

Melville

First Saskatchewan Divisional
Point on the



Largest New Town on the
G.T.P. between

WINNIPEG AND EDMONTON

Three years ago Melville had one building—now has over 500. During this time the population has increased from 0 to 2000. Present assessed real estate value, \$1,792,000.00.

In many instances Melville Lots have increased in value, within two years, from 500 to 1000 per cent. ;

Offering of Lots in the Townsite of Melville by the

Land Commissioner
Grand Trunk Pacific Railway Company

Under the Exclusive Management of
INTERNATIONAL SECURITIES CO. LIMITED
Melville Dept., Somerset Building, Winnipeg, Man.



1. Motter & Argue's Hardware Store
2. W. E. Bell Day and Fancy Goods
3. Wm. Anderson's Hardware Store
4. R. B. Taylor's Drug Store

Advance in Values at Melville

Many Lots Have Increased 500 to 1000 per cent. in Two Years

Fortunes have already been made in Melville real estate, notwithstanding the town is but three years old. Some idea of the increase in realty values may be gathered from the fact that the assessed valuation of all real property in the town in 1900 was \$521,360, while one year later, in 1910, it was \$1,792,000, an increase of upwards of a million and a quarter, or 250 per cent. in one year.

Any resident of Melville will point out to you lots on which immense profits have been made in the past two years. A Winnipeg druggist was induced to buy a well located lot for \$400. At the end of five months he sold the lot to the Dominion Bank of Canada for \$2,600.

Another lot in Melville sold two years ago for \$100, and is now worth \$8,000. Another lot sold originally for \$300, was resold at \$600, sold again at \$900, and the owner today wants \$2,500 for it. Other lots that originally sold for \$250 to \$300 are today worth \$2,000 to \$3,000. One hundred feet in Melville sold originally two years ago for \$550. The present owner has been offered \$6,000 for it and wants \$7,500. A corner lot originally sold for \$75. It is today worth \$750. Many lots that originally sold for \$100 are now worth \$550 to \$600.

As far out as Ninth avenue lots which originally sold at \$75 to \$100 a lot, are now being sold as high as \$500 a lot. The site of the Municipal Rink was purchased originally for \$225, and a year ago was sold to the city for \$1,250. Two other lots sold originally at \$100 and

\$150 respectively. J. Rowan bought the two lots later for \$1,200, and sold one for \$1,200 and the other for \$1,500. Two other lots, which were originally bought for \$350, were recently tendered to the city as the site for a town hall at \$2,000 each.

These enormous advances in values took place while the town was acquiring its first two thousand inhabitants. That the town will double and treble its present population in a very few years there is little room to doubt, and as the population increases, the increase in real estate values must continue. There is no reason why lots now being offered at \$100 should not show as great an increase as those sold two years ago.

A special correspondent of the Winnipeg Free Press, in its issue of May 11th, 1910, writes of Melville real estate values as follows:

"In real estate values there has been a steady increase. Since last summer they have doubled in the business sections, and will probably rise further.

In the central business sections lots average from \$800 to \$2,500, whilst upon the Main Street properties between Second and Third Avenues the sales have averaged \$100 per foot. Prices of lots in the residential quarter average from \$75 to \$500 a lot. Recently a corner site, comprising six lots on Main Street, was offered to the town council for the new town hall, at the actual market value of \$16,000. Last year a large number of business premises and residences were erected, which, according to official statistics approximated \$300,000. Judging from the rate of building activity which now obtains, these figures will certainly not be lessened this year."



Dominion Bank of Canada - One of Melville's Three Banks

You Take No Risk in Buying Direct from the Grand Trunk Pacific

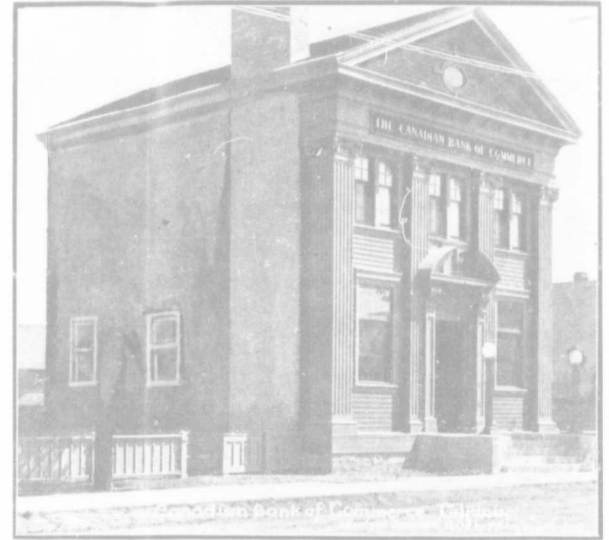
The rapid increase in population of Western Canada towns has made fortunes for thousands of investors who had the foresight to discern the possibilities for profitable investments and the courage to back their judgment. You cannot make a mistake in buying lots in a divisional point city. The railroad makes the city and, in the case of Melville, no new city along the line of the G.T.P. between Winnipeg and Edmonton is likely to grow more rapidly. One hundred millions of dollars was made last year by those who owned real estate in the live and growing cities of Western Canada. What portion of this did you make?

The Grand Trunk Pacific does not plat into townsites land located in swamps or so far away from the city proper as to make the lots of questionable value. The purpose of the Grand Trunk Pacific in selling these lots is to encourage the upbuilding of Melville, from which the Grand Trunk Pacific will receive more benefit than from the amount of money secured from the sale of the lots. It is for this reason that the Grand Trunk Pacific is offering lots in this townsite at such a low price and on such easy terms. No interest is charged on deferred payments, and when the final payment is made the purchaser can rest easy in the knowledge that he will receive perfect title to his lots and that they will be located exactly as represented.

An Opportunity That Will Not Long Remain Open

No new city in Western Canada offers a better opportunity for investment than does lots in the Grand Trunk Pacific townsite of Melville. But the opportunity will not last long, and we advise you to fill out the application you will find on this circular and send it by return mail, together with your remittance, direct to the Land Commissioner of the Grand Trunk Pacific, Somerset Block, Winnipeg, Manitoba. We recommend that you telegraph us, at our expense, your choice of lots. We will either confirm your purchase, or, if the lots you desire have already been sold, we will telegraph you our selection of what we consider to be the best lots remaining unsold.

In telegraphing your reservation it is important that you mention Melville. All telegrams and correspondence are to be addressed to the INTERNATIONAL SECURITIES COMPANY, LIMITED, MELVILLE DEPT., SOMERSET BLOCK, WINNIPEG, MAN.



Canadian Bank of Commerce at Melville

Social Life In Melville

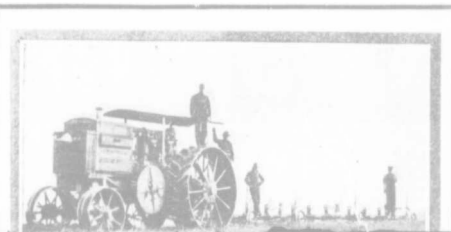
The town council of Melville has not overlooked the social life of the town in its work of advancing the material interests of the community. A fine skating rink has been erected at a cost of \$10,000, and the Commons Hall, with its large stage, provides a means for concert and dramatic performances. The Starland and Dreamland theatres provide entertainment with moving pictures. Melville also maintains a band, which is famed throughout the southern part of the province for its excellence.

Our Melville Representative

Mr. J. Rowan, of the real estate firm of The J. Rowan Co., is the sole representative at Melville of the International Securities Co., and exclusive agent at that place for the sale of lots in the G.T.P.

Buy to Your Limit Now for Big Profit

Prices of lots, \$100 to \$175, according to location. Lots are large, double size, 50x140 feet. If the purchaser should desire to sell his holdings



Winnipeg bridge was broken in 1900, located lot for \$400. At the end of five months he sold the lot to the Dominion Bank of Canada for \$2,000.

