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PRICE 10 CENTS.



Third Edition,

1902.

FARM LANDS

IN

BRITISH COLUMBIA

This Pamphlet includes the most complete list of Farms, Ranches, Orchards, Suburban Lands, and Fishermen's Allotments, ever issued in British Columbia, and comprises selections from every district in the fertile Lower Fraser Valley.



Compiled and Published by

The Settlers' Association of British Columbia

322 Cambie Street, Vancouver, B.C.

P.O. Box 540



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To the Public



In presenting the present edition of "Farm Lands in British Columbia" a few words in the way of introduction may not be out of place.

The first edition was published by a private firm on January 1st, 1901, and consisted of only 300 copies; it was thought at the time that this number would be quite sufficient, as it was little more than a list of farms for sale. Enquiries however, came pouring in at a much greater rate than had been anticipated, and in April it was necessary to issue a second edition, practically a reprint of the first one, with some additional information for intending settlers, and long before the close of the year the second edition was exhausted.

Its success has emboldened us to considerably enlarge both the scope and the size of the publication, and we now present to the public a pamphlet on Farming in British Columbia which we hope will prove both interesting and useful. The present issue comprises 10,000 copies.

Last year a very large number of letters of enquiry were received on almost every imaginable subject connected with this Province, from coal mining to the rate of carpenters' wages. This publication is issued chiefly with a view to inducing settlement on our agricultural lands, and our office is not an immigration or information bureau except so far as farming and land subjects are concerned, at the same time we are at all times only too pleased to give such information as we have to anyone thinking of coming out here that will be of use to them; but in order to lighten our work in this connection, the following gentlemen will be pleased to correspond with intending settlers, and as they are authorities on the subjects mentioned, they will be able to give more reliable information than we could.

Government Land.

The Honorable the Chief Commissioner of Lands and Works, Victoria, B.C.
John McKenzie, Esq., Dominion Land Agent, New Westminster, B.C.

Coal and Mineral Mines.

The Honorable the Minister of Mines, Victoria, B.C.
A. Dick, Esq., Inspector of Coal Mines, Nanaimo, B.C.
R. Tolmie, Esq., Sec. Mines Association, Nelson, B.C.

Immigration:

R. E. Gosnell, Esq., Immigration Officer, Victoria, B.C.
A. McAllister, Esq., Immigration Agent, Vancouver, B.C.
W. Skene, Esq., Secretary Vancouver Board of Trade.

Fisheries:

C. B. Sword, Esq., Fisheries Inspector, New Westminster, B.C.

All Branches of Agriculture, and information as to their particular Districts.

J. R. Anderson, Esq., Department of Agriculture, Victoria, B.C.
Thos. Cunningham, Esq., Fruit Inspector, Vancouver B.C.
Thos. A. Sharp, Esq., Dominion Experimental Farm, Agassiz, B.C.
R. Palmer, Esq., Inspector of Orchards, Victoria, B.C.
H. T. Thrift, Esq., Farmer, Hazelmore, B.C.
N. C. Schou, Esq., News-Advertiser, Vancouver, B.C.
J. T. Ball, Esq., Farmer, Abbotsford, B.C.
J. H. Bent, Esq., Fruit Grower, etc., Chilliwack, B.C.
H. C. Wells, Esq., Farmer, Chilliwack, B.C.
Jno. Oliver, Esq., M.P.P., Farmer, Delta, B.C.

Education:

Alex. Robinson, Esq., Superintendent of Education, Victoria, B.C.

Customs Duties:

J. M. Howell, Esq., Inspector of Customs, Vancouver, B.C.

General Information:

The Honorable J. H. Turner, Esq., Agent-General for British Columbia, Salisbury House, London Wall, London, E.C.

Freight and Passenger Rates on Canadian Pacific Railway:

E. J. Coyle, Esq., C.P.R. District Passenger Agent, Vancouver, B.C.

Building Trades on the Coast:

C. H. Wilson, Esq., Sec. Building Trades Association, Vancouver, B.C.

Prices of Farm Produce:

Thos. Lewis, Market Clerk, New Westminster, B.C.

General Information.

The Mayors or City Clerks of Vancouver, Victoria, New Westminster, Nanaimo, Rossland, Nelson, Fernie and Cranbrook.

In conclusion we may say that we hope that this pamphlet will be the means of inducing at least a few of those who are thinking of moving West to look for a home in British Columbia, as we feel convinced that they may "go farther and fare worse."

THE SETTLERS' ASSOCIATION OF B.C.

(3)

Telephone 191

P.O. Box 329

Hope, Graveley & Co.

Engineers and Accountants

322 Cambie Street

(Opposite Arcade Entrance)

VANCOUVER, B.C.

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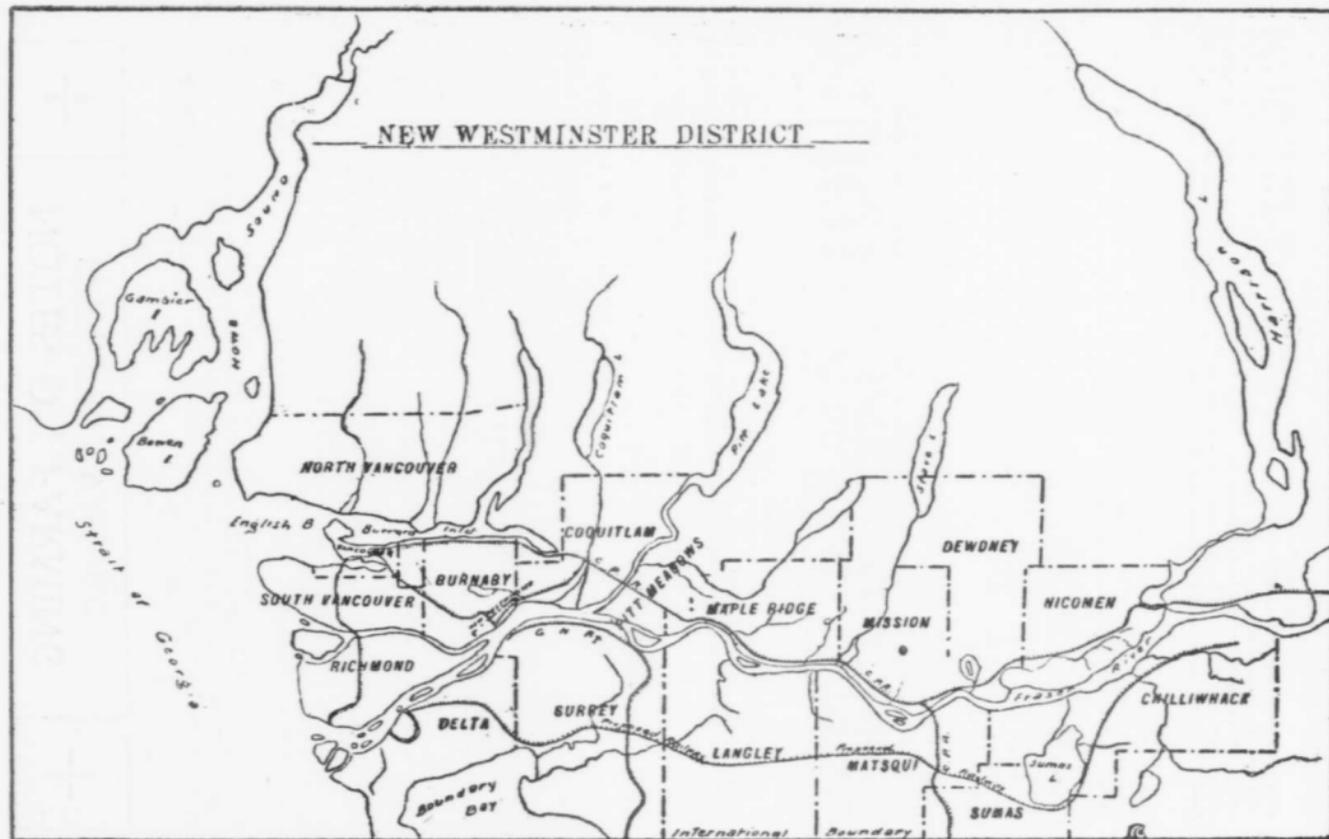
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Established Fifteen Years, during which time we have constantly visited the various farming districts mentioned in this pamphlet, and by personal inspection have acquired an intimate knowledge of almost all the farms described. We make a special business of looking after, valuing and selling Farm Lands, and shall be glad to place our experience and exclusive information at the disposal of intending settlers.

⊕⊕⊕ We have for Sale all the Farms described in this Pamphlet. ⊕⊕⊕

We also have *exclusive sale* of some of the best Residential Property in the City of Vancouver.



(b)



NOTES ON FARMING

In Fraser River Valley, B.C.



Climate.—Thermometer has only been at zero about twice in ten years. Snow rarely lasts over a month, many winters there is not over a week's snow at any one time, and in some winters there is practically none. Summer heat does not exceed 70 to 100 degrees in the shade. Nights are always cool but not frosty.

Water.—The whole of the Fraser River Valley is well watered by running streams. Irrigation is nowhere necessary, the rainfall being ample. Nearly all the farms on the list have good creeks of water or large springs, usually the former.

Stores, Schools, etc.—The district is well supplied with post offices, stores, schools, churches, blacksmith shops, telephone and telegraph, etc.

Crops.—Wheat is not grown to any extent, but hay, oats, roots, flax, small and tree fruits grow in great luxuriance. Anything which can be grown in a temperate climate can be grown here. Weight of crops are on an average about 30 to 50 per cent. heavier than similar crops in Eastern Canada or the Eastern States (owing to the greater rainfall and more favorable climatic conditions) on similar land, and under similar conditions as to cultivation. For instance, timothy hay will run on suitable land from two to four tons per acre; oats from one to two tons per acre.

Dairying.—This district is particularly suitable for dairying, owing to the luxuriant grasses and good water.

Prices of Farm Produce.—See New Westminster City Market Statistics.

Good Milk Cows.....	.....about	\$40.00 to \$ 60.00 each.
Heavy Horses.....	"	80.00 to 200.00 "
Sheep.....	"	5.00 to 7.00 "

Transportation.—The Valley is well opened up by fair roads; there are three railways running through the district, and there will very shortly be two more. Daily boats, both up and down river, call anywhere on the banks when flagged. No part of the district is over ten miles from either railway or steamboat communication.

Market.—The demand for all kinds of farm produce is increasing very rapidly. The population of the Province has doubled in the last ten years, and it is increasing every year. Probably no Province in Canada or State of the Union is increasing at the same rate, but the area of land under cultivation is by no means keeping up with this increasing population. Enormous quantities of farm produce of every kind are imported from Manitoba and Ontario, particularly butter, eggs, ham, bacon, etc. White population in 1891 was 98,000, in 1901, 181,000.

Notes to Intending Settlers.—If you have good stock, either horses, cattle, or sheep, bring them out (if you can make up a car load); also farm implements, such as binders, mowers, wagons, etc. (where they can conveniently be taken to pieces and packed in small space for shipment, otherwise it would be better to buy them here). Don't bring out any poor stock, poor machinery, or narrow-tired wagons (less than four inches). Bring out household furniture if convenient, and all the muscle and energy you have, but not any other articles except mentioned above.

Notes.—As we are having a most unexpected number of applications for these pamphlets it is impossible to also furnish maps except what are in the pamphlet, but very complete maps can be obtained at any stationery firm in Vancouver or New Westminster, or from the Land Surveyors.

We have had a great many letters asking particulars as to climate, water, crops, markets, transportation facilities, etc., sometimes as many as eight or ten in a day, and it is quite impossible to reply to them all in detail; we have consequently compiled the above notes in the hope that they will answer in a general way most of the questions which naturally suggest themselves to anyone thinking of coming out here, and so save much time and labor in writing letters, etc., both on our part and our correspondents.

THE SETTLERS' ASSOCIATION OF B.C.



THE McDOWELL, ATKINS, WATSON CO., Ltd. Lby.
Corner of Cordova and Cambie Streets, Vancouver, B.C.
WHOLESALE AND RETAIL DRUGGISTS.

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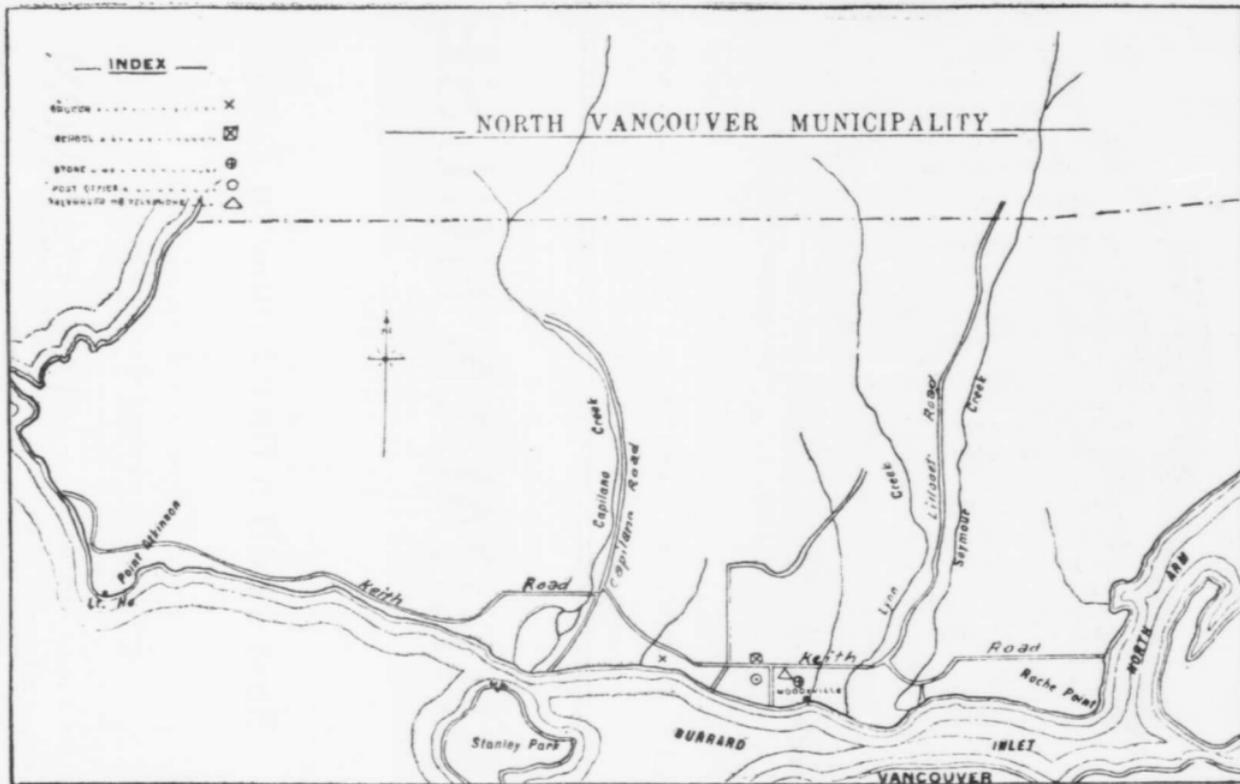
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Fronts both on
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Good Restaurant Attached,
American or European Plan
Two minutes from C.P.R. Depot

JAS. CANNON

Proprietor.



MUNICIPALITY OF NORTH VANCOUVER.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

COAST LANDS,

INCLUDING MUNICIPALITY OF NORTH VANCOUVER.

Reference Number 82.

DESCRIPTION.—462 acres on Galiano Island, with half a mile frontage on Plumper's Pass, half way between Victoria and Vancouver, on the main steamer route; 90 acres of this has been cultivated for some two years and is completely stumped, 20 acres in good pasture, balance wild land but mostly good pasturage; good orchard of 150 trees; three barns with stable and pig-sty, engine room, blacksmith shop, barn, dwelling house of four rooms; half-mile from school house. Known as Seabrook Farm.

PRICE....**.....\$6,500

Reference Number 70.

DESCRIPTION.—Lot 1,297; 207 acres; West Bay, Gambier Island, Howe Sound, on salt water. Beautifully sheltered bay. A good deal of land has been partially cleared. Small house. Regular steamer four times a week. Suitable for orchards. Known as Boehlofsky Farm. Not far from Britannia copper mines.

PRICE....*****\$1,150

Reference Number 72

DESCRIPTION.—Lot 883, North Vancouver. 160 acres. A good deal of land has been partially cleared. Known as Trythall property.

PRICE....*****\$5 per acre.

Reference Number 87.

DESCRIPTION.—Sited in North Vancouver. Lot 845, on Seymour Creek, about 4 miles from salt water. 122 acres, large clearing, orchard, house, barn, stable and outbuildings. This is much the best farm on Seymour Creek and one of the best in North Vancouver. Main waggon road runs through the property. Known as Scott Farm. Nearest farm to Lynn Creek copper mines.

PRICE....*****\$1,500

MUNICIPALITY OF NORTH VANCOUVER.

In writing about any of these farms always quote the page and reference number.

Reference Number 130.

DESCRIPTION.—Fractional S. E. $\frac{1}{4}$ Section 3, Township 50, Squamish District. 118 acres. About $1\frac{1}{2}$ miles on good road from post office, store, school and steamboat landing. Good house and small barn. About 15 acres cleared and nearly all stumped, balance of land lightly timbered, chiefly alder and maple, good alluvial soil. This is a very cheap farm. Known as Robertson Ranch.

PRICE.....*****\$900

Reference Number 015.

DESCRIPTION.—Fractional parts of Sections 22 and 23, Township 50, Squamish District. 164 acres. River front. Main road runs through the land. A considerable area has been cleared, buildings only fair. This farm almost adjoins the Hop Company's Ranch and is about five miles from steamboat landing, store and post office, two miles from school house and church. First class road. Most of the soil is extremely fertile. No floods. Known as Hope Ranch.

PRICE.....**.....\$825

Reference Number 138A.

DESCRIPTION.—Lot 764, Group 1, North Vancouver. 160 acres at junction of Keith Road and Pipe-line Road. Capilano River runs through it. One of the best situations in North Vancouver. Small clearing of about five acres, barn and chicken houses, adjoins the townsite. Could be sold in small blocks. Known as Bouillon Ranch.

PRICE.....*****\$6,500

Reference Number 159.

DESCRIPTION.—Lot 1557, Group 1. 198 acres, on Sechelt Inlet, beautifully situated. Small house, barn, etc., in good order. About half of property is fair bottom land, balance upland with some heavy timber. About 10 acres cleared and in fair order, well fenced, almost free from stumps. Known as Messier Farm. Close to the Sechelt Hotel and Bathing grounds. Very good shooting. Improvements have cost over \$1,000.

PRICE.....*****\$2.50 per acre

Reference Number 013.

DESCRIPTION.—Lot 1576, Group 1, fronting on salt water, West Bay, Gambier Island, Howe Sound. 66 acres, no improvements, some good timber. 20 miles from Vancouver. Not far from Britannia copper mines.

PRICE.....*****\$200

MUNICIPALITY OF NORTH VANCOUVER.

In writing about any of these farms always quote the page and reference number.

Reference Number ED 4.

DESCRIPTION.—Lot 1,329, Group 1, near Sechelt. 180 acres. There are several acres cleared and fenced, a very fair house, boat house, cattle sheds, etc., an excellent spring of water all within the clearing. The only available sheltered spot on Sechelt Bay for a steamer landing is on this property. There is also a considerable quantity of good timber on the place. Most desirable for summer camping or fishermen's locations. Splendid mountain trout stream flows across back of lot. Readily accessible by steamer from Vancouver. Store, post office and hotel within one mile. Known as Holy Joe's Homestead.

PRICE.....**—.....\$1,500

Reference Number ED 32.

DESCRIPTION.—Lot 879, Group 1. 161 acres, situated on Fishermen's Bay on Howe Sound, 14 miles from Vancouver; at the Terminus of the Trunk Road through North Vancouver Municipality. The Municipal wharf is on this property. Some 70 acres of excellent land, partly improved. There is a large quantity of excellent timber both cedar and fir on the place, it is well opened up by logging roads, bridges, etc., and is a good place to boom logs or to load cordwood or shingle bolts on to scows. Known as the Daire Property.

