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GRAHAM ISLAND,
FARM LANDS

THE REAL "LAST GREAT WEST"

FACTS, FIGURES *and* THE
STORY OF A NEW COUNTRY

OFFICE OPEN EVENINGS

1913

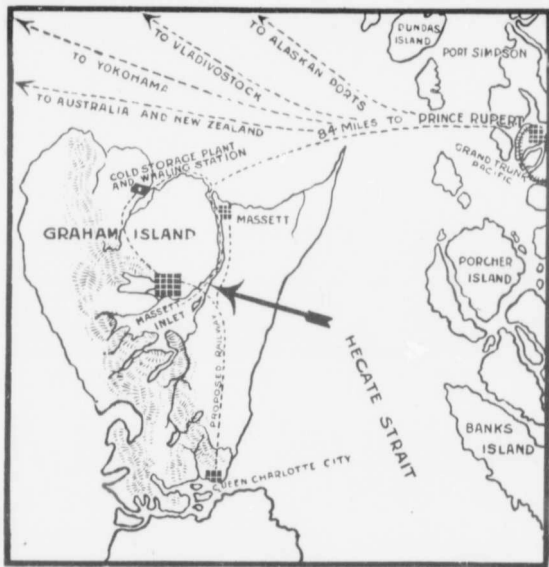
KEY MAP

The Location

Of the land offered for sale by us is indicated by the Arrow.

Consider carefully

The many natural advantages of this location and also our inducements to settlers to develop the land.



OFFICE OPEN EVENINGS

Location and Topography of Graham Island



GRAHAM ISLAND is the largest and most northerly of the Queen Charlotte group, which consists of over 150 islands lying between parallels 52° and 54° N. The southern islands of the group form a mountain range which runs northerly along the west coast of **GRAHAM ISLAND**. Practically all the agricultural land of the Queen Charlotte group lies in the northern and eastern portions of **GRAHAM ISLAND**.

GRAHAM ISLAND may be roughly described as a broad triangle with its base formed by the northern boundaries of the island, being approximately 50 miles in width from east to west along this base, and measuring about 80 miles from the north coast to the southern extremity. The northeasterly point of **GRAHAM ISLAND** is about 40 miles west from Prince Rupert, B. C., the terminus of the Grand Trunk Pacific Railway, which city is destined to become, in the near future, one of the largest and most prosperous cities of the northern Pacific Coast.

GRAHAM ISLAND is nearly divided into two equal portions by Masset Inlet, which is navigable for the largest vessels at all seasons of the year, and forms a natural highway through the agricultural lands of the island, giving the farmer of these lands the benefit of a cheap "water haul" practically between his home, or fields, and Prince Rupert or other



Masset Inlet, One-half Mile to One Mile in Width

seaports of the world. Prince Rupert, together with the Coast towns and mining camps of Northern British Columbia and Alaska, will always prove a market in which the highest prices can be obtained on all the products of **GRAHAM ISLAND FARMS**, and to which competition cannot be successfully brought from any other section. The entrance to Masset Inlet by present steamboat routes is 80 miles from Prince Rupert.

Climate of Graham Island

GRAHAM ISLAND, lying in practically the same latitude as England, has a climate which will compare most favorably with the climate of the British Isles, or that of Vancouver, Victoria, Seattle and other cities of the Coast. The Japan current, flowing around the Queen Charlotte Islands, gives them a mild and equable climate, tempering the heat of the summer and the cold of winter, while, owing to the long hours of daylight in summer, the growth of plant life on Graham Island is very rapid.

GRAHAM ISLAND SUMMER DAYS are balmy, the temperature seldom being over 80 degrees; the hours of daylight are long and filled with sunshine, rain never being excessive. Fogs are so rare as to be practically unknown. The nights are cool and comfortable. **Summer Frosts Are Absolutely Unknown.**

GRAHAM ISLAND WINTERS are mild, the lowest temperature known in observations of over 20 years being 6 degrees above zero. The snowfall is comparatively light, snow seldom lying on the ground for any length of time. Frosts are much lighter than on any portion of the mainland of the Province.



"Shirt-sleeve weather"—Nature's Christmas gift.

WELL MAY GRAHAM ISLAND BOAST OF HER CLIMATE.

That the reader may make his own comparisons with other sections of Northern British Columbia, meteorological statistics taken from Official Bulletin No. 22, published by authority of the Legislative Assembly (obtainable from the Provincial Bureau of Information, Victoria, B. C.) are given below:

METEOROLOGICAL.

