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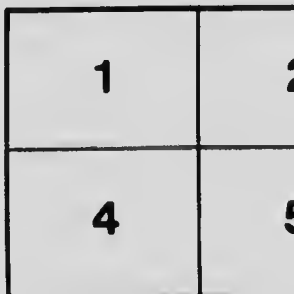
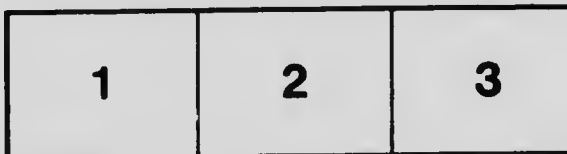
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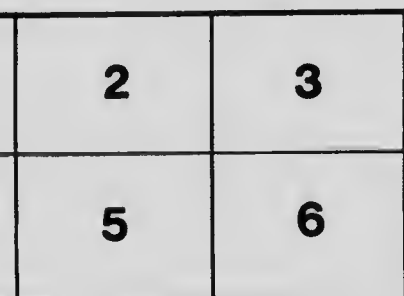
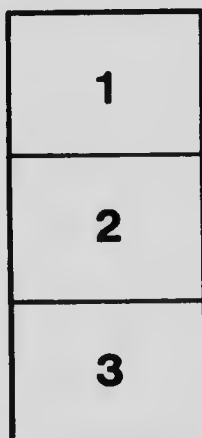
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Golden Bantam Corn



Stratagem Peas



Canadian Wonder Beans



Fodder Corn - 15 Ft. High.  
Thousand heads. Kale in foreground.  
GROWN BY  
L.F. SOLLY, Westholme, VI.



Gladiolus America



Empress Candy Tuft

Golden Bantam Corn,  
Peas, Beans and Flowers  
illustrated on this page are from  
views taken on the seed plots of  
James Bros., Salt Spring.  
They show quality of seed which  
can be produced locally.





# OUTDOOR LIFE IN VANCOUVER ISLAND

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## *A New Life in a New Country*

**D**URING the days of hard grind, be it in the trenches, munition works, mine or factory, did you ever long for a larger life—an independent life—where, in a beautiful climate, you could carve out a home all your own? No man minds hard work so long as he feels he is getting somewhere, and believing this, we know you will welcome a suggestion, pointing the road by which you can realize your dream. For you have dreamed, haven't you, of a pretty little home in a sunny climate, with perhaps a few acres in fruit, a cow to supply good rich milk for the children, a pig or two, a small flock of sheep, and a few leghorn or white wyandotte chickens? **We can help you make this dream come true.**

### **TEN TO TWENTY ACRES ENOUGH FOR A HOME**

We think that ten or twenty acres of land would be enough, unless you want to go in for dairying, in which case you would require forty or more.

In this booklet, we shall deal with the smaller area, and if you really want to go in for mixed farming or dairying on a larger scale, write us and we will give you what information we can.

With twenty to forty acres at your disposal, you can specialize on lines such as small fruits, seeds, bulbs, etc., besides keeping for personal use a cow, a pig or two, some chickens, and perhaps a few sheep.

Of course, we are talking about Vancouver Island, for of all places we know of, this Island has all the advantages when considered as a land for a home.

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# REFERENCE

## Good Returns From Small Fruits

### STRAWBERRIES

**A**s an illustration of what can be done in the small fruit line, a friend of ours, whose statement we can rely on, gave us the details of what he made from  $2\frac{1}{4}$  acres planted in Magoon Strawberries, during the summer of 1917. This season being the second after planting, the plot yielded eleven tons of Strawberries, which he sold for \$1,725.00. After deducting the cost of straw, laying it to keep the berries from soiling, also the



LANDSCAPE  
SOUTHERN VANCOUVER  
ISLAND

cost of picking and packing the fruit, he had \$900.00 clear for his work, equalling \$400.00 per acre. Of course, it takes experience and hard work to obtain such results, but they are not beyond the reach of the average man, provided he is willing to apply himself to the job.

**The Loganberry** is another excellent fruit, in which to specialize. We think this fruit more easily grown and attended to than Strawberries. Loganberries are in great demand for the manufacture of jam, and the pressed and sterilized juice makes an acceptable drink. From official trials, and at prices prevailing during the season of 1918, the Loganberry should give a gross return of over \$1,000.00 per acre, or net gain in excess of \$625.00 after paying all expenses incidental to cultivation, pruning, picking and marketing.