PRICE.....**—.....\$1,500

Reference Number 015.

DESCRIPTION.—Lot 215, Comox District. 155 acres, of which about 20 acres are in a very high state of cultivation, orchard of 20 choice fruit trees and other small fruits; good house, barn, stable, hay-shed and other outbuildings. The best of water and within four miles of the new creamery, good gravel road. Balance of land lightly timbered. Nine miles from the colliery towns of Union and Cumberland. Seven miles from the boat landing and two miles to school and post office. Known as the Scott Ranch.

PRICE.....**—.....\$2,000

Reference Number 019.

DESCRIPTION.—S. W. ¼ of Section 23, North Pender Island. 130 acres of which 60 acres is in permanent pasture, (English grass and clovers), orchard of about 3 acres, containing 200 bearing fruit trees. Soil good loam on clay, in natural valley, side hill is timbered, the farm is well adapted for stock raising or mixed farming. Government wharf on the property which faces Canadian Pacific Navigation Company's regular route to coast cities. The farm is known as Grimmer's landing. The house is a picturesque one of eight rooms, barn 50 x 21, stable, chicken house, etc., large amount of land ready for ploughing and very fertile; good boating, fishing and shooting. This land carries with it the coal rights, free from any incumbrances.

PRICE.....**—.....\$3,250



Co-operative Creameries



There are several Creameries operated in connection with the various farming communities comprised within the New Westminster District. One at Vancouver, one at New Westminster, one at Mission, two at Chilliwack, and one at Ladners; also two condensed milk factories, one at New Westminster, and one at Mission, and a cheese factory at Chilliwack; but the milk and cream supply is in no single case anywhere up to the demand, many of the farmers who are not handy to the creameries making their own butter, there being always a ready market. The public, however, prefer creamery butter when they can get it, and pay a rather better price for it. $19\frac{1}{2}$ cents a pound for butter fat was the lowest price paid during the summer of 1901 at the Chilliwack creameries.

Several of these creameries are worked on the co-operative plan, and the following figures from the one at Ladners will be of interest:

The capital stock fully paid is \$4,850.00. Ten per cent. dividend is paid and the Company has a cash reserve of \$1,900.00. Most of the stock is owned by the farmers who sell their milk and cream to it.

In 1897, 68,499 pounds butter were made and sold for \$16,698, an average of $24\frac{1}{3}$ cents per pound.

In 1898, 61,542 pounds butter were made and sold for \$15,810, an average of $25\frac{1}{3}$ cents per pound.

In 1899, 70,138 pounds butter were made and sold for \$18,787, an average of $26\frac{1}{4}$ cents per pound.

In 1900, 75,820 pounds butter were made and sold for \$21,332, an average of 28 cents per pound.

The percentage of overrun on butter fat has been, in 1896, 7 per cent., in 1897, $6\frac{1}{2}$ per cent., in 1898, 7 per cent., in 1899, 9 per cent., and in 1900, 8 per cent.

All the creameries and milk factories pay for milk and cream monthly. The writer recently heard a farmer who had come from Ontario commenting on this. He said: "Why, this is the biggest snap I ever struck. It's a regular pay-roll business. You get your cheque every month, and can pay cash for all you buy—no need to run a store account and pay fancy prices."

It might be added these cheques are not "time cheques," payable some time "next fall," or cashable only with a shave for the store-keeper, but they can be cashed anywhere, at any time, at their full face value.



New Westminster City.

B.C.



Situated on Fraser River, 16 miles from Gulf of Georgia.

On line of Canadian Pacific Railway.

Present terminus of Great Northern Railway.

Only river port in British Columbia for ocean-going ships.

Harbor safe, well protected, and available to vessels of largest class. Open for navigation all the year.

Steamer connection with Victoria, Nanaimo and all coast points.

Regular daily steamers to and from all up and down river points.

Hourly service by Electric Tramway with Vancouver, distance twelve miles.

Market centre for the great agricultural district of the Lower Fraser Valley.

The Corporation owns and operates the electric light and water services.

Cheapest light and water on the Pacific Coast.

Educational institutions unsurpassed in the Province.

Has the only successful farmers' market in the Province.

Extensive milling and other industrial establishments.

Fraser River is the greatest salmon river in the world.

Over a million cases of salmon packed on Fraser River in 1901.

Two million dollars paid in wages by Fraser River Canneries in 1901.

Climate the finest and healthiest in Canada. Situation beautiful.

IMPORTANT.

The Corporation owns practically the whole water front of the City, and has considerable property with deep water frontage reserved for mill and factory sites, which will be leased at a **NOMINAL RENTAL FOR A TERM OF YEARS, FREE OF TAXATION.**

The Corporation has also nearly fifty acres of land reserved for factory sites, which will be leased for a term of years in parcels to suit, **AT A NOMINAL RENTAL, AND NO TAXES.**

Any inquiries addressed to the City Clerk, New Westminster, will receive prompt attention.

SOUTH VANCOUVER & BURNABY MUNICIPALITIES

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- SCHOOL ----- ⊕
- STORE ----- ⊕
- POST OFFICE ----- ⊙
- REGISTRY & TELEPHONE ----- △



MUNICIPALITIES OF BURNABY AND SOUTH VANCOUVER.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

VANCOUVER SUBURBAN LANDS,
SITUATED IN THE MUNICIPALITIES OF BURNABY, AND
SOUTH VANCOUVER.

Reference Number 05.

DESCRIPTION.—Part of Lot 156, North Arm Road, three miles from New Westminster. Large part of this property is partly cleared. 68 acres in all. Roads on two sides.

PRICE.....**\$30** per acre in small blocks. Submit offer for whole acreage.

Reference Number 06.

DESCRIPTION.—North $\frac{1}{2}$ of Block 6, in Lot 630, about 1 $\frac{1}{2}$ acres on Westminster Avenue, just outside Vancouver City limits.

PRICE.....**\$600**

Reference Number 07.

DESCRIPTION.—Block 18 of Lots 391 and 392, next to Cedar Cottage Nursery, roads on two sides. 10 acres all slashed, burnt and partly logged. Well situated and good land. Adjoins Knight's garden. This land can be leased. One acre stumped and fenced. Cultivated land on all sides.

PRICE.....**\$250** per acre. Will sell in blocks at **\$300** per acre.

MUNICIPALITIES OF BURNABY AND SOUTH VANCOUVER.

In writing about any of these farms always quote the page and reference number.

Reference Number 08.

DESCRIPTION.—Blocks 11, 19, 20 and 21, in Lot 50; 40 acres. Roads on two sides of the property, which is situated just off Westminster Road and Tramline. Will be sold in blocks of one acre and upwards. This property is in a very good neighborhood.

PRICE.....**\$80** per acre.

Reference Number 195D.

DESCRIPTION.—East half of Lot 117, Group 1. 66 acres on Westminster Road, adjoining Hastings Townsite. Will be sold in five acre blocks and upwards, to suit purchasers.

PRICE.....**\$50** per acre.

Reference Number 012.

DESCRIPTION.—Block 2, in S. W. $\frac{1}{4}$ of Section 336, in South Vancouver. Good road, about four miles from Vancouver City; (orchards and clearings on both sides) about eight acres. Good situation, and first class land for chicken ranche or fruit gardens.

PRICE....**.....**\$40** per acre.

Reference Number ED 2.

DESCRIPTION.—Sub-division of District Lots 330 and 331 being Lots 11, 12 and 13. 17 acres on North Arm, immediately alongside the North Arm Road in South Vancouver Municipality, good land unimproved. Known as the Foote Property.

PRICE....**.....**\$900**

T. MATHEWS

Real Estate

Mining and Financial Broker

417 Hastings Street, Vancouver, B.C.

A large list of City, Suburban and Farm property at lowest prices.

Quotations on all standard Mining Stocks on short notice.

Estates managed. Loans negotiated.

Cable address: "Mathews" Vancouver.

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Steamers leave the Company's Wharf,
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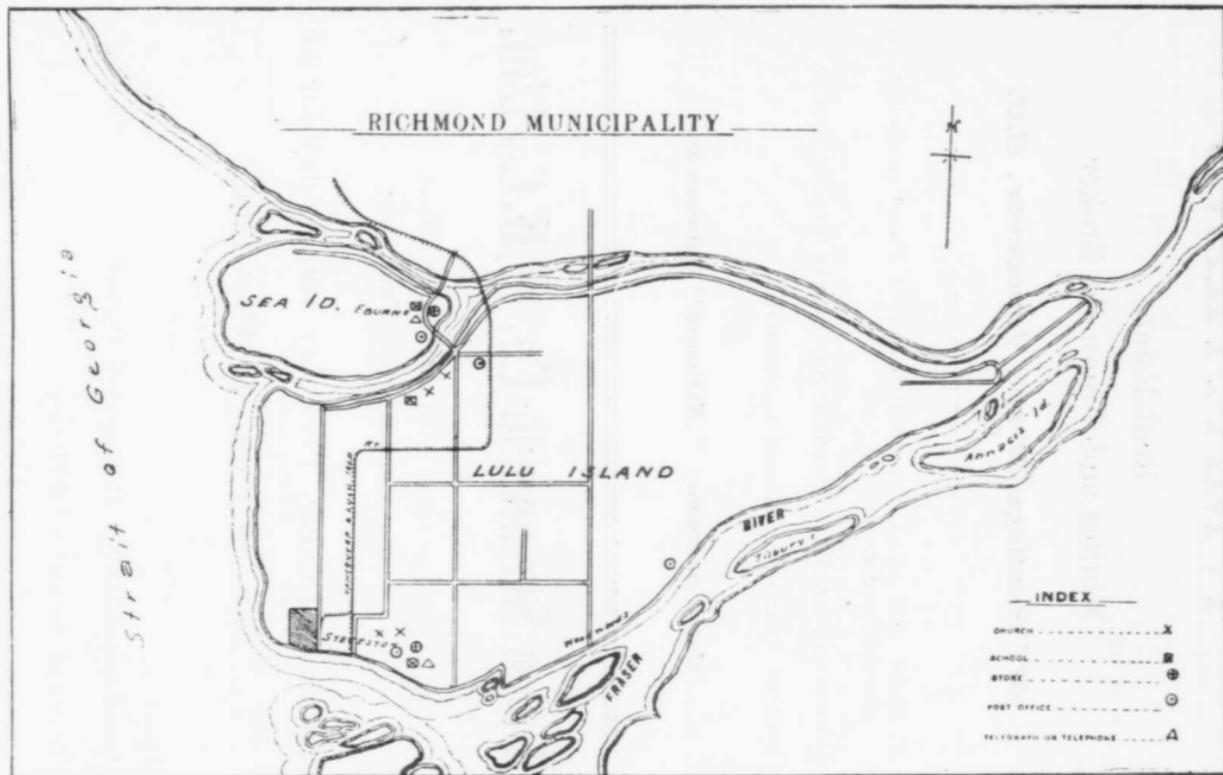
**Sunday, Monday, Thursday and Friday for all
Coast Points to Alert Bay.**

Small Steamers for Prospecting Parties.

Tugs and Scows for Lightering.

Large Storage Accommodation on Company's Wharf.

(81)



MUNICIPALITY OF RICHMOND.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF RICHMOND.

Reference Number R 189.

DESCRIPTION.—Block D of Lots 14 and 23, Block 5 North, Range 5 West. 86½ acres. Lot conveniently situated, fronting on North Arm of Fraser River, 2½ miles to bridge; rich soil; very suitable for gardening. Known as the Hanson and Heaps property.

PRICE.....*****.....\$15 per acre.

Reference Number R 88.

DESCRIPTION.—The South ¾ of Lot 20, Block 4 North, Range 6 West. 120 acres on No. 3 road. Good soil; no clearing; 40 acres drained, balance easily drained; canal on North side of Lot; railway half-mile distant; good house and barn; school, one and a half-miles; church, post office and store, one and a half-miles; first-class roads; Vancouver, eight miles. Known as the Martin Farm.

PRICE.....*****.....\$35 per acre.

Reference Number R 89.

DESCRIPTION.—North half Lot 16, Block 4 North, Range 6 West. 80 acres less railway right of way. Railway runs along North side and affords good drainage; fronts on No. 3 road; excellent soil; in good locality; school, church, post office and store one and a half-miles; no improvements excepting fence on South side; hardhack, easily cleared; will make a No. 1 farm. Known as the Sexsmith Ranche.

PRICE.....*****.....\$40 per acre.

MUNICIPALITY OF RICHMOND.

In writing about any of these farms always quote the page and reference number.

Reference Number R 86.

DESCRIPTION.—Lot 24, Block 5 North, Range 5 West. 135 acres, fronts on North Arm of Fraser River; good soil, easily cleared; well located; very suitable for market gardening. Known as the Delbruck property.

PRICE.....*****.....\$15 per acre.

Reference Number 147.

DESCRIPTION.—Part of Section 18, Block 4 North, Range 6 West. Lulu Island. 80 acres, on Main road to Steveston. All cleared, ditched and underdrained and in first-class cultivation. Lulu Island Railway just across the road. In excellent neighbourhood, an A 1 farm, seven miles from Vancouver on Trunk Road. This land is divided into ten acre blocks, and adjoins the Brighthouse Estate. Known as Magee or Satchell Ranche.

PRICE.....*****.....\$80 to \$150 per acre, according to situation.

Reference Number UT 30.

DESCRIPTION.—Lot 15, Block 5 North, Range 5 West, on Lulu Island. About 70 acres, this is a most desirable place, about 15 acres in a high state of cultivation, small but comfortable dwelling-house, barn and stabling, near the school, church, post office, etc., eight miles from the City of Vancouver, seven miles from the City of New Westminster. Very suitable for market gardens. Known as the Rowling Farm.

PRICE.....**.....\$3,000

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and

FINANCIAL AGENTS

New Westminster, B. C.

Having a personal knowledge of Farm Lands in New Westminster district, and having during the past eleven years frequently visited all parts of the district, we are therefore in a position to furnish full and reliable information to intending settlers.

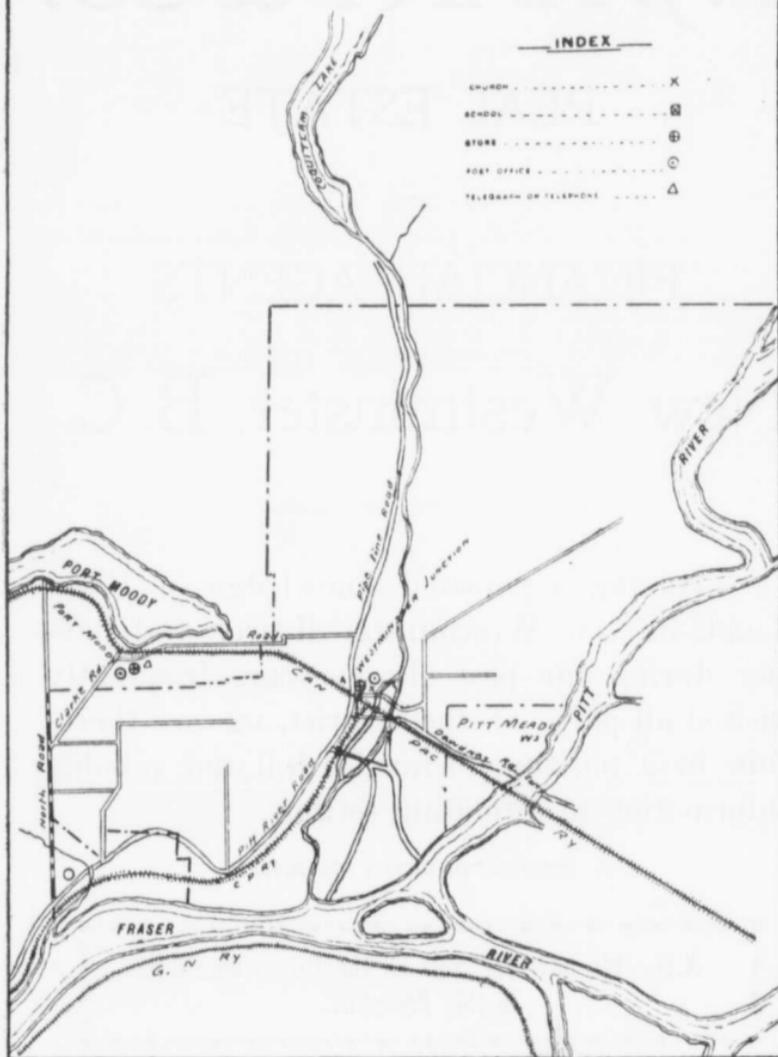
CORRESPONDENCE SOLICITED.

N.B.—We have for Sale all the Farms described
in this Pamphlet.

COQUITLAM MUNICIPALITY

INDEX

- CHURCH X
- SCHOOL ☒
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- POST OFFICE ⊙
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MUNICIPALITY OF COQUITLAM.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF COQUITLAM.

Reference Number R 108

DESCRIPTION.—Lot 384a, Group 1. 160 acres, 1½ miles from C. P. Railway, Westminster Junction station. Considerable fallen timber, soil suitable for fruit or sheep raising. Very convenient to Westminster and Vancouver markets. Known as the Kelly property.

PRICE.....*****.....\$1,000

Reference Number R 13 B.

DESCRIPTION.—East half of Lot 357, Group 1. 80 acres; excellent soil suitable when cleared for market gardening or dairying. Only three miles to New Westminster city limits. Known as the Edmonds and Webster property.

PRICE.....*****.....\$10 per acre.

Reference Number 195.

DESCRIPTION.—N. W. ¼ Section 6, Township 40. 160 acres, this is about one mile from New Westminster Junction on the C.P.R., exceedingly well situated and close to the Pitt River Meadows, but the land is not subject to floods nor is there any dyking tax; good roads. This land is about one-fifth the cost of suburban lands, and is almost as convenient to Vancouver. Known as Morton or Pickles Ranche. Will be sold in Lots of 10 acres and upwards to suit purchasers.

PRICE.....*****.....\$12 per acre.

Reference Number 201 SA.

DESCRIPTION.—Lot 18, Group 2. 90 acres, with a Fraser River water front. This land immediately adjoins the Ross and McLaren Sawmills, it is excellent alluvial soil, easy clearing and readily accessible, deep water front, crossed by Canadian Pacific Railway, very suitable for manufacturing sites, canneries or fish packing establishments; two miles from New Westminster City.

PRICE.....*****.....\$50 per acre.

MUNICIPALITY OF COQUITLAM.

In writing about any of these farms always quote the page and reference number.

Reference Number 209 SA.

DESCRIPTION.—Lot 19, Group 2. 87 acres. This land is very similar to Number 201 and immediately east of that Lot, water front, can be utilized in the same manner, the back portion of this Lot is open, the growth being hardhack, brush and blue joint grass, and would be valuable for dairying or general farming.

PRICE.....*****.....\$37.50 per acre.

Reference Number 227 SA.

DESCRIPTION.—Lot 20, Group 2. 92 acres, this Lot is similar in all respects to the last-mentioned Lot; there is a narrow belt of small spruce, cedar, alder and crabapple along the bank of the river, while further back there is only a very light bush.

PRICE.....*****.....\$37.50 per acre.

Reference Number 230 SA.

DESCRIPTION.—Lot 21, Group 2. 86 acres, this is an extremely well situated and most desirable piece of land well adapted for a mill or factory site or for any purpose requiring water frontage. The taxes are merely nominal in amount and the distance from City of New Westminster is trifling; facilities for ocean shipping to any part of the world, the land having a deep water frontage.

PRICE.....*****.....\$37.50 per acre.

Reference Number 235 SA.

DESCRIPTION.—Lot 22, Group 2. 160 acres, this Lot adjoins the last-mentioned and is almost identical with it, excepting that it extends further back from the river, the water frontage is the same.

PRICE.....*****.....\$35 per acre.

Reference Number 236 SA.