Another lot in Melville sold two years ago for \$100, and is now worth \$8,000. Another lot sold originally for \$300, was resold at \$600, sold again at \$900 and the owner today wants \$2,500 for it. Other lots that originally sold for \$250 to \$300 are today worth \$2,000 to \$1,000. One hundred feet in Melville sold originally two years ago for \$550. The present owner has been offered \$6,500 for it and wants \$7,500. A corner lot originally sold for \$75. It is today worth \$750. Many lots that originally sold for \$100 are now worth \$550 to \$600.

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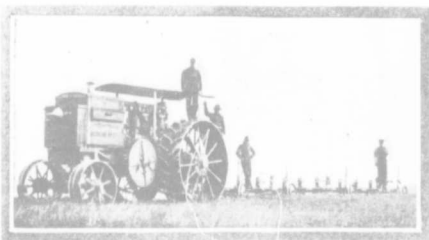


Dominion Bank of Canada - One of Melville's Three Banks

Long Remain Open

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Breaking Ground near Melville

Melville Will Be A Railroad Center

Thriving Saskatchewan Town has a Bright Future

Circumstances have moulded for this Western center a future that is far brighter than that of Winnipeg when the C.P.R. first laid their rails to the Western Metropolis. When Winnipeg first became a railroad center, Canadians—not mentioning Americans and British investors—had no idea of the fertility of the soil or the enormous possibilities of Western Canada.

Now Melville is in a far different position. The whole world has its eyes on Western Canada. The wealth of foreign investors is pining in to develop the valuable resources of Canada, and as the C.P.R. was mainly responsible for this development and growth of Winnipeg, so the G.T.P. with its large terminals and divisional offices will be the means of making Melville a city of importance.

About two years ago Melville was only a bare stretch of prairie. Now it is a flourishing town with banks, hotels, churches, schools, a fine station and fine residences. The population now exceeds 1,800, and while other towns point with pride to their increase per year, Melville can boast of a greater percentage of growth than many of them.

And this rapid increase in population is no mere boom growth actuated by speculation, but is a town of mechanics, workmen, divisional clerks, railroad officials, etc., who are the advance guard of the G.T.P. Wholesale establishments are already opening their doors for business, and Melville will become the great distributing point for a country comprising millions of acres of the choicest land in Western Canada.

Melville will be the operating base for about 2,000 miles of railway, including nearly 1,000 miles of main line. As soon as the Hudson Bay Railway is completed, Melville will be the operating base for this great railway enterprise, by which a saving of over 1,000 miles will be made in comparison with the Montreal route to London and Liverpool.

There's a fortune in Melville real estate for the early purchasers. Just think of the difference in Winnipeg values fifteen years ago and to-day.

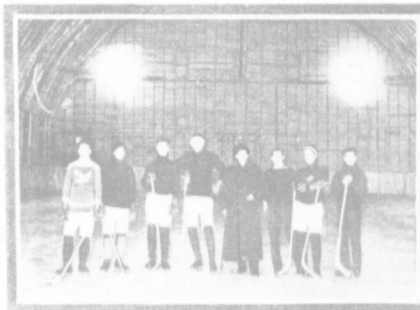
Real estate is and always will be the surest and safest investment, and nearly every man is in a position to give a small amount at least of Melville

Social Life In Melville

The town council of Melville has not overlooked the social life of the town in its work of advancing the material interests of the community. A fine skating rink has been erected at a cost of \$10,000, and the Commons Hall, with its large stage, provides a means for concert and dramatic performances. The Starland and Dreamland theatres provide entertainment with moving pictures. Melville also maintains a band, which is famed throughout the southern part of the province for its excellence, and which Sir Wilfred Laurier declared, on the occasion of his visit last summer, would be a credit to any city.

Watch Melville Grow

At the three large and well conducted hotels, the Waverley, the Windsor and the Melville, travellers find ample accommodation. With its exceptional railway facilities, the splendid farming district tributary to the town, its business prospects, its splendid record of past achievements and phenomenal growth, and the ever-prevailing, healthy



Hockey is a Favorite Sport at Melville

optimism of its citizens in its future, one can confidently predict a brilliant future for Melville and an ample justification for the adoption of its prophetic slogan, "Watch Melville Grow."

Melville's School Facilities

The rapid growth of Melville's population has made it necessary to rapidly expand the town's public school facilities. The new \$15,000 brick school, built less than two years ago, is filled to its capacity, and additional room will have to be provided at once. A principal and three teachers have been employed since the beginning of the school year. An additional teacher has been employed to begin work as soon as a room can be secured. In order to provide for future growth the School Board has secured a site for a second school building in the residence district.

Common and high school branches are taught in the Melville schools. German and Latin are in-

Our Melville Representative

Mr. J. Rowan, of the real estate firm of The J. Rowan Co., is the sole representative at Melville of the International Securities Co., and exclusive agent at that place for the sale of lots in the G.T.P. townsite. Mr. Rowan is one of the pioneer residents of Melville and a member of the Board of Trade. He probably owns more real estate in Melville than any other one man. His confidence in the future of this important divisional point is evidenced by the high prices at which he holds his property. Mr. Rowan will take pleasure in giving information relative to Melville to any one interested. The International Securities Company does not deal in farm lands, but Mr. Rowan will be glad to furnish prospective purchasers of farms complete information as to the character and price of the land near Melville. His office is two blocks north of the depot. All trains on the G.T.P. stop at Melville ten minutes or more and Mr. Rowan will take pleasure in meeting at the station and giving any information desired to those interested in Melville and vicinity.

Buy to Your Limit Now for Big Profit

Prices of lots, \$100 to \$175, according to location. Lots are large, double size, 50x140 feet. If the purchaser should desire to sell his holdings each 50 foot lot can be divided into two 25 foot lots, which is the size ordinarily sold by others.

Lots sold on ten equal monthly payments; \$10 cash and \$10 per month for nine months buys a \$100 lot; \$12.50 cash and \$12.50 per month for nine months buys a \$125 lot, and so on.

Discount of 5% allowed for full cash payment. \$95 cash pays in full for a \$100 lot, \$118.75 cash pays in full for a \$125 lot.

No interest on deferred payments.

No taxes to pay by the purchaser until year 1912.

Perfect title issued to purchaser direct from Grand Trunk Pacific.

Send money for lots direct to Land Commissioner, Grand Trunk Pacific Railway, Somerset Block, Winnipeg, Man.

Application Blank for Purchase of Lots in Melville

LAND COMMISSIONER

GRAND TRUNK PACIFIC RAILWAY COMPANY

Somerset Building, Winnipeg, Manitoba

Date.....191.....

I hereby make application to purchase the following described Lots:

Lots No.....Block.....Townsite of Melville

In the event that any of the above Lots have been sold, I authorize you to select for me the best of the Lots remaining unsold nearest to those which I have selected, and at the same price.

As first payment on the above Lots I hand you herewith remittance for \$..... and agree

to pay the remainder of the purchase price at the rate of \$..... a month for nine months. It is understood that the title to these Lots must be clear and indefeasible, and that no interest will be charged on deferred payments. Also that the taxes are to be paid until the year 1912.

On receipt of my application you will please make out and forward to me your formal "Application to Purchase Town Lots," which I will sign and return.

I agree to purchase the above-described Lots with the understanding that while the Company guarantees the correctness in all material particulars of its advertising matter as to the said Lots, it is not bound by the representations of its Sales Agents if other or different statements or representations are made than those contained in its printed matter.

Occupation.....Signed.....Purchaser

Witness.....P.O. Address.....

Total value of Lots to be purchased under this application, \$.....

THE GRAND TRUNK PACIFIC RAILWAY COMPANY'S Townsite of MELVILLE, Sask.