164027



Introduced by Judge Logan at Santa Cruz, Cal., in the early eighties, the Loganberry is now the most popular of the small fruits grown in the Pacific Northwest.



**A FIFTY-THREE ACRE LOGANBERRY PLANTATION**  
WHY NOT ON VANCOUVER ISLAND?



The Loganberry is delicious — fresh, canned or jammed. Being firm, it is a splendid shipper. The pressed and sterilized juice is winning favour wherever introduced.

**TRY IT YOURSELF**

"Logan plantations in Oregon and Vancouver Island produce 9,000 pounds per acre, selling for fresh crop at 5c per pound, for by-product uses from 5c to 10c per pound. Why be pegging at 20c per acre when you can get \$200 to \$600 per acre. Why be pegging at 10 to 15 acres, when the same ground could produce 100 to 300 acres."

From the Agricultural Journal  
Published by the Department of Agriculture



**LOGANBERRY GARDEN IN OREGON  
ON VANCOUVER ISLAND?**

The climate, soil and all other conditions on Vancouver Island compare favourably with those in the great Loganberry districts of Oregon and Washington.



Oregon and Washington average 5,000 to 6,000 for fresh consumption at from 10c to 18c per bush from 5c to 10c, leaving the grower from \$1,000 to \$1,500 per acre per year, depending on the ground could make you independent?"

Natural Journal, January, 1919.  
Department of Agriculture, Victoria, B.C.

From the results obtained on trial plots, production in tons per acre would exceed, if anything, the published reports from the Willamette Valley.

**PROVE IT BY TRYING**

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REF ID



**Evergreen Blackberries.** This berry grows luxuriantly and is a prolific bearer. According to an official report made by a Provincial Fruit Inspector, two acres planted on the Lower Mainland, under similar climatic conditions as that existing on Vancouver Island, produced 13,530 lbs. of berries, which sold for \$2,572.00. The total expenses, including ploughing, cultivation, pruning, picking, crates, cartage, cost of shipping and brokerage, came to \$1,023.85—the gross profit amounting to \$1,448.15, equalling \$724.07 per acre.

Is it any wonder we believe that five or six acres set out in small fruits, when properly established, will yield a very comfortable living to the owner.

### CUCUMBERS FOR PICKLING

The growing of cucumbers for pickling was successfully tried during the season of 1918 by one settler at Errington, who reports that two acres of newly cleared land produced ten thousand pounds' weight of gherkins, valued at between four and five hundred dollars.

### EXPERIMENTAL FARM FOR SMALL FRUITS

At Errington, in the Nanoose District, and right in the centre of 6,000 acres of our land, we have planted on our trial grounds a number of acres in Loganberries, Strawberries, Evergreen blackberries and other small fruits, in order to supply our settlers with young plants at reasonable prices.

### DUCKS ARE MONEY MAKERS



### PIGS PAY WELL



We also propose to organize a community jamming and canning factory when the district produces berries on a large enough scale to justify establishing this enterprise.



ALEXANDRA APPLE TREE

## Seeds and Bulbs

**W**E have also mentioned Seeds and Bulbs. We have no actual experience ourselves in growing these, but we quote a reply received from Professor Lionel Stevenson, Manager of the Dominion Government Experimental Farm at Bazan Bay, to a letter from us on the subject:

"The Manager, Vancouver Island Fruit Lands, Ltd.,  
Victoria, B.C.:

"Dear Sir,—

"I beg to acknowledge the receipt of your letter of the 15th. The soil and climatic conditions on Vancouver Island offer a splendid opportunity for the successful production of Vegetable Garden Seed and Flower Seed in variety and of excellent quality. The Flowering Bulbs grown on this Island all ripen well. Under test, the Vancouver Island Tulip and Hyacinth is quite equal to the highest grade of imported stock and the yields have been very satisfactory.

"Most respectfully yours,

"(Signed) LIONEL STEVENSON,  
"Superintendent."

Professor Stevenson is a practical man—he talks with authority and only after exhaustive experimental work on the subject. We have no hesitation in saying that his advice is well worth following.