DESCRIPTION.—Lot 23, Group 2. 154 acres, this Lot has a frontage both on the Fraser River as well as the Coquitlam River. A few acres have been sold off the N. E. corner of the Lot. This would make a most desirable saw or shingle mill site, or for fishermen's allotments.

PRICE.....*****.....\$35 per acre.

MUNICIPALITY OF COQUITLAM.

In writing about any of these farms always quote the page and reference number.

Reference Number 237 SA.

DESCRIPTION.—Lot 60, Group 2. 178 acres, this Lot fronts on the Coquitlam River and extends back to the Pitt River Trunk Road, the New Westminster branch of the Canadian Pacific Railway crosses the Lot, this will make an excellent dairying or stock farm the river frontage would be suitable for saw or shingle mill sites, as practically an inexhaustible supply of logs and cedar bolts can be run down the Coquitlam River from the mountains.

PRICE.....*****\$30 per acre.

Reference Number 238 SA.

DESCRIPTION.—Lot 62, Group 2. 34 acres, good soil, New Westminster branch of Canadian Pacific Railway immediately adjoining the land, also Pitt River Trunk Road, suitable for small dairy farm.

PRICE.....*****\$15 per acre.

Reference Number 239 SA.

DESCRIPTION.—Lot 63, Group 2. 43 acres, there is considerable open land on this Lot; the Canadian Pacific Railway and waggon roads crosses it, thus making it very accessible. Good soil, easy clearing and conveniently situated. Will make a good home location for right man.

PRICE.....*****\$20 per acre.

Reference Number 242 SA.

DESCRIPTION.—Lot 64, Group 2. 124 acres, this lot is higher land and slightly heavier clearing than the last lot, the soil is good and responds readily to cultivation when cleared. The waggon road between New Westminster City and Westuinster Junction runs across the lot. Very convenient and readily accessible.

PRICE.....*****\$20 per acre.

Reference Number 260 SA.

DESCRIPTION.—Lot 65, Group 2. 121 acres, this lot is very similar to the last place described and lies immediately East of it, waggon road crosses the S.E. corner of this lot, almost immediately adjoining the Canadian Pacific Railway Track.

PRICE.....*****\$20 per acre.

MUNICIPALITY OF COQUITLAM.

In writing about any of these farms always quote the page and reference number.

Reference Number 261 SA.

DESCRIPTION.—Lot 66, Group 2. 113 acres, this is excellent land, easy clearing and when cleared up and brought into cultivation will make a fine farm, both Canadian Pacific Railway and waggon road crosses the lot.

PRICE.....***** \$22 per acre.

Reference Number 304 SA.

DESCRIPTION.—Lot 67, Group 2. 103 acres, the larger portion of this lot is good soil, easily cleared and would make a very convenient and productive farm; both Canadian Pacific Railway and waggon road crosses the lot.

PRICE.....***** \$20 per acre.

Reference Number 318 SA.

DESCRIPTION.—Lot 109, Group 2. 129 acres, this land is of a different class of soil to some of those already described, it lies higher, the soil is a deep loam rich and productive. The timber standing on the farm is, considering its proximity to the sawmills and the City of New Westminster, very valuable; it will more than pay for the land and clearing, by cutting the cedar into shingle bolts and the large fir, etc., into cordwood for which there is a constant demand.

PRICE.....***** \$15 per acre.

Reference Number 326 SA.

DESCRIPTION.—Lot 110, Group 2. 111 acres, the description of this lot is identical to the last mentioned in every particular except that there are good indications of both coal and petroleum on all these lands, and that exploration for these products are now in progress.

PRICE.....***** \$15 per acre.

Reference Number 327 SA.

DESCRIPTION.—Lot 111, Group 2. 196 acres, the same description applies to this lot as to the last one except there is not quite so much heavy timber on the land; the Trunk Road runs over the S.W. corner of the lot.

PRICE.....***** \$15 per acre.

MUNICIPALITY OF COQUITLAM.

In writing about any of these farms always quote the page and reference number.

Reference Number 328 SA.

DESCRIPTION.—Lot 112, Group 2. 194 acres, excellent loamy soil, easy clearing, timber is fir, cedar and alder, readily accessible, most desirable location for fruit or vegetable growing.

PRICE.....*****\$15 per acre.

Reference Number 352 SA.

DESCRIPTION.—Lot 113, Group 2. 171 acres, the soil on this lot is a rich loam, the land is well situated with southern exposure, light clearing, $1\frac{1}{2}$ miles from New Westminster Junction, Canadian Pacific Railway and Pitt River Trunk Road runs across S.E. corner of the lot, this will make one of the most desirable locations in this series of Numbers (SA).

PRICE.....*****\$15 per acre.

Reference Number 368 SA.

DESCRIPTION.—Lot 170, Group 2. 167 acres. Good and productive soil, well located, fronting on the Coquitlam River, both the Canadian Pacific Railway and the Trunk Road to New Westminster cross the lot dividing it into three nearly equal parts. This land is well adapted for general farming, dairying or fruit growing.

PRICE.....*****\$15 per acre.

Reference Number 400 SA.

DESCRIPTION.—Lot 305, Group 2. 520 acres, this block of land is well located and would make a fine residence location for a retired business man, soil good, hunting and fishing excellent, frontage of nearly $1\frac{1}{2}$ miles on the Coquitlam River, a good trout stream. Readily accessible from New Westminster and Vancouver, the Canadian Pacific Railway and New Westminster Trunk Road run across the lot, it is only half-mile from railway station.

PRICE.....*****\$15 per acre.

NOTE.—The lands numbered "SA" in this Municipality (Coquitlam), are all located immediately East of the City of New Westminster, Trunk Road runs through the lands, which are situated an average of two miles from the City of New Westminster, some of the lots being only half a mile from New Westminster Junction Station on the main line of the Canadian Pacific Railway. The Trunk Road is a good gravel road which is now being extended for fifty miles up the Fraser River to join all the different Municipalities, (including the magnificent agricultural area known as the Pitt Meadows), with the Cities of New Westminster and Vancouver. The railway running through these lands is the C.P.R. branch to New Westminster. The taxes on this property are very low, thus rendering the deep water frontage on the Fraser River valuable for manufacturing purposes. The land will be sold on easy terms and a liberal rebate allowed on the first 600 acres sold. We want the people here to take advantage of the opportunities offered on the Pacific Coast of British Columbia. Any of these properties can be divided to suit purchaser, and easy terms with a low rate of interest given.



New Westminster City Markets.



In its City Market, New Westminster possesses the most successful institution of its kind in the Province. The situation of the town is most favorable, being the centre of the Fraser Valley, the richest agricultural district of the coast, though it has in no sense obtained its full development yet. From Chilliwack, about 45 miles above, and from the river mouth, about 12 miles below, regular steamers bring in the larger and heavier loads with no expense for handling beyond the freight charges, the Market itself being a steamboat wharf. The ferry, landing about 100 yards up the river, meets the needs of those who can conveniently drive their own wagons to town, and on Friday (Market day), is always well patronized by farmers from the neighboring districts. The electric trams afford facilities to purchasers from Vancouver, a special rate being given by the B.C. Electric Railway Co. on Market day, and a large number from that city appear regularly, occasionally accompanied by buyers from Victoria, Nanaimo, etc. It is in fact a produce centre, convenient of access from all parts, and its river frontage saving many of the minor charges which so frequently absorb a large proportion of profits.

One feature which will doubtless attract the attention of residents of other parts is the generally high prices realized, as per attached statement during the past year. The statement is a simple abstract of the report made up each week, from which that applying to the first market day in each month has been used. It may further be remarked that the "sell at any price" work, so much in evidence in many markets, is little resorted to here, the demand being usually fully up to the supply. Our difficulty is rather, that not raising sufficient to supply the ordinary demand, much produce in all lines has to be imported, which checks the movement of vegetables and grain from time to time. In all other lines all available stock is usually cleared by noon, and an arrangement by which it is optional to the rancher to leave any unsold stock for sale on commission by the Market officials has usually met the difficulty referred to, which, however is of rare occurrence.

THOS. LEWIS,
Market Clerk.

For statistics see page 30.

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Send for Price Lists.

Abstract of Prices Current at New Westminster Market, 1900-1901.

	July 7, 1900	Aug. 3	Sept. 7	Oct. 5	Nov. 2	Dec. 7	Jan. 4, 91	Feb. 1	Mar. 1	Apr. 6	May 3	June 7
Beef, per lb.	6½c.	8c.	7c.	7¾c.	6¼c.	6½c.	7c.	8½c.	9c.	9c.	9c.	8c.
Mutton "	10 c.	.....	8 to 9c.	9 c.	8½ to 9c.	9 c.	9c.	10 c.	10c.	.....	.....	9 to 10c.
Pork "	8 c.	8c.	8c.	6½ to 8c.	6½ to 7c.	6 to 6½c.	7½c.	8 c.	7½c.	8c.	8c.	8c.
Veal "	9 to 10c.	10c.	7 to 10c.	10c.	10c.	7 to 9c.	7 to 10c.	7 to 10c.	8 to 10c.	10c.	10c.	10c.
Potatoes, per ton.	\$24.00	\$15 to 18	\$18.00	\$16.00	\$16.00	\$18.00	\$20.00	\$20-22	\$20.00	\$20-22	\$20-22	\$30.00
Turnips, " .....	.....	.....	8.00	\$7 to \$8	7 to 8	8.00	9.00	9.00	9.00	.....	.....	.....
Carrots, " .....	.....	.....	8.00	\$10.00	10.00	10.00	10.00	10.00	10.00	.....	.....	.....
Onions, " .....	.....	.....	25.00	25.00	25.00	30.00	30.00	30.00	40.00	\$40.00	.....	.....
Cabbage, per lb.	1c.	1c.	1c.	1c.	1c.	1c	2c.	2c.	.....	.....	.....	2c.
Wheat, per ton.	\$24.00	.....	.....	.....	.....	\$35.00	\$30.00	\$30.00	\$30.00	.....	.....	.....
Oats, "	24.00	\$25.00	.....	.....	\$22-25	22-25	22-25	.....	.....	.....	.....	.....
Hay, "	12.00	11.00	\$11.00	\$11.00	11.00	11.00	11.00	10-11	\$10-11	\$10-11	\$10-11	\$10-11
Butter, per lb.	22 to 25c.	22 to 25c.	25 to 30c.	25 to 30c.	25 to 30c.	25 to 30c.	25 to 30c.	25 to 30c.	25 to 30c.	30c.	25 to 30c.	20 to 25c.
Eggs, per doz.	25 to 30c.	28 to 30c.	28 to 30c.	35 to 40c.	40 to 45c.	50 to 60c.	35 to 40c.	28 to 35c.	20 to 25c.	20 to 25c.	18c.-25c.	20 to 25c.
Fowls, "	\$6.00	\$6-\$6.50	\$5.50-6	\$5 to \$6	\$5.50-6	\$5-5.50	\$6.00	\$6-6.50	\$7-7.50	\$6.50-7	\$7.00	\$6-6.50
Chickens "	3.00	3- 3.25	\$3.00	\$3.00	3.50-4.50	3.50-5	\$5-5.50	\$5-6	6.00	6.00	\$5.00	5.50
Ducks "	\$5 to 5.50	5- 6.00	\$5-5.50	\$5-5.50	\$6-7	\$8-9	.....	9.00	.....	.....	\$10-12	5.50-7
Rhubarb, per lb.	2c.	.....	.....	.....	.....	.....	.....	.....	12½-15c.	6 to 8c.	2 to 5c.	2 to 2½c.
Gooseberries, per lb.	5 to 6c.	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	7c.
Strawberries, per 24 lbs.	\$2 to 2.25	\$1.50	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Cherries, per 10 lbs.	75c.	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Currants, per lb.	6 to 8c.	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Raspberries, per 24 lb. ....	.....	\$1.25	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Plums, per 20 lb. ....	.....	50 to 75c.	25 to 35c.	.....	.....	.....	.....	.....	.....	.....	.....	.....
Peaches, " .....	.....	1.25-1.50	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Apples, " .....	.....	.....	80c.-\$1	80c.-\$1	80c.-\$1	90c-\$1.10	90c-\$1.10	1.10-1.25	1.25-1.40	.....	.....	.....
Pears, " .....	.....	.....	\$1.00	90c.-\$1	80c.-\$1	.....	.....	.....	.....	.....	.....	.....
Tomatoes, per lb. ....	.....	.....	6 to 8c.	6 to 8c.	4c.	.....	.....	.....	.....	.....	.....	.....

For the purposes of comparison, these prices have been taken on market days, approximately, the same date each month,

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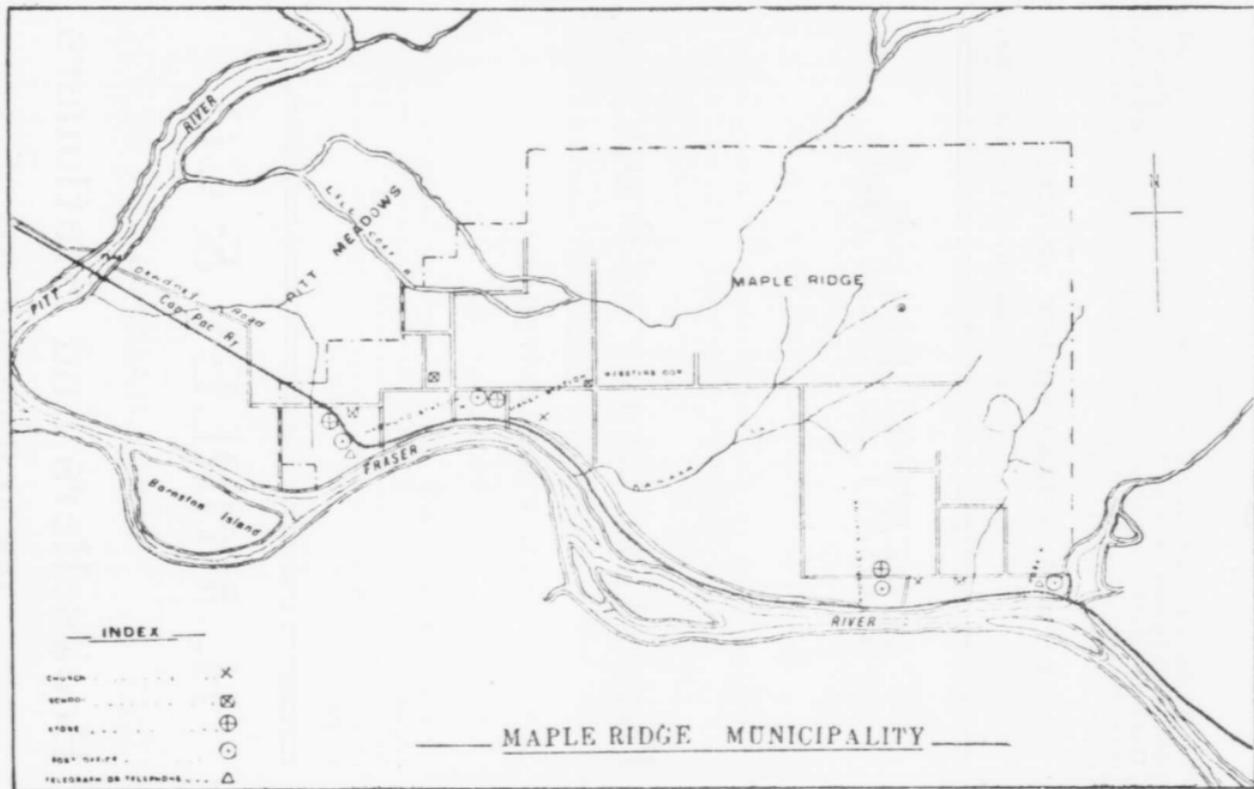
A general acquaintance with all parts of the district, their possibilities and requirements, extending over twenty years, has afforded a fund of valuable information, which is cheerfully placed at the disposal of intending settlers. Large scale maps of all the rural municipalities supplied.

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MAPLE RIDGE MUNICIPALITY

MUNICIPALITY OF MAPLE RIDGE.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF MAPLE RIDGE.

Reference Number UT 31.

DESCRIPTION.—Lot 31, Block 6 North, Range 1 East; 150 acres on Pitt Meadows, this land is located at the junction of the Fraser and Pitt Rivers within sight of the City of New Westminster, several steamers pass daily stopping at this farm when flagged, 5 miles from New Westminster Junction, Canadian Pacific Railway, and 4½ miles from Port Hammond Station; store and post office handy. First class land, very productive, about 15 acres under cultivation, frame house, barn, etc. Known as the Rosseau Ranche.

PRICE...**.....\$2,000

Reference Number 135.

DESCRIPTION.—Part of the S.W. ¼ Section 7, Township 15; two miles from Wharlock station on C.P.R. Fair roads, proposed new trunk road runs on North boundary; small house, no improvements of much account. There is about 2,000,000 feet of first class cedar on this land, clear of all Government stumpage. This cedar, on the stump, is worth easily the whole price asked for the land. About 90 acres are first class clay loam, balance somewhat stoney. Known as the Phillips Property.

PRICE.....*****\$600

Reference Number 96.

DESCRIPTION.—S.E. ¼ Section 31, Township 12; 160 acres, three miles from Port Haney Station on C.P.R. Large house and barn in bad repair; about 15 acres have been cultivated, large area of open prairie and small brush; soil sandy loam about 20 acres, balance rich muck land and alluvial deposit; about 20 acres subject to slight flood. This is one of the cheapest farms in the district and could be sold in blocks to suit purchasers. Known as Weeks' Ranche.

PRICE.....*****\$10 per acre

Reference Number 195 E.

DESCRIPTION.—Section 25, Block 6 North, Range 1 East, Pitt Meadows. The C.P.R. runs through the property, 160 acres in all, about 90 acres are open prairie, balance timber and light brush; never flooded. The prairie is thoroughly well dyked. This land is the choicest section in Pitt Meadows, adjoins Higginson Ranche. Known as the Cunningham and Morton property.

PRICE.....\$20 per acre

MUNICIPALITY OF MAPLE RIDGE.

In writing about any of these farms always quote the page and reference number.

Reference Number R 83.

DESCRIPTION.—Lot 223 and 283, Group 1, Port Hammond, 300 acres, on South side of the famous Pitt Meadows district; 200 acres of upland, 10 feet higher than the prairie, balance flat and alluvial soil, producing heavy growth of red top and blue joint grass; several fine springs of water on the upland; dwelling house, barn and out-houses all in good condition; several acres of strawberries; 40 acres under cultivation; excellent orchard; good roads on two sides; convenient to New Westminster market. The whole constituting one of the finest, best appointed and most readily accessible dairy, stock and fruit farms in the Province, unsurpassed as a farm for creamery or cheese factory. Will be sold en bloc or divided to suit purchasers. Known as Harris Farm.

PRICE.....*****.....\$30 and \$40 per acre.

Reference Number ED 16.

DESCRIPTION.—Lot 5, in Block 5 North, Range 1 East; 145 acres, on the bank of the Fraser River almost opposite Barnston Island, Pitt Meadows; dyke on the front of the farm; there are about five acres improved, small house and material for a barn, 10 or 15 acres open land, balance easy to clear, very suitable for fishermen's locations, good land, can be divided to suit purchasers. Known as the Gothier Property.

PRICE.....**.....\$1,300

Reference Number ED 17.

DESCRIPTION.—S.E. $\frac{1}{4}$, Section 24, Township 12, situated at Webster's Corners; 160 acres; this is a most desirable property, well located, good soil, nice orchard, small house and frame of barn; the Government trunk road runs along the front of the place; considerable valuable cedar; 15 acres have been improved. Known as the Creighton Ranche.

PRICE.....*.....\$1,100

Reference Number CA 31.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 22, Township 12; 160 acres; $\frac{3}{4}$ miles from Port Haney River landing and station on the Canadian Pacific Railway, near the new Trunk Road, Lillooet River adjoins the property; good soil, 7 or 8 acres cleared; small house and sheds, orchards, etc; a very desirable location for one seeking a healthy and readily accessible homestead in a well settled neighborhood; school and church within a short distance. Known as the Smedley Farm.