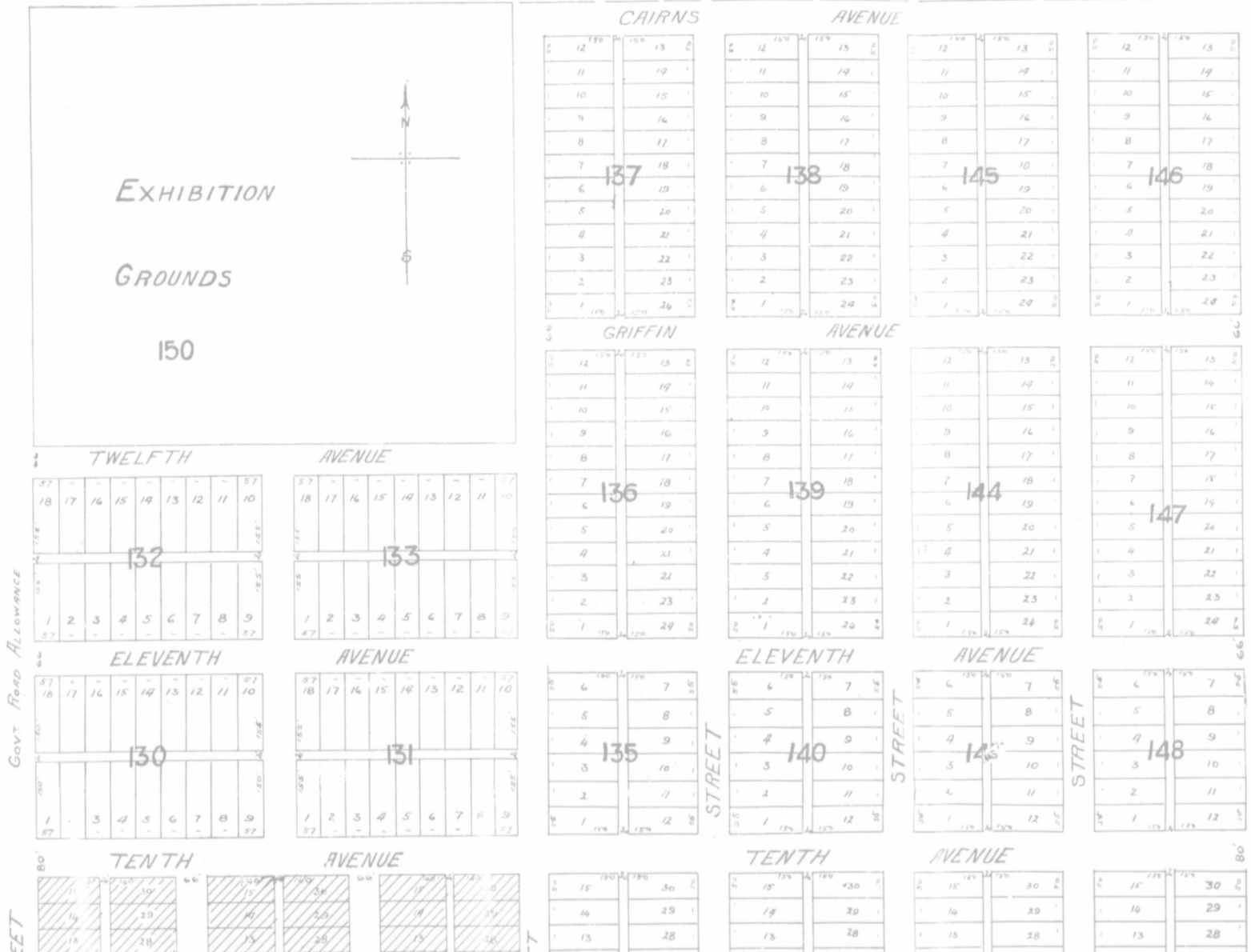
Information for Purchasers

The distance from the business centre of Melville to Block 130, including avenues and streets, which are from 66 to 99 feet wide, is a little more than half a mile.

The distance from Melville's present public school to Block 130 is five blocks. But in order to accommodate the rapidly increasing population, another school site has been secured and a splendid school building is to be erected. This new school building will be only two blocks from the corner of Block 141.

All the churches of Melville are within easy walking distance of these lots.

All corner lots in blocks 130 to 133, inclusive, are 57x155 feet. It will be observed that lots 1, 9 and 18, in Block 130, are shown on the map as being 150 feet in depth. This is an error, made in drafting the map. These lots are the same depth as the other corner lots in these four Blocks, namely, 155 feet. All corner lots in these four Blocks are \$175 each. All inside lots in these Blocks are \$125 each. But where a corner lot and an adjoining inside lot is purchased, a discount of \$25 will be allowed, that is a corner lot and an adjoining inside lot in these four blocks may be purchased for \$275. We call the attention of prospective purchasers of corner lots to the many advantages of buying also an adjoining inside lot, which will give a frontage of 155x114 feet. Many corner lots sold by others are only 25x110 feet, yet the demand for lots in the important Western Canada cities is so great that lots of this size sell readily. Those who purchase a corner and an adjoining inside lot will have six lots (lacking one foot), each 26x114 feet. Another advantage is that in erecting a dwelling house or stores the building can front on either street, whereas if the purchaser owned but one 57 foot lot he would not have this choice.



This is an error, made in drafting the map. These lots are the same depth as the other corner lots in these four Blocks, namely, 155 feet. All corner lots in these four Blocks are \$175 each. All inside lots in these Blocks are \$125 each. But where a corner lot and an adjoining inside lot is purchased, a discount of \$25 will be allowed, that is a corner lot and an adjoining inside lot in these four blocks may be purchased for \$275. We call the attention of prospective purchasers of corner lots to the many advantages of buying also an adjoining inside lot, which will give a frontage of 155x114 feet. Many corner lots sold by others are only 25x110 feet, yet the demand for lots in the important Western Canada cities is so great that lots of this size sell readily. Those who purchase a corner and an adjoining inside lot will have six lots (lacking one foot), each 26x114 feet. Another advantage is that in erecting a dwelling house or stores the building can front on either street, whereas if the purchaser owned but one 67 foot lot he would not have this choice.

Lots 1 and 2, or 8 and 9, or 10 and 11, or 17 and 18, in any of these four Blocks, can be purchased for \$275.00, payable \$27.50 with your application, and the remainder in nine monthly instalments of \$27.50 each. If you desire to pay cash in full with your order a discount of 5% may be deducted, that is \$261.25 will pay in full for two lots.

All other corner lots are 50x150 feet, excepting Blocks 135, 140, 143 and 148, which are 55x150 feet. The price of these corner lots is \$150 each. All inside lots are \$100 each. A corner lot and an adjoining inside lot having a frontage of 150 x100 feet, may be purchased for \$225, or a saving of \$25, payable on the terms stated above. It will be noticed that those who purchase a corner lot and an adjoining inside lot in Blocks 135, 140, 143 and 148 will secure a frontage of 150x110 feet, at the same price, namely, \$225.

