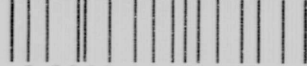


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**FACTS**  
**ABOUT THE**  
**WINTER APPLE**  
**SECTION**



**OF THE**  
**OKANAGAN VALLEY**  
**BRITISH COLUMBIA**

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FACTS AND  
GLIMPSES OF  
ARMSTRONG  
AND VICINITY



IN THE  
OKANAGAN VALLEY  
BRITISH COLUMBIA

THE LAND OF OPPORTUNITY  
AND THE BIG RED APPLE

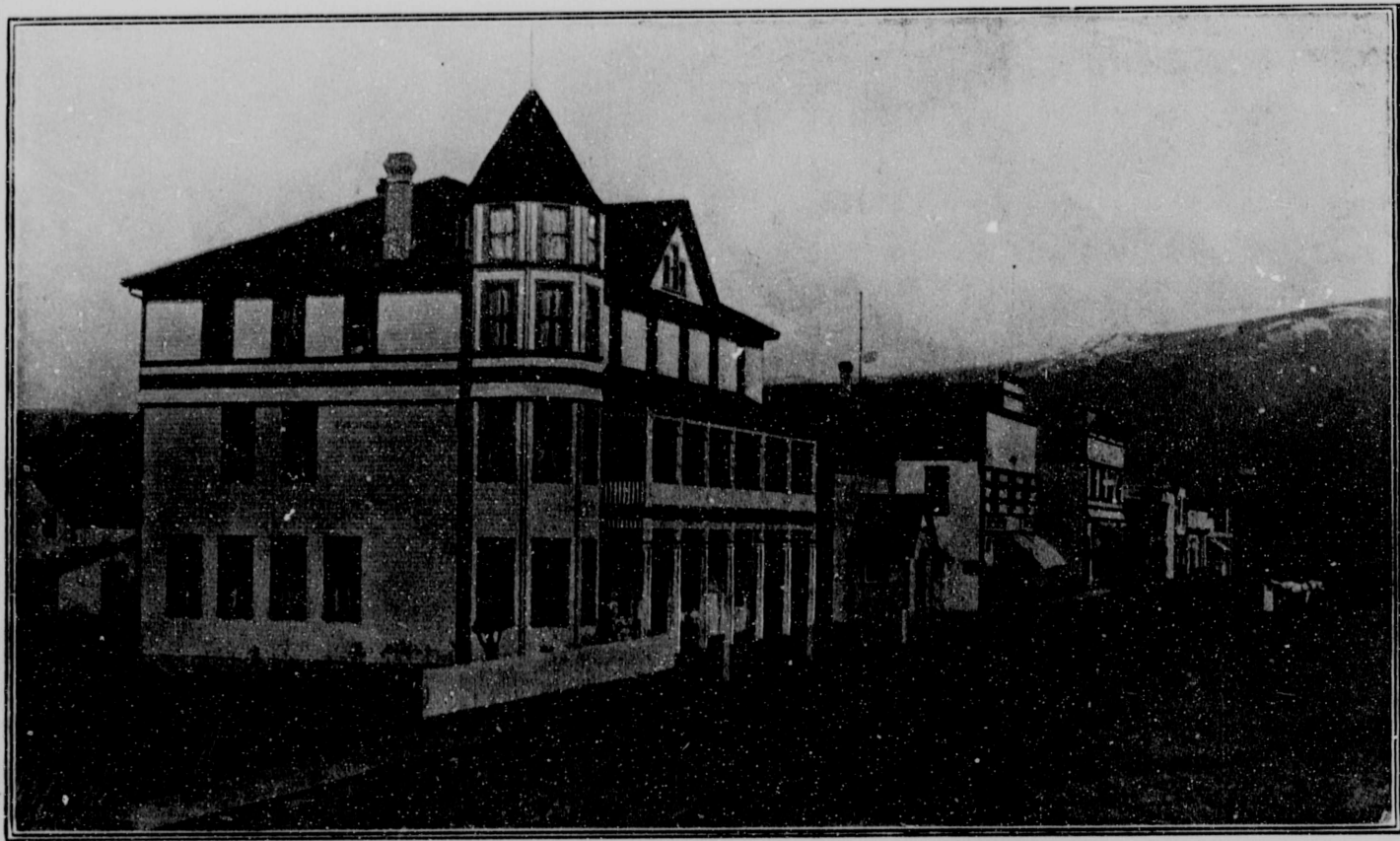
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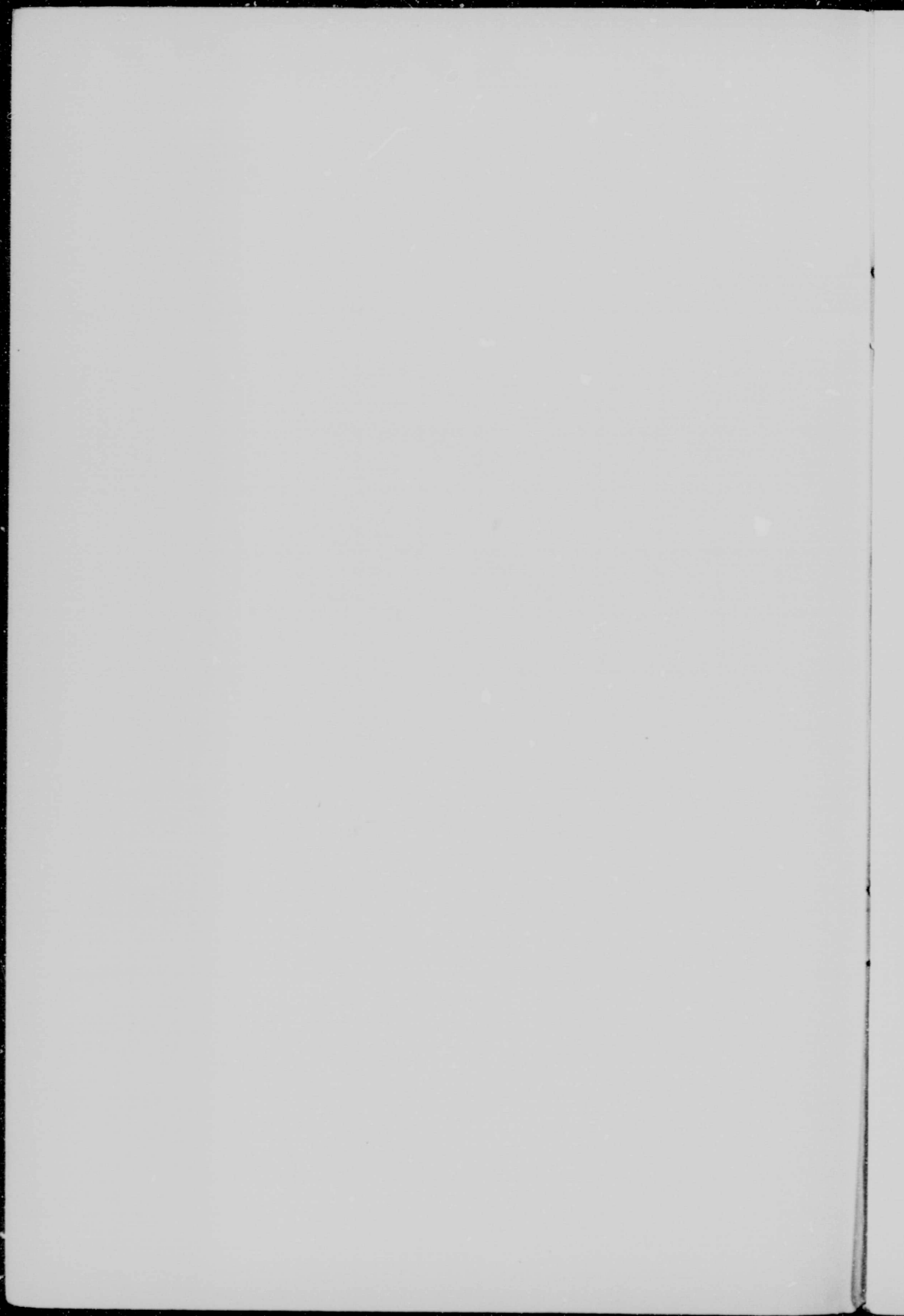
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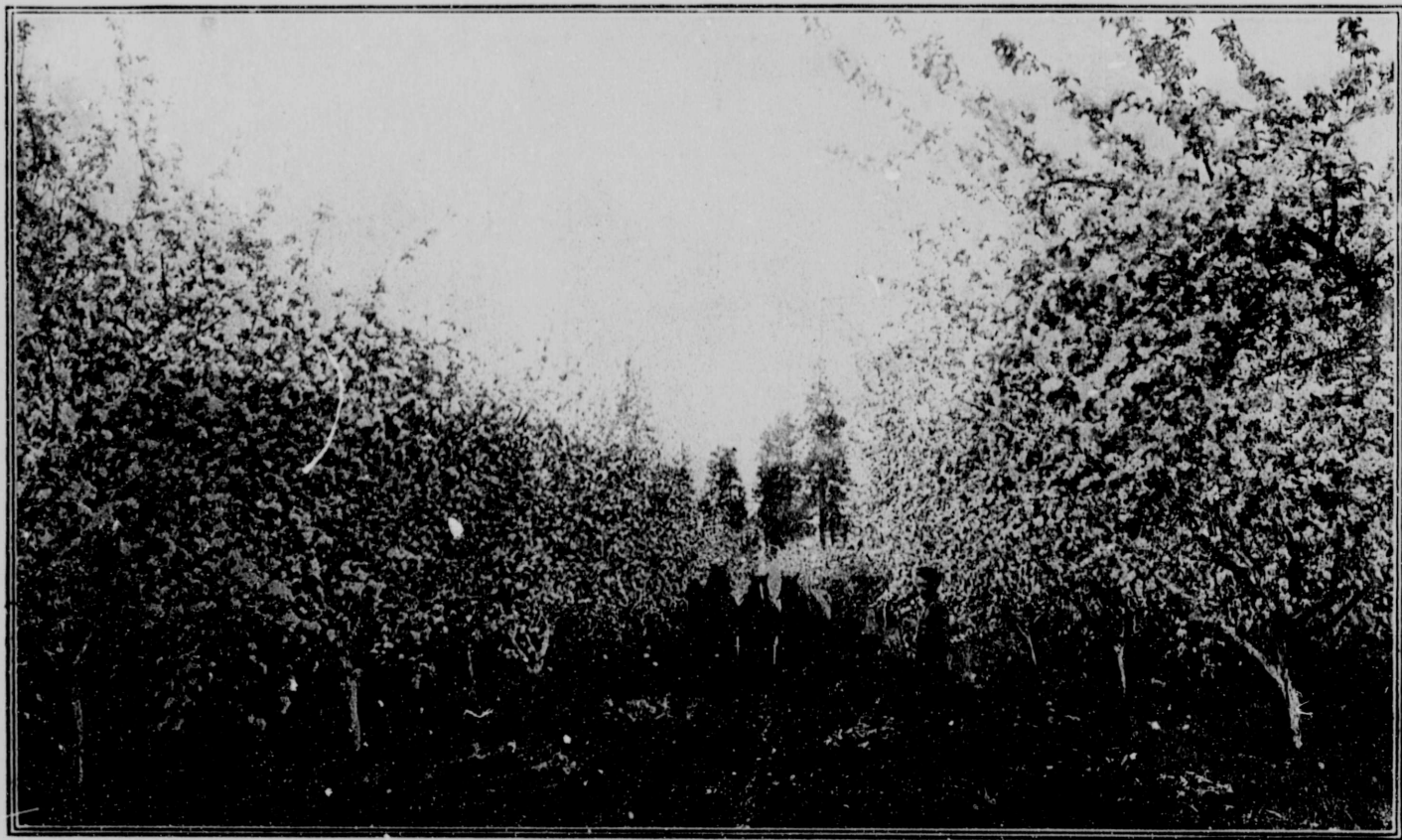
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MAIN STREET