PRICE.....**.....\$1200

Reference Number CA 33

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 1, Township 12; 160 acres, $\frac{1}{2}$ miles from Whonnoek Station on Canadian Pacific Railway, one mile from steamboat landing, magnificent view of the whole Fraser River Valley, West and South; 15 acres has been partly improved, no buildings of any value. Known as the Zachary Property.

PRICE.....**.....\$500

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MISSION MUNICIPALITY

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MUNICIPALITY OF MISSION.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF MISSION.

Reference Number 854 R.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 35, Township 14; 140 acres, very good soil; substantial improvements; $1\frac{1}{2}$ miles from river, $1\frac{1}{2}$ miles from C.P.R. station, post office, school and store; good road. Known as Cadotte Farm.

PRICE.....*****.....\$1,200

Reference Number 1272 R.

DESCRIPTION.—Part N.E. $\frac{1}{4}$, Section 34, Township 17; 120 acres; excellent location and soil; some improvements; valuable timber; $3\frac{1}{2}$ miles from Mission City. Known as Judd Ranche.

PRICE.....*****.....\$600

Reference Number 017.

DESCRIPTION.—Part of the North half of the S.W. $\frac{1}{4}$, Section 19, Township 17; 60 acres, of which 40 acres are cleared and free of stumps, good frame house, barn, stabling, etc; fenced with good sawn lumber fences; first-class dairy farm; $2\frac{1}{2}$ miles by good road from Mission Station on the Canadian Pacific Railway. Known as the Hughes Ranche.

PRICE.....*****.....\$2,250

Reference Number 016.

DESCRIPTION.—Lots 443 and 447, Group 1; 387 acres; good two storey house (cost \$1,600) and other buildings; the greater part of this land is prairie, subject to flood for about two months of the year, the balance is high land; good orchard and other improvement; an ideal dairy ranche, situated on the North bank of the Fraser River, and the South bank of the Stave River close to the Canadian Pacific Railway; excellent fishing and hunting in the immediate neighborhood; within easy reach of the Cities of New Westminster and Vancouver by railway or river steamboat; close to the Stave Lake Power Company's works.

PRICE.....*****.....\$5,000

B.C. Weather Statistics.

Month	Temperature			Precipitation		Clear Bright Sunshine	
	Max.	Min.	Mean	Rain	Snow	hrs. min.	
				ins.	ins.		
July, 1900.....	81.5	47.8	62.1	.82		228.00	
August, 1900.....	76.8	46.	59.1	3.31		95.42	
September, 1900.....	76.5	34.	55.4	2.04		167.42	
October, 1900.....	65.	33.5	48.5	8.82		65.18	
November, 1900.....	56.5	12.	39.	7.76	12.5	25.54	
December, 1900.....	55.6	21.5	42.2	9.19	2.	56.42	
January, 1901.....	46.	9.5	32.8	4.64	42.5	44.12	
February, 1901.....	53.5	22.	37.8	7.38	12.4	83.12	
March, 1901.....	60.8	29.5	43.2	3.71		67.06	
April, 1901.....	65.8	27.2	44.9	4.09	9.8	127.54	
May, 1901.....	78.9	34.5	52.8	3.79		167.54	
June, 1901.....	82.5	37.21	54.9	5.52		109.00	
July, 1901.....	75.5	40.5	59.	1.41		205.00	
August, 1901.....	84.	46.4	62.3	.20		224.06	
September, 1901.....	78.5	33.5	54.7	2.76		99.48	
October, 1901.....	71.9	38.8	53.6	4.33		92.06	

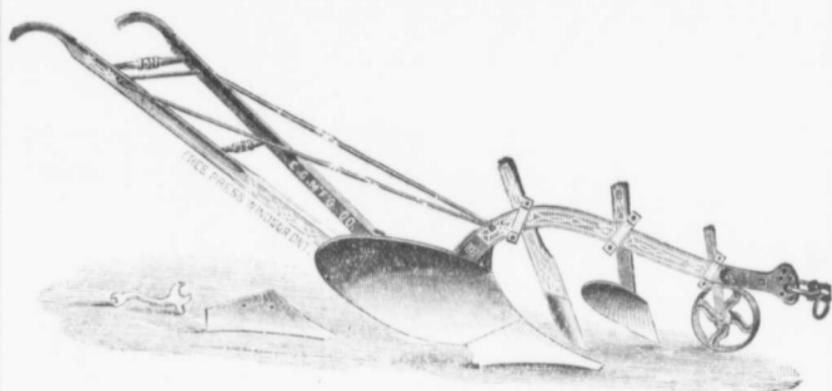
The records of sunshine are kept at the Dominion Experimental Farm, at Agassiz; the statistics of temperature and rain fall are kept at the Meteorological Station, New Westminster. The above figures are all official. The snow fall for the period shown in the tables is very much the heaviest that has been experienced for the past ten years and is quite exceptional. The snow which fell in January (about 42 ins.) did not lay on the ground over two weeks. Snow on the Lower Fraser Valley and Coast districts rarely lasts over a week or two. The sunshine records are for the clear, bright sunshine only, the statistics of fine days as against wet days were not obtainable. The following record of weather in Vancouver from 1892 to 1898 inclusive, can be taken as reliable:

	Total	Average per annum.	
Perfect Days.....	1018	145	} Seven months' fine weather.
Fine Days.....	486	69	
Inferior Days.....	795	113	} Five months inferior and bad weather.
Bad Days.....	258	37	

In winter, it is a very rare thing for the thermometer to sink to zero. This has only occurred once in the last ten years. On the other hand, the nights, even in the hottest part of the summer, are always cool and refreshing.

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MUNICIPALITY OF DEWDNEY.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF DEWDNEY.

Reference Number R 103.

DESCRIPTION.—Lot 497, Group 1; 160 acres, seven acres under cultivation; good soil; house, barn, etc. Known as Burton Ranch.

PRICE.....*****\$7 per acre

Reference Number R 186.

DESCRIPTION.—Fractional S.E. $\frac{1}{4}$, Section 1, Township 18; 100 acres Hatzic Prairie; part subject to overflow for two months in the year, otherwise magnificent run for stock; house, orchard and outbuildings in good condition; post office, school and store convenient; $1\frac{1}{2}$ miles from C.P.R.; good roads. Known as Fawcett Farm.

PRICE.....*****\$1,000

Reference Number R 29.

DESCRIPTION.—S.E. $\frac{1}{4}$, Section 35, Township 18; 160 acres, well situated; fairly good soil; near Stave River; value will be greatly increased by Stave Lake Power Company's operations. Known as Marino Property.

PRICE.....*****\$800

Reference Number R 232.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 12, Township 18; 160 acres; good $1\frac{1}{2}$ story dwelling-house, stone foundation, cellar with lean-to kitchen; barn, 70 x 90 feet; chicken house, wood shed, hog pen and usual farm offices, all in good condition; large bearing orchard; 40 acres of cleared land, 8 acres under cultivation, 19 acres fenced, 32 acres of the cleared land seeded down as sheep pasture; 80 acres good prairie land, an all round most desirable dairy and stock farm; post office, school and store convenient. Known as Dion Ranche.

PRICE.....*****\$900

MUNICIPALITY OF DEWDNEY.

In writing about any of these farms always quote the page and reference number.

Reference Number ED 23.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 23, Township 18; 160 acres, this place is on the high land above Hatzie prairie, a most romantic spot; good soil, there has been several acres improved but is now grown up with alder brush; small house and barn, fruit trees, etc. Known as the Roberge property.

PRICE....**.....\$800

Reference Number 10.

DESCRIPTION.—Lot 462 and parts of Sections 32 and 33, Township 20; 240 acres more or less, and having about $1\frac{1}{2}$ miles of railway and river frontage; 400 bearing fruit trees; 70 acres in first-class cultivation; 130 acres open prairie subject to flood, but good pasture for ten months in the year, and balance light brush; soil is deep alluvial; large new barn with stabling for 40 cows, other buildings old but serviceable; steamboat landing on the farm. Known as Bales' Farm.

PRICE.....*****\$7,000

Reference Number UT 35.

DESCRIPTION.—Part of S.W. $\frac{1}{4}$, Section 25, Township 18; 160 acres, near Hatzie Prairie, good land and will make a good farm if in possession of the right man; post office and school within easy distance; the line of the Trunk road to New Westminster and Vancouver runs close to this property. Known as the Vannier Ranche.

PRICE....**.....\$600

Reference Number 59.

DESCRIPTION.—127 acres, N.W. $\frac{1}{4}$, Section 30, Township 20, on Hatzie Lake, close to railway line; no buildings of any value; 90 acres open prairie, balance very light brush of which at least 10 acres are cleared, and includes a good bearing orchard of about 3 acres. Known as Morin Ranche.

PRICE.....*****\$13 per acre

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MUNICIPALITY OF NICOMEN.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF NICOMEN.

Reference Number R 40.

DESCRIPTION.—N.W. ¼, Section 24, Township 24, Harrison River, 150 acres; the Canadian Pacific Railway runs across this property; soil good; some valuable timber; convenient to post office, store, saw mill, station, etc. Known as Somers Property.

PRICE.....*****.....\$900

Reference Number R 152.

DESCRIPTION.—S.W. ¼, Section 4, Township 24, Nicomen Island; 100 acres, soil very rich and productive; 9 acres cleared and seeded down and fenced; dwelling house, barn and shed; slightly subject to overflow in extreme high water, but can be protected; large quantity of valuable spruce, cedar and cottonwood; one half mile from post office, store and school. Known as Carrom Ranche.

PRICE.....*****.....\$900

Reference Number 126.

DESCRIPTION.—Section 22, and fractional N.E. ¼, Section 15, Township 24, half-way between Nicomen and Harrison Stations on C.P.R., 1¼ miles railway frontage; the land is all timber except the clearing; there is about 75 acres cleared and partly cleared, of which about 40 acres are in orchard, over 25 of which is bearing; most of the trees have been planted over seven years. There is a good six-roomed house, foreman's house, Chinese cabins, cold storage house, packing house and stables; the main road crosses the property; this property includes the only suitable ground on the railway for townsite purposes, for the Harrison Lake mining district.

There is a beautiful lake, of about 20 acres, within the property; upwards of \$15,000 was spent in laying out the orchard, under the personal supervision of Mr. Tom Wilson, the well-known expert—late Government Inspector of Orchards; excellent shooting and fishing in the vicinity; two mountain streams traverse the farm; no floods of any kind. Known as the Ross Fruit Farm.

PRICE.....***.....\$12,000

SPECIAL NOTICE.

The Settlers' Association and Messrs. Hope, Graveley & Co.

Have much pleasure in announcing that they have succeeded in inducing the **Canadian Pacific Railway** to grant **Special and very much reduced settlers' rates to Vancouver and New Westminster** from all Eastern and Middle West points, both in the United States and Canada, for the months of **MARCH and APRIL.**

It is hoped to get the Company to extend the time for the whole of the summer, but don't wait till you get this extension, come out now, so as to be sure and get the advantage of **these cheap fares.** The news has only just come as this pamphlet is about to be placed in the hands of the printers, and we are as yet unable to give the exact rates from different points, but by the time it reaches you the Railroad Agents will have the rates; we are, however, authorized to say that from St. Paul and intermediate points to Vancouver and New Westminster, the rate will be **\$25.00;** and from Chicago it will be **\$33.00.** Equally large reductions will be made from all points in Eastern Canada and in the United States, east of Chicago. It gives us particular pleasure in making this announcement, as it is a privilege we have been endeavoring to get for a long time.

Special Notice to Settlers.

Are you thinking of coming to British Columbia?

Do you know anything about British Columbia?

The "NEWS-ADVERTISER" is the most reliable paper in the Province. In its columns will be found information which will give you an idea of what it costs to live there, what is going on, what price you can get for your produce. Full market reports are regularly published, also general news of the farming and mining districts, Municipal Council meetings, etc.

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Farming on Lower Fraser Valley



The impression is very general that British Columbia is a "sea of mountains" and that there is little or no agricultural land worth the name in the Pacific Province. A part of the Province might be justly so described, but there are many large and fertile valleys of far greater extent than is usually supposed, the Lower Fraser Valley alone being about 60 miles long and from 12 to 15 miles wide, almost the whole of which is capable when cleared, of producing in great luxuriance almost every product which can be grown elsewhere in a temperate climate, and producing it not only in greater abundance, but of a higher quality. For instance B. C. apples have several times taken first prize in East Canadian Exhibitions, and oats and wheat almost invariably weigh more to the bushel than the same grain grown in Manitoba, while the weight of crop *per acre* is hardly credible to farmers from East Canada and the Northeastern States; for instance, timothy hay will often cut up to four tons per acre in favorable locations, and oats will run $1\frac{3}{4}$ to 2 tons per acre in a good year, and that with very little, if any, manure.

The Lower Fraser Valley is not by any means the only large stretch of agricultural land, there being hundreds of thousands of acres in the Okanagan, Similkameen, Nicola, Boundary Creek and Kettle River, Shuswap, Bonaparte, Chilcote, East Kootenay, Thompson River, and Blackwater Districts, but the Lower Fraser River Valley, owing to its extreme fertility and equable climate, is usually spoken of as the garden of the Province. Besides which, it is the most easily accessible and closer to markets, better settled, and far better opened up by roads and railways than any other section of the Province. The growth of timber and other vegetation is both comparatively heavy and rapid, (clearings left idle for a few years soon run back), but this is far more than compensated for by the equally rapid and vigorous growth of all kinds of farm crops when the land is once cleared.

To anyone thinking of coming out to this Province with a view to farming, the first question they naturally ask is: "Where can land be bought and what will it cost?" The Settlers' Association are endeavoring to answer these questions by the issue of this pamphlet.

Considering the great agricultural capabilities of the Province it is astonishing how little trouble has been taken to advertise and let the world know what we have out here, but what is everybody's business is nobody's business, and it is believed that the present is the first systematic attempt to let the farmers in the other Provinces and States know what the possibilities of this country really are. The Provincial Government have from time to time issued small and well written pamphlets on special farming

subjects, but the means of distributing these has not been as good as it might have been, and it is to be feared that few have reached the people they were intended for.

There has been a disposition on the part of the Dominion Government to advertise and push the interests of Manitoba and the North West Territories, where the Government has land for sale, at the expense of this Province; a special point being made that there is a market in British Columbia for all that can be produced by anyone taking up land in the Prairie Provinces.

This is perfectly true, but is it not better to own a farm close to the Market?

We can grow here everything that can be grown on the prairies, (and many things, such as fruit, flax, etc., etc., which they cannot grow at all), and grow it both better and more of it, and we have two enormous advantages: we are about 1,000 miles nearer the market or point of consumption, and have a mild and pleasant climate with which it is impossible to compare the rigorous winters and scorching summers of the prairies.

We do not in any way wish to depreciate the fertile soil and magnificent wheat crop of Manitoba and the North West Provinces, but it might be mentioned that out of over 700 enquiries received in British Columbia farm lands, during the year 1900, by the original publishers of this pamphlet, more than 600 of them were from the prairie sections of Canada and the United States.

One of the first things which will occur to anyone reading this article, is that if all these things are so, how is it that in this fertile Fraser Valley, land can still be bought in fairly large quantities at such reasonable prices? This is a very proper question to ask and it is not difficult to answer.

Some thirteen or fourteen years ago, just after the Canadian Pacific Railway was completed, there was something like a small land boom. The word was passed round that there was very little good agricultural land and that the surest way to wealth was to get a piece; this was right so far as it went, but people forgot that to produce wealth land must be used.

The very great majority of people who took land up in those days, not only did so under very unfavorable circumstances compared to what rule to-day, but the people themselves were for the most part not farmers, and did not know how to work the land, even if they had desired to do so. There were carpenters, masons, miners, sailors, fishermen, loggers, plumbers, storekeepers, school teachers, factory hands, professional men, and almost everybody but farmers: the few farmers who did take up land with very few exceptions have stayed with it and are now reaping their reward, and many even of those who were not farmers, but who had the necessary pluck and energy, are now doing as well as those "to the manner born." In those days, roads, schools, stores, and other evidences of settlement and civilization were few and far between, but the district has made great strides since then, and if the same men who took up land fourteen years

ago were to take it up now, they would have a far better chance of success; in fact, unless there was some inherent fault in the men themselves, they could hardly help but have success, if they knew anything about it at all.

During the last ten years the white population of the Province has doubled, the Indian population has slightly decreased, the Chinese and Japanese population has slightly increased, though nothing like to the same extent as the white population.

The fact of there being Chinese and Japanese here need not deter anyone coming out to this Province, either to farm or work on a farm. The anti-Chinese talk is more or less kept alive for political purposes, and most farmers are only too glad to employ Orientals, as if it were not for them it would often be difficult to get in the crops.

It should not be forgotten that this enormous increase of population during the last ten years is chiefly an increase in the towns and mining districts: the farm population has increased very little, and although the land under cultivation has increased considerably, it has not done so to anything like the same extent that the market for farm produce has increased, nor does it seem likely that it ever will: as the towns, mines, factories, logging, fishing and shipping interests, (all large consumers of farm produce), are still increasing as fast as ever, and are likely to do so for many years to come, ensuring for a long time a constantly increasing market.

This Province already imports about \$3,000,000 of farm produce, including butter, eggs, fruit, oats, wheat, barley, potatoes, hops, horses, beef, mutton and hog products of every kind, (in fact almost everything grown on a farm except hay and the heavier roots), and the amount imported is growing every year, while about half the vegetables and garden truck consumed in Vancouver is imported from San Francisco. Prices are exceedingly good, and in view of the constantly increasing imports, are likely to remain at least as high as at present if they do not still further increase.

The Lower Fraser Valley is the nearest farming district to the Yukon, Atlin, and Northern Gold Fields. These districts do not grow farm produce of any kind and never will to any extent: and it is only natural to assume that the bulk of the supplies in this line would be drawn from the nearest producing point, if it could be got. This Northern Country has only just commenced to open up, and its capacity as a market for farm produce will in all likelihood increase very largely during the next few years.

There is no need to say much about the climate as it is well known to be the mildest and most equable in Canada. Summer heat rarely exceeds 80 degrees in the shade, and the nights are always cool, while the thermometer seldom gets below zero, (twice only in the last fourteen years), and then only for a day or two. Cattle require feeding on and off during the winter for two or three months, but usually run out the greater part of the time.

