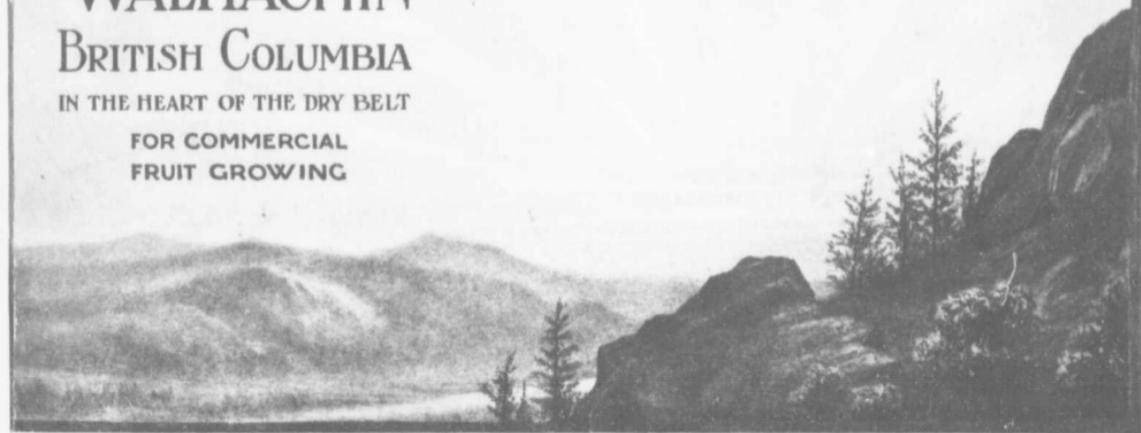




WALHACHIN
BRITISH COLUMBIA
IN THE HEART OF THE DRY BELT

FOR COMMERCIAL
FRUIT GROWING



"Fruit-growing in your Province has acquired the distinction of
being a beautiful art as well as a most profitable industry."

—Earl Grey, Governor-General of Canada.



Amongst the Richest Fruit Land
in the Province.

WALHACHIN.

BRITISH COLUMBIA.

NW
971.1W
B872



CHARLES E. BARNES, C.E.,
(Manager and Engineer in Charge.)

109571



CONTENTS.

	PAGE
Location	11
Climate	12
Soil	12
Irrigation	15
Transportation	15
Hotel	16
Store	16
Post Office	16
Domestic Water	19
Packing House	19
Monorail	19
Fishing	20
Game	19
Sports: Golf, Curling and Skating	19, 20
Houses	20
Price of Land, &c.	23
Tobacco Culture	20
Varieties of Fruit	24
Markets	27
Fares from England	27
Tables of Values	28
Clothes	28



Snohoosh Flume,
Escape Gate at the Cliffs.



Walhachin.

PREFACE.

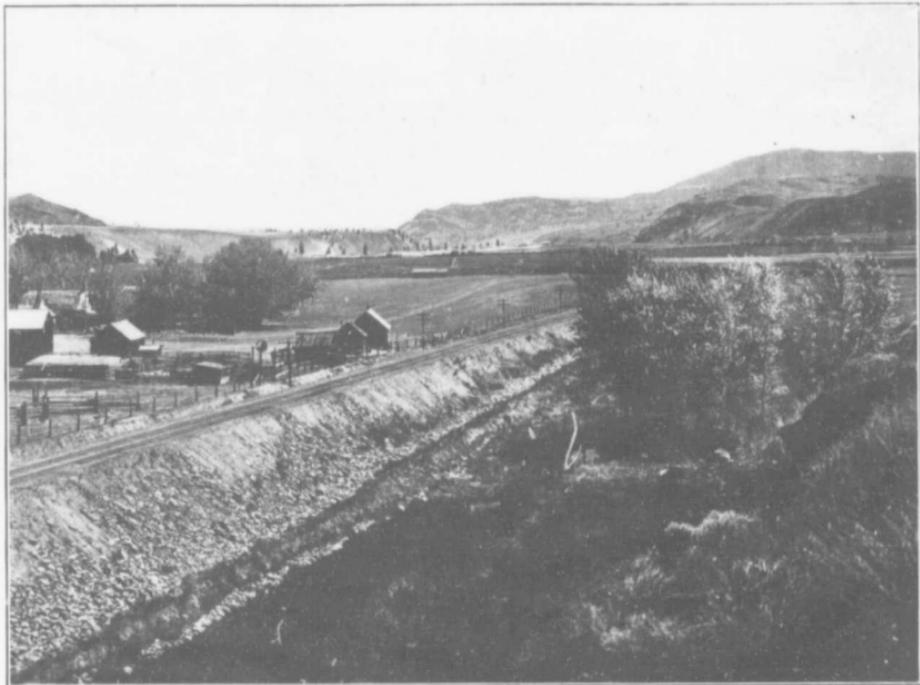
 HIS pamphlet is issued by THE BRITISH COLUMBIA HORTICULTURAL ESTATES LIMITED, with the object of giving such information as is necessary for the prospective fruit grower who contemplates settling at Walhachin.