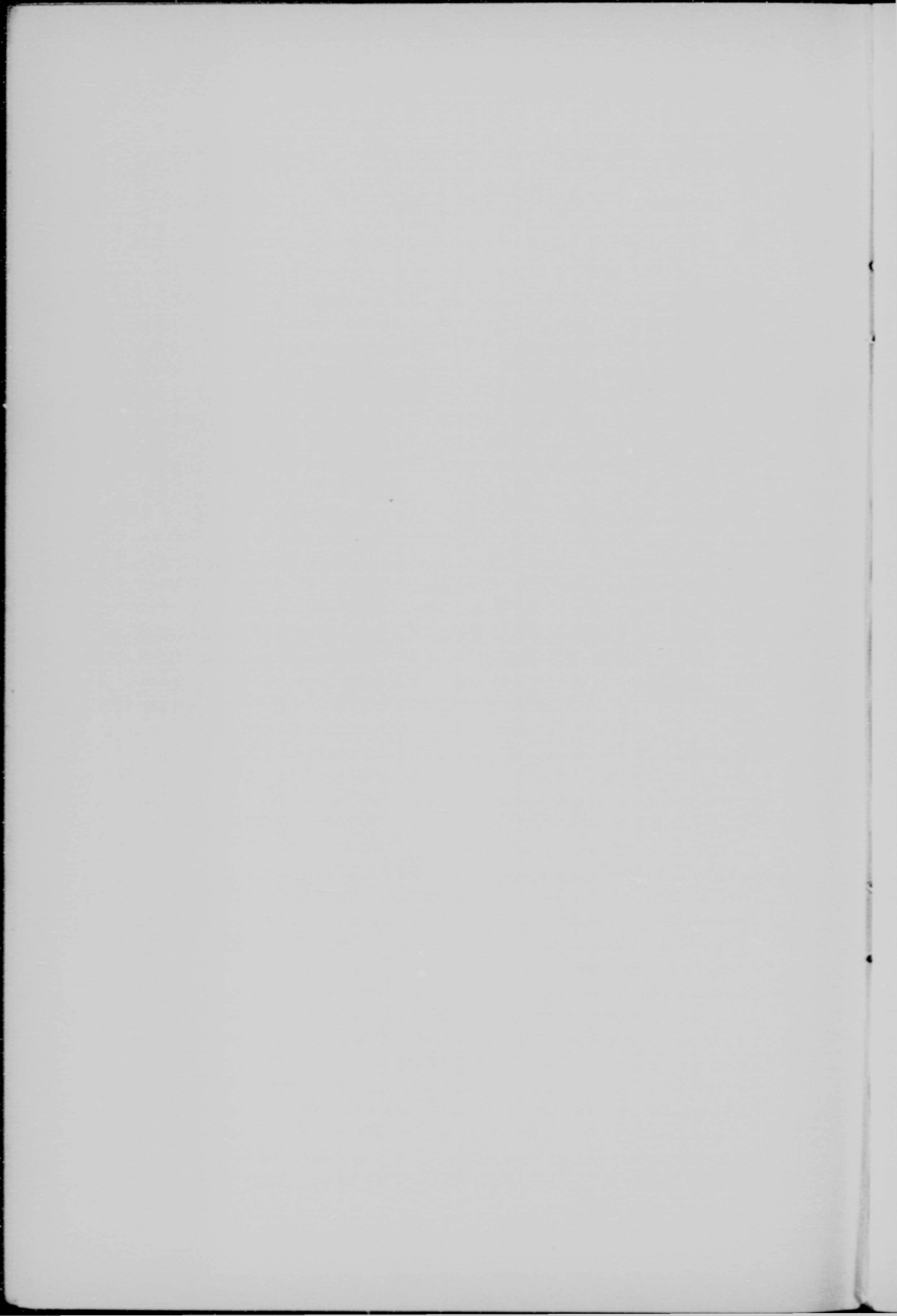
ORCHARD SCENE IN BLOOM 4 MILES FROM ARMSTRONG



# ARMSTRONG

**A**RMSTRONG is the center, geographically and commercially, of the Municipality of Spallumcheen. It has a population of over five hundred, and if the suburban population adjacent thereto be added, the total is in excess of eight hundred. ¶ Three of the largest industries in the town, the Okanagan Flour Mills Co., The Armstrong Farmers' Exchange and the Okanagan Creamery Association, are owned by the farmers and operated by themselves solely in their interests. ¶ The flouring mill has a daily capacity of one hundred barrels of flour, and is operated six days in the week during the entire year. Its annual sales of flour and feed stuffs are in excess of \$200,000. Their high grade products are attested to by the fact that for some years the demand for home consumption and export has greatly exceeded their output. The management is in capable hands and is satisfactory to shareholders and the trade. ¶ Ninety per cent. of the Fruit, Vegetables and Hay grown in the Municipality is bought and shipped by the Armstrong Farmers' Exchange, and at the rate the annual business is growing, taking into consideration the rapid development of the fruit business in this section, in five years' time it will have attained a volume of business larger than any other institution. With the exception of purchasing fruit boxes and sacks in large quantities, which are sold to members at prices thirty per cent. lower than they could buy individually, the business of this organization is wholly the collection, preparation and selling the produce and fruit grown by its members. It might also be added that one of its most valuable functions is the data it is able to give its members as to varieties to plant and the instruction as regards preparation and packing, always with a view of improving the quality of the shipments. ¶ The management is in aggressive hands, and while the business is co-operative, it is not sentimental. It is conducted on strict business lines. Naturally the selling end of a business of this kind is the most important, and it is so treated by the management. The selling territory lines are being gradually extended; the selling agencies strengthened and added to; the future is more in mind than initial results. The business is doubling in volume each year, and what is more, it is profitable. ¶ The Okanagan Creamery Association is located on Davis Creek, a beautiful mountain stream near the northern limits of the town. The plant is new and modern in every way and has a capacity for one thousand cows. It is operated steadily, and its product is high-class. The demand at times is so great that local merchants are compelled to order ahead in excess of their requirements so that their trade may be kept supplied. ¶ Armstrong has, in addition to the industries named, a saw and planing mill, with a capacity of 25,000 feet daily, and an annual cut of between three and four million feet, furnishing the farmers a ready market for all