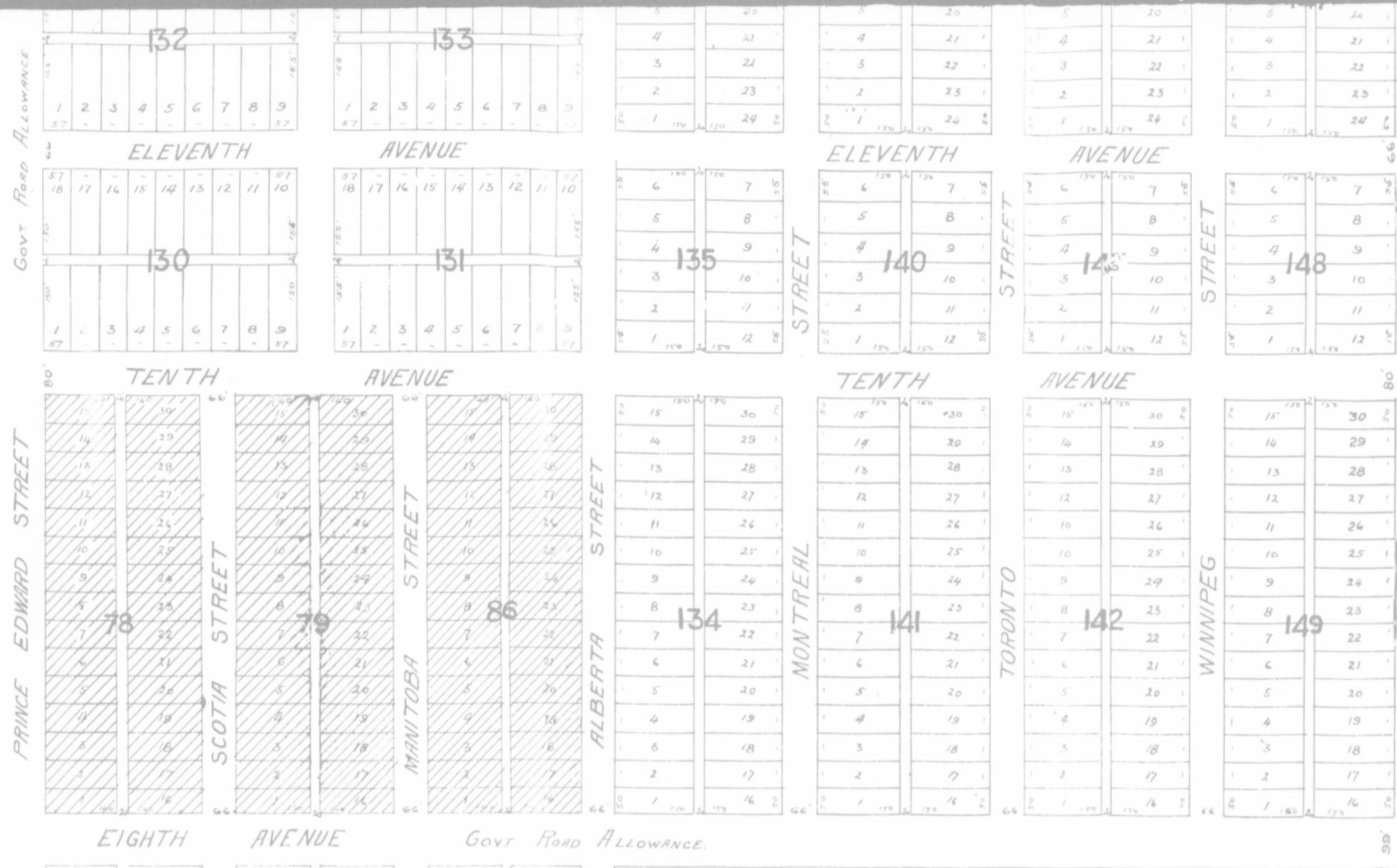
All lots have 20 foot lanes in rear.

No interest is charged on deferred payments.

Perfect title issued direct from the Grand Trunk Pacific.

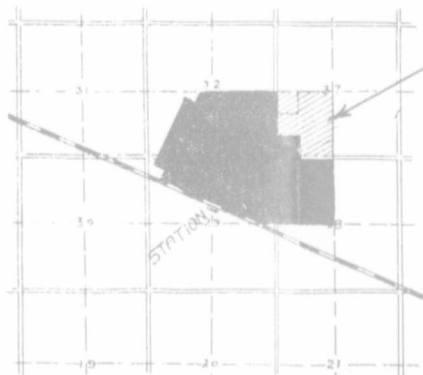
No taxes to pay on these lots until the year 1912.

If selection of lots made by our representative is not satisfactory The Grand Trunk Pacific Railway Company guarantee to give the purchaser his choice of lots remaining unsold, at the same price, or refund all money paid.



LAND DEP.
GRAND TRUNK PACIFIC RAILWAY
WINNIPEG
October 1910
W. H. M. [Signature]
Land Commissioner

▨ LOTS SOLD



THE ABOVE SUBDIVISION
PLAN SHOWING ADDITION TO TOWNSITE OF
MELVILLE
ON ITS EAST SIDE
SW 1/4 SEC 33 Tp 22 Range 6 West of 2nd Mer.
SECOND DIVISIONAL POINT ON MAIN LINE
GRAND TRUNK PACIFIC RAILWAY
27 2/3 MILES WEST OF WINNIPEG.

Send Orders and Remittances direct or through our authorized representatives in the various cities to
Land Commissioner
GRAND TRUNK PACIFIC RAILWAY
SOMERSET BLOCK, WINNIPEG, MANITOBA

All inquiries and requests for further information should be addressed to
International Securities Co. Limited (Melville Dept.)
EXCLUSIVE SELLING AGENTS
SOMERSET BLOCK, WINNIPEG, MAN.
We want a Good Agent in every locality to sell lots in Melville and other good towns on the G. T. P. Railway

Saskatchewan Soil Wonderfully Productive

"The proof of the pudding is in the eating." Evidence that the soil of Saskatchewan is characterized by the ability to produce a high average yield of wheat, oats, barley and potatoes for many years, without the application of any fertilizers or without even the growing of leguminous crops, is found in the experience of a great many of the early settlers, who have been for years producing these crops from the same land without any apparent diminution of the yield.

The following figures, with the exception of Saskatchewan, which are obtained from booklet issued by the Province of Saskatchewan, showing the average yield of wheat per acre, for eight years, from 1901 to 1908, inclusive, are taken from the Year Book of the United States Department of Agriculture:

Saskatchewan	19.57 bushels per acre	South Dakota	12.04 bushels per acre
Nebraska	17.08 " " " "	North Dakota	12.42 " " " "
Iowa	13.79 " " " "	Minnesota	12.42 " " " "
Kansas	13.16 " " " "	Russia	7.3 " " " "

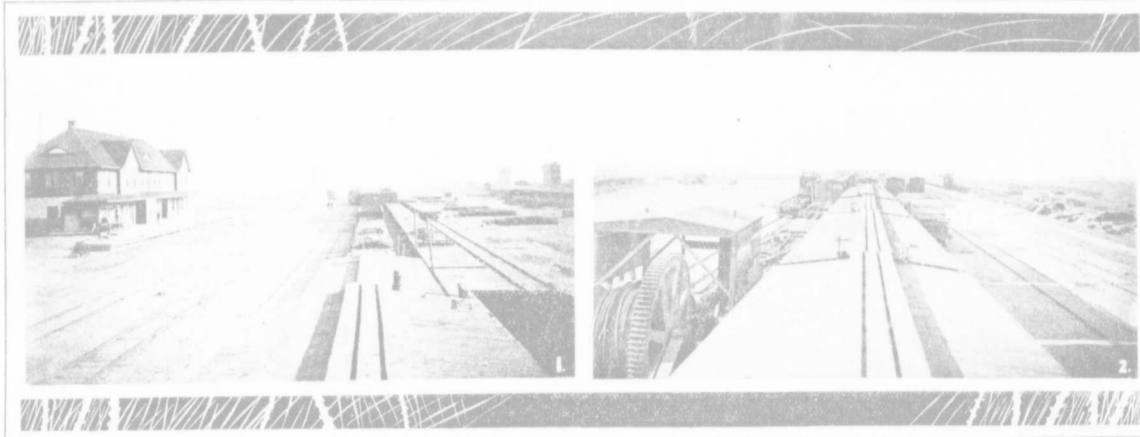
Only a small part of the cultivable land of the province has so far been brought under cultivation. The crop districts into which the province is divided for statistical purposes have an area of 86,826,240 acres, while the total area of the principal grain crops in 1909 was 6,888,100 acres, or 7.9 per cent. of the area of the crop districts. The crop area given above does not take into consideration a large amount of territory in the northern half of the province, now covered with timber, but which is said to be very fertile.

Some indication of the general progress of the province may be gathered from the following comparisons contained in the handbook issued by the Provincial Minister of Agriculture in 1909:

The number of farms in 1901 was 13,580, and in 1909, 81,305. The area of grain crops in 1901 was 577,393 acres, and in 1909, 6,898,000 acres. The number of grain elevators and warehouses in 1901 was 111, and in 1909, 842. The capacity of grain elevators in 1901 was 2,978,000 bushels, and in 1909, 24,270,000 bushels. The number of school districts in 1901 was 453 and 1909, 2,001. There are now upwards of 1,000 post offices in the province, the newspapers number over one hundred, and there are nearly two hundred branches of chartered banks.