The fact that the Company is cultivating a large portion of the land for itself after development, besides reserving to itself more than 200 acres of the planted orchard land—instead of subdividing the Estate to sell off as rapidly as possible according to the usual practice of ordinary land development companies—is the best evidence as to the confidence of the Company in the value of these lands as a business investment, and the best assurance possible that its organisation will be carried to the highest point of perfection, more especially as to the provision to be made for the packing and proper marketing of future crops.

Plans, photographs, and further information can be obtained from the Head Office of the Company, Canadian Bank of Commerce Buildings, Victoria, B.C., or from the London Agents, The British Columbia Development Association, Limited.

Head Office : 115, High Holborn, London, W.C.

West End Office : 17, Waterloo Place, S.W.



Looking East from Ranch House.

WALHACHIN.

(An Indian word signifying an abundance of Food Products of the Earth.)

LOCATION.

WALHACHIN (formerly Pennys) is situated almost in the centre of the famous Dry Belt of British Columbia at an altitude of 1,300 feet above sea level, 219 miles East of Vancouver and 35 miles West of Kamloops. The nearest town of importance is Ashcroft, 16 miles West by rail. Its climate for fruit culture is ideal, and to quote the words of the Ex-Deputy Minister of Agriculture, "the location is one of the finest in the Province for commercial fruit growing purposes." Intersected by the Thompson River the two portions of the Estate are at present connected by a large horse ferry, now being replaced by a bridge erected by the Provincial Government, the construction of which it is anticipated will be completed during the present year.

The Canadian Pacific Railway main line runs through the Estate, with Station at Wallhachin, in addition to which the Canadian Northern main line will also pass through the property and have a Station on the Estate.

It is impossible to over-estimate the importance of these railway facilities which renders Wallhachin unique among Fruit Growing properties in the Dry Belt.

CLIMATE.

Although but 200 miles from the Coast, the climatic conditions are quite different. Walhachin, lying as it does between the Coast and the Selkirk Ranges of Mountains, escapes the excessive rainfalls of Spring and Summer peculiar to the Wet Belt, the actual precipitation being 5.6 inches. The average temperature during the Growing Season (April to September) is 55 degrees, and the Winter, which is cold and dry, lasts from ten to twelve weeks. The Winter cold, and the hottest days of Summer are made pleasant from the fact that the air is so intensely dry. The coldest days of Winter are always accompanied by brilliant Sun and the hottest days in Summer are always followed by cool nights. Fog and damp are unknown, and no greater recommendation need be given here beyond mentioning the fact that the Provincial Government thought so highly of Walhachin that it was their original intention to erect there their Sanatorium for Consumptives.