	Annual Rainfall	Annual Snowfall	Highest Temperature	Lowest Temperature	Average Temperature
	Inches	Inches	Deg. Fah.	Deg. Fah.	
Lillooet	5 to 8	35 to 60	85 to 95	-10 to -20	....
Barkerville	20	120	82	-28	34.2
Stuart Lake	8.55	74	88	-39	33.2
Bella Coola	36.20	46	91.5	0	44.9
Naas Harbour	58.16	17.9	....	....	....
Port Essington	121.10	68.5	....	....	....
Rivers Inlet	35.66	42.8	84.1	16.1	46
Masset	30.4	59.4	78	20	46.2
Port Simpson	71.26	34	74	15.6	46
Bulkley Valley .....	....	16	90	-38	55
Prince Rupert	109.51	72.40	74	0.6	43



Whaling Station at Naden Harbor during Construction

Resources and Industries of Graham Island

MINING ON THE QUEEN CHARLOTTE ISLANDS has to the present time been practically confined to the islands of the group lying to the south of Graham Island, although mineral bearing rock is known to exist in the mountain range along the west coast of this island, which may be described as practically unprospected. Gold, Iron and Copper are known to exist. Black sand carrying fine (or "flour") gold is to be found in varying quantities over a considerable area in the northeasterly section of the island, the richest deposits located being in the vicinity of Cape Fife and Rose Spit. A company organized for the handling of this "black-sand" has already done considerable development work with satisfactory results, and promises soon to add to the wealth and prosperity of Graham Island.

COAL of the best quality found on the Pacific Coast exists in large measures on **Graham Island**, as shown by the reports of authorities and well known mining engineers. Thousands of acres of these coal lands have been licensed by numerous companies, who are now pushing development with every promise of early shipment.

Speaking of the **FISH AND FISHERIES OF GRAHAM ISLAND**, one authority says: "The Queen Charlotte Islands fishing grounds are considered today to be the richest on the Pacific." To one familiar with these grounds the fact of their richness is unquestionable. The fish of greatest commercial value are salmon, halibut, cod, herring, shell-fish of several varieties, and dog-fish, all of which abound in the waters surrounding **Graham Island**.

The **FISHING INDUSTRY** of the island is exemplified by the whaling station located at Naden Harbor, owned and operated by Mackenzie & Mann, where, during the past season,



Just a beauty spot of Masset Inlet.

the "catch" of whales which swarm in these waters, has taxed the plant to its full capacity—**With Countless Whales Uncaught.** Surely the further development of this enormously rich natural source of wealth and prosperity to Graham Island will not be long delayed.

The **TIMBER OF GRAHAM ISLAND**, consisting of red and yellow cedar, spruce, hemlock, etc., lies for the most part in heavily timbered strips, varying from one-quarter of a mile to a mile or more in width along the coast and shore lines and along the banks of inland lakes and waterways, comprising hundreds of miles of easily accessible timber. **SAW MILLS** are operating on the island with the certainty of the establishment of mills of much greater cutting capacity in the very near future.

TIMBER AND SAW MILLS MEAN PROSPERITY.

THE AGRICULTURAL LAND OF GRAHAM ISLAND is estimated as 400,000 to 500,000 acres, and forms one of the largest blocks of farm land in British Columbia.

**THE FUTURE PROSPERITY OF GRAHAM ISLAND IS ASSURED BY ITS
FARMING POSSIBILITIES ALONE.**





The card tells you what it is.

Farming Possibilities of Graham Island

VEGETABLE AND TRUCK FARMING can be carried on most successfully; potatoes, turnips, beets, onions, parsnips, carrots, cabbage, lettuce, peas, beans, etc., of the finest quality being raised on **Graham Island** at the present time.