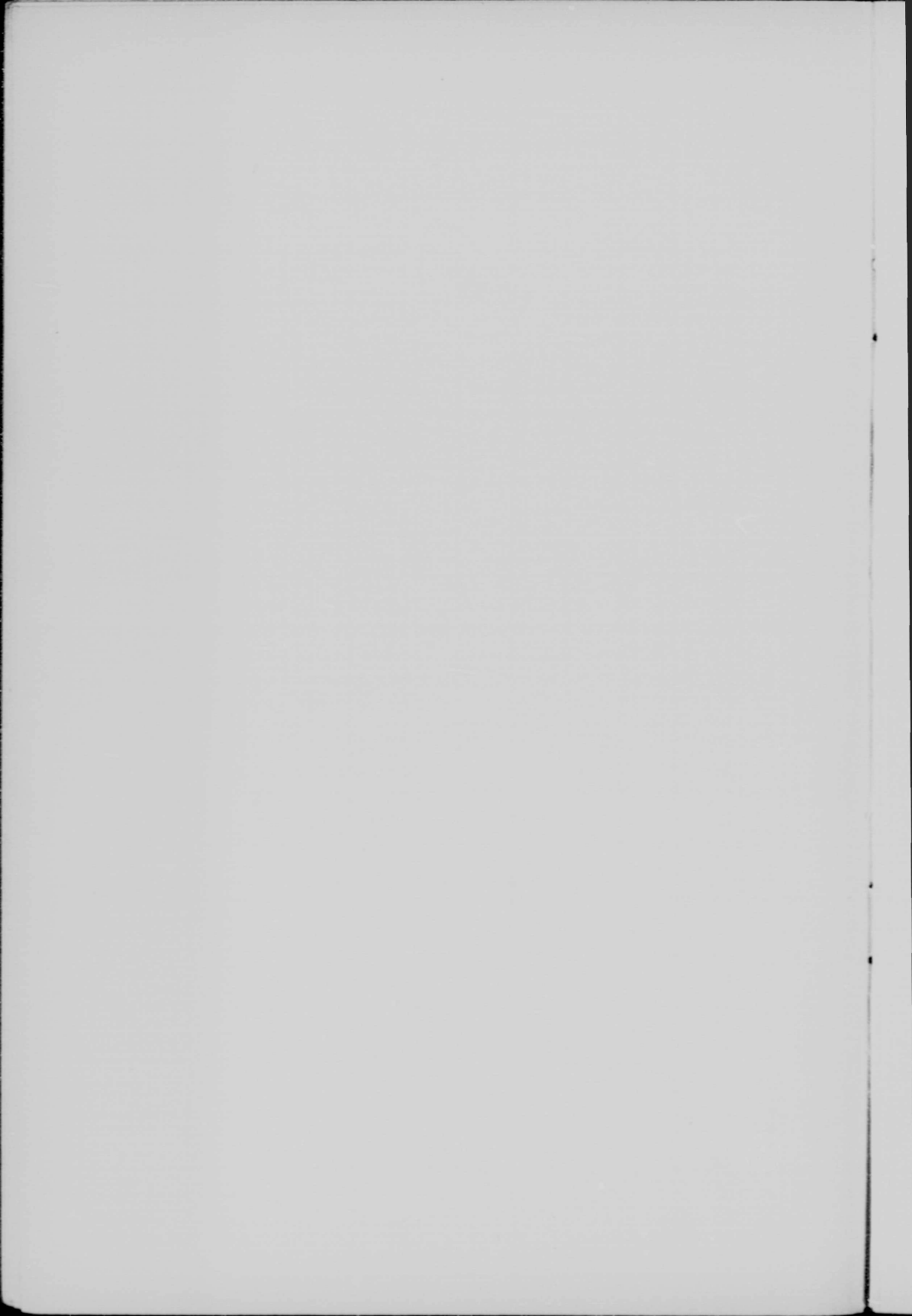




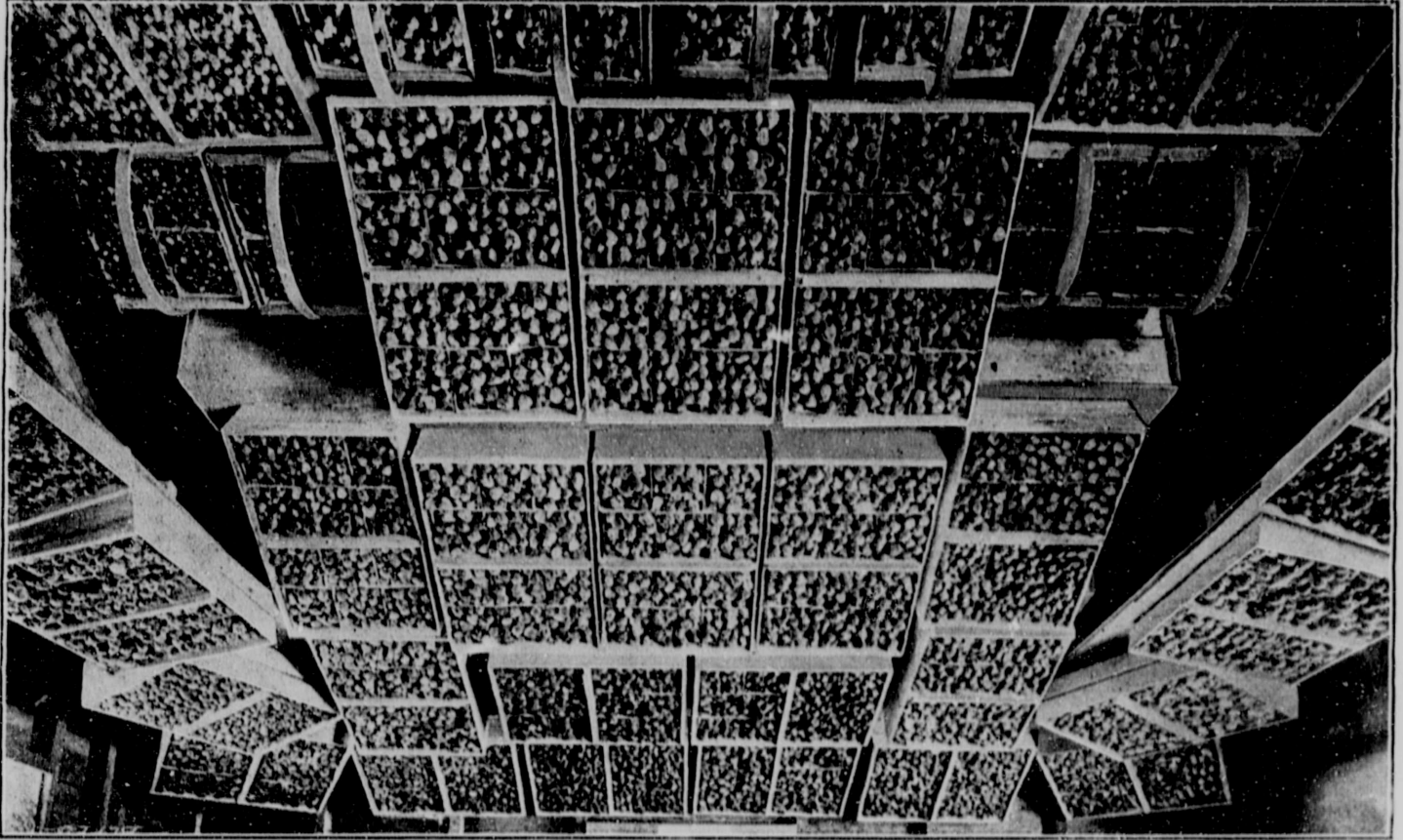
## ARMSTRONG—Continued

their timber during the winter months at remunerative prices; two wood-working plants; fourteen general and specialty stores; a branch of the Bank of Montreal; two wholesale meat markets that ship dressed meats and poultry to all parts of the Province two weekly papers and job printing offices, and several livery stables, laundries, blacksmith shops and plumbing establishments. ¶ The hotel facilities of the town any city of much greater population might envy, and in no other town can better hotel accommodations be obtained by the traveling public. The Okanagan House, completed less than three years ago, is a favorite resort of tourists, and is admittedly one of the best appointed hostelrys in the Province of its size. The building is a model for convenience and comfort; the grounds adjacent are nicely laid out and well kept. An extensive addition is being constructed by the owners this season. The Armstrong Hotel is the larger hotel of the two and is centrally located. It has all modern conveniences and is excellently managed. Over \$6,000 has been expended in the way of additions and improvements, all of which are now nearing completion. ¶ Armstrong has a graded school and a high school, and can boast of one of the prettiest school buildings in the Province, a handsome brick structure. Four church denominations have substantial places of worship. The Masonic, Odd Fellows, Foresters and Orangemen Orders have lodges with a large membership, and two of the orders named have halls for their own and public uses. ¶ The town owns and operates the municipal water works system. The water is piped from Davis Creek, which has its source high up in the mountains, and at a pressure of 142 pounds to the inch the purest of water is forced to all parts of the town and suburbs. ¶ With the subdivision of the larger ranches, as is now being done, and their ready sale to actual settlers in ten and twenty-acre plots, thereby doubling the country population annually, as is now the case, who can say that Armstrong has not a bright future?

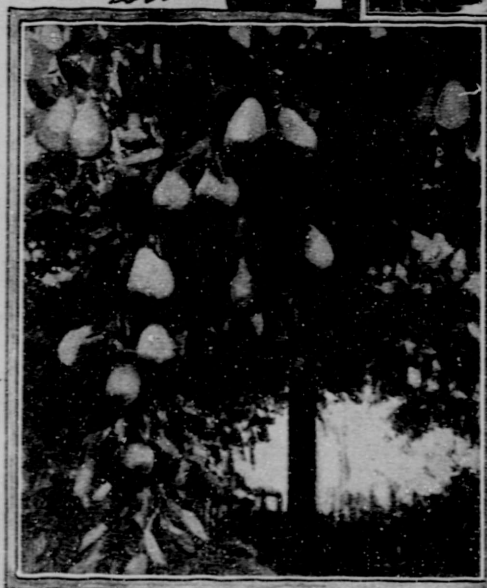
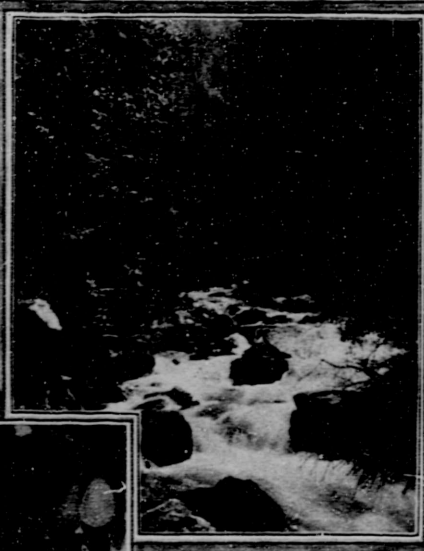




