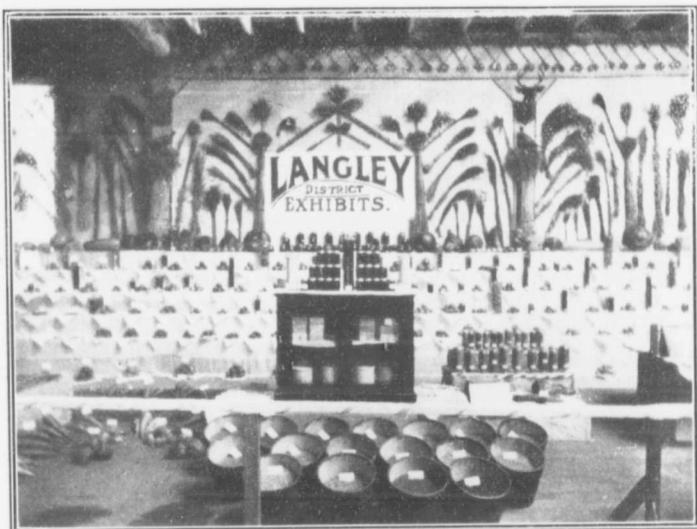


New Home of Philip Jackman at Aldergrove

The coldest spells rarely register below 15 degrees above zero; the rain and snowfall is similar to that of the south of England; sand, wind and electrical storms of the interior are unknown, while the land breezes bring health from the pine and cedar forests of the interior, and the soft, ozone-laden breezes from the nearby Pacific Ocean counteract zymotic and other germs. The nights are the wonder of all tourists, by reason of the cool, balmy softness, which produces refreshing sleep after the hottest day, even when the interior and eastern cities are dreading the approach of night, with its depressing sultriness.

Dairy and Poultry

THE length of time it has taken the farmer to discover that he has been working by a faulty system is surprising. The trouble has been that he has striven to cultivate more land than he could give the necessary attention to, to result in the greatest possible profit. Small acreage and intensive cultivation is the new idea which has placed the farmer on a commercial basis. Since time untold farmers sold their hay and grain, but now in many districts these staples are being imported in order to supply the enormous demand for milk, cream, butter, eggs and cheese. The



Portion of Exhibit of Municipality of Langley at New Westminster Fair, 1910

general condition of farm homes now-a-days shows how beneficial was the change. During the last twelve months the farmer has received 20c a gallon for his milk, and 22c in winter months.

Aldergrove has electric light and 'phone connection with the entire coast systems.

The egg and poultry business are assuming large proportions around Aldergrove. One Langley dealer reported recently that he had shipped 34,000 dozen eggs within the last twelve months. At the present time eggs in the New Westminster market are bringing 60c a dozen. All other products of the small farm are commanding similar prices.

Some of the most notable successes in the Lower Fraser River Valley of men who previously had no experience on the soil, have been started with chicken ranches. Present prices show that there is still lucrative employment for thousands in this line of work.

Sports at Aldergrove

FOR the man who has tendencies towards the fishing-rod or gun, there could be no more delightful location than in the vicinity of Aldergrove. The fishing and shooting at Aldergrove are unequalled anywhere in the Lower Fraser River Valley. Pheasant and grouse can be seen on every hand, and English partridges, which have been brought in and liberated, are now seen in surprising numbers. Duck and snipe are common, deer can be had within a short distance, and occasionally a bear is brought in. While laws are made to protect the fowl, they still give ample liberty to the sportsman, in fact, come plaint in this connection is rarely heard.



How Governed

BY a Reeve and Council of six members, elected annually by the taxpayers, acting under the Municipal Clauses Act of the Province. The Council has practically complete control. The Municipality is divided into six wards, one councilors being elected from each ward, and he is entrusted the expenditures for road repairs and bridge building in his ward.



A Typical Church of the Fraser River Valley



One of the Aldergrove District Schools

Shall We See You at Aldergrove?

Our parting word is the earnest wish that you will become a member of the fast growing and prosperous community of growers at Aldergrove. If you are a success-seeking man, you cannot fail to thrive and become, eventually, as essential to the community as Aldergrove's productive soil is to you.

We want men at Aldergrove who will make good, and there is not the slightest doubt in this regard if those who come are willing to work as conscientiously for themselves as they may have been doing for someone else. The photos scattered throughout these pages tell a story of what concerted effort will do for a community in a few short months. This work has been done by other men just like you, who have cast their fortunes with Aldergrove soil and were aided by a corporation of business men to whom the proper development of the district means a great deal. The possession of money is not by any means the major consideration in the men we want. Earnestness of purpose is the main item, and men who have this quality will receive any reasonable assistance required from The Western Home and Improvement Company, whose holdings in Aldergrove vicinity are extremely large. Exceptionally good terms of purchase are offered to beginners on the land and reasonable amounts of the surplus capital of the company are always within the reach of the grower who will use the money for the better improvement of his home. This feature places the man of limited capital on a much safer footing than beginning in a sparsely settled region where one crop-loss would mean failure. The time to come and see the beautiful Aldergrove country is now, or certainly as soon as it is possible to come. Come any time. Don't let snow or bad weather deter you. Start while it is snowing or blowing; start while your roads are drifted full of snow or hub deep in mud; start while it is cold enough to freeze your ears off; come now; come whenever you can; only come. There is seldom snow enough to interfere with viewing farms or examining the soil. Farm work can be done during the whole winter. Two new railroads mean that there will be unusual activity in prices during the next few months, and it is just this which makes it impossible to give set figures on land prices with any certainty of meeting circumstances a few months hence.

If marked maps and a complete list of prices do not accompany this booklet, kindly drop a line and we will forward same, together with all other necessary particulars, without delay.

F. J. HART & CO., LTD.,
New Westminster, British Columbia.

The Okanagan Telephone Co.

Limited

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New Westminster, B. C.

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TELEPHONE SYSTEM *throughout*
the OKANAGAN VALLEY, B. C.

INCLUDING

Vernon, Armstrong, Enderby
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