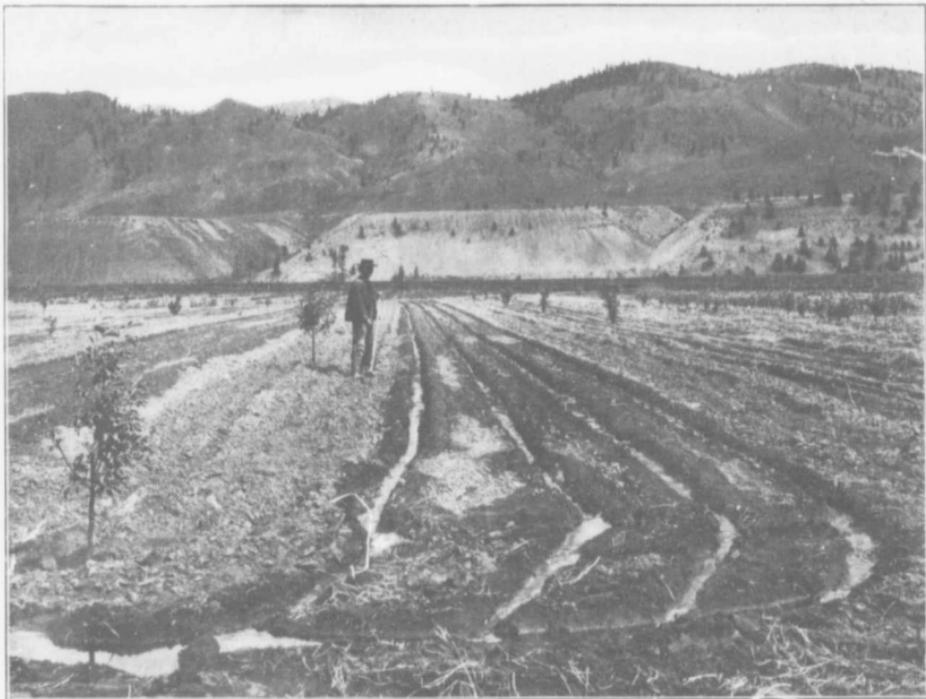
In consequence of The British Columbia Horticultural Estates, Limited, having already acquired the property, the Sanatorium was subsequently erected at Tranquille, 16 miles further East.

SOIL.

The soil is a rich alluvial one of immense depth consisting of a light sandy loam, is generally free from stone with stone and rubble patches, the Town site being well off for stone boulders they are a valuable building asset for house foundations. No artificial manure of any description is necessary, water only being needed to render the land abnormally productive. The best varieties of Apples, Pears, Plums, Cherries, Small Fruits and all garden and farm crops which flourish in the Temperate Zone, can be grown to perfection.



Bull Lake Reservoir looking West.



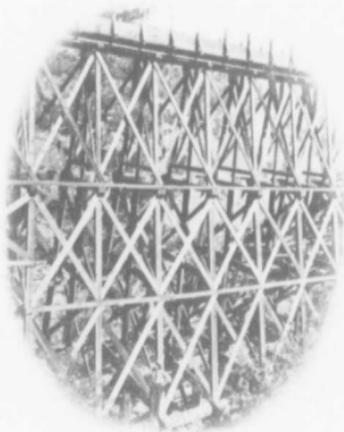
Irrigating Intermediate Crops in
Young Orchard.

IRRIGATION.

No expense has been spared to make the system of irrigation one of the finest in the Province. The water for the Northern portion of the Estate is conveyed from a reservoir through a canal $10\frac{1}{2}$ miles in length. The canal which has a bottom width of 6 feet throughout has a capacity of 72 cubic feet per second. Water for the Southern portion of the Estate is conveyed through canals from various sources, thus securing an efficient supply of water even in the driest season. The annual charge to settlers for water is based on the amount actually consumed, and runs from \$4 per acre per annum.

TRANSPORTATION.

The transportation facilities of Walhachin, upon which too much stress cannot be laid, are indeed unique. The Estate is now served by the main line of the Canadian Pacific Railway, with a station in the centre of the property, four long sidings having been laid down, giving yard capacity for 150 freight cars. The Estate will shortly also be served by the Canadian Northern Railway, whose main line will pass through the centre of the property crossing the River there. It is superfluous to point out the many advantages that will accrue to Walhachin from access to two competing transcontinental railways, with perfect shipping facilities centrally located on the Estates.



One of the High Trestles Snohoosh Flume.

By the Canadian Pacific Railway, Walthachin is now one day nearer to the Prairie Provinces, than the Okanagan Valley, or the Kootenays. The Prairie Provinces are our greatest fruit market. The Canadian Northern will give similar advantages in point of time, and in addition will give direct delivery to the Mining Districts and to Edmonton and the great North-West wheat region, which is growing in population more rapidly than any other part of Canada.



Snohoosh Flume at the Cliffs

HOTEL.

A large hotel under the management of an English lady with the usual public rooms, has been erected for the convenience of tourists and others, providing accomodation for visitors and settlers who wish to remain in the district while their homes are being erected. The grounds are being laid out with lawns, and shade trees planted.