STRAWBERRIES PACKED FOR SHIPMENT TO THE NORTHWEST







OKANAGAN HOTEL  
HAYING

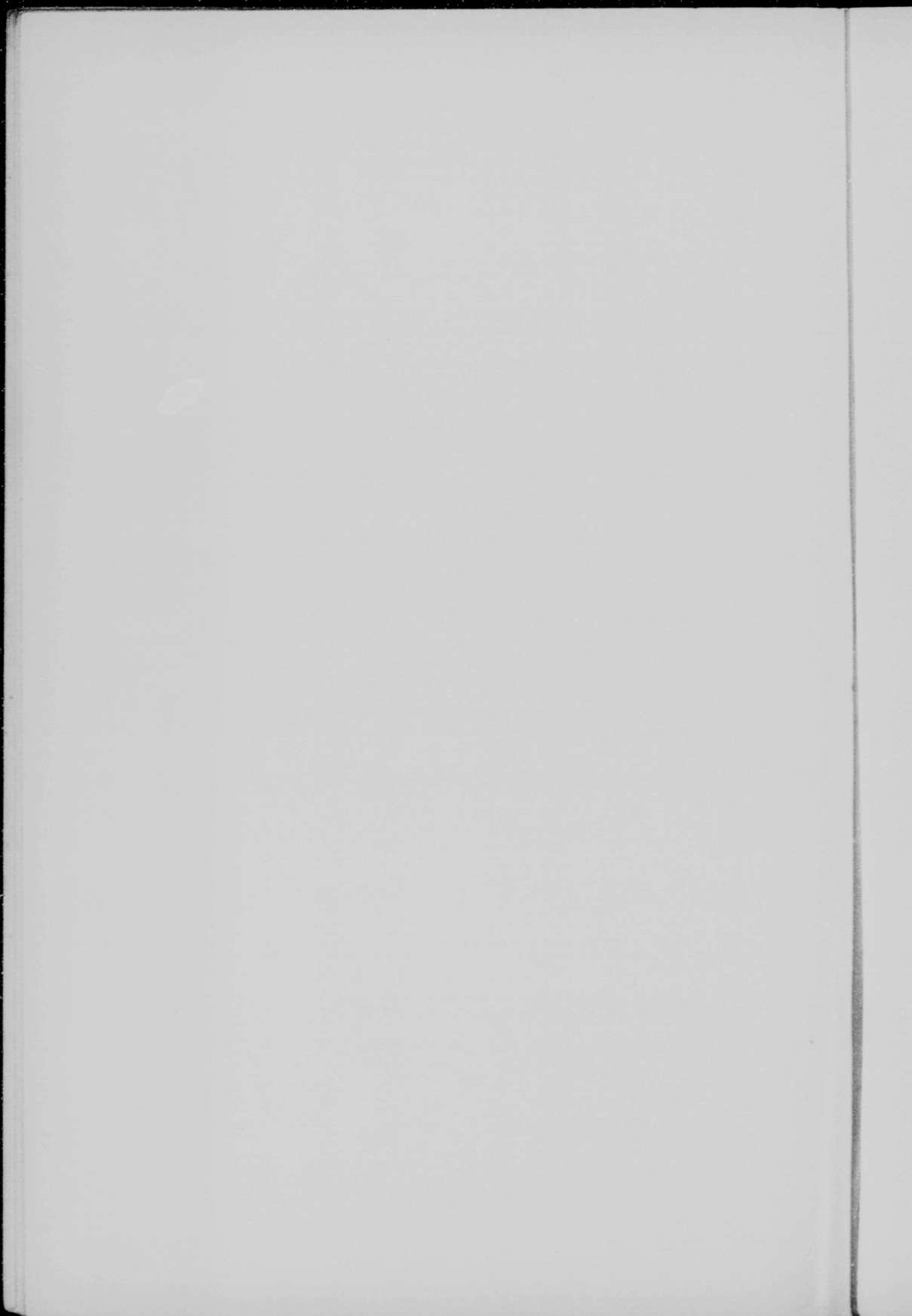
PEAR TREE

DAVIS CREEK  
APPLES









## The Municipality of Spallumcheen

**U**NDER the heading Upper Okanagan are included White and Creighton Valleys, Mable and Sugar Lakes, Salmon River and Spallumcheen Valleys. This section may fairly be called the garden of British Columbia, embracing, as it does, such a large and varied area of territory, adapted to all conditions of husbandry and to the production of anything that can be expected to be grown in the temperate zone. ¶ A branch line of the Canadian Pacific Railway runs through the district connecting with the main line at Sicamous Junction and at Okanagan Landing, with steamers for all Okanagan Lake Points. Armstrong, Vernon and Enderby are the principal towns and all are beautifully situated. ¶ The Spallumcheen Valley, which is one of the most important parts of the Okanagan, contains within its boundaries more good land than any other section of British Columbia. In the early seventies, it was discovered that all kinds of crops would flourish and grow luxuriantly in this favored section without irrigation, the rainfall being sufficient for all purposes. ¶ As a consequence whilst the balance of the Okanagan where irrigation was necessary, settled up slowly and chiefly by stockmen, the Spallumcheen Valley was quickly taken up by farmers, and was, as a matter of fact, for a long time looked upon, as the only farming section in the Okanagan Valley. ¶ The soil may be described as a clay loam, with a deposit of vegetable loam on top of it varying from two to fifteen inches. The clay is of a yellowish appearance, very rich and quite friable when properly treated. Cultivation has of course in the shallowest places mixed these soils, making land that for general productiveness can hardly be beaten in the Dominion of Canada. ¶ In 1901 the Chemist Division of the Dominion Department of Agriculture at Ottawa, report as follows in the year book of Reports of Experimental Farms.

“Soil representative of the Spallumcheen Valley, Okanagan, British Columbia, has been submitted to careful analysis, and suggestions made regarding the culture and maintenance of this most productive are:”

	ANALYSIS	No. 1 Surface Soil	No. 2 Sub-Soil
Moisture . . . . .		3.80	3.81
Organic and Volatile matter . . . . .		12.28	7.70
Clay and Sand . . . . .		65.46	63.51
Oxide of Iron and Aluminum . . . . .		15.80	21.15
Lime . . . . .		.69	.82
Magnesia . . . . .		.09	1.21
Potash . . . . .		.83	1.09
Phosphoric Acid . . . . .		.23	.16
Soluble Silica . . . . .		.09	.05
Carbonic Acid, &c. (undetermined) . . . . .		.73	.50
		100.00	100.00