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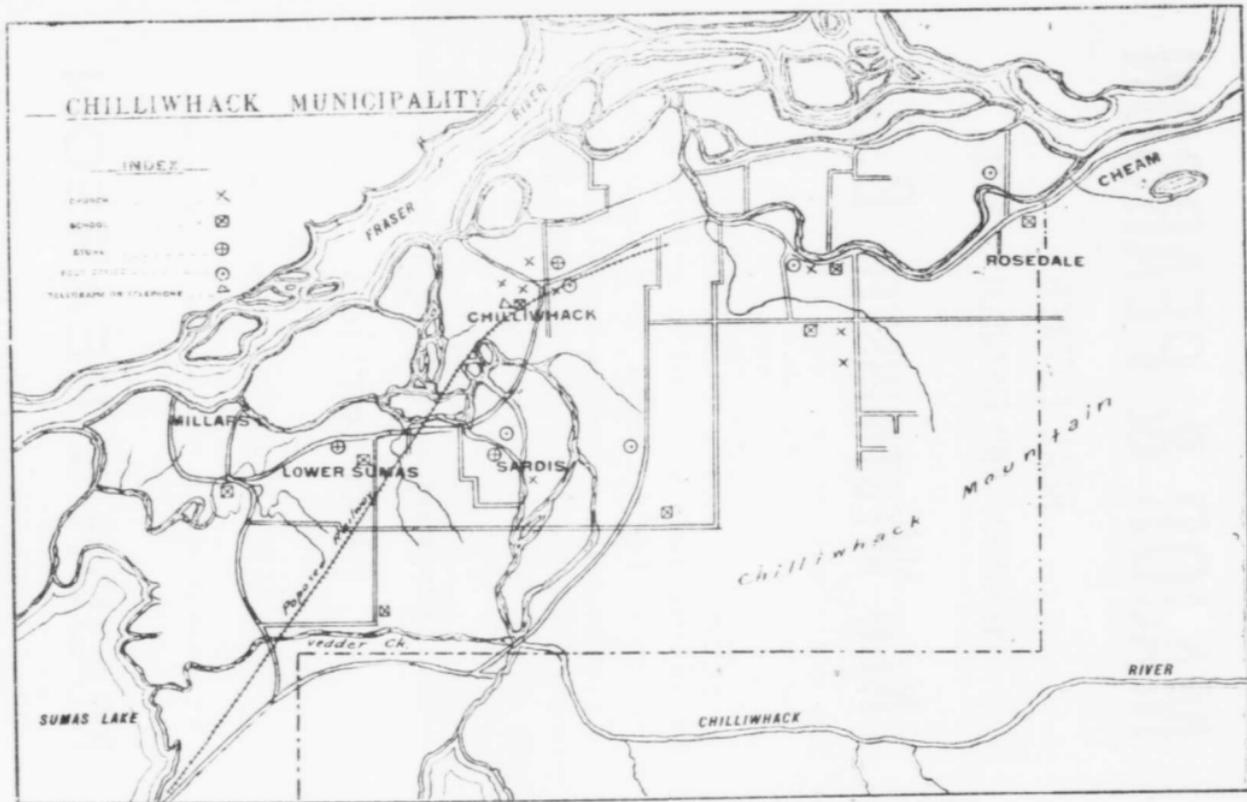
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MUNICIPALITY OF CHILLIWACK.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF CHILLIWACK.

Reference Number 178.

DESCRIPTION.—East half of S. E. $\frac{1}{4}$, Section 35, Township 26; 80 acres, five miles from Chilliwack on good road; new four-roomed house and small barn; 40 acres cleared, stumped, ditched and fenced; 20 acres cleared and stumps ready to plow out; 20 acres light brush; this farm is excellently situated on the line of the new Hope Slough Canal ditch. This is known as the Arthur Emis Ranche, next to Andy Smith's.

PRICE.....***** **\$3,500**

Reference Number 124.

DESCRIPTION.—East portion of Lot 436, Group 2; 100 acres on the main trunk road. Two small houses, barn and stable; about 10 acres of heavy timber, balance of land is nearly cleared and either in a high state of cultivation or good pasture; well drained and fenced. This farm is in excellent order and well situated; close to the route of the proposed Coast and Kootenay Railway; the soil is very deep and rich alluvial deposit; this property would be divided to suit purchasers, and is known as the Mrs. Bartlett Farm; about six miles from the progressive market town of Chilliwack, supply point for the Mount Baker mining district.

PRICE.....***** **\$3,100**

Reference Number 133.

DESCRIPTION.—West half of the N. W. $\frac{1}{4}$, Section 3, Township 23, Sardis, 80 acres. About 4 acres bearing orchard, balance of land timbered, mostly small brush. One mile from school, $2\frac{1}{2}$ miles from post office and store. This farm is known as the Black Property.

PRICE.....***** **\$500**

Very Cheap at this price.

Reference Number 195 B.

DESCRIPTION.—Lot 431, Group 2; 160 acres, four miles from Chilliwack, on good road; faces Camp Slough; soil alluvial, light alder brush, etc.; no improvements; it could all be slashed and burnt for \$6.00 per acre. This land is known as the John Barker Property. A considerable portion of this lot was at one time under cultivation.

PRICE.—Would be sold in blocks of 40 acres and upwards at **\$20** per acre.

MUNICIPALITY OF CHILLIWACK.

In writing about any of these farms always quote the page and reference number.

Reference Number 127.

DESCRIPTION.—The West half of S. E. $\frac{1}{4}$, Section 14, Township 23, Chilliwack; 80 acres on main Sumas Road; the soil is all alluvial deposit; about 10 acres cleared and in fair condition and nearly 20 acres partly cleared; a good running creek of water; some good fencing; has never been flooded not even in 1894; this is a very cheap and desirable farm. The land is known as the B. A. Irwin Farm, West half. Good neighborhood.

PRICE.....*****.....\$21 per acre. Good terms will be given.

Reference Number 102.

DESCRIPTION.—Lots 51 and 52, Group 1, Yale Division of Yale District; 320 acres, opposite Agassiz Station on the C.P.R., and about one mile from Popcum. The farm covers the greater part of a large island in the Fraser River, close to the South bank; it does not flood except in extraordinary high water. The soil is a rich alluvial deposit. About 60 acres are cleared and nearly all stumped, but is grown up in places with small cottonwood, which could be cleared at a nominal expense; there are two houses, two barns and stables; the buildings are old. The occupants of this farm would practically have the run of the whole island, some 700 acres in all. This farm is exceptionally suited for raising cattle and sheep, and is known as the Cunningham Rancho.

PRICE.....*****.....\$5,100

Reference Number ED 22.

DESCRIPTION.—S. E. $\frac{1}{4}$, Section 6, Township 3; three miles from Rosedale post office; 160 acres, close to Cheam Lake. This is a very fine piece of land rich and productive, about 10 acres cleared and under cultivation; there is a fine orchard; balance of land easy to clear being alder, maple and hemlock. The proposed Coast to Kootenay Railway runs across the place. Known as the Anderson Rancho.

PRICE.....**.....\$1,100

Reference Number ED 40.

DESCRIPTION.—East half of the S. W. $\frac{1}{4}$, Section 32, Township 29; 80 acres, $1\frac{1}{2}$ miles from Rosedale post office; this is without exception a fine piece of land. Nodyking tax and above any flood; easy to clear, alder bottom, located most conveniently in a progressive neighborhood; a few acres improved; good frame house, good roads, convenient to school and church, distance from Chilliwack village $7\frac{1}{2}$ miles. Known as the Ford Rancho.

PRICE.....**.....\$1,100

MUNICIPALITY OF CHILLIWACK.

In writing about any of these farms always quote the page and reference number.

Reference Number ED 27.

DESCRIPTION.—Part of the N. W. $\frac{1}{4}$, Section 27, Township 26. 50 acres. This is a very eligible piece of land, clearing is light, there is about $2\frac{1}{2}$ acres cleared, with small house; the cleared portion is under cultivation and fenced; first-class productive soil; good roads; convenient to post office, school, etc. Known as the Wilson Ranchie.

PRICE.....**—.....\$1,200

Reference Number ED 8.

DESCRIPTION.—Block A of Sub-Division District Lots 421 and 422, Group 2; good land; no buildings. There are 66 acres in all. Known as the Hollingshead Property.

PRICE.....**—.....\$900

Reference Number. 014.

DESCRIPTION.—Westerly, 100 acres of the N. W. $\frac{1}{4}$, Section 28, Township 26; about three miles from Chilliwack; first-class road on two sides, good drainage, flat land, no gullies; small house and barn; 15 acres cleared, mostly stumped and in cultivation; well fenced; 18 acres slashed, burnt and seeded down; 20 acres open prairie, balance of land light brush, easily cleared. This is an exceptionally cheap farm, and will be profitable from the start; in a good neighborhood.

PRICE.....**—.....\$2,300

Reference Number. UT 23.

DESCRIPTION.—S.W. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ and E. $\frac{1}{2}$ of S.W. $\frac{1}{4}$, Section 8, Township 23; 190 acres. This is a very fine piece of prairie land situated near Sumas Lake. Known as the Chadsey Property.

PRICE.....**—.....\$7.50 per acre

Reference Number UT 41.

DESCRIPTION.—Part of Lot 88 and 268, Group 2; 70 acres, situated near Sumas Landing, on Yale Trunk Road, first-class land, nearly all has been under cultivation, comfortable dwelling-house, fenced; school, church and post office within a short distance, most desirable home location and dairy farm. Known as the Beaumont Farm.

PRICE.....**—.....\$2,000

MUNICIPALITY OF CHILLIWACK.

In writing about any of these farms always quote the page and reference number.

Reference Number UT 40.

DESCRIPTION.—S. W. ¼, Section 27 and part of S. E. ¼, Section 28, Township 2; 160 acres. This will make an excellent fruit or sheep farm, it is located on a side hill about eight miles from Chilliwack village, good soil and running water, a good deal of improvements have been done on the place, comfortable log house and outbuildings, orchard, etc. There is excellent limestone and marble on the place and about one million feet of fine timber. Known as the Ford Rancho.

PRICE.....**.....\$1,000

Reference Number 170.

DESCRIPTION.—Part of S.W. ¼, Section 33, Township 26; 110 acres. Two miles from Chilliwack market town; good roads; five-roomed house, well built and finished, and large new barn. All good clay soil. 40 acres cleared and stumped, and 40 acres partly cleared; small orchard; all well fenced and the whole farm in thoroughly good order. This land is known as the Kennedy Rancho. Most conveniently situated to post office, stores, school, etc.

PRICE.....*****\$3 500

Reference Number 136.

DESCRIPTION.—S. E. ¼, Section 10, and part of the N. E. ¼, Section 10, Township 23; 200 acres. This land has never been overflowed, about 40 acres timbered, balance light brush and prairie; 40 acres ditched, fenced, cleared and underdrained; soil all deep, rich sedimentary deposit. This will make one of the best farms in Chilliwack Municipality, and is well situated; do dyking or drainage taxes; new house. Could be cut up into blocks to suit purchasers. This farm is known as the Spinks property or the old Seigher Rancho. Excellent land for hop growing or any other kind of farming, and most fertile. First class roads. 1 mile from post office, ½ mile from school.

PRICE.....****\$7,500

Reference Number 020.

DESCRIPTION.—Part of Lot 394, Group 2; 100 acres, of which 65 acres are cleared and cultivated. Fine new dwelling, barn and other buildings; good orchard; soil, sandy loam. Farm in fine condition. Situated about 5 miles east from Town of Chilliwack on good road. Known as Armstrong Farm.

PRICE.....\$4,250.

Reference Number 021.

DESCRIPTION.—Very desirable residential property in blocks of 3 to 10 acres, being sub-division of Lots 373 and 335, Group 2. Land, sandy loam and most productive; adjoining Town of Chilliwack. Known as DeWolf property. Several of these blocks are cleared and under cultivation, and some in bearing orchard.

PRICE.....From \$35 to \$125 per acre, and some acre blocks \$300 each.

MUNICIPALITY OF CHILLIWACK.

In writing about any of these farms always quote the page and reference number.

Reference Number 024

DESCRIPTION.—65 acres on west side Lot 372, Group 2. Partially cleared and in pasture, alder bottom, fine soil. This adjoins Town of Chilliwack. High land, no dyking taxes. Known as Bent property.

PRICE.....\$35 per acre.

Reference Number 025.

DESCRIPTION.—About 75 acres on east side Lot 372, Group 2. About 35 acres cleared and under cultivation; find orchard of 5 acres in apples, pears, cherries, plums, prunes and peaches. Good barn. Fine soil. Adjoining Town of Chilliwack. Known as Bent Farm.

PRICE.....\$70 per acre.

Reference Number R 98.

DESCRIPTION.—Lot 348, Group 2. 31 acres; 8 acres cleared, 10 acres cleared with the exception of stumps, balance being under-brush. No buildings; good soil. Will make an ideal fruit or poultry farm. Good gravel road; half a mile from Chilliwack post-office. Will subdivide to suit purchaser. Known as Witte Farm.

PRICE.....***** \$2,000

Reference Number R 87.

DESCRIPTION.—South $\frac{3}{4}$ of the S.W. $\frac{1}{4}$, Section 25, Township 26. 120 acres; no improvements; light alder and maple, easily cleared; good roads; 5 miles from Town of Chilliwack. Known as Cawley property.

PRICE.....***** \$3,000.

Reference Number R 106.

DESCRIPTION.—North $\frac{1}{4}$ of S.W. $\frac{1}{4}$, Section 25, and north 60 acres of S.E. $\frac{1}{4}$, Section 26; both in Township 26. 100 acres; 40 acres natural prairie, balance alder brush, very easily cleared; adjoins R 87; both together would make a splendid stock farm. Known as Stevenson property.

PRICE.....***** \$2,500.

MUNICIPALITY OF CHILLIWACK.

In writing about any of these farms always quote the page and reference number.

Reference Number R 106a.

DESCRIPTION.—S.W. ¼, Section 3, Township 23. 160 acres; 10 acres brushed and burnt, balance fir and cedar. Frame and siding of good house. Rich sandy loam soil. Cedar will pay for farm. Known as Stevenson Ranch.

PRICE.....***** \$1,600.

Reference Number R 75.

DESCRIPTION.—Part of Lot 445. 72 acres, no improvements. Soil good; cottonwood with a little alder and maple timber. Known as Campbell property.

PRICE.....***** \$1,500.

Reference Number R 166.

DESCRIPTION.—Lot 478, Group 2. 49 acres; 15 acres perfectly cleared; balance, maple and alder, easily cleared; small house and orchard, soil good. Known as Gibson Ranch.

PRICE.....***** \$980.

Reference Number 026.

DESCRIPTION.—Parts of Lots 27 and 114, Group 2. 130 acres, the whole of which is under cultivation and clear of stumps; Orchard of 200 fruit trees in full bearing; barn 30 feet by 60 feet; small dwelling on west end of property, and on the east side are new buildings, comprising ten room two-storey house, fine barn 50 feet by 70 feet, piggeries, chicken houses, root cellar and brick dairy. An exceptionally fine property, could be divided into two good farms; excellent soil; about three miles from Chilliwack in the Sardis district. Known as the Reece Farm.

PRICE(For the whole property) \$11,750.

Reference Number R 62.

DESCRIPTION.—Lot 379, Group 2. 159 acres; 128 acres in good cultivation, now seeded with clover and timothy; balance light brush, very easily cleared; good small house; two large barns, granaries, etc., etc.; small orchard; soil excellent; good roads; three miles from town. This is an excellent farm for either stock or general farming. Known as Banford Farm.

PRICE.....***** \$6,400.

MUNICIPALITY OF CHILLIWACK.

In writing about any of these farms always quote the page and reference number.

Reference Number R 63.

DESCRIPTION.—Lot 378, Group 2. 54 acres; 20 acres cleared and in grass; balance, light brush; large frame house and barn; good gravel road; two miles from Chilliwack. Known as Aird Farm.

PRICE.....*****\$2,700.

Reference Number R 52.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 16, Township 26. 160 acres; 30 acres high state of cultivation; balance, light cedar and alder, easily cleared; small cottage, small barn and orchard, soil good; good gravel road; six miles from Chilliwack. Known as Zink Ranch.

PRICE.....*****\$4,800

Reference Number R 191.

DESCRIPTION.—Part S.W. $\frac{1}{4}$, Section 33, Township 26. 50 acres; 35 acres cleared and seeded with timothy; balance easily cleared; fine large barn complete in every detail, containing cow and horse stables and granary; small young orchard; no house; soil good; good gravel road; two miles from Chilliwack. Known as Campbell Ranch.

PRICE.....*****\$2,500.

Reference Number R 1315.

DESCRIPTION.—S.E. $\frac{1}{4}$, Section 27, Township 26. 160 acres, all prairie, little light brush; 80 acres ready to plow; good log house; small barn; easily made into a fine stock farm; five miles from Chilliwack. Known as Kingcombe and Thompson Ranch.

PRICE.....*****\$4,000.

Reference Number R 109.

DESCRIPTION.—East $\frac{1}{2}$, Lot 462, Group 2. 74 acres; 15 acres cleared; balance, alder and maple; soil good; small house and barn; well situated on Camp Slough, five miles from Chilliwack; can be made into a lovely home. Known as Hopkins Ranch.

PRICE.....*****\$2,000.

Reference Number R 1.

DESCRIPTION.—Part Lot 337. 10 acres, all cleared; good frame house, small stable, chicken house, etc.; three acres of bearing orchard; good gravel roads; five miles from Chilliwack; splendid place for poultry and fruit. Known as Melhuish Ranch.

PRICE.....*****\$1,700.

J. HOWE BENT

CHILLIWACK, B.C.

Real Estate and Money Broker

CHILLIWACK VALLEY is by common consent **the Garden of British Columbia.** I have for sale in this locality Farms from ten to two hundred acres each, at prices from \$400 to \$10,000 each.

Money to Loan.

Money Invested on First-class Farm Property.

All kinds of office work attended to promptly and with dispatch. Correspondence solicited.

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HOG RAISING ON LOWER FRASER.



As might be expected in a district where the dairy interest is growing so rapidly, hog raising, affording as it does the most economical method of realizing the largest profit for the skim milk and other dairy bye products, is a very important branch of all farming west of the Cascade Mountains.

The soil, conditions and climate, which are so eminently suitable for dairying, are also productive of those crops which produce the cheapest pork.

Clover is native to all soils in the Fraser Valley, and on cultivated land a failure to obtain a catch is practically unknown. Thus we have by combining the rich clover pastures with the skim milk from the dairies, the cheapest and at the same time the most complete foundation ration for raising hogs. Although oats, wheat and barley are extensively grown for the feeding of pigs, and more especially for finishing for market, the chief dependence of the B. C. farmer is on peas. Peas, like their sister legume clover, are a sure and heavy crop, one ton to one and a half tons being the ordinary crop per acre, whilst under favorable conditions two tons is not remarkable.

As a foundation for winter feeding, all root crops can be grown with great success, 50 to 75 tons per acre of turnips, beets or mangels being a usual crop with ordinary field cultivation.

The mildness of the winter season makes it unnecessary to have the costly buildings which are essential to profitable feeding in the winter time in colder climates, thus enabling farmers of moderate means to have fat hogs to sell during the late winter and early spring months, when the highest prices are obtainable. For some years past the fluctuations in prices have been very slight, the net prices received by the farmers being seldom under five cents in the autumn or six cents in the spring and summer months, (live weight,) and at these prices farmers have made good profits.

The large and growing cities of the coast have so far taken the entire supply of hogs for the block, but it is hoped that at an early date we may have a number of packing houses established which would find a large and profitable market for their products. In the Chilliwack district alone, the present output of hogs is about 8,000 annually, which number could be increased to almost any extent that a bacon curer established in the district might desire.

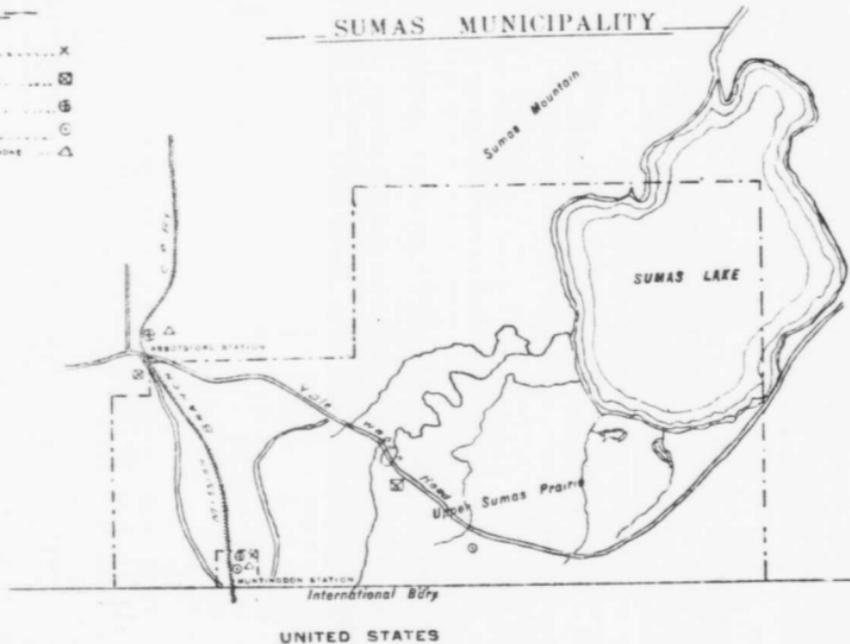
Although the larger Tamworth and Yorkshire bacon style of hog is well represented in the Province and has many admirers, the fact that the chief demand is for a butcher's block hog, has held the Berkshire in the front rank in the estimation of a large majority of the farmers.