SPRAYING FRUIT TREES

SOUTHDOWN

## How We Can Assist

**N**OW, we can imagine you saying: "That all seems very well, but what am I to do about it?" It is just at this point we can help you. Our Company is under a contract to the Esquimalt and Nanaimo Railway Company (which is owned and operated by the C.P.R.) to open up and develop a large tract of railway land, adjoining its lines on Vancouver Island. In carrying out this contract, we have subdivided into blocks of from 10 to 40 acres some thousands of acres of land, either on or within a few miles of the main line of railway traversing the East Coast of Vancouver Island, and westward into the Alberni District.

Speculation in this land is discouraged. In fact, we will only sell to those who undertake to improve it or take up residence thereon. Furthermore, we are most anxious to encourage only those who combine within themselves the necessary qualifications which make successful and satisfied settlers.

In position and other features, this land is very favourably situated. For instance, you can get to Nanaimo by train in two to four hours; to Victoria in six to nine hours; or to Vancouver by train and boat in four to six hours.

The main roads are excellent, and there are stores and schools within easy reach of any of the lands we are at present offering for sale.



SOUTHDOWN SHEEP

VANCOUVER ISLAND DAIRY FARM

## Climate

**G**OVERNMENT records compiled from observations made over a period of five, and in some instances seven, years at the Weather Recording Stations at Nanoose, Parksville and Qualicum, are indicative of the equability of temperature and moderate rainfall obtaining in the districts where the Company's lands are situated.

At Parksville and Nanoose Bay, the mean temperature for the past seven years in the month of January was 34.2 degrees, and for August during the same period 62.6 degrees Far. The precipitation for the past seven years averaged 31.51 inches. With the exception of occasional years, snow rarely falls to a greater depth than twelve inches, and when it does appear, it lasts only for a few days.

In summer, the cool breezes from the sea are delightful.

### BEACHES

At Parksville and Qualicum there are beautiful white sand beaches, where the children, both town and country, delight to bathe, because they are safe and the water is warm.



POULTRY  
FANCH

All outdoor games, such as golf, tennis, cricket and baseball are played. Deer, bear and wild fowl are to be had for the seeking. Salmon, trout and a variety of sea fish are abundant.



CHERRY ORCHARD

## Price and Terms

**T**HE price of the land is \$40.00 per acre; terms 1/5 cash, balance in four annual instalments. Interest is charged **only** on overdue payments at bank rate of 8%. For all cash, a discount of 10% is given.

### INSPECTION OF LAND

We insist that purchasers should inspect the land before buying, but as an accommodation to those unable to do so, we allow twelve months within which to inspect the property, and if after inspection the purchaser is not thoroughly satisfied, he may select from the lands at that time for sale by the Company an area equal to that on which he has made a payment, and such payment will be credited to the new piece he has chosen.

### CLEARING SUPERINTENDED FOR PURCHASERS

If you desire to have a few acres cleared and planted, a house built and other improvements made, our organization and experience is at your service. By utilizing these, you can retain your position and have your land improved, so that at least a start has been made by the time you are ready to leave your present occupation.

### PICTURE NOT COLOURED

We have not unduly coloured the picture. We have no desire to do so. We are well aware that at first the life is by no means one of ease, that there is plenty of hard work ahead of you, but we can assure you that, apart from the money consideration, you will experience a satisfaction not to be measured by mere dollars and cents, for **you will have some place to call your own—some place to come to when you are tired of working for others.**

### APPLY NOW

If you are unable to come in the near future, fill in the enclosed form of application and forward it with cheque, post office or express order for one-fifth of the purchase price for the amount of land you desire, and we will use our judgment in its selection, and as before stated, if within twelve months you desire a change of location, we will accommodate you.

If you want further information before purchasing, write us stating what you want to know, and without obligation on your part, we shall be glad to furnish you with such information as you may require.

**Act on our suggestion immediately, and you will never regret it.**

ISSUED BY THE  
**VANCOUVER ISLAND FRUIT LANDS, LTD.**

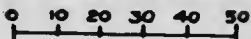
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502 Rogers Buildings . . . . . VANCOUVER, B.C.



**POSITION**  
 - OF THE -  
 - LAND -

STATE OF

Scale of Miles.



MAINLAND OF BRITISH COLUMBIA











OUTDOOR  
LIFE IN  
VANCOUVER  
ISLAND