CHERRY TREES IN BLOOM

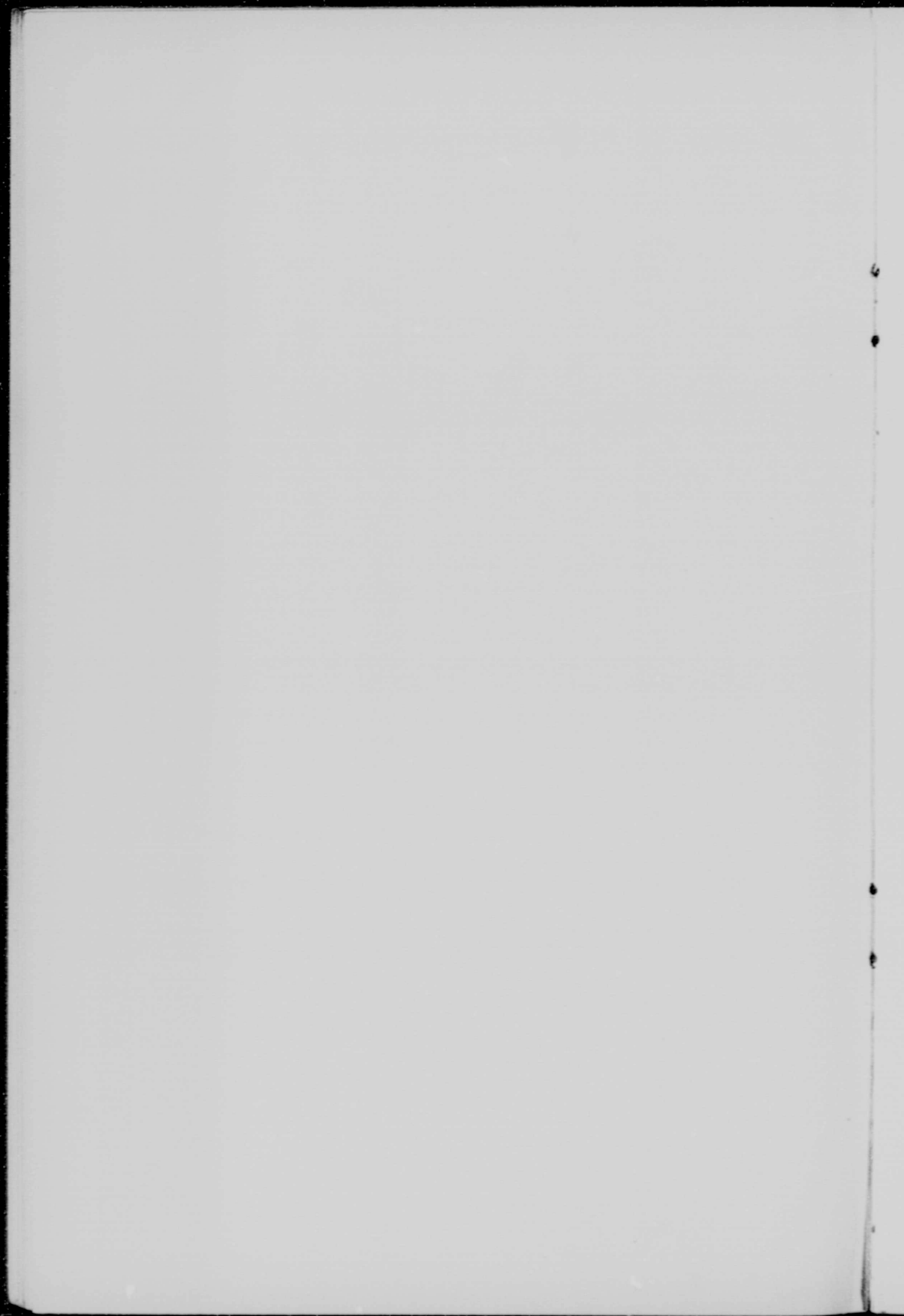


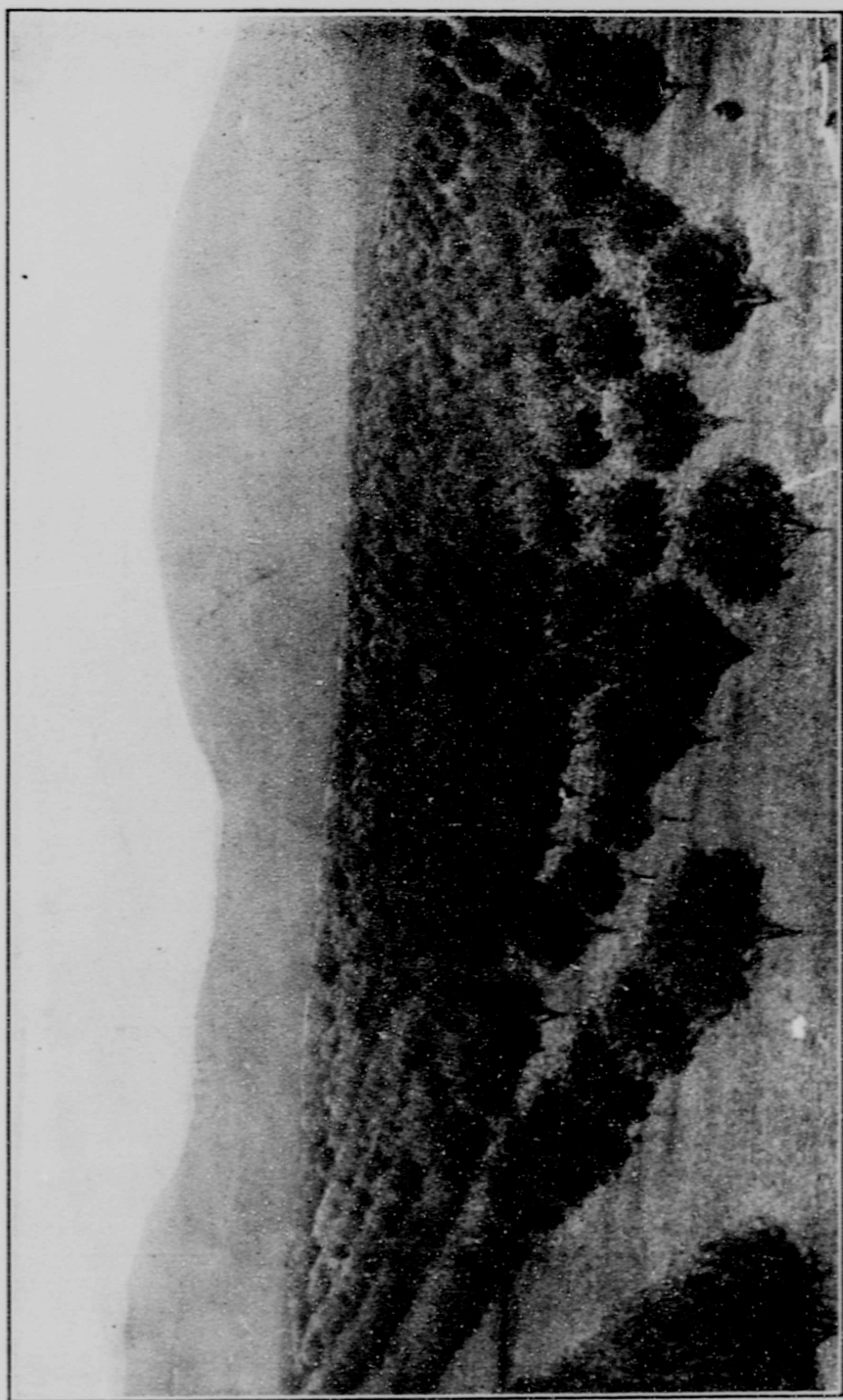
## THE MUNICIPALITY OF SPALLUMCHEEN—Continued

GOVERNMENT ANALYSIS—Continued.	No. 1	No. 2
Nitrogen in Organic matter . . . . .	.415	.161
AVAILABLE CONSTITUENTS IN SURFACE SOIL		P. C.
Potash . . . . .		.029
Phosphoric Acid . . . . .		.028
Lime . . . . .		.316

No. 1.—“The chemical data give evidence of a high degree of fertility. Judged by the standards suggested by Dr. Hilgard, as well as those we have previously established from the examinations of Canadian soils, I should conclude that this soil was well supplied with all the more important constituents of plant food. Indeed, it appears to the writer as a soil of more than average richness. Further, the proportion of the mineral elements potash, phosphoric acid and lime, more or less immediately available, are very satisfactory, so that with a sufficient supply of moisture, excellent crop yields should be obtained. The physical texture of this soil, judged from the sample forwarded, appears to be excellent, no doubt due largely to the favorable proportion of organic matter present. Mechanical separation shows approximately, fifty-five per cent. of course sand—a fact that places it in the category of soils well adapted to general cultivation. ¶ No. 2. In the larger number of determinations this sub-soil shows that plant food is abundantly present.”

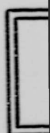
As a matter of fact, experience has proven this analysis to be correct, all field crops doing well and yielding heavily. Numerous instances can be given of fields yielding sixty bushels of wheat per acre, and from one farm upon which a record had been kept for over twenty years, the average return for the whole period was thirty bushels per acre yearly. ¶ To all this fertility of soil, are joined climatic conditions which can hardly be excelled—warm enough in summer for everything except tropical plants, but still no excessive heat or suffering therefrom, with the further inestimable blessing of cool nights. Cold enough in winter for the snow to lay upon the ground and withal so mild that there is constant dread lest the sleighing should depart. ¶ Mountain water pure and sparkling is abundantly present and those who have used the saline waters of the prairies or of California, will be most appreciative of the change. In short, a healthful place, invigorating climate in which disease may be imported, but does not originate.





LANDSCAPE SHOWING FRUIT TREES





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## FRUIT GROWING



ANY orchards have been planted out and are bearing, some of them quite old; but the care—or, rather, lack of care exercised in their cultivation, and the promiscuous character of the fruit trees, purchased without knowledge of shipping requirements from unscrupulous agents of foreign nursery stock, afford but little indication of what would have been possible under ordinary skillful management. Strangers, who have for a long time heard of its fruit growing capabilities, would undoubtedly be surprised that more has not been accomplished under conditions so favorable; but the truth is that the industry began wrong, and has practically had to be recreated in order to obtain the present high returns. ¶ The selection of proper varieties in due proportion, the preparation of the soil, the husbanding of the trees afterwards, the picking and—what is more important the marketing of the fruit, are all features of the industry requiring attention and each is essential to superlative success. ¶ Fruit growers in this Municipality have reached the commercial stage of fruit growing, and with an organization that is obtaining business faster than the demand can be supplied, stand in a peculiarly favorable position. In fact no district in the Okanagan or elsewhere in this Province, can claim conditions equally as good or a prospective outlook as bright. ¶ This Province occupies an enviable position in its freedom from pests and foes of the fruit grower so prevalent in the United States and the eastern portion of Canada. It is true, that constant watchfulness on the part of the Provincial authorities and care on the part of the grower, will always be necessary to prevent the introduction of the most dreaded of pests of other fruit growing countries. ¶ This one important fact stands out as the controlling factor in the situation—and that is that the rush to the West for land, and the increasing number of inquiries from all parts of this continent and from Great Britain, reflect the world-wide want for homes. The climate and soil of British Columbia, added to its many natural attractions as a place of residence as inducements to settlers, are becoming widely known and understood. It is significant that very many settlers and inquiries come from Manitoba and the Northwest, where there are millions of acres of free lands, or cheap lands of the most fertile character. As a matter of fact, the present increase of farming population in British Columbia has largely percolated through that country, and in the Okanagan from \$50.00 to \$125.00 per acre for land is being paid by them. Such settlers represent a class who have sold out in the North-West to new comers and sought a milder climate to spend the remainder of their days. They are persons, many of them who have, in Ontario and other parts of Canada and the United States, had previous experience in fruit growing for which this Province is adapted. The present rush to the North-West will materially increase the number who will seek the Okanagan in the future. ¶ On the other hand, the peopling of the North-West, the opening up of the markets in the Orient, saying nothing about the vast country that will be opened to settlement by the construction of the Grand Trunk Pacific Railway, and the increase of local industries arising out of our natural resources, places the problem of disposing profitably of all the Fruit and Agricultural Foodstuffs we can grow forever out of the Question.



## FRUIT GROWING—Continued

### EXPENSE OF SETTING OUT A TEN ACRE ORCHARD OF APPLES

10 acres of land at \$100 per acre . . . . .	\$1,000.00
Fencing . . . . .	95.00
Preparing land at \$5.00 per acre . . . . .	50.00
484 trees (30 feet apart) at 20 cents each . . . . .	96.80
Setting out and planting at 4 cents each . . . . .	19.36
Total . . . . .	\$1,261.16

For the first year or two, potatoes or other root crops may well be grown between the trees, keeping a strip on each side of the row of trees well cultivated. A clover crop may also be grown, plowing it under about the fifth or sixth year.