T. R. WHITLEY.

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SUMAS MUNICIPALITY



MUNICIPALITY OF SUMAS.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF SUMAS.

Reference Number R 65.

DESCRIPTION.—Part N. W. ¼, Section 2, Township 16, Huntingdon. 85 acres. Very fine piece of land, close to Huntingdon Station; above high water; 12 acres cleared, fenced and seeded down to grass; balance, small brush; make a splendid dairy or truck farm. Known as Landeake Ranch.

PRICE.....***** \$30 per acre.

Reference Number R 57.

DESCRIPTION.—The S. W. part of the N. W. ¼, Section 2, Township 16. 17 acres. One-half mile from Huntingdon Station, C. P. R. Soil deep vegetable deposit; very slight brush; fenced; well adapted for truck farm and onion culture, etc. Known as Gregson property.

PRICE.....***** \$30 per acre.

Reference Number 160.

DESCRIPTION.—Part of N. W. ¼, Section 13, Township 16. 98 acres. Two miles from Abbotsford Station on C. P. R. and on Yale road. Good four roomed house with pantries, closets, etc., unusually well built and finished; good barn. Six acres all cleared and fenced, of which three acres are in bearing orchard, and about four acres partly cleared. This property is in first-class condition in every respect. The buildings alone are worth \$900. Known as J. V. Means Farm.

PRICE.....***** \$10 per acre.

Reference Number ED 1.

DESCRIPTION.—S. W. ¼, Section 16, Township 19. 160 acres on Sumas Prairie, excellent land, all prairie, suitable for hay and pasture. Known as the Johnson property.

PRICE.....** \$1,750.

Reference Number CA 34.

DESCRIPTION.—N. E. ¼, Section 14, Township 16. 160 acres. One and a half miles from Abbotsford Station on Canadian Pacific Railway; also from store, post office, school, church and sawmill. Yale road runs across the lot. A most desirable property in a well settled and progressive neighborhood; good and most productive soil; good orchard, well fenced; 25 acres under cultivation; good log house, barn, etc.; immediately adjoining the route of the proposed Coast Kootenay Railway. This farm will be divided to suit purchasers. Known as the McMillan Ranch.

PRICE.....** \$1,800.

MATSQI MUNICIPALITY

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MUNICIPALITY OF MATSQUI.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF MATSQUI.

Reference Number R 122.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 10, Township 14. 160 acres. Excellent land; five acres cleared; small cabin and barn. Two miles from school; $3\frac{1}{2}$ miles from steamer landing, store, post office and church; really good place. Known as the Johnson Farm.

PRICE.....*****.....\$1,000

Reference Number R 129.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 3, Township 13. 160 acres. On the international boundary line, convenient to school and post office; 80 acres more or less improved; west half valuable fir timber; 60 acres light soil, balance good; very suitable for sheep and fruit farm. Known as the Huden Ranch.

PRICE.....*****.....\$800.

Reference Number R 138.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 23, Township 13. 160 acres. Good soil and roads; convenient to school, post office and store; house and barn; can be divided in two. Yale road runs through centre of farm. Known as Euburg Ranch.

PRICE.....*****.....\$1,000.

Reference Number R 155.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 23, Township 13. 160 acres. Excellent land, 9 acres well cleared; fine young bearing orchard; house and two barns; well fenced and in good condition. Known as the Carson Ranch.

PRICE.....*****.....\$900.

MUNICIPALITY OF MATSQUI.

In writing about any of these farms always quote the page and reference number.

Reference Number R 125.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 25, Township 13, 160 acres. Excellent soil; good roads on two sides; opposite municipal town hall; school, store, post office and steamboat landing two and a half miles; church two miles. 10 acres improved and fenced; good neighborhood. Known as the MacDonell property.

PRICE.....***** \$1,200.

Reference Number R 158.

DESCRIPTION.—S.E. $\frac{1}{4}$, Section 17, Township 13, 160 acres. Good soil, several acres cleared and fenced; small house and orchard of bearing fruit trees; one and a half miles south of Yale road; school and post office two and a quarter miles. Known as the Dunn Ranch.

PRICE.....***** \$900.

Reference Number R 156.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 11, Township 14, 160 acres. Exceptionally good soil; land of rolling character; comfortable log house; commodious barn and outbuildings; eight acres cleared and well selected orchard in full bearing; considerable beaver meadow that can be drained readily; post office, store, church and school two miles; good roads; a most desirable home location; will divide to suit purchaser. Known as the Brewster Farm.

PRICE.....***** \$1,600.

Reference Number R 153.

DESCRIPTION.—Lot 442, Group 1, Crescent Island, Fraser River, 130 acres. Exceedingly rich and productive soil; good one and a half storey frame house, two good frame barns and ten acres cleared and seeded down with grass; will make excellent stock or dairy farm; two daily steamer connections with New Westminster; close to Wharlock Station, C. P. Ry. Known as the Boyd Farm.

PRICE.....***** \$1,600.

Reference Number R 13 C.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 14, Township 14, 160 acres. Splendidly situated; rich and productive soil; five acres cleared, no other improvements; balance alder, maple and fir; close to school, store, church and Mt. Lehman river landing. Known as the Edmonds and Webster Ranch.

PRICE.....***** \$1,000.

MUNICIPALITY OF MATSQUI.

In writing about any of these farms always quote the page and reference number.

Reference Number R 172.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 24, Township 16. 160 acres. 40 acres of first-class bottom land, easily cleared; fine spring; creek; balance very suitable for fruit; good peach section; one and a half miles from Abbotsford Station, C. P. R., and one and a half miles from Sumas Prairie, post office, church and store. Known as the Scott property.

PRICE.....*****\$7 per acre

Reference Number 156.

DESCRIPTION.—Parts of Sections 32 and 33, Township 16, three miles from Abbotsford Station on Can. Pac. Railway. 160 acres. This land is a long strip, bordering on Matsqui Prairie. No flood and no dyking tax. Small log house and barn. 10 acres cleared and fenced, in timothy and in good order. Would be cut up in small blocks to suit purchasers. There is over 2,000,000 feet of first-class fir and cedar timber on this land, which is known as the Downes Farm. Good roads.

PRICE.....*****\$8 per acre.

Reference Number ED 28.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 16, Township 13. 160 acres. One and a quarter miles south of Yale Trunk Road and two and a quarter miles from Aldergrove P. O. Seven miles from Abbotsford Station, C. P. R. Two and a quarter miles from schoolhouse. Good land, five acres cleared; fine orchard; small house and barn; clearing is well fenced. Known as the McDonald Farm.

PRICE.....**.....\$1,200.

Reference Number ED 21.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 22, Township 16; adjoining Abbotsford Station on C. P. R. 160 acres; five acres cleared, orchard, house, barn, sheds, etc. There is a considerable quantity of timber on the place valuable for logs, fish piles, etc.; good soil for fruit raising; excellent shipping facilities; post office, store, etc., quite close. Known as the Currie Rancho.

PRICE.....**.....\$2,100.

Reference Number ED 43.

DESCRIPTION.—E. $\frac{1}{4}$ of the N. E. $\frac{1}{4}$, Section 30, Township 16. 80 acres. Three miles from Abbotsford Station on C. P. R. This is a most desirable little home. There is about 10 acres improved; comfortable house, commodious barn and fowl houses; well fenced, fine orchard, all in excellent condition; school, post office, store and telephone office convenient; good roads. Known as the Glassy Farm.

PRICE.....**.....\$800.

MUNICIPALITY OF MATSQUI.

In writing about any of these farms always quote the page and reference number.

Reference Number 137.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 13, Township 13, near Abbotsford. 159 $\frac{1}{2}$ acres; 10 acres clear, house and barn, small orchard; all in good order. Clearing light, about 20 acres bottom land with small brush. Could be cut up into blocks to suit purchasers. Known as the Miller Ranch. This is in a very good and progressive neighborhood with several well cultivated farms and orchards in the vicinity.

PRICE.....*****.....\$10 per acre.

Reference Number 157.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 11, Township 13. 160 acres. Six miles from Abbotsford Railway Station; good roads, and six miles from river steamer landing. Fair house, small barn and other outbuildings. Eight acres cleared, of which two acres are in bearing orchard, and about 10 acres partly cleared. About 40 acres is bottom land, balance flat free from gullies; soil sandy loam, all being easily cleared; light timber and brush. Could be cut up into small blocks to suit purchasers. Known as the Tom Warren Farm. This is in a very good and progressive neighborhood and is a very desirable place. School and post office handy.

PRICE.....*****.....\$10 per acre.

Reference Number CA 27.

DESCRIPTION.—S.E. $\frac{1}{4}$, Section 6, Township 16. 160 acres. This is a most romantic place, being located on the International Boundary line, three miles west of Huntingdon on the C. P. R., Customs Post, etc. There are some 20 acres of an arm of a small lake running up into this lot; very fine soil; 15 acres under cultivation; an excellent bearing orchard besides a prune orchard of 500 to 600 trees, the whole of which is well fenced; small house, barn and stable. Known as the Cantwell Farm.

PRICE.....**.....\$1,200.

Reference Number UT 10.

DESCRIPTION.—Fractional N.W. $\frac{1}{4}$, (52 acres) and Fractional S.E. $\frac{1}{4}$ (64 acres) of Section 13, Township 14, Mount Lehman Landing. This property will be sold separately to suit purchasers. Both places are located on the bank of the Fraser river. The former has eight acres under cultivation, nice orchard, comfortable dwelling house, commodious barn, good roads. The latter has commodious store building at the landing, and immediately above, five or six acres cleared and fenced; small house and sheds; good soil, very suitable for raising small fruits, strawberries; good shipping and trading station. Known as the Thompson property.

PRICE.....**.....For both properties, \$1,700; if divided, \$900 and \$800 respectively.

T. J. Trapp & Co.

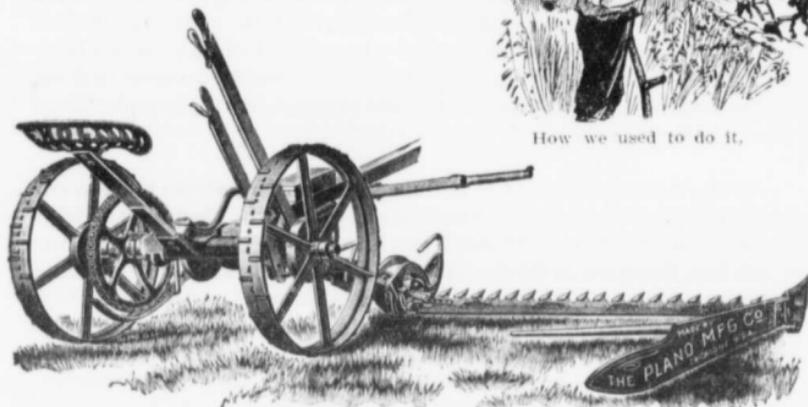
LIMITED.

New Westminster, B.C.

Farm Tools



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Stock and General Auctioneers.

A Live Stock Auction Sale is held every Friday at 10.30 o'clock, on the Market Square.

Merchandise and Stock Bought and Sold on Commission.

CORRESPONDENCE SOLICITED.



The Settlers' Association of B.C.



This Association was organized at Langley Prairie, May 10th, 1899, and as a result of an effort to advance the interests of the bush farmers of the Province located on Dominion lands. The first settlers on these lands were led to believe they would obtain the lands on which they located as free homesteads, many people coming in from Great Britain, Eastern Canada and the States, after the completion of the C. P. R. in 1885.

Unfortunately, just at that time a period of inflation commenced, and the Government, not content with having in the meantime decided the settlers should pay \$1.00 per acre instead of obtaining his homestead free, the same as the Dominion lands elsewhere, made the same mistake as many individuals did, i. e., that wild and unproductive lands possessed some excessive inherent intrinsic value, and raised the price to \$5.00 per acre. The natural result followed, the lands, although when cleared are immensely productive, in their then condition were not capable of sustaining the excessive valuations placed on them, the consequence being the bottom fell out of the inflation and hundreds of settlers flocked to the cities and towns rather than endure the conditions incidental to "roughing it" in the woods, and abandoned their holdings. Of course there were many who had faith in the future of the agricultural industry of the Province, and remained on their places, and although it has been extremely up-hill work, the majority of those who thus stuck to their places are beginning to realize the advantage of their action.

A good system of roads has been opened, schools and churches established, together with other evidences of civilization, and the agricultural resources developed to a very large extent. These, then, are the people who constitute the membership of the "Settlers' Association".

Believing we had just grounds for objecting to the Dominion Government land policy of B. C., we have advocated by every possible means, the adoption of certain changes, such as the grant of timber, (formerly reserved), standing on settlers' lands; the grant of lands free to actual settlers on performance of usual settlement duties and payment of office fees; and, as a simple matter of justice to those settlers still living on and improving their lands, the refund of monies paid for the same to the Government. The first two items have been granted, while we fully expect in the near future success will crown our efforts in regard to the third. Among the other objects of our Association, the constitution provides, (Sec. 5), "To encourage and pro-

mote by all possible means the re-settlement of vacated or abandoned lands, by keeping a list on file of all lands for sale or settlement in the various sections of the Province, for the information of prospective settlers." We have thus been enabled to assist many worthy settlers in securing a home location on the most easy terms, and generally at very satisfactory prices. There are to-day many thousand acres of most excellent land in all parts of the Province, but particularly in the Fraser River Valley, awaiting the advent of the settler. These lands have been more or less improved, on many of them the improvements have become grown up with willow and alder brush, but as this is readily removed it will be found much easier and more satisfactory to take these lands rather than to start altogether anew in the bush.

As before mentioned, the road system is more or less developed in all parts of the valley, with the additional advantage that schools, churches, etc., are established. Several railways traverse the valley, while the noble Fraser River flows through the district, providing unexcelled facilities for the conveyance of produce to the markets of the coast cities. The railways in operation, under construction, and that will be constructed and in operation in the near future, will afford direct communication with the rich mining districts of Similkameen, Boundary and Kootenay, also the Omineca, Cassiar, Atlin and Yukon countries. Thus it will be seen the outlook for the development of the agricultural resources of the Fraser Valley are extremely bright. This in connection with the fact that we have in B. C. a climate exceedingly equable (there are no extremes of heat and cold), hence this district is particularly adapted to dairying, sheep raising and diversified farming.

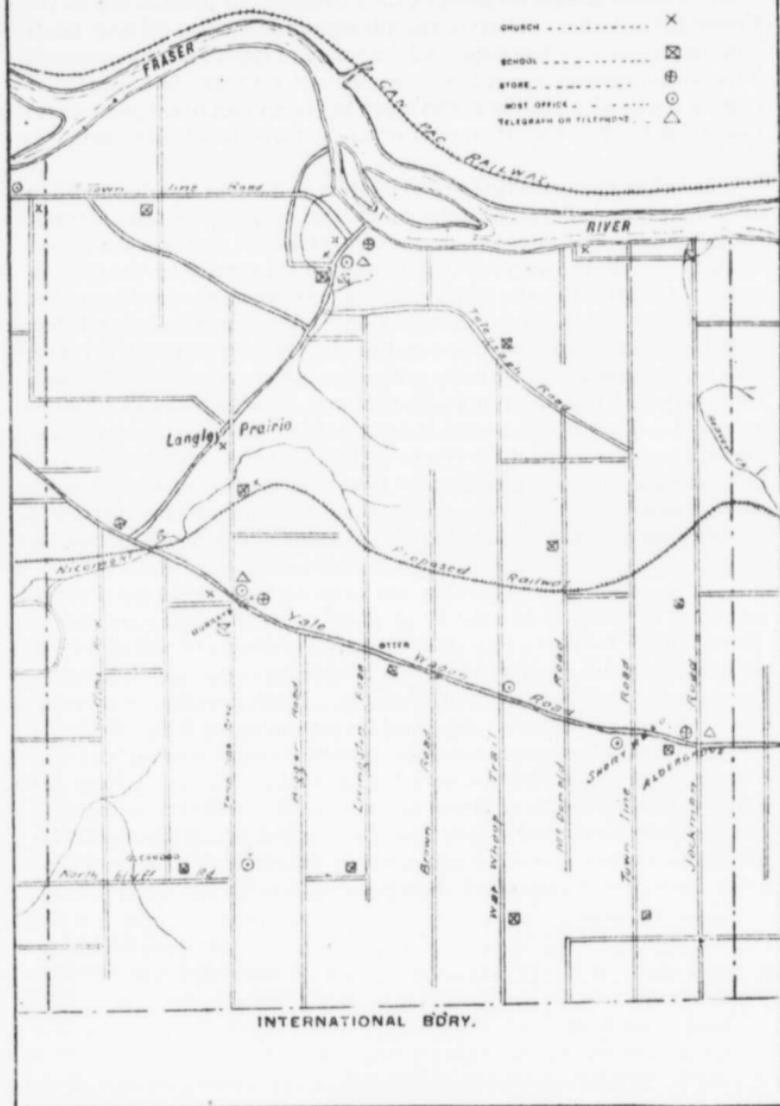
Our markets are the best on the continent as evidenced by the fact that, in addition to what is produced here, there are upwards of Three Million Dollars worth of agricultural products imported for use and consumption every year, e.g., butter, cheese, eggs, poultry, hogs, bacon, ham, lard, mutton, beef, fruit, etc. These are products we can raise here "par excellence," if we had the people to settle up the lands and go into the business; not only in these particular lines, but also in many others in connection with the agricultural industry there are many opportunities for a person to improve his condition by coming to this western province of the Dominion, which is destined with its illimitable resources in the near future, to outstrip and eclipse all the other Provinces in the extent of its material wealth and development.

H. T. THRIFT,
Secretary,

LANGLEY MUNICIPALITY

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MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF LANGLEY.

Reference Number CA 21.

DESCRIPTION.—N. E. $\frac{1}{4}$, Section 26, Township 7. 160 acres. There is a comfortable house on the property, also small barn and good water; about 25 acres have been partly improved; when cleared up will make an ideal sheep or fruit farm; two miles S.W. from Murray's Corner, school, store, etc. Known as the Rinn Rancho.

PRICE....**.....\$800.

Reference Number CA 22.

DESCRIPTION.—W. $\frac{1}{2}$ of S.W. $\frac{1}{4}$, Section 13, Township 10. Two miles from Shortreed's public hall and post office. 80 acres excellent land, part open, small clearings, no buildings of any value. Known as the Agar Ranch.

PRICE....**.....\$600.

Reference Number CA 24.

DESCRIPTION.—S. E. $\frac{1}{4}$, Section 10, Township 7. 160 acres. Good soil; small house, barn and outsheds; small orchard of excellent bearing fruit trees; 10 acres partly improved; two and a half miles from Hazelmere station on the Great Northern Railway. Known as the Walworth Ranch.

PRICE....**.....\$1,200.

Reference Number CA 25.

DESCRIPTION.—S. E. $\frac{1}{4}$, Section 10, Township 11. 160 acres. Light soil; about four acres cleared and fenced; small, unfinished house; good roads. Known as the Neilson property.

PRICE....**.....\$1,280.

MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

Reference Number CA 28.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 11, Township 10. 160 acres, three miles from Shortreed's post office. A good portion of this lot is first-class bottom land, suitable for hop growing or general farming. There are no buildings of any value. 20 acres have been partly improved. This is a desirable farm. Known as the Sloan Ranch.

PRICE.....**.....\$1,000.

Reference Number CA 30.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 28, Township 10. 160 acres, situated at Otter post office. The south half of this farm is good soil, quite a large extent of open land; the north half soil is lighter with considerable timber; small house and barn; orchard, five or six acres cleared; Yale road runs across the property; school adjoining house; store, post office and sawmill within short distance. Known as the McCaskill property.

PRICE.....**.....\$500.

Reference Number UT 33.