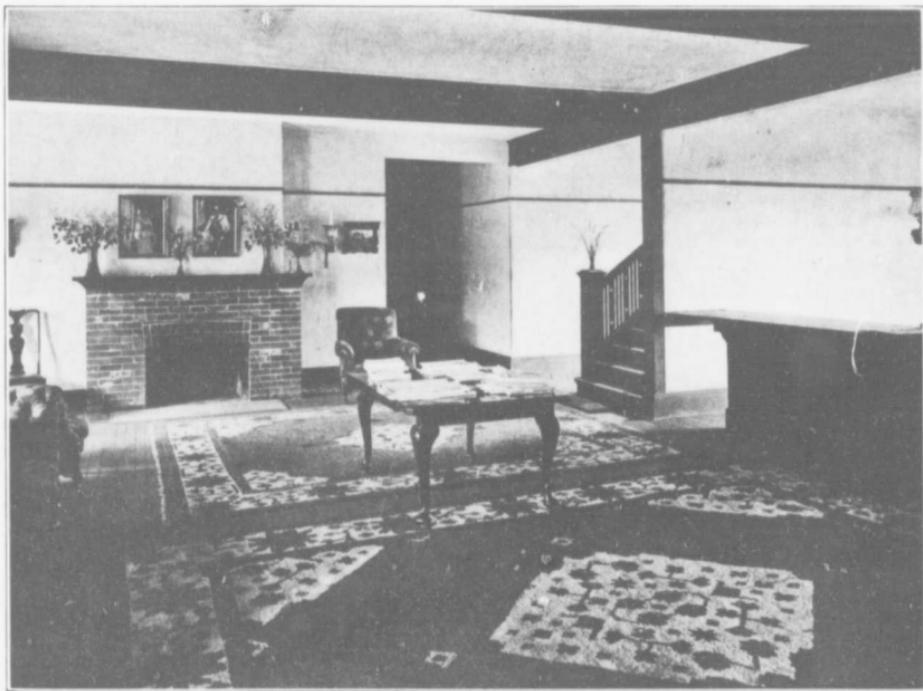
The Company have gone to considerable trouble and expense to make this establishment as comfortable and commodious as possible, and visitors will find it equal to, or better than, any hotel in the Upper Country of British Columbia.

STORE.

A General Store will be carried on by the Company, where settlers will be able to obtain all useful and necessary articles they may require.

POST OFFICE.

The Dominion Government have established a Post Office on the Townsite, and a telegraph operator, ticket and express agent, have been installed at the Railway Station.



Hotel Office.



Excavating Main Ditch.

DOMESTIC WATER.

A gravitation system has been installed and is now in operation, and the domestic water supply is now available throughout the townsite.

PACKING HOUSE.

A packing house will be established in a centrally situated position, where settlers' fruit will be graded and cased by experienced packers.

MONORAIL.

The Company are considering the advisability of erecting throughout the Estates, a system of Monorail to connect all plots with the Packing House, Warehouses and Railway stations, thereby ensuring to the settlers in all parts of the Estate rapid and cheap transportation of their produce to the shipping point on the Railways above-mentioned.

GOLF LINKS.

It is hoped to have a good Golf Course completed this year, also Tennis Courts.

GAME.

Duck, Geese, Blue and Willow Grouse, and Prairie Chicken are fairly numerous, within a few miles there is splendid wild fowl shooting, and a fair quantity of deer and bear further away.



Six Foot Fall in Snohoosh Main Ditch.

FISHING.

Numerous varieties of trout abound in the Thompson River running from 4 to 20 pounds in weight, with occasional specimens as high as 32 pounds.



An Early Morning Catch from the
Thompson River.

HOUSES.

The Company have made arrangements to erect houses for rental to settlers. They contain four rooms and a bath.

Similar houses can be erected either by or for settlers at a probable cost of \$1,100, and the price includes plumbing and painting. Larger houses can also be erected for settlers by arrangement, at an additional cost of not more than \$125 each extra room.

SKATING AND CURLING.

A beautiful area of still sheltered water is available formed by a backwater or disused channel of the Thompson River, for skating and curling. The view given represents a skating party on Christmas Day 1909. The air is absolutely still, the sun shining brilliantly and the thermometer considerably below zero.

TOBACCO CULTURE.

The Company, having been advised by its experts that its situation is favourable for the cultivation of tobacco, a large acreage has been devoted, as an experiment, to this purpose. Sheds for curing and drying will be erected in time to treat the crop.



Preparing Ice for Skating.



The Old Orchard.

PRICE OF LAND.

The Estates are divided into 5 and 10 acre blocks and a *limited* area is offered for sale at the following prices:—

Planted land from \$350 per acre according to location and age of trees.

Unplanted land \$300 per acre.

The above are present prices, but as the land is rapidly rising in value the Company do not bind themselves to adhere permanently to these prices.