### COST OF TAKING CARE OF THE TREES

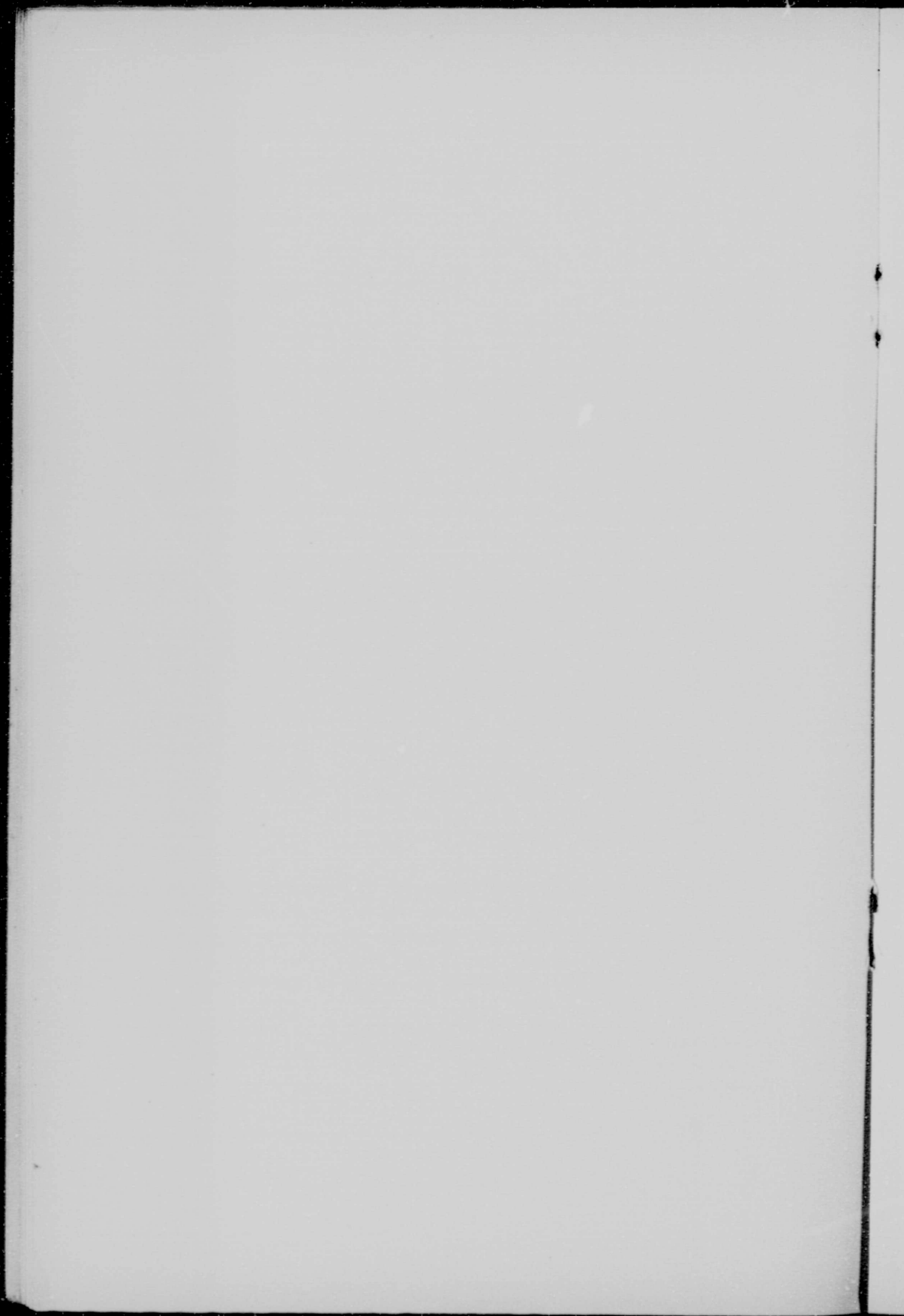
The cost of cultivating the land occupied by the trees, spraying and pruning them, should not exceed the following figures:

First year at \$ 9.00 per acre . . . . .	\$90.00
Second year at 9.00 per acre . . . . .	90.00
Third year at 13.00 per acre . . . . .	130.00
Fourth year at 17.00 per acre . . . . .	170.00
Fifth year at 20.00 per acre . . . . .	200.00
Total . . . . .	\$680.00

The cost of cultivating the land between the trees should be paid for by whatever crop is grown on the land. Most varieties of apples will produce a considerable quantity of fruit in the fifth year, and in the sixth year should produce more than enough to pay for the care spent on the orchard for that year. The ten-acre orchard in the sixth year will represent an investment made up as follows:

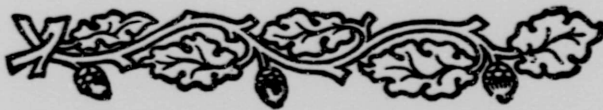
Original cost . . . . .	\$1,261.16
Interest, five years at six per cent. . . . .	378.30
Taking care of . . . . .	680.00
Total . . . . .	\$2,319.46

Equivalent to \$231.94 per acre

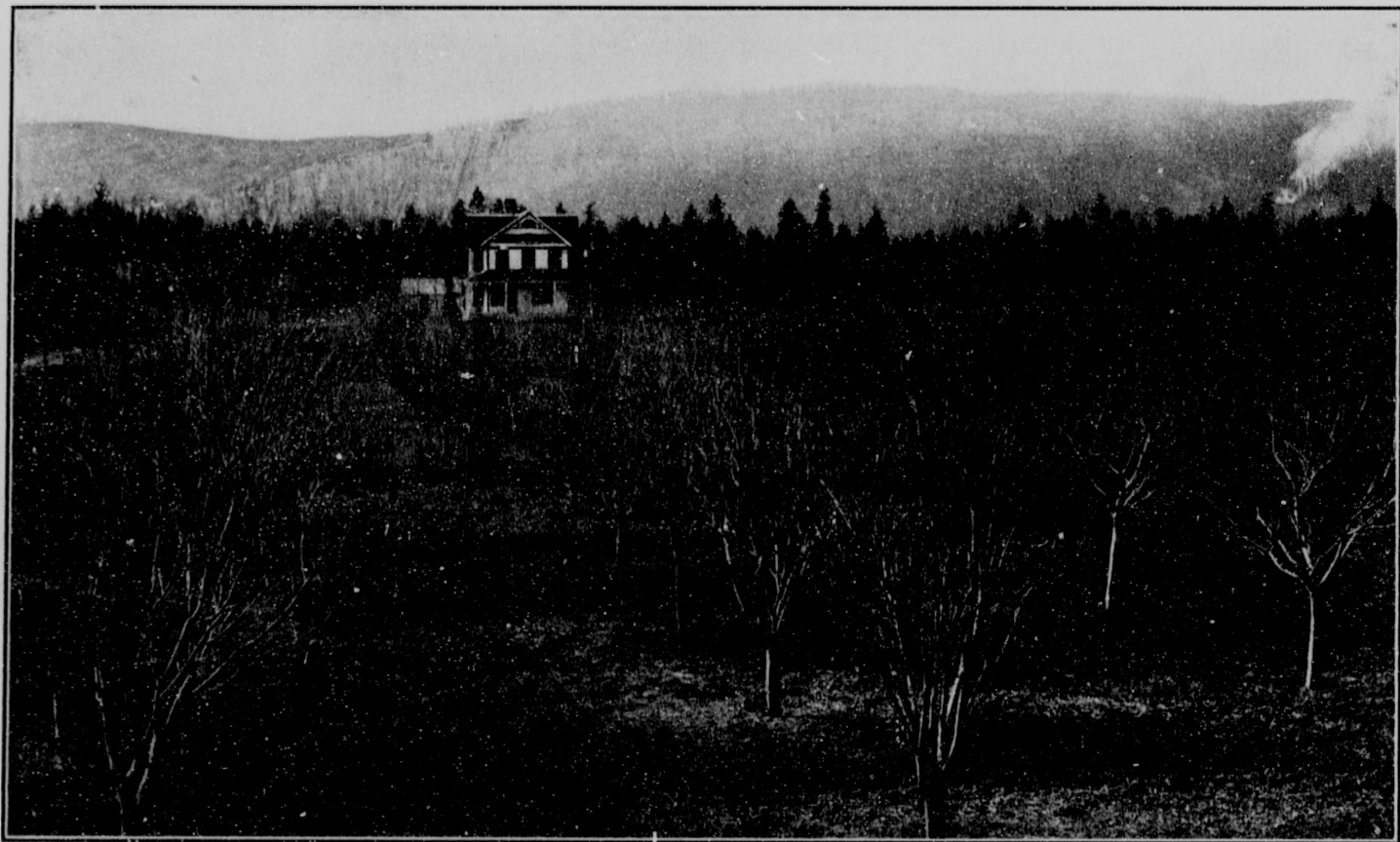


## FRUIT GROWING—Continued.

While on the subject, it would doubtless aid prospective land seekers if results were given. The following figures may be of interest. ¶ An orchard of seven acres, with small fruits in between the rows of apple trees, produced a crop of apples and small fruits which sold for \$405 in the fifth year, \$621 in the sixth year, and \$1,136 in the seventh year. This orchard, with five acres of young apple trees coming into bearing, should produce in this, the eighth year, about \$2,800 worth of apples alone. From these figures the cost of picking must be deducted. Picking charges will amount to not over four per cent. of the total proceeds. ¶ In addition to that, if you deduct the cost of working the land, spraying and pruning from the gross proceeds, the net proceeds of an acre of apples alone will exceed \$200 per acre, or the equivalent of ninety (90) per cent. on the cost of the investment. ¶ It is to be borne in mind that an orchard does not reach the highest bearing period until it is eleven or more years old, so that larger returns may be expected than the actual figures above given. ¶ Prices for fruit of all kinds were, if anything, higher in 1904 in this section than they were in 1903; especially so for small fruits and the better varieties of winter apples, such as Northern Spys, Spitzenburgs, Kings, Wagners, Greenings and Baldwins. The fall apples, such as Wealthys, Gravenstines and Red Mackintosh also do excellently, and the trees bear very young, but do not command as high a price as the winter keeping varieties. ¶ Small fruits, such as strawberries, raspberries, currants and gooseberries grow to perfection on our loamy soil, the lighter soils being preferable. Growers average a crop of 250 boxes as a minimum, and as high as 375 boxes or crates to the acre of shipping strawberries. The crop is a very profitable one on account of the growing demand, which enables the grower to obtain an average price of \$1.90 per crate during the season. ¶ Most orchardists grow small fruits for four or five years between the rows of young trees, accomplishing the double purpose of keeping the land well cultivated and making the orchard self-sustaining during the period while the trees are coming into bearing.