DESCRIPTION.—S.E. $\frac{1}{4}$, Section 11, Township 7. 160 acres. This land is somewhat broken, the Campbell river flowing across the east side of the lot; orchard of well selected bearing fruit trees. The property is well adapted for fruit growing and dairying; readily accessible to market, railway station, school, post office, etc. Known as the Butchart Farm.

PRICE.....**.....\$1,600.

Reference Number UT 36.

DESCRIPTION.—W. $\frac{1}{2}$ of N.W. $\frac{1}{4}$, Section 1, Township 7. 80 acres. Four miles from Hazelmere station on the Great Northern Railway; good roads; near to school and post office; excellent alder bottom land; small house and barn; five acres under cultivation; 15 acres partly cleared. This place is worthy of the most careful attention. Known as the Steward Farm.

PRICE.....**.....\$700.

Reference Number UT 38.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 12, Township 10, three miles from Shortreed's post office. 160 acres. Small house and barn; two small clearings; a few fruit trees; good soil; short distance from school, store and post office. The line of the Coast Kootenay Railway is said to be located near this property. Known as the Hiltye Ranch.

PRICE.....**.....\$1,000

MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

Reference Number 03.

DESCRIPTION.—S.W. ¼, Section 36, Township 8. Three miles from Langley, or Port Kells, on Telegraph road. This land will be sold in 20-acre blocks. The first block sold to an actual settler can be had for \$3.00 per acre. About eight acres of this 20 acres have been partially cleared. No buildings. Good clay loam. Known as the Hope Farm.

PRICE.—\$3 per acre for first 20 acres sold to an actual settler. Half cash, balance in twelve months. *****

Reference Number 55.

DESCRIPTION.—Lot 318, Group 2. 100 acres, of which about 50 acres are in a very high state of cultivation, including a good orchard of about five acres. Good buildings, including a new barn; two acres of small fruits; two miles from Langley and in the best neighborhood; no flood. Known as Hine's Farm. This is one of the best farms in Langley, close to school, store, telephone, church, etc., etc.

PRICE.....***** \$3,000

Reference Number 015.

DESCRIPTION.—Lot 415, Group 2, S.W. ¼, Section 7, and N.W. ¼, Section 6, Township 12. 484 acres. On south bank of Fraser river, opposite Port Haney. Two storey nine roomed house; barn; 46 acres cleared and stumped; 190 acres swamp prairie; balance timbered, of which about 20 acres are slashed, burnt and seeded down for pasture. Known as the Wise Ranch. This is the cheapest river front farm on the Fraser Valley.

PRICE.....***** \$2,600.

Reference Number 81.

DESCRIPTION.—N.W. ¼, Section 25, Township 8. Three miles from Langley, three miles from Port Kells. The Telegraph road runs through the farm. No buildings; soil is good clay loam, 160 acres in all. This land will be sold in blocks to suit purchasers. Ten acres cleared, logged, fenced and ready for cultivation; small orchard. Known as the Hanson or Pratt Ranch.

PRICE.....***** \$13 per acre.

Reference Number 119.

DESCRIPTION.—S.E. ¼, Section 34, Township 7. 160 acres. Three miles from station on Great Northern Railway. Soil, sandy loam; small house and barn; about 10 acres cleared. Known as the Barnes Ranch. There are about 2,500,000 feet of good fir on this land, clear of all government stumpage. The timber on the stump is worth the price asked for the farm.

PRICE.....***** \$5 per acre.

MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

Reference Number 162.

DESCRIPTION.—S.E. $\frac{1}{4}$, Section 26, Township 8. 160 acres. Four miles from Port Kells and five miles from Langley; three miles from river landing. All alder bottom land. About 25 acres cleared, of which 4 acres have been logged and ploughed. Known as the Holding Rancho. Could be sold in small blocks of 20 acres. This is a cheap piece of good land very easily cleared.

PRICE, \$7 per acre. A rebate of \$2 per acre will be given on prompt payment to first actual settler on 20 to 40 acres. *****

Reference Number 110.

DESCRIPTION.—North 200 acres of Section 19, Township 14. Two miles from river landing, directly on the route of the proposed Coast and Kootenay Railway. Small house, barn and stable. About 30 acres is heavy timbered land, balance prairie. About 80 acres open prairie, of which at least 50 acres are ready for cultivation; well ditched, excellent drainage, and first-class roads. It is a good and improving district. Soil, alluvial deposit and sandy loam. Known as Hartney Rancho.

PRICE.....***** \$5,000.

Reference Number 165.

DESCRIPTION.—This is a block of land forming part of the townsite of Langley, on the Fraser River. It is all cleared and fenced, but not stumped. It is excellently situated for residences or small holdings, and within three minutes' walk of post office, stores, church, schools, steamboat landing, etc. Good roads. The land is level, high and dry, and not subject to any floods. Known as the Priest & Griffith property.

PRICE.....***** For particulars apply at the office.

Reference Number 14.

DESCRIPTION.—Lot 240, Group 2. One mile from Langley village, half-mile from river landing. Good road. New house and roomy barn. About 30 acres cleared, fenced, and nearly all stumped and in a first-class state of cultivation; small orchard; about 20 acres are partly cleared and 100 acres are open prairie, all well fenced; prairie is subject to summer flood, but very good pasture for ten months of the year. This is a very good farm, 200 acres in all, known as the Rawlison Rancho.

PRICE.....***** \$7,000.

Reference Number 104.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 9, Township 10. 150 acres. About 10 acres cleared, a large portion of which is stumped. Small house and barn in good repair. Soil, good sandy loam. Small bearing orchard in good order. There are about 20 acres of open prairie on this farm. Known as the J. A. Cameron Rancho. Besides the above there is a good house of five rooms, with barn, stable and 3-acre garden in good order, now under lease. This is included in sale.

PRICE.....***** \$850 for the whole rancho, or will sell north half at \$6 per acre.

We have for Sale a particularly fine Farm of **840 ACRES, ALL OPEN PRAIRIE**

All thoroughly well dyked and free from floods, in one of the best sections of the Lower Fraser Valley, about **18 miles from Vancouver**, with **frontage on the railway** and close to the Fraser River, giving both rail and steamboat communication. As regards the soil, **800 acres is absolutely A 1 in every respect**, being deep alluvial clay, not too stiff, and about 12 ins. of vegetable mould on top; the other 40 acres is muskeg which can be easily drained. Of the 800 acres of good land, **240 acres are fenced** with a pig proof board and wire fence. Most of this is in cultivation, chiefly timothy hay, the balance of the land, both fenced and unfenced, is covered with a thick and most luxuriant growth of wild grasses, chiefly blue-joint, which would cut from 2 to 3 tons per acre.

The buildings consist of a **good nine roomed house** with verandah on three sides, **barn 150 ft. x 60 ft., stable 100 ft. x 40 ft., stall feeding shed for 100 head of cattle**, blacksmith shop, men's bunk house, dairy, and the usual out-buildings.

On the farm are 150 cows, 6 bulls and 12 horses, and a full line of farm implements, wagons, etc., etc.

The owner is an elderly man with no family and the management of so large a farm is getting to be too much for him.

For a man of means who wants a farm ready made and **a highly profitable going concern**, this is an opportunity which rarely occurs. **Price, \$20 per acre.**

Owner is open to an offer as regards terms, but would require cash for the stock, which, with the implements, could be taken at a valuation.

We can sell the land either with or without cattle.

Write

HOPE, GRAVELEY & CO.

322 Cambie Street,
or Box 329.

Vancouver, B.C.

LAWRENCE KIP

WILLIAM MORDEN

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KIP, MORDEN & JACOBS

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CITY AGENTS—Standard Loan Co. of Toronto. Connecticut Fire Ins. Co. of Hartford.
Mining, Real Estate, Insurance, Finance. Loans Negotiated. Investment of Foreign
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Correspondence Solicited. Strangers in City invited to call.

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REAL ESTATE BROKERS

133 Hastings Street West - - - - Vancouver, B.C.

We have For Sale Farm Lands, Suburban Blocks, City Property
and Timber Limits, and invite intending purchasers to inspect our lists.

MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

Reference Number 105.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 4, Township 10. 160 acres. About 20 to 25 acres cleared and partly cleared. Small log house. There are about 30 acres of prairie covered with small brush, which could be cleared and drained at a very small cost. Soil, clay and sandy loam. Known as the W. Cameron Ranche. This is a first-class farm and would be productive from the start. Good terms to the right man.

PRICE.....*****.....\$1,000.

Reference Number ED 12.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 13, Township 10. 160 acres. One mile from Shortreed's post office and store. This is a most desirable home location in a progressing neighborhood. Good soil, open alder bottom land; 8 acres cleared, 4 acres slashed; a good bearing orchard; small house, barn, sheds, etc.; well fenced and in fair condition; school is within a short distance; good roads. Known as the Ward Farm.

PRICE.....**.....\$1,100.

Reference Number ED 26.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 25, Township 10. 160 acres. Half a mile north of Yale road, Shortreed's Corner. This is a very fine farm; good soil; about 15 acres cleared and under cultivation; well fenced; comfortable house and barn, etc.; the greater part of balance of land easy to clear; school, post office, store and telephone office convenient. $8\frac{1}{2}$ miles from Abbotsford Station, C. P. R. Good roads. Known as the Murchison Farm.

PRICE.....**.....\$1,800.

Reference Number ED 34.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 23, Township 7. 160 acres. $3\frac{1}{2}$ miles from Hazelmere Station on the Great Northern Railway; good roads; soil, rather light; would make good sheep farm; no buildings; school, post office, church, store and telegraph office convenient. Known as the Brooks property.

PRICE.....**.....\$800.

MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

Reference Number ED 22.

DESCRIPTION.—S.E. ¼, Section 10, Township 10. 160 acres. Three miles south of the Yale road at Otter public hall and post office; school on opposite Lot; good land; has been about 30 acres improved, now partially grown up with alder brush; house, sheds and well of good water. This farm is situated in one of the hop growing districts of British Columbia. Known as the Day Rancho.

PRICE.....**..... **\$1,600.**

Reference Number ED 25.

DESCRIPTION.—S.W. ¼, Section 11, Township 11. 160 acres. 2¼ miles north of Yale Trunk road at Otter public hall and post office; good soil and good roads; 18 acres have been improved. This will make a good farm. School, post office and store convenient. Known as the Beeton Rancho.

PRICE.....**..... **\$1,600.**

Reference Number R 175.

DESCRIPTION.—N.E. ¼, Section 14, Township 7. 160 acres. Will make excellent home. 100 acres good soil, majority easily cleared; small house and barn; several acres cleared; school, store and post office convenient; Hazelmere Station, Great Northern Railway, Three miles. Known as Sulley Rancho.

PRICE.....*****..... **\$1,000.**

Reference Number R 30.

DESCRIPTION.—S.W. ¼, Section 24, Township 7. 160 acres. Excellent land, 40 acres open, balance timbered with cottonwood, spruce, cedar and fir; good road; convenient to school, post office and store; Hazelmere Station, Great Northern Railway, three and a half miles, same distance from Murray's Corners, Langley. Known as Matheson property.

PRICE.....*****..... **\$1,400.**

Reference Number R 152.

DESCRIPTION.—N.E. ¼, Section 25, Township 7. 160 acres. Excellent soil; valuable fir and cedar that will average 50,000 feet to the acre; good roads; on the edge of Langley prairie; constant demand for lumber, shingles, etc. Known as McRae property.

PRICE.....*****..... **\$1,000.**

MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

Reference Number R 126.

DESCRIPTION.—S.W. $\frac{1}{4}$, Section 26, Township 8. 160 acres. Light soil, when cleared will make a good sheep farm. School, church, post office and store convenient. Port Kells and Clayton each three miles away. Known as King property.

PRICE.....***** \$5 per acre.

Reference Number R 173.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 27, Township 7. 160 acres. Fairly light soil, four acres improved, balance easy to clear; when clear will make an ideal sheep farm. Good water supply all the year round. Convenient to school, church, post office and store. Known as Stone Ranche.

PRICE.....***** \$5 per acre.

Reference Number R 167.

DESCRIPTION.—N.E. $\frac{1}{4}$, Section 34, Township 7. 160 acres. Soil on south light, well adapted to sheep and fruit raising; north side soil stronger, will produce clover in abundance. Small clearing, house and barn, orchard, etc. School, church, post office and store convenient. Great Northern Railway, Cloverdale, $2\frac{1}{2}$ miles. Known as Drinkwater Ranche.

PRICE.....***** \$1,000.

Reference Number R 185.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 3, Township 10. 160 acres. Considerable portion open land, part swampy, easily drained, make good hay and pasture; good soil, several acres cleared. Small house and barn. Known as McCrimmon property.

PRICE.....***** \$800.

Reference Number R 183.

DESCRIPTION.—N.W. $\frac{1}{4}$, Section 5, Township 10. 160 acres. Excellent soil, grow any kind of crop. Part heavy clearing, balance fairly open and light; 10 acres cleared and seeded down with grass; well fenced. Good house, barn, root house, etc.; small orchard of selected bearing fruit trees. School $\frac{1}{2}$ miles, post office 2 miles. Known as Fleming Farm.

PRICE.....***** \$1,000.

MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

Reference Number R 162.

DESCRIPTION.—N. W. $\frac{1}{4}$, Section 11, Township 10. 160 acres. 100 acres choice land, balance lighter; suitable for fruit and sheep raising; 10 acres cleared, but grown up with alder brush. School $1\frac{1}{2}$ miles, post office 3 miles. Good hop growing district. Known as Thomson property.

PRICE..... \$800.

Reference Number R 142.

DESCRIPTION.—N. E. $\frac{1}{4}$, Section 9, Township 10. 160 acres. Good soil, five acres cleared; small orchard; 20 acres open land, easily cleared, balance heavy growth of cedar and fir; large quantities of timber on adjoining quarter sections; first-class saw-mill site; good water. School one mile, post office $3\frac{1}{2}$ miles. Known as Keady Rancho.

PRICE..... \$1,000.

Reference Number R 49.

DESCRIPTION.—S. E. $\frac{1}{4}$, Section 13, Township 10. 160 acres. Seven acres cleared; good house, barn, sheds, etc. Large extent of land open bottom. School, store, post office and telephone office one mile; very convenient place. Known as Walker Farm.

PRICE..... \$2,300.

Reference Number R 159.

DESCRIPTION.—N. $\frac{1}{4}$ N. W. $\frac{1}{4}$, Section 20, Township 10. 80 acres. Unimproved, good soil, timber valuable. Store, church, post office and telephone office, $2\frac{1}{2}$ miles. Known as Mann property.

PRICE..... \$800.

Reference Number R 146.

DESCRIPTION.—N. W. $\frac{1}{4}$, Section 36, Township 10. 160 acres. Ten acres cleared; good bearing orchard; small house, barn, etc.; considerable area of rich bottom land for pasture. Known as Tyre Rancho.

PRICE..... \$1,500.

MUNICIPALITY OF LANGLEY.

In writing about any of these farms always quote the page and reference number.

Reference Number R 174.

DESCRIPTION.—S E $\frac{1}{4}$, Section 9, Township 11. 160 acres. Soil, good light loam, several acres cleared; balance, good timber. School and post office three miles, one mile from Langley prairie. Very desirable lot. Known as Grahame Ranche.

PRICE.....***** \$900.

Reference Number R 128.

DESCRIPTION.—S W $\frac{1}{4}$, Section 13, Township 11. 160 acres. Eleven acres improved, but partly grown up with alder brush; large open beaver meadow; balance, second growth of timber; good soil; convenient to school, church, post office, store and steamer landing. Known as Harris Ranche.

PRICE.....***** \$1,000.

Reference Number R 170.

DESCRIPTION.—S W $\frac{1}{4}$, Section 24, Township 11. 160 acres. House, barn and considerable improvements, now grown up with alder brush; soil good. Four miles from post office, stores and church. Known as McDiarmid Ranche.

PRICE.....***** \$5 per acre.

Reference Number R 171.

DESCRIPTION.—S E $\frac{1}{4}$, Section 24, Township 11. 160 acres. Good soil; small portion of clearings grown up with alder brush; considerable timber; 1 $\frac{1}{2}$ miles from river landing. Known as Matheson Ranche.

PRICE.....***** \$5 per acre.

Reference Number R 125.

DESCRIPTION.—S W $\frac{1}{4}$, Section 23, Township 10. 160 acres. Good soil, substantial improvements. Post office and Otter public hall, one mile; good neighborhood. Known as Henderson Farm.

PRICE.....***** \$8 per acre.



Hints on Land Clearing

IN BRITISH COLUMBIA.



The following refers to lands on the Coast and in the Lower Fraser and adjacent valleys :

Do not cut down or slash more timbered land than you can afford to log up the following winter and spring.

It is better to spend a dollar or two more per acre in the slashing and have it thoroughly well piled, than save a dollar or two and have it indifferently piled; as if it is not well piled it will not burn up clean, and will cost five times as much more to log up afterwards, as the dollar or two saved in the slashing amounts to.

All brush and saplings under six inches thick should be ground cut, over six inches should be cut stump high (say two feet). Large trees over 12 inches might be cut even a little higher. The river steamers pay \$2.00 per cord for dry fir, either first or second growth, the demand is greater than the supply.

Keep all brush piles clear of big logs, particularly partially rotten logs, it gives the logs a chance to dry out.

The burning should be done about the end of August.

Immediately the fire has run over the land go over it with a mattock and break up any old rotten fir logs. If you have two weeks' fine weather after this is done, most of these old logs can be burnt up clean.

When you are burning either brush piles, logs or log piles, remember that 10 cents spent in coal oil will do more work than \$1.00 spent in labor and time.

Seed down all burnt land as soon as possible after ashes are cold, and before the first rain comes.

Alder and birch trees will not usually sprout if cut in the winter or any time of the year except about May and June. Willow, maple, crab-apple, hazel, etc., should be cut about May, June and July, if possible, and even then should be pastured or trimmed off. Fir, cedar, hemlock and spruce, can be cut at any time, as they do not sprout when once cut.

The best time to cut brush and timber for clearing is April, May, June and July. This kills out nearly all the trees and gives ample time for drying before burning.

Use at least half clover, (small white and medium red) in seeding down up-land clearings; if the land has not been ploughed, barn floor chaff, if fairly free from weeds makes a better catch than clean grass seeds, but always mix clover with it.

Alder, maple, hazel and birch stumps can be pulled out with a team 12 months after cutting, and can usually be ploughed out in from two to three years. This applies to stumps under 12 inches diameter.

Fir, cedar, hemlock and spruce stumps can be taken out with a team in about three to four years if under 12 inches thick, though cedar often takes much longer to rot.

In draining wet land be sure to get a good, deep, main outlet. It usually pays to get an engineer to give you the levels.

In peaty land the outlet ditch should be five feet deep at least. In clay land it should be four feet deep at least.

Any level land inclined to be wet, particularly if the soil is clay, will pay to

underdrain, the increased crop the first year after underdraining will usually pay the whole cost.

If intended for timothy, underdrains every two chains apart are sufficient, but if for grain, they should be one chain apart.

In land which is stiff clay to the surface, underdrains 2 feet, six inches deep are enough; if lighter clay with vegetable mold or black muck on the top, they should be three feet deep; and if the land is peat, they should be not less than 3 feet, six inches deep. This land will sink as it dries out and gets more solid, and in two years the drains will probably be not more than two feet deep.

Some of the peat lands in this Province are among the strongest soils in the world, being really nothing but a deep bed of unrotted manure. Lime is the best thing to use to bring out its latent qualities, but where this cannot be obtained cheaply, clay, sand or fine gravel are almost as good, and they cost nothing but the hauling.

Don't be afraid to underdrain, it dries the land in wet weather and keeps it moist in dry weather.

One four-foot ditch will often in two years transform a quaking bog into a hayfield that you can run a mower over.

In digging open ditches always spread the dirt, never leave a ridge alongside the ditch.

Open ditches should always be fenced on both sides. Fences 2½ feet high are sufficient; two of these low fences (with ditch) make a better fence than the usual legal fence 4 feet, 9 inches high, and cost no more.