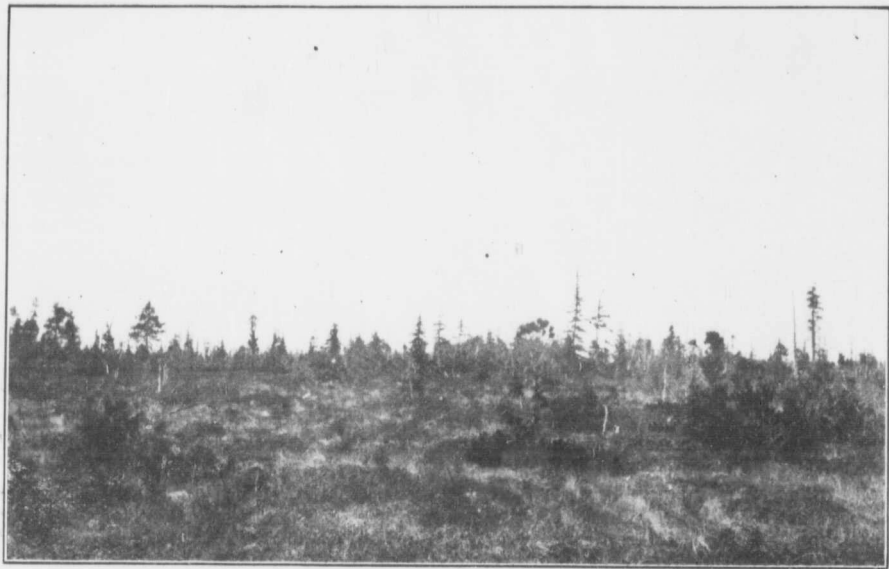
FRUIT GROWING is at the present time in the experimental stage, with every indication of success. Several young orchards, not yet old enough to bear, show a splendid growth, with promise of bounteous yield.

SMALL FRUITS ON GRAHAM ISLAND find themselves in the element most conducive to growth and yield. Strawberries, raspberries, currants, gooseberries, etc., grow profusely. A glimpse of the thickets of wild berries in "berry season" is conclusive proof of the "berry" productiveness of the land.

GRAINS can be raised and ripen readily. With careful cultivation, oats and barley, which compare favorably with those grown in other parts of British Columbia, can be harvested.

HAY does remarkably well, all sorts of grasses and clover growing very quickly, the delightful summer weather affording the best "curing" conditions.

DAIRYING is destined to be one of the important industries of **Graham Island**. "I have not seen a more suitable country for dairying anywhere in the Province," says Noel Humphreys, B. C. L. S., in his report as published in "Official Bulletin No. 22 (obtainable from the Provincial Bureau of Information, Victoria, B. C.)



It is easy to cultivate such land as this.

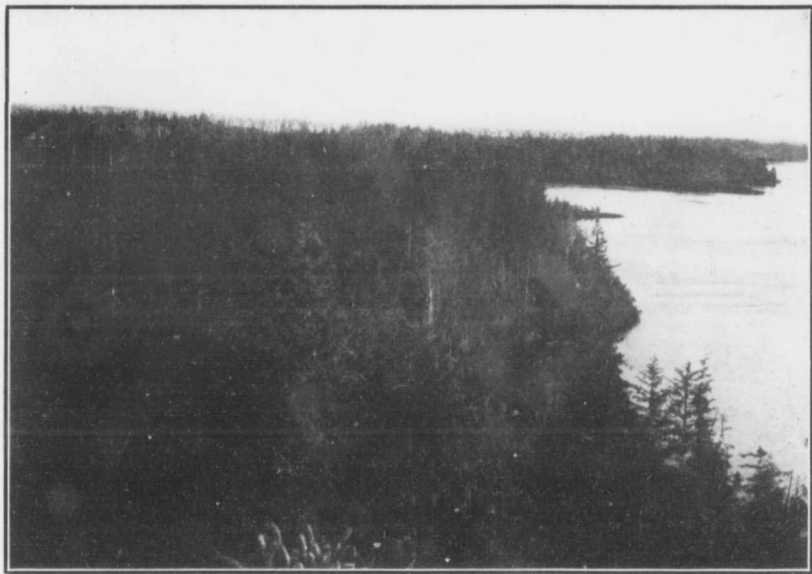
STOCK RAISING may become an important industry, cattle, horses and pigs thriving upon such provisions as nature has made for them on this island. As proof of the mildness of the climate and abundance of natural "fodder," consider the small bunch of about 20 cattle left to "rustle" on the Island about twenty years ago and which have increased and multiplied in the wild state in which they were thrown until at the present time their number is variously estimated at from 50 to several hundred, several hundred having been shot and converted into beef by the crews of fishing and sealing schooners, who secure their supply of fresh meat in this way, as do also survey parties and settlers on this island.

Countless flocks of geese, mallards, and other edible ducks, making Graham Island their home, especially during the winter months, together with the trout and salmon with which the waters teem, provide many a good day's "sport" and welcome changes in the settlers "bill of fare."

DESCRIPTION OF FARM LAND ON GRAHAM ISLAND OFFERED FOR SALE BY
MERRILL & MERRILL.