ORCHARD AND RESIDENCE, THREE MILES FROM ARMSTRONG (Photograph taken in winter)

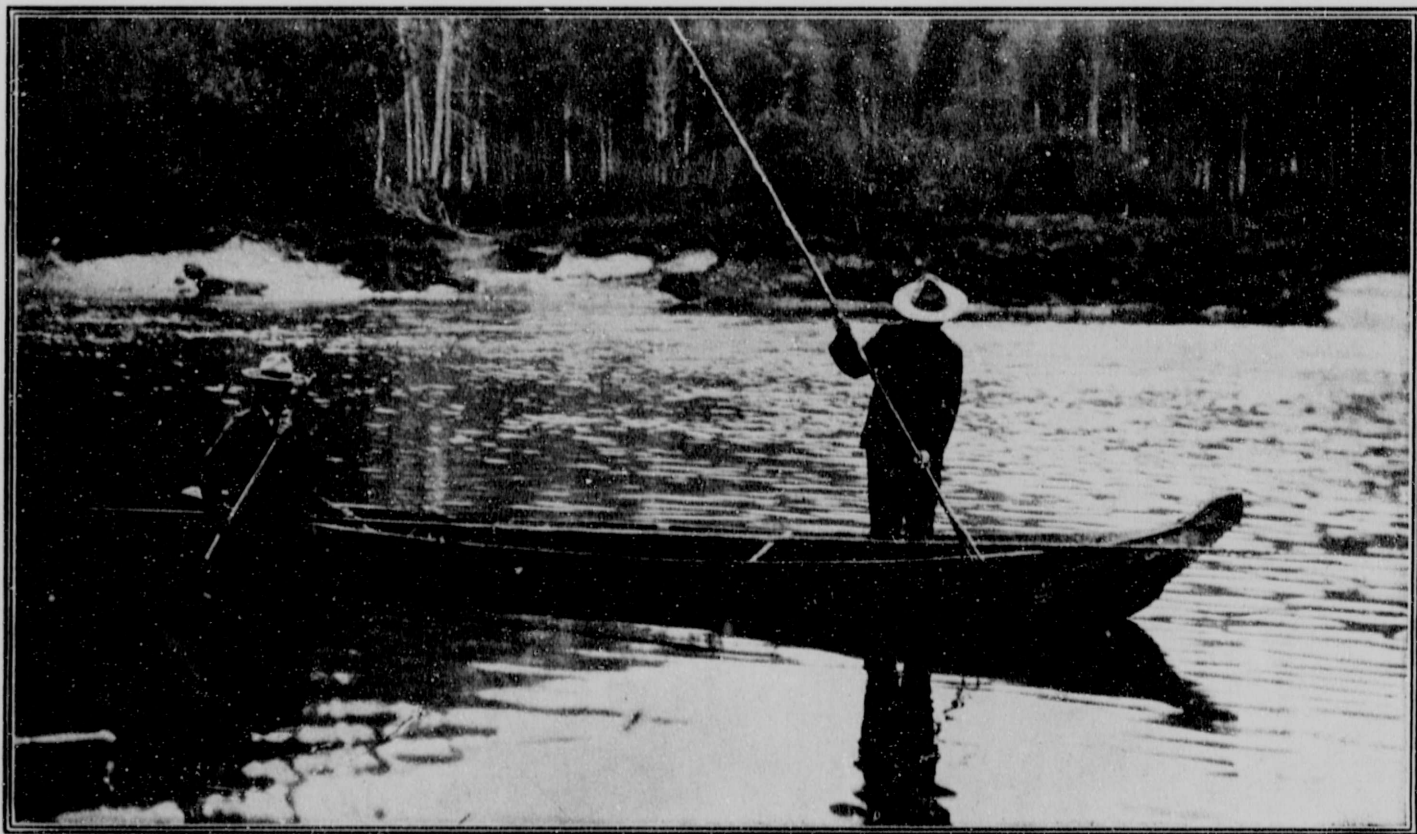






SAW MILL YARD, ARMSTRONG





INDIANS SPEARING FISH



## LAND SUBDIVISION



It is difficult to give a fairly honest and average description of the condition of agriculture in British Columbia. In the first place, farming was until recently in a somewhat primitive condition, and to understand why it was so, one must really know the history of the Province and have lived in it. ¶ In a majority of instances it was not farmers who took up and settled on the land; hence farming was not undertaken systematically. Numbers of persons came to the Province with a very indefinite purpose in view; to take chances in mining, or anything else that might happen to turn up; in the absence of any other occupation to employ their energies, took up land, and, figuratively speaking, sat down on it, waiting for prospective development to make it valuable. ¶ A few applied themselves intelligently and industrially to the task and demonstrated the wider possibilities by the growing of hay, grain, vegetables and fruit. Many were enabled to live comfortably and even to grow prosperous without too great exertion. ¶ With the coming of the railways, conditions have gradually been changing. Farming is finding its level, as elsewhere, as a business which requires the same careful attention and intelligent application as other businesses. In the Okanagan Valleys, many of the large land holders are cutting up their holdings, seeing the inutility, under changed conditions, of endeavoring to retain large holdings, and the wisdom of parting with a portion to others who will improve them and add value to what remains in their hands. ¶ In the Municipality of Spallumcheen many large farms are being sub-divided into ten and twenty acre plots; notably among these are the Swanson and Schubert farms, at Round Prairie, and the Graham and Hill farms in Pleasant Valley. All are within one and one half miles from town, on splendid main roads. ¶ These plots are the very best for fruit culture, and especially for fall and winter apples, which command prices that make apple growing the most remunerative of horticultural pursuits. Their accessibility, and the fact that the land is cleared, making them immediately available for fruit growing, is causing them to sell readily to actual settlers. In this section the question of water rights is not involved, as irrigation is not required; the attendant expense of installing the system is avoided. Prices of land in the Municipality of Spallumcheen are considerably less than at other points where shipping facilities are not so good. Terms are equally as favorable. ¶ The Swanson and Schubert sub-divisions each have a complete gravity water system, by which an unfailing supply of pure mountain water is piped to each plot for domestic purposes.