Splendid Opportunities for the Business Man

That the proportion of farmers in Saskatchewan is large may be learned from the fact that of every hundred persons in the province eighty live on the farms, and only twenty live in the towns and cities. With such a large region as the southern half of Saskatchewan even fairly thickly settled, a great many trading points would be necessary to handle the business of the country. The season of 1909 witnessed the opening of scores of new towns along the new lines of railway constructed in 1908 and 1909 by all three of our railway companies. The vigor and rate of growth of these young cities is nothing short of marvelous. Thus it may be seen that in this province new trading centres are constantly being formed, to which will gather business and professional men sufficient to supply the requirements of the different districts. All this indicates that there must be opportunities for business men of all kinds. For merchants, for carpenters and masons, for doctors, for druggists, for dentists, for veterinary surgeons, for lawyers, for school teachers, for tailors, for harness makers and for blacksmiths, there are opportunities.



1. East View GRAND TRUNK PACIFIC YARDS 2. West View

Melville's Future Assured

"The towns have only begun their usefulness. The country has only begun to be settled. As the population increases and the area of cultivated land becomes greater the produce to be handled will be greatly increased. More banks will be established and modern institutions will be found in places where but a few short years ago there was nothing but the broad expanse of prairie."

To supply the needs of these numerous smaller towns, which are being built throughout the province, there will have to be manufacturing and distributing centres. These will of necessity be located where the necessary shipping facilities are to be found, such as are provided by the main and branch lines of the Grand Trunk Pacific and other lines which will centre at Melville. In the natural course of events, there must be a rapid growth in the population of the towns and cities, in order to keep pace with the growth of the rural population.

For these reasons no better opportunity is offered today for profitable investment, for big and quick returns, than in real estate in a town such as Melville, the future of which is assured by conditions which it is now practically impossible to change.

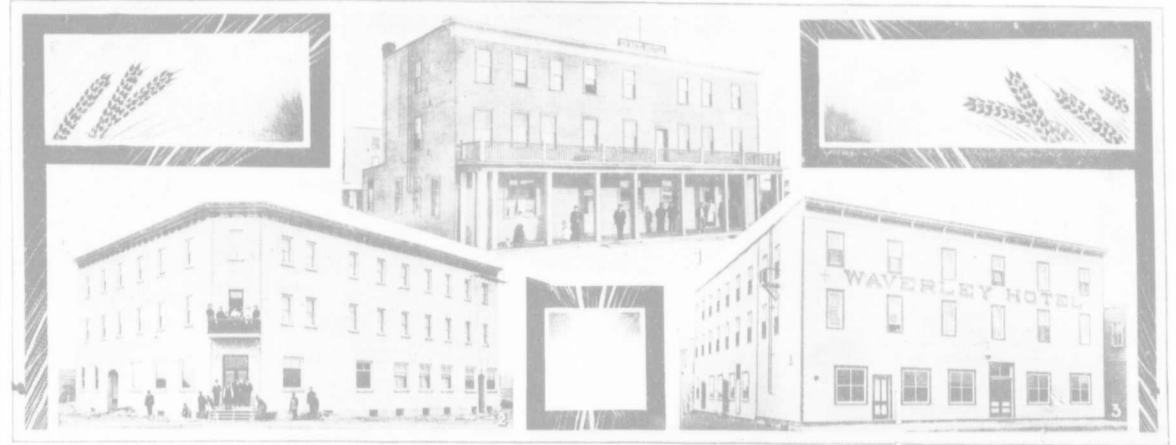
Melville Realty a Good Investment

From the Mercantile and Financial Times, New York:

Along the Grand Trunk Pacific has arisen Melville, where but two years ago was only a barren stretch of prairie. Now it is a flourishing town of 2,000 people, with banks, hotels, churches, schools, a fire department, a number of well-stocked stores and many fine residences. Melville is growing faster probably than any other town in Western Canada, and the reason for this is that it is a divisional point on the Grand Trunk Pacific with railroad shops and yards, and where a large portion of the population are employed by the railway company and are therefore permanent residents of the town. Wholesale houses are already being established to supply the surrounding territory which is being opened up.

Melville will be the operating base for about 2,000 miles of railway on the Grand Trunk Pacific, nearly 1,000 of which will be main line; and when the Hudson's Bay railroad is completed it will likewise be the operating base for that road.

With such tangible evidences of permanency it will readily be seen that real estate in Melville is an exceptionally good investment. Many have made large sums of money in investments in realty there, and everyone that has bought there has made some money, and many would have made more if they had held to their holding longer. Naturally the future growth of Melville has been discounted by the know-



1. Hotel Melville 2. Windsor Hotel 3. Waverley Hotel

Melville Should Duplicate the Growth of Other Important Divisional Point Cities

An idea as to the rapidity of growth of a few Western Canada towns may be gained from the following figures, compiled and published by the Winnipeg Free Press:

	1901	1906	1909	Inc. % Yes
Calgary	4,991	11,976	29,215	614 per cent.
Edmonton	2,926	11,167	25,000	852 "
Regina	2,249	6,169	19,500	500 "
Moore Jaw	1,558	6,239	12,460	470 "
Saskatoon	113	3,911	12,100	2965 "
Lethbridge	2,072	2,313	10,000	382 "
Prince Albert	1,783	3,005	7,000	392 "

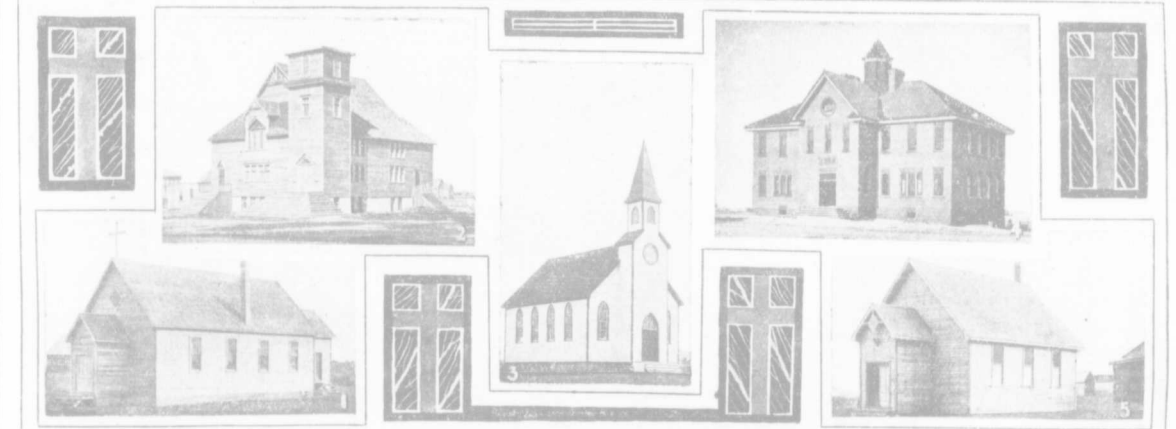
The cities included in the above table were but a few years ago no larger than Melville and probably had no advantages that Melville does not have. Skeptics there were in abundance who scoffed at the idea of these towns ever growing to their present size. Innumerable instances might be cited where lots located in these towns were offered to and refused by investors at from \$100 to \$300 a lot. These same lots, in some instances, are now worth upwards of \$25,000. Did you share in these large profits? If not you have an opportunity to purchase lots in Melville, which bids fair to duplicate the record made by these other cities.

From one frame store building in October, 1907, to a town of more than 500 buildings, 2000 population, and an assessed property value of \$1,792,000, from the open prairie to graded streets, cement sidewalks and handsome brick and concrete business buildings in three years' time, is a record of vitality and growth equalled by few cities, even in the land of wonders—Western Canada. Yet this is the record that Melville has made, and the greater part of this wonderful growth has been made in the past two years.

The same forces which caused this recent rapid growth are still operative, but their influence is cumulative, and the proportionate rate of growth in population and wealth increased from month to month. While the population doubled from 1909 to 1910, the assessed valuation of property jumped from a little more than half a million dollars in the former year to upwards of a million and three-quarters in the latter year, or an increase in the one year of 250 per cent. A large part of this increase in property valuation was due to the appreciation in the value of real estate, in short, represented the profit accruing to the early investors in town lots. The remainder of the increase resulted from the improvements put upon the real estate, business buildings, dwellings and the like.