Never run an open ditch into an underdrain.

All places for watering cattle in a ditch should be paved with cedar corduroy or split poles; this is the only way to keep your fields free from mud holes.

CHAS. E. HOPE.

The Settlers' Association of B.C.

President, W. C. GRAHAM, Esq., Langley.
Treasurer, A. DEANS, Esq., Langley Prairie.
Secretary, H. T. THRIFT, Esq., Hazelmere.

GENERAL OFFICES:

322 Cambie Street - - - - VANCOUVER, B. C.

Any of the officers of the Association will be pleased to correspond with intending settlers or others who may be interested in hearing about British Columbia. You will be welcome at the offices of the Association, and are cordially invited to make it your headquarters while looking for a farm.

Have your letters addressed to 322 Cambie Street, and they will be kept till you call for them.



SURREY MUNICIPALITY

- INDEX
- CHURCH
 - SCHOOL
 - STORE
 - POST OFFICE
 - TELEGRAPH OR TELEPHONE

MUNICIPALITY OF SURREY.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF SURREY.

Reference Number 070.

DESCRIPTION.—Parts of Section 18, Township 8, on south side of Fraser River, with river frontage and adjoining Coast Meridian road. Flat bottom land, mostly light timber and small brush. This land is divided into blocks (each having a river frontage) of from 10 to 12½ acres. The Great Northern Railway runs through this land, which is very suitable for fishermen's allotments. This land sold readily some years ago at \$40 acre.

PRICE.—\$105 per lot, irrespective of acreage. Only nine lots left at this price. This averages less than \$10 per acre, and is a long way the cheapest water front on the Fraser Valley. (Blue print map on application.) *****

Reference Number 91.

DESCRIPTION.—Part of S. E. ¼, Section 33, Township 8. 38½ acres. Adjoining Port Kells Railway Station on Great Northern Railway; one mile from Fraser river. Good roads. This land was nearly all cleared, except stumps, but has grown up with small alder. Soil, sandy loam; no buildings. Known as Crean & Thomas Ranche. Most conveniently situated for shipping to any part of province; suitable for fruit and chicken ranche or general farming.

PRICE.....***** \$950.

Reference Number 195 C.

DESCRIPTION.—Lot 388a, Group 2. 54½ acres at Port Kells on river front. Small improvements. Known as Morton property. Very suitable for fishermen's homes; no flood of any kind.

PRICE.—Would be sold in small blocks at \$40 per acre, or the whole farm at \$35 per acre.

Reference Number CA 1.

DESCRIPTION.—N. W. ¼, Section 31, Township 7. 160 acres on Kensington prairie, good open bottom land. The Nicomekle river flows through the place; about 60 acres can be readily drained; 20 to 25 acres has been cultivated; fair dwelling house, barn and out-buildings; good road along the front; school half mile, church 1½ miles, railway station 2½ miles, New Westminster city 11¼ miles. Known as the Rush Farm.

PRICE.....** \$2,500.

MUNICIPALITY OF SURREY.

In writing about any of these farms always quote the page and reference number.

Reference Number R 129.

DESCRIPTION.—Lot 390A, Group 2. 221 acres. Good location. School $\frac{1}{2}$ mile; post office, store and church $1\frac{1}{2}$ miles; river landing, Parson's Channel, $\frac{1}{2}$ mile; Great Northern Railway, Port Kells Station, 1 mile. Very suitable for fisherman's home. Good soil. Known as Day Rancho.

PRICE..... ***** \$10 per acre.

Reference Number R 145.

DESCRIPTION.—Lot 33, Block 5 north, Range 1 west. 160 acres. Light soil; splendid sheep farm when cleared; 5 miles from South Westminster, on town line road; post office and school $1\frac{1}{2}$ miles. Known as Sawyer property.

PRICE..... ***** \$5 per acre.

Reference Number R 176.

DESCRIPTION.—Part of Lot 9, Block 5 north, Range 2 west. 90 acres. Liverpool, near dock and Great Northern Railway station; excellent land; clearing light; will make good pasture land. Known as Russell & Miller property.

PRICE..... ***** \$25 per acre.

Reference Number R 13 A.

DESCRIPTION.—Lot 9, Block 5 north, Range 1 west. 155 acres. 45 acres fronting on the river; Great Northern Railway runs across the land near Bon-Accord Cannery. First class land; some timber; good water; part subject to overflow; good indications of coal and oil. Known as Edmonds & Webster property.

PRICE..... ***** \$20 per acre.

Reference Number R 129.

DESCRIPTION.—Part N. W. 4, Section 9, Township 9, Barnston Island, Fraser River. Very rich alluvial deposit; open land; has had some improvements; very convenient for dairy or stock; steamers pass several times each way daily; 8 miles from New Westminster. Known as Day Rancho.

PRICE..... ***** \$10 per acre.

HENRY T. THRIFT, J.P.

Notary Public.

HAZELMERE, B. C.

Having some years ago located on and improved a Bush Farm, on which he is still living, Mr. Thrift feels he is in a position, as a practical man, to afford intending settlers valuable information that will very materially assist them in the choice of a home location. He is well acquainted with the lands of the Westminster District, particularly those of the Fraser Valley, and will be pleased to correspond with prospective settlers, or show them the most desirable places for settlement.

Correspondence Solicited.

MUNICIPALITY OF SURREY.

In writing about any of these farms always quote the page and reference number.

Reference Number R 31.

DESCRIPTION.—Part N. W. $\frac{1}{4}$, Section 33, Township 8. 115 acres. Good loam clay, rich soil; 10 acres cleared and fenced, 20 acres fine pasture land outside the fence. School, store, church and post office all close; steamboat landing $\frac{1}{4}$ mile. Known as McLeod & Williams Ranche.

PRICE.....^{**}.....\$1,800, or will divide to suit purchaser.

Reference Number ED 29.

DESCRIPTION.—S. W. $\frac{1}{4}$, Section 33, Township 8. 160 acres. This is a most desirable property; Port Kells station, Great Northern Railway, is on adjoining lot; steamboat landing, school, church, store, post office convenient; $9\frac{1}{2}$ miles from city of New Westminster; several acres cleared; house, sheds, etc. As this property lies so conveniently to market, it is very suitable for poultry farms; good soil. Known as Stone Ranche.

PRICE.....^{**}.....\$10 per acre.

Reference Number ED 41.

DESCRIPTION.—N. E. $\frac{1}{4}$, Section 18, Township 2. 160 acres on the Newton road, 5 miles from city of New Westminster. This would make a good poultry ranche or sheep farm. 10 acres cleared and fenced; small house, sheds, etc.; good roads. Known as the McDorald Ranche.

PRICE.....^{**}.....\$960.

Reference Number CA 11.

DESCRIPTION.—N. W. $\frac{1}{4}$, Section 34, Township 8. 160 acres. Less than half a mile from Port Kells station on the Great Northern Railway and steamer landing on river. Town Line Trunk Road from Fort Langley to New Westminster runs on the north side; post office, store, church, school, etc. within $\frac{1}{4}$ mile. A most centrally situated location; small improvements on the place. Known as the Kells property.

PRICE.....^{**}.....\$1,600.

North Vancouver.

Blocks of two acres and upwards suitable for fruit growing, chicken ranches, etc., can be had in North Vancouver in central positions, bordering on good stream, and easy of access. Some of the ground is within a quarter of a mile from the shore, and with the settlement of the town-site, which is now advancing rapidly, will show large increase in land values. North Vancouver is the coming proposition of this district, with regular ferry to Carrall street all day, from early morning until late at night. The shelter given by the mountains from the north wind and the southern exposure, cause earlier vegetation than on the southern side of Burrard Inlet, and natural drainage is afforded by the slope of the ground.

Look into this before you decide on buying.

Mahon, McFarland & Mahon, Ltd. Ly.

Official Agents

North Vancouver Land and Improvement Co.,

541 HASTINGS ST., VANCOUVER, B.C.

Paid up Capital:
\$6,000,000

Reserve Fund:
\$1,500,000

Invested Funds:
\$23,000,000

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MANAGER.

Hastings Street,

VANCOUVER, B.C.



Small Fruit Growing



The Lower Fraser Valley has become famous for the production of lumber and fish—in quantity, well nigh illimitable, and superior in quality. Mining is also becoming an important industry and bids fair in the near future to give large returns for labour expended and capital invested. The population of this district, which is outside of the towns not more than twenty-five thousand at present, is largely engaged in agriculture and stock-raising. Cattle, horses, hogs, and sheep are being raised in fairly large quantities. Fruit, such as apples, plums, pears, cherries and peaches are receiving general attention and in very many instances are giving most satisfactory results. Neither have the small fruits been entirely neglected; comparatively little, however, has as yet been done in the production of these luxuries, but where attention has been given to the cultivation and marketing of the strawberry, the gooseberry and the currant, guided by a reasonable amount of intelligence, the cash returns in many instances have more than surprised the individuals themselves.

An authentic account was given me by a gentleman a few days ago of the product of one-tenth of an acre in strawberries which gave him upwards of seventy-five dollars in cash for the berries marketed from this plot, besides the large quantity of berries used in a large family during the entire berry season, for the table and for preserving.

In this country, as well presumably as in most other countries, where there are so many of thrifty, industrious habits, but who lack the means enabling them to embark in general farming operations where a comparatively large area of land, cattle, horses and farm implements, are a pre-requisite to success, in the case of such persons, this Fraser River Valley District offers very special inducements. There are at the present time quite a number in the valley owning and cultivating from three to ten acres only, who are doing less hard labour than the average farmer; are living quite as comfortably; and have more to call their own at the end of the season than the average small farmer has.

One important advantage the **small fruit** farmer has, is that he gets ready cash for what he has to sell.

In connection with the cultivation of small fruits there may be, and generally is a vegetable garden and hennery, so that time not needed among the small fruits may be profitably devoted to the culture of vegetables and care of the poultry yard. Any one having small means and possessing a taste for this most pleasant as well as profitable industry,

may find numerous locations in the Fraser Valley, where the soil and other conditions are all that could be desired for the cultivation of any or all the small fruits. I would just state for the information of those who may not have had much, if any, experience in the cultivation and marketing of small fruits, what can reasonably be expected from—say an acre of strawberries: Ten thousand plants to the acre is about the correct thing, as stated by those who have had large experience, and on this coast, one pound to the plant or hill, would be a very moderate yield, hence a calculation on this basis would be severely conservative, and to stay with our conservative ideas in presenting this matter to the public, let us put the berries at six cents per pound net, and we have six hundred dollars as a net return from one acre; add to this, say an acre of raspberries or blackberries, or what might be better, half an acre of each, and to these two acres add the vegetable garden and the hen yard, and any man of average judgment and ordinary energy, may from five acres have a yearly income of one thousand dollars or more, almost anywhere in the Fraser Valley, and at the same time enjoy the privilege of living in a country with a climate unsurpassed for growth and luxuriance on the continent of America.

I would say to those who stand by the wayside, and lose year after year of precious time, fearing to expend a few hundred dollars in this or any other legitimate industry: "Our doubts are traitors, and make us lose the good we oft might win, by fearing to attempt."

J. HOWE BENT,

Chilliwack, B. C.

AMERICAN AND EUROPEAN PLAN.



The
Secord Hotel

C. W. BROWN, Proprietor.

Rates \$1 and \$1.25 per day, according to rooms.
Board by the week \$4.50 to \$5.50; single meals 25c.
Free Bus to and from all Boats and Trains.

A Popular House with Popular Prices.

401 Powell Street, corner of Dunlevy Ave.

VANCOUVER, B. C.

NOTE.—This is the nearest Hotel to the East End Station. In going to look at farms in the district, you save half an hour in the morning and get back half an hour earlier in the evening by leaving from the East End Station.

MUNICIPALITY OF DELTA.

In writing about any of these farms always quote the page and reference number.

(See District Map, page 5.)

MUNICIPALITY OF DELTA.

Reference Number 04.

DESCRIPTION.—West 55 acres of the N.W. $\frac{1}{4}$, Section 13, Township 4. About 20 acres of this is prairie land and light brush, balance timbered. This is an exceptionally cheap piece of very good land, and will be sold to an actual settler only.

PRICE.....***** \$165.

Reference Number 09.

DESCRIPTION.—Part of S.E. $\frac{1}{4}$, Section 14, Township 4, on Peck road. 53 acres. About 15 acres partly cleared, and 20 acres prairie with small brush. This property adjoins a large area of unfenced open prairie. Known as Hope Ranche. Owing to its situation this is a very desirable piece of land. The cordwood and gravel on it are very valuable. It is well situated for chickens, fruit or sheep.

PRICE.....** \$850.

Reference Number 15.

DESCRIPTION.—Nearest river landing, South Westminster, 8 miles; Ladner's Landing 8 miles; Oliver's Landing 2 $\frac{1}{2}$ miles. Portion of south $\frac{1}{2}$ of S.W. $\frac{1}{4}$ of Section 14, and part of N.W. $\frac{1}{4}$ of Section 11, Township 4. Known as Bushell Ranche. 100 acres. 95 acres prairie, no flood and no dyking tax; 50 acres are cleared, underdrained and in cultivation; balance good pasture; a good house, small stable and good roads. The land is thoroughly well ditched and has a never failing creek of excellent spring water and a good well. This is almost the only farm in the Delta Municipality with good water, and is one of the best dairy farms in the valley. The fences and ditches are all new.

PRICE.....***** \$4,500.

MUNICIPALITY OF DELTA.

In writing about any of these farms always quote the page and reference number.

Reference Number 108 A.

DESCRIPTION.—Part of Lot 133, Group 2, in the main channel of the Fraser river, on the south bank, good deep water frontage; about 4 miles below New Westminster and 6 miles from Ladners. All dyked, and in the midst of the cannery and fishing district. Very suitable for fishermen's allotments or small market gardens. This land has been subdivided into 6-acre lots, each having a water frontage.

PRICE.....*****.....\$30 per acre.

Reference Number 106 C.

DESCRIPTION.—S. $\frac{1}{2}$ of S. E. $\frac{1}{4}$, Section 11, Township 4. 80 acres. This is all open prairie; no flood and no dyking tax, and is one of the very few prairie farms in this district that have an ample supply of clear spring water the year round. Drainage canals 10 feet wide by 4 feet deep on two sides, and thoroughly drained by cross ditches every 40 rods. 40 acres are underdrained and in a high state of cultivation. Fair house and large barn. All buildings, fencing and ditches are in first-class repair. Known as Henderson Farm.

PRICE.....*****.....\$4,500.

Reference Number 106 CA.

DESCRIPTION.—N. $\frac{1}{2}$ of S. E. $\frac{1}{4}$, Section 11, Township 4. 80 acres. All ditched and fenced, 20 acres cleared, stumped and underdrained ready for cultivation; balance, 60 acres, open prairie; good creek of ice cold spring water, fed from never failing springs. No buildings; a fine dairy farm; just the place for a young man beginning; easy terms; no drainage or dyking taxes. Known as Webster's Ranche. No flood of any kind, 10-foot drainage canal on three sides and cross ditches every 40 rods.

PRICE.....*****.....\$3,200.

JAMES Z. HALL,
NOTARY PUBLIC
FINANCE AND INSURANCE

WM. SHANNON,
FARM LANDS AND TIMBER
VALUATOR

HALL & SHANNON

REAL ESTATE

SPECIALTIES:

Farm Lands, Cedar, Fir, and Pulp Timber.

319 CORDOVA ST., VANCOUVER, B.C.

We have had experience in this Province extending over 30 years, and having an intimate knowledge of every part of it, have no hesitation in saying that the Lower Fraser Valley is the garden of the Province, and the best part for a new settler to locate in.

Our Mr. Shannon is one of the oldest settlers in the Province and has been closely connected with its farming industry the greater part of his life, and is consequently in a position to give valuable advice, as to locality, soil, crops, etc., to anyone seeking a home. It will be a pleasure to give information.

Correspondence Solicited.

UPPER COUNTRY FARMS.

In writing about any of these farms always quote the page and reference number.

UPPER COUNTRY FARMS.

Reference Number 111.

DESCRIPTION.—The Wolf Creek, McDougall Rancho, Similkameen district. About 1,000 acres, including the largest and best hay meadows in that district. Substantial log house, stables and cattle shelters. About two miles of fencing. These hay meadows control over 10,000 acres of the best cattle range in the province. Large area of hay meadow under cultivation. This is by far the best cattle and dairy rancho in the Similkameen district. Known as the McDougall Rancho. Six miles from Princeton and Allison, towns on the Coast Kootenay Railway, in the centre of the new Similkameen coal and copper mining district.

PRICE **\$16,000.**

Reference Number 113.

DESCRIPTION.—Lot 74, Group 1, Yale Division. 320 acres. This land comprises a large natural hay meadow, about 40 acres of which is in timothy. The balance could be easily brought under cultivation, it is chiefly a question of cutting a few beaver dams and a little hardhack and shrub. This is one of the very few natural hay meadows in the Similkameen district. About 6 miles from Princeton and 7 miles from Allison, and in the centre of the celebrated Similkameen coal and copper mining districts, close to the line of the new Coast and Kootenay Railway. There are thousands of acres of open government grazing land in the vicinity. An active man should easily make the price of the land four times over from the sale of the hay alone the first year the Coast Kootenay Railway starts construction. There is an old log house and considerable fencing on the property. Hay usually sells at about \$50 per ton during railway construction. Known as the Keith or Stevenson property.

PRICE **\$2,000.**

A SPECIAL BARGAIN.

WE are instructed to offer for sale the West $\frac{1}{2}$ and the North East $\frac{1}{4}$, of Section 31, Township 29, Chilliwack, B.C., containing 470 acres, more or less, and situated on the Yale gravel road, 7 miles from the town of Chilliwack. This land is all **rich alluvial deposit** and yields heavy crops and excellent natural pasturage. About 120 acres are cleared and the balance is mostly lightly timbered and easily cleared.

On the place is a small frame house and good sized frame barn, as well as other out-buildings. Also a thrifty orchard just commencing to bear well, and consisting of about 800 trees, Apples, Pears, Plums and Cherries, all of the choicest varieties. A fine creek flows through the place and furnishes a never-failing supply of the purest water.

This holding would make an ideal dairy and fruit farm, and there are good facilities for disposing of all the produce the place can produce. A large Creamery for the manufacture of butter is to be built close by. The Canadian Pacific Railway Co's. line to Chilliwack is surveyed through the property.

Price \$11,000 for the whole property, or we can sell in blocks to suit purchasers. Will sell the **North West quarter**, on which the orchard is planted, for **\$30 per acre**, the **North East quarter for \$25 per acre**, or the **South West quarter**, which is unimproved, for **\$15 per acre.**

This is undoubtedly a good chance to buy land that is already improved, and which is bound to advance in value. Farms fully improved in this neighborhood bring now from \$50 to \$75 per acre.

We will cheerfully supply map of the property and such further information as may be desired. Terms can be arranged.

HOPE, GRAVELEY & CO.

322 Cambie St., Vancouver, B.C.



Send for quotations on every thing you require for use on the farm. Our prices will prove interesting from the standpoint of quality and price.

**Harvesting Tools,
Farm Tools,
Baling Wire,
Fence Wire, &c.**

We make a specialty of Barbed Iron and all other kinds of Fencing Wire, and every kind of

Farmers' Hardware

We carry the largest retail stock in the Province of Axes, Brush-hooks, Spades, Hoes, Rakes, Saws, Wedges, Hammers, Peavies, Cant-hooks, Nails, Paints and Builders' Hardware, etc. We have them of every make.

If you are going to build a new House or Barn, send us your complete bill for Hardware, and we will quote you a price to

Meet All Competitors.

Vancouver Hardware Co.,

LIMITED.

339 Hastings Street, Vancouver, B.C.

NOTICE.

All the **Real Estate Agent** advertising in this Pamphlet are reliable firms, and can give bank or other references if required. Only responsible firms have been asked to advertise.

Every Estate Agent advertising has the Association's List of Farms, (this pamphlet).