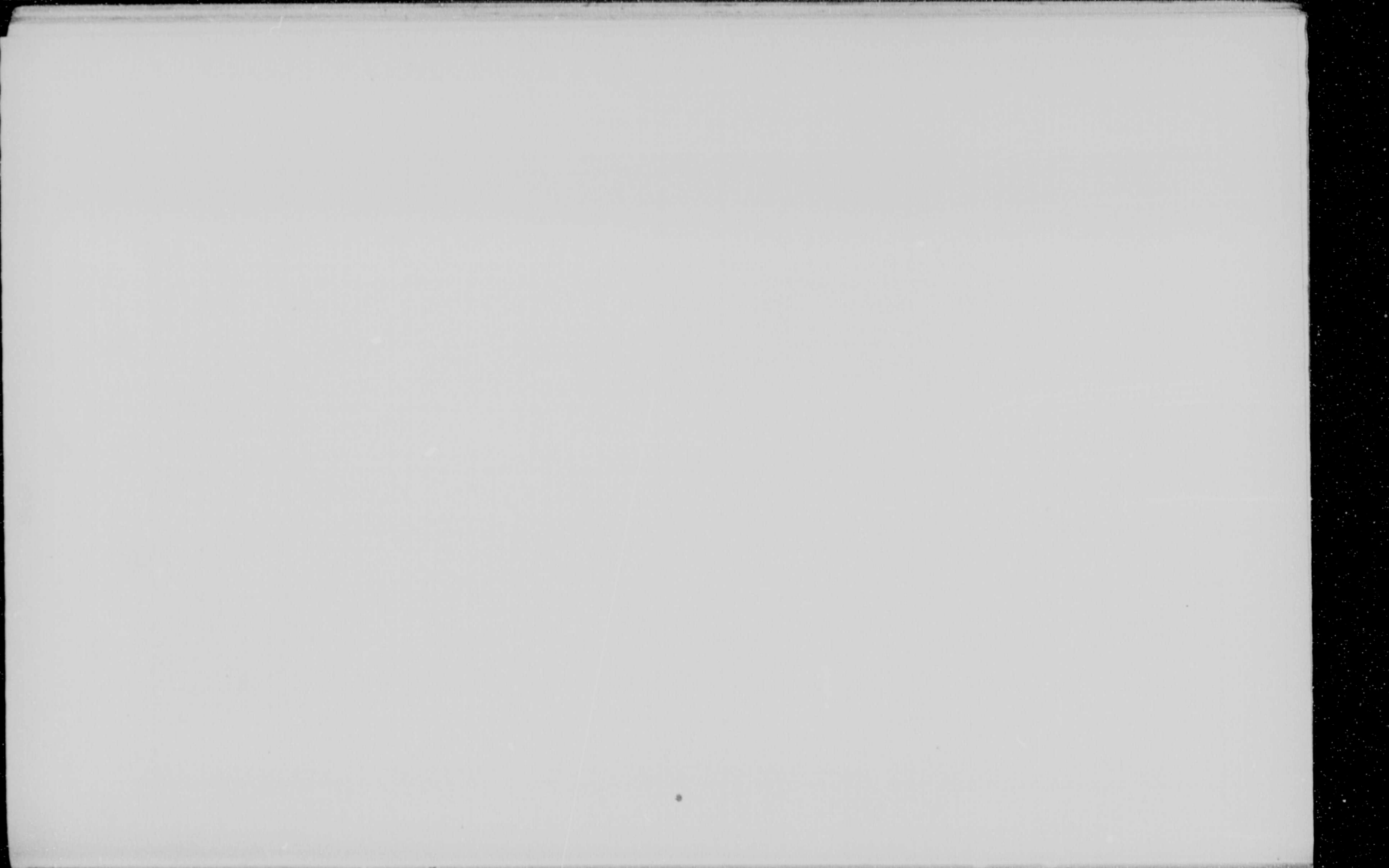


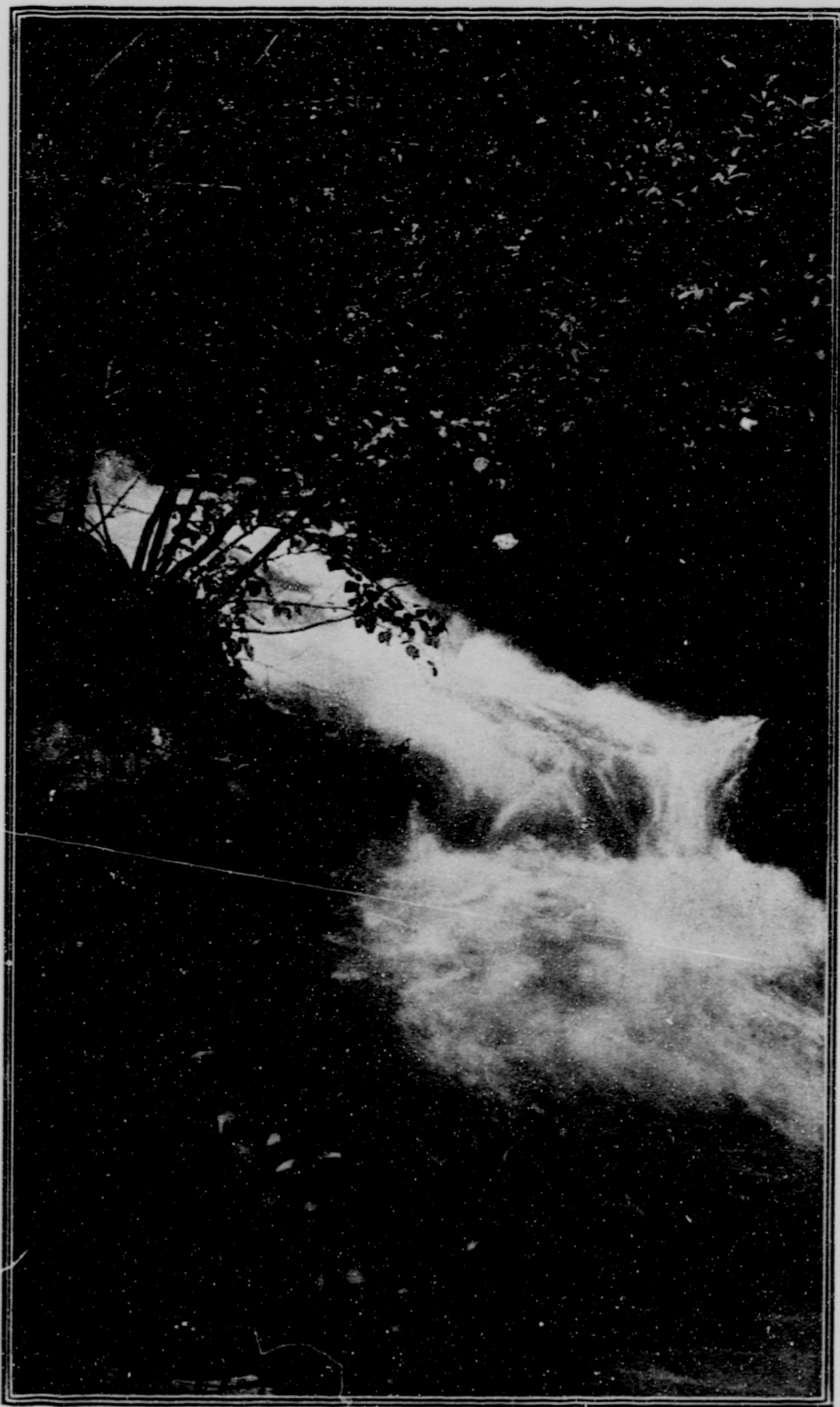


RANCH, THREE MILES FROM ARMSTRONG

*View showing Heard Bros. estate*







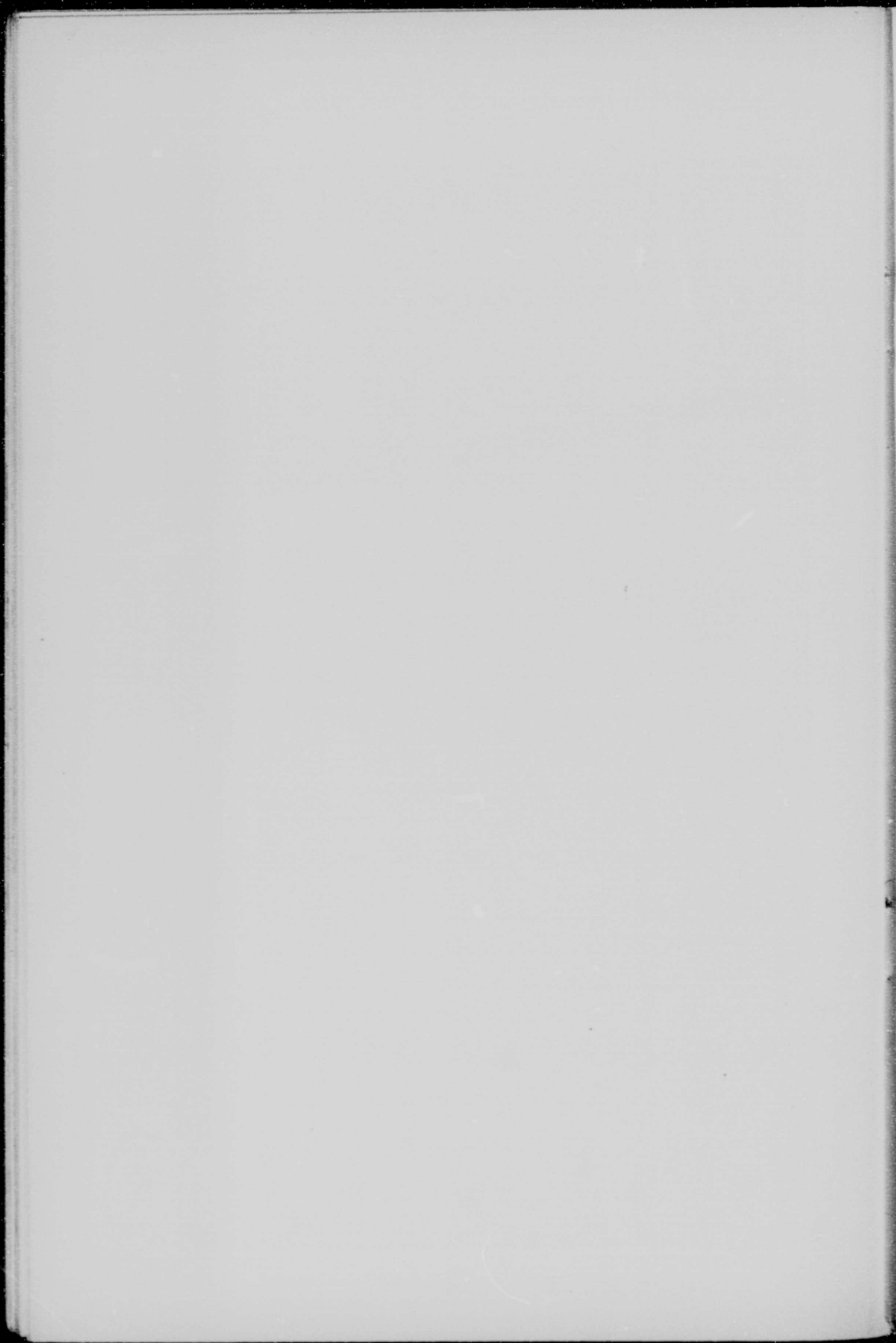
DAVIS CREEK



137795



OTTER LAKE. NEAR ARMSTRONG



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## ADDITIONAL INFORMATION

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will be cheerfully furnished and enquiries promptly answered by either of the following:

Messrs. Fisher & Sage, Real Estate Agents,

The Reeve of the Municipality,

The Secretary of the Okanagan Flour Mills Co.,

The Secretary of the Armstrong Farmers' Exchange

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## ARMSTRONG BRITISH COLUMBIA

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