The following figures show the increase in assessed valuation in a number of cities and towns of Western Canada for the four years of 1906 to 1909, inclusive:

	1906	1909
Calgary	\$ 7,771,921	\$19,824,078
Edmonton	15,684,242	25,381,990
Regina	6,448,092	16,257,181
Moore Jaw	3,951,770	10,781,053
Saskatoon	2,517,145	8,196,767
Lethbridge	1,690,686	5,022,545



1. Roman Catholic Church 2. Union Church 3. Lutheran Church 4. Public School 5. English Church

Practically every line of business is represented in Melville, yet the rapidly increasing population offers splendid opportunities

Melville Should Duplicate the Growth of Other Important Divisional Point Cities

three of our railway companies. The vision and rate of growth of these young centers is now becoming the talk of the day. Thus it may be seen that in this province new trading centres are constantly being formed, to which will gather business and professional men sufficient to supply the requirements of the different districts. All this indicates that there must be opportunities for business men of all kinds. For merchants, for carpenters and masons, for doctors, for dentists, for veterinary surgeons, for lawyers, for school teachers, for tailors, for harness-makers and for blacksmiths, there are opportunities.



1. East View GRAND TRUNK PACIFIC YARDS 2. West View

Melville's Future Assured

The towns have only begun their usefulness. The country has only begun to be settled. As the population increases and the area of cultivated land becomes greater the produce to be handled will be greatly increased. More banks will be established and modern institutions will be found in places where but a few short years ago there was nothing but the broad expanse of prairie.

To supply the needs of these numerous smaller towns, which are being built throughout the province, there will have to be manufacturing and distributing centres. These will of necessity be located where the necessary shipping facilities are to be found, such as are provided by the main and branch lines of the Grand Trunk Pacific and other lines which will centre at Melville. In the natural course of events, there must be a rapid growth in the population of the towns and cities, in order to keep pace with the growth of the rural population.

For these reasons no better opportunity is offered today for profitable investment, for big and quick returns, than in real estate in a town such as Melville, the future of which is assured by conditions which it is now practically impossible to change.

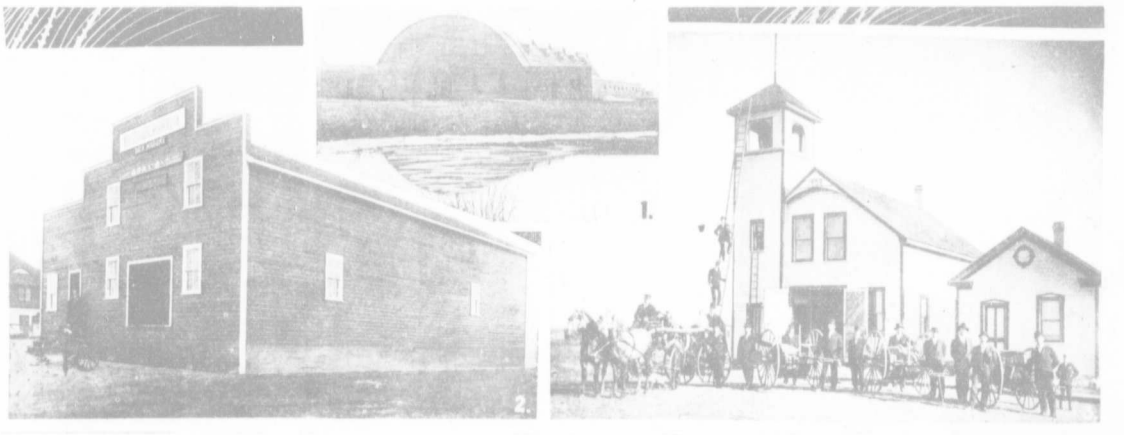
Melville Realty a Good Investment

From the Mercantile and Financial Times, New York:

Along the Grand Trunk Pacific has arisen Melville, where but two years ago was only a barren stretch of prairie. Now it is a flourishing town of 2,000 people, with banks, hotels, churches, schools, a fire department, a number of well-stocked stores and many fine residences. Melville is growing faster probably than any other town in Western Canada, and the reason for this is that it is a divisional point on the Grand Trunk Pacific with railroad shops and yards, and where a large portion of the population are employed by the railway company and are therefore permanent residents of the town. Wholesale houses are already being established to supply the surrounding territory which is being opened up.

Melville will be the operating base for about 2,000 miles of railway on the Grand Trunk Pacific, nearly 1,000 of which will be main line; and when the Hudson's Bay railroad is completed it will likewise be the operating base for that road.

With such tangible evidences of permanency it will readily be seen that real estate in Melville is an exceptionally good investment. Many have made large sums of money in investments in realty there, and everyone that has bought there has made some money, and many would have made more if they had held to their holdings long enough. Naturally the future growth of Melville has been discounted by the knowing ones and property in the centre of the town is held at high prices. However on the outskirts property can be picked up at prices especially attractive to the small investor, for besides being cheap it has also the advantage of being good.



1. Rink 2. Massey-Harris Warehouse 3. Fire Hall & R.N.W.M.P. Barracks

Melville Should Duplicate the Growth of Other Important Divisional Point Cities

An idea as to the rapidity of growth of a few Western Canada towns may be gained from the following figures, compiled and published by the Winnipeg Free Press:

	1901	1906	1909	Inc. 9 Yrs
Calgary	4,091	11,975	29,265	614 per cent.
Edmonton	2,626	11,167	25,000	852 "
Regina	2,349	6,100	13,400	569 "
Moose Jaw	1,558	6,219	12,600	670 "
Saskatoon	113	3,011	12,100	2,965 "
Lethbridge	2,072	3,315	10,000	382 "
Prince Albert	1,785	3,001	7,000	292 "

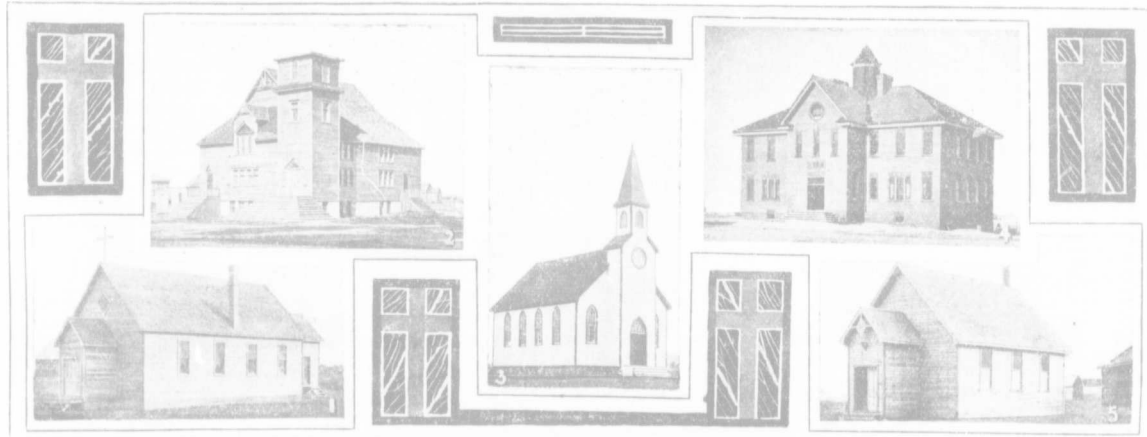
The cities included in the above table were but a few years ago no larger than Melville and probably had no advantages that Melville does not have. Sceptics there were in abundance who scoffed at the idea of these towns ever growing to their present size. Innumerable instances might be cited where lots located in these towns were offered to and refused by investors at from \$100 to \$300 a lot. These same lots, in some instances, are now worth upwards of \$25,000. Did you share in these large profits? If not you have an opportunity to purchase lots in Melville, which bids fair to duplicate the record made by these other cities.