The farm land offered for sale by us comprises about 20,000 acres lying on the north and west shore of "**MASSET INLET, GRAHAM ISLAND,**" and east and north of the Ain River, the outlet of I-in-Tsua Lake, which flows into Masset Inlet about 25 miles from the entrance on the north coast. The possibilities of waterpower development on this river insure the early location of industries in this vicinity. **Masset Inlet is Navigable for Vessels of Any Size Practically to Our Land.**

THE LAND is slightly rolling, with a gentle southern slope from Masset Inlet to the northern boundaries, no point in the entire block having an elevation of over 400 feet above



Slope to the south—gets all the sun.

sea level. Practically all slopes are to the south. There being no steep or rocky hills nor ravines it is possible to bring every acre of the land under cultivation. The portions of this land lying nearest the waterways are lightly timbered, but a large portion of it is more or less open and very easily cleared, with portions which will require practically no clearing to bring under cultivation. There are numerous small streams and creeks running through this property which afford excellent water supply and drainage.

THE SOIL is rich and deep, absolutely free from rocks, gravel or alkali, with a clay subsoil from 4 to 10 feet in depth, merging into a heavy clay, underlaid, at considerable depth, with sandstone-like hardpan.

FARMING LAND AS GOOD AS THIS IS SCARCE—even on **Graham Island**—the members of our company, having spent about two years each on **Graham Island**, have secured the best. Note well the following advantages:

SOUTHERN SLOPE.

PROXIMITY TO CERTAIN DEVELOPMENT OF AIN RIVER.

NEARNESS TO WATER TRANSPORTATION TO WORLD MARKETS.

SHELTERED POSITION IN THE CENTER OF THE ISLAND

with a magnificent view of beautiful Masset Inlet and the mountains to the south and west.

The land itself being of the best on Graham Island, the many advantages of its location enhance its value and will make it for all time one of the most valuable sections of **THE BEST FARMING LAND IN NORTHERN BRITISH COLUMBIA.**

INDUCEMENTS TO SETTLERS

We have on the ground two donkey engines which settlers may use in clearing such land as may require their use, upon payment of actual cost of running the engines.

WE WILL HELP YOU.

Should any settler who has begun actual residence upon the land purchased by him within one year from the date of such purchase, and whose payments have been made in accordance with agreement, or any prospective settler whose agreement has not been in force one year, die, we will give a clear title to his heirs without further payment.

WE INSURE YOU.

A refund of 50 cents per acre upon the purchase price of 40 acre tracts, 25 cents per acre upon 80 acre tracts, and upon the same scale upon larger tracts will be made for every acre (up to 10 acres on 40 acre tracts, 20 acres on 80 acre tracts, and larger tracts in the same ratio) under cultivation at the time of completion of agreement, to such purchasers as have complied with the terms of their agreement.

YOU CLEAR THE LAND—WE PAY FOR PART (IN MANY CASES ALL) of the clearing of enough land to assure you an independent income.

We have a representative on the ground who will be glad to accompany prospective purchasers on their "cruising" of our property.

Other inducements to settlers will be announced later and will apply to all purchases made prior to their announcement.

PRICES AND TERMS

For a short time only we quote the following prices on tracts of 40 acres or more:

\$12.50 PER ACRE.

40 acre tracts.....\$500.00. Terms: \$50.00 cash, \$10.00 per month.
Interest 7 per cent.

TO THE FARMER AND SETTLER—The day of cheap farm lands is fast becoming "a thing of the past."

TAKE ADVANTAGE OF THIS OPPORTUNITY TO SECURE GOOD FARM LAND AT A LOW PRICE—NOW.

TO THE INVESTOR—Cheap farm lands, if judiciously selected, have always proven an investment of greatest security and profit. **THIS LAND IS A JUDICIOUS SELECTION**

The price of \$12.50 per acre is only made as an introductory offer, and is decidedly less than good farm lands can be purchased for in any other section of the Province or country. We are certain that the price of land in this vicinity will be, within one year, at least double what we are now asking for these tracts, and think that within a very few years' time they will be valued at at least \$100.00 per acre. We are now doing all that we can to facilitate the settlement of this land and shall continue to give every possible aid to the settler.

Settlement of a country naturally means increased values.

BUY NOW and reap the profits of increasing values.

CONSIDER OUR INDUCEMENTS TO SETTLERS

MERRILL & MERRILL

GRAHAM ISLAND
FARM . LANDS

710 BOWER BUILDING

543 GRANVILLE STREET

VANCOUVER, B.C.

Or MASSET INLET, B.C.

THE COMMUNITY PRESS, 458 HASTINGS EAST