From one frame store building in October, 1907, to a town of more than 500 buildings, 2000 population, and an assessed property value of \$1,792,000, from the open prairie to graded streets, cement sidewalks and handsome brick and concrete business buildings in three years' time, is a record of vitality and growth equalled by few cities, even in the land of wonders—Western Canada. Yet this is the record that Melville has made, and the greater part of this wonderful growth has been made in the past two years.

The same forces which caused this recent rapid growth are still operative, but their influence is cumulative, and the proportionate rate of growth in population and wealth increased from month to month. While the population doubled from 1909 to 1910, the assessed valuation of property jumped from a little more than half a million dollars in the former year to upwards of a million and three-quarters in the latter year, or an increase in the one year of 250 per cent. A large part of this increase in property valuation was due to the appreciation in the value of real estate, in short, represented the profit accruing to the early investors in town lots. The remainder of the increase resulted from the improvements put upon the real estate, business buildings, dwellings and the like.

The following figures show the increase in assessed valuation in a number of cities and towns of Western Canada for the four years of 1906 to 1909, inclusive:

	1906	1909
Calgary	\$ 7,771,921	\$19,824,078
Edmonton	13,980,242	25,584,000
Regina	6,448,092	16,237,181
Moose Jaw	3,951,770	10,781,935
Saskatoon	2,317,145	8,196,767
Lethbridge	1,630,686	5,022,545



1. Roman Catholic Church 2. Union Church 3. Lutheran Church 4. Public School 5. English Church

Practically every line of business is represented in Melville, yet the rapidly increasing population offers splendid opportunities to the business man wishing to make Melville his home.

20,000 Club Being Organized for Melville

Every day the traffic on the main line of the G.T.P. is increasing, and with every increase comes an addition to the force of railroad employees making Melville their homes and headquarters. With every additional mile of steel laid on the Hudson Bay, the Regina, Lethbridge and International Boundary branch lines, Melville's trade territory is increased. Under these conditions it is difficult to see how the growth of Melville can be checked. There is every indication that it will continue, and every reason to believe that the town will have a population of 20,000 souls within a few years. So confident are the leading business men of the town that this can be counted upon that they are formulating plans for the organization of a "Twenty-Thousand Club" for the purpose of working to this end.

A population of 20,000 for Melville means an increase manifold in the value of real estate in all parts of the town, based upon present values. If real estate has advanced in some instances 500 to 1,000 per cent. in two years, during which time the population was increasing from 625 to 2,000, it is reasonable to expect a much larger proportion of increase in value while the town is advancing from 2,000 to 20,000.

History repeats itself. The fortunes that have been made by the far-sighted investors in real estate in other divisional point cities in Western Canada, such as Brandon, Moose Jaw, Medicine Hat, Calgary, Revelstoke, and Edmonton, will be repeated in Melville. The Grand Trunk Pacific offers, in its subdivision to the original townsite of Melville, an opportunity to the investor to share in the large profits that will accrue to him as a result of the rapid growth of the town. Its strategic position is unequalled by any divisional point city on the G.T.P. between Winnipeg and Edmonton.

Melville Has All Conditions Necessary For Growth

But few towns in Western Canada can approach Melville in the matter of transportation facilities. It is both a divisional and junction point on the greatest transcontinental railway on the American Continent—The Grand Trunk Pacific. The ardently desired Hudson Bay railway, the dream of the prairie pioneer, is now in process of construction, and is already completed from Melville to Canora and trains are running between these points. This road will bring past the doors of Melville the bulk of the grain crop of Western Canada, and make it one of the great traffic centres of the country. Another branch line is now being constructed from Melville to Lethbridge, by way of Regina, from which point another branch line is being constructed to the International Boundary. When completed this line will give Melville transportation facilities to all points in the United States. This road is already completed from Melville to Balcarres, and trains are now operating between these points. The main line of the G.T.P. from Melville will afford five water outlets, namely, Prince Rupert, B.C., on the Pacific Ocean, Halifax, N.S. on the Atlantic Ocean, St. John, N.B., on Newfoundland Bay, Fort Churchill, on Hudson Bay, and Fort William and Port Arthur, on Lake Superior.

Melville has many unquestionable points of superiority over other Canadian towns in the matter of transportation facilities. It resembles Chicago in "sitting at the gates of trade." The junction point of railways so important as the Grand Trunk Pacific and Hudson Bay Railway must, in the natural course of events, become an important City.

The Canada of Opportunity

The Last and Greatest Transcontinental Railway—The Grand Trunk Pacific—Offers Unusual Opportunities for Making Profitable Investments in Lots in the Busy and Growing Towns located Along Its Line.

"The twentieth century is Canada's," says Sir Wilfred Laurier. The words are prophetic; yet the prophecy is already in process of fulfillment. In an age when towns are founded over night and become thriving cities—when a single season suffices for carving a profitable farm out of prairie and when express trains are bringing to Western Canada thousands who set straightaway about bearing each his share in development—need anyone wonder at the assertion that the present opportunities in this Last Best West will not be long available?

Picture to yourself an immense and fertile country the surface of which, as President Taft has observed, has been only scratched. That is Western Canada. Imagine, sprinkled over this domain, a vast army of prosperous workers, each creating opportunity, seizing opportunity and advancing his own fortunes. Fancy, further, treading close on the heels of this army in procession, another army of the ambitious, crowding in to share in the operation of the land.

Is it not plainly to be seen why Western Canada is prosperous? Why railway after railway is building? Why thriving towns quickly appear wherever the railway stops its trains? Why elevator capacity is doubling and redoubling, and why merchant and farmer and laborer rejoice in a general plenty?



Grown Near Melville. Agricultural Exhibits are Held Annually at Melville

World's Greatest Wheat District

Five times bigger than Great Britain and Ireland, and three times the size of the German Empire, Prairie Canada constitutes the world's greatest wheat farm, a plain 1,000 miles long and of undetermined width. This fertile prairie is watered and drained by three giant river systems. Canada's riverways and lakes make of this Last Best West one vast network of sunny slopes and fertile valleys. More than farms are making on these prairies. Here, on a wheat plain wider than that of Russia, richer than those of Egypt, India or Argentine, out of strangely diverse elements, a new nation is springing. The map of today shows us a wide wheat plain dotted by the people of the earth, with an ever lessening unsurveyed region. Year by year these maps change their complexion, and the "edge of cultivation," with the advance of colonization, having entered the Rockies in its western advance, now moves steadily northward.

Estimated Annual Wheat Production 800,000,000 Bushels

Canada is a country with a meagre past, a solid present, and an illimitable future. The railways of Western Canada gridiron a prairie land of 200 million fertile acres, only a fraction of which is cultivated, yet the estimate of the Dominion Government experts place the yearly crop of wheat, in the near future, based on one-fourth only of the land suitable for wheat growing being cultivated, at over eight hundred million bushels. This is four times as much as is imported by Great Britain annually from all of the wheat producing countries of the world combined.

Saskatchewan—Its Enviably Record as a Wheat-Raising District

As the future growth and importance of Melville will depend not alone upon the country immediately surrounding it, but to a large extent upon the entire Province of Saskatchewan, of which it is destined to be one of the leading trade centres, it will be interesting to prospective investors in Melville **realty** to know something of the resources of this province.

Saskatchewan has both the area and the natural resources necessary for the building of an empire. It contains upwards of a quarter of a million square miles of territory, including 155,000,000 acres of land surface. Its greatest length from north to south is 760 miles, and its average width 300 miles. In 1901 the population was 91,279, and was confined mostly to a narrow belt of territory extending about 50 miles west of the Manitoba boundary. The census of June, 1906, gave the province a population of 257,763. It was estimated that the population at the end of 1909 was 400,000 and at the end of 1910 will be approximately half a million.

The central portion of Saskatchewan, extending to the edge of the great northern forest, is mixed prairie and woodland, admirably adapted to mixed farming and stock raising. The southern part of the province, with which Melville is chiefly concerned, consists for the most part of a gently rolling plain, dotted here and there with placid lakes and clumps of trees, with occasionally open, level prairie, where the plain, as far as the eye can reach, is unbroken by slope or declivity and the gaze is unobstructed by even a single tree. The soil in this section



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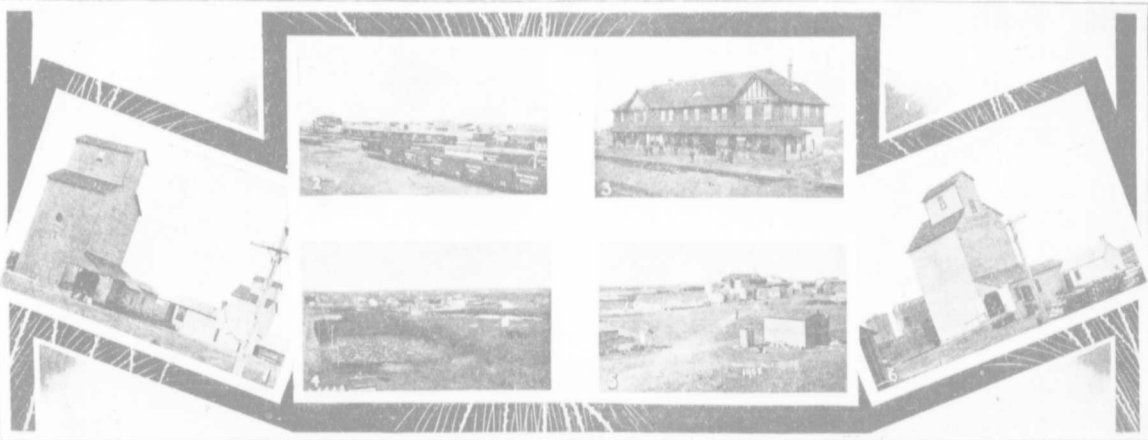
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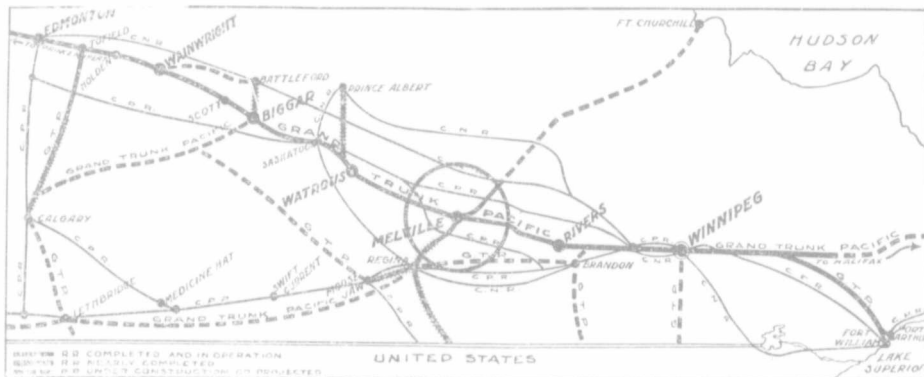
As the future growth and importance of Melville will depend not alone upon the country immediately surrounding it, but to a large extent upon the entire Province of Saskatchewan, of which it is destined to be one of the leading trade centres, it will be interesting to prospective investors in Melville **really** to know something of the resources of this province.

Saskatchewan has both the area and the natural resources necessary for the building of an empire. It contains upwards of a quarter of a million square miles of territory, including 155,000,000 acres of land surface. Its greatest length from north to south is 760 miles, and its average width 300 miles. In 1901 the population was 91,279, and was confined mostly to a narrow belt of territory extending about 50 miles west of the Manitoba boundary. The census of June, 1906, gave the province a population of 257,763. It was estimated that the population at the end of 1909 was 400,000 and at the end of 1910 will be approximately half a million.

The central portion of Saskatchewan, extending to the edge of the great northern forest, is mixed prairie and woodland, admirably adapted to mixed farming and stock raising. The southern part of the province, with which Melville is chiefly concerned, consists for the most part of a gently rolling plain, dotted here and there with placid lakes and clumps of trees, with occasionally open, level prairie, where the plain, as far as the eye can reach, is unbroken by slope or declivity and the gaze is unobstructed by even a single tree. The soil in this section is probably unequalled for fertility in any other country of equal extent. Scientists have gone to great length in explaining why this is so. That it is so has been demonstrated by the enormous yields of grains produced.



1. Security Elevator 2, 4 and 5. View of Melville, 1908 3. G.T.P. Station 6. Atlas Elevator



Note Melville's Excellent Strategic Position

Located in a rich agricultural district, an important railroad centre and a distributing centre, Melville bids fair to become one of the important cities of Western Canada. It will have transportation facilities to all the world—to the Great Lakes, to the Pacific Ocean, to the Atlantic Ocean and to Hudson Bay. Its splendid shipping facilities make it an especially advantageous location for manufacturing. The completion of the Grand Trunk Pacific branch line westward to Lethbridge will give Melville direct connection with the coal fields of Southern Alberta and provide one of the main requisites for a manufacturing centre—cheap fuel.

Melville Has No Near Competitors

Melville's future as a commercial centre is as assured as are its transportation advantages. It has no dangerous competitors within striking distance. In a commercial sense it is strategically located—a point the Grand Trunk doubtless had in mind when selecting it as one of the chief divisional points on their system. It is 279 miles from Winnipeg, nearly 100 from Regina, almost 200 from Saskatoon and over 150 from Brandon. These are the cities with which it must compete, and the distance from each is such as to permit Melville to expand and grow in friendly rivalry, and with even greater speed. To the north lies a vast territory, as yet commercially undeveloped, but which will be opened up by the building of the Hudson Bay Railway. Melville is ready to take immediate advantage of this development, and is of all other cities of Western Canada the one best qualified by geographical position to do so. The fact that it is sitting right at the gates of this coming business is one that is already recognized by wholesale and distributing firms. Manufacturers and distributors will here erect branch houses as they have done at Regina and Saskatoon, and this will involve not only large building expenditures and monthly pay-rolls, but also increased population and local business of a permanent and highly desirable character.

Melville Will Grow Rapidly

Editor of Western Sun, Melville, Sask.

Dear Sir,—I have recently completed a trip of the Western prairies for the Winnipeg Telegram, reporting on the industrial and agricultural outlook of various districts.

A careful examination of the country around Melville left no room for doubt that here is a district offering the farmer golden opportunities. Consideration of the location of the Town of Melville, from the commercial and industrial point of view, reveals possibilities for advancement that, humanly speaking, appears positive of advancement. The conditions being so favorable that the conviction that Melville is destined to be a town of more than ordinary size is irresistibly forced upon the investigator.

Yours truly,

Winnipeg, Oct. 9, 1910.

R. H. POOLE.

Melville as a Manufacturing Centre

It is inevitable that Melville must become a jobbing centre of much importance. Already several big concerns have made it a distributing point for their goods, others are seeking locations there for branch houses and traveling men now make Melville their headquarters and solicit trade in the surrounding territory. Two big implement concerns, two brewing companies and one oil company now use Melville as a distributing point, and another oil company has established a branch at Melville and is negotiating for a tract of land near the railroad on which to locate tanks and sidetrack.

The lead taken by these institutions is about to be followed by others of similar importance, and in a short time the railway yards will be hedged in by warehouses and mercantile establishments, and will be active, not only with a huge national forwarding and traffic business, but with the hum of local manufacturers and wholesale enterprises.

As a distributing point, Melville has strategic advantages which wholesalers will not overlook. It will command a large part of the jobbing trade for a considerable distance up and down the main line of the Grand Trunk Pacific and the two important branch lines which centre there. Its shipping facilities make it an especially advantageous location for manufacturers. It has been demonstrated that an abundance of water for factory use can be secured. Negotiations are now under way for the location of a flouring mill and a creamery at Melville. The completion of the Grand Trunk Pacific branch line westward to Lethbridge will give Melville direct connection with the coal fields of Southern Alberta and provide one of the main requisites for a manufacturing centre—cheap fuel.

Backed by a rich agricultural district, an important railroad centre, a distributing centre and a manufacturing centre, Melville cannot help continuing to grow rapidly, and continued growth means continued increase in real estate values and big profits for those who invest in real estate there at present prices. Today is the time to buy lots in Melville.