The planted land has as permanent trees, such varieties as Spitzenberg, Yellow Newtown, Jonathan and Rome Beauty, with Winesap, and Wageners as fillers. The Wagener trees come into bearing in four years, and the others one to two years later.

In exceptional cases only the Company are prepared to enter into agreement to manage the orchards for purchasers who intend ultimately to settle on their land, but who cannot do so immediately, upon the following terms:—^o

Supply and plant such varieties of trees as may be agreed upon between the owner and the Company's Horticulturist, tend, cultivate, prune and irrigate for the first year \$50 per acre, 2nd and 3rd years at \$25 per acre. Any intermediate crops raised between the trees by the Company during this period are the property of the Company. The only other charges payable by the owner are for fencing, land taxes, and any other permanent improvements that may be considered necessary by the owner. Under the above agreement, the Company undertake to supply and re-plant all trees that die in the first year up to 10 per cent.

* Note:—This applies particularly to the case of Anglo-Indian Officers and Civilians about to retire on pension and who are desirous of making their arrangements in advance so as to shorten the period of waiting on the trees to come into bearing when they are actually on the land. It also applies to English public school boys undergoing a course of preliminary training in Horticultural Schools prior to taking up their land.

TERMS OF PAYMENT.

The purchase price of land can be paid for by 4 yearly instalments. The terms are:— One fourth or \$125 per acre down, with 3 subsequent annual payments of \$75 per acre, with 6 per cent. interest on the amount of the purchase price outstanding.

The charges for managing orchards for settlers prior to coming into residence are in all cases payable in advance.

VARIETIES OF FRUIT.

Among the varieties of fruit grown on the Dry Belt of British Columbia are:—

Apples : Grimes Golden, Baldwin, Spitzenberg, Jonathan, Cox's Orange Pippin, Gravenstein, Yellow Newton, Blue Pearmain, Alexander, King's, Mackintosh Red, Canada Red, Twenty Ounce Pippin, Wealthies, Boskops, Blenheim Orange, Snows, Golden Russet, Greening, Ribston.

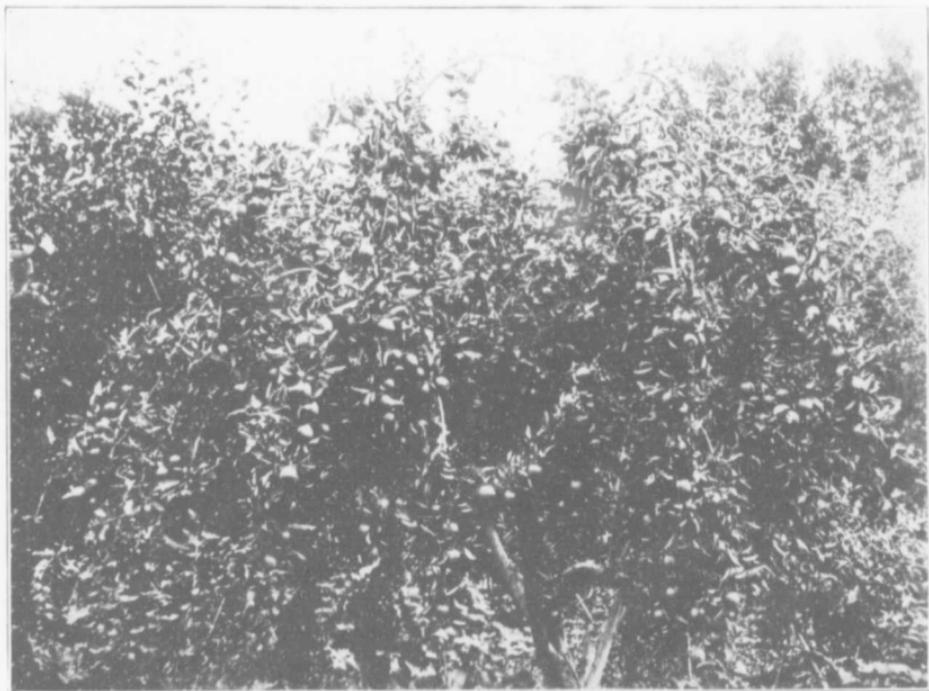
Pears : Doyenne du Comice, Beurre d'Anjou, Easter Beurre, Florence, Bartlett and Flemish Beauty.

Peaches, Apricots, Cherries, Melons, Plums and Prunes are grown in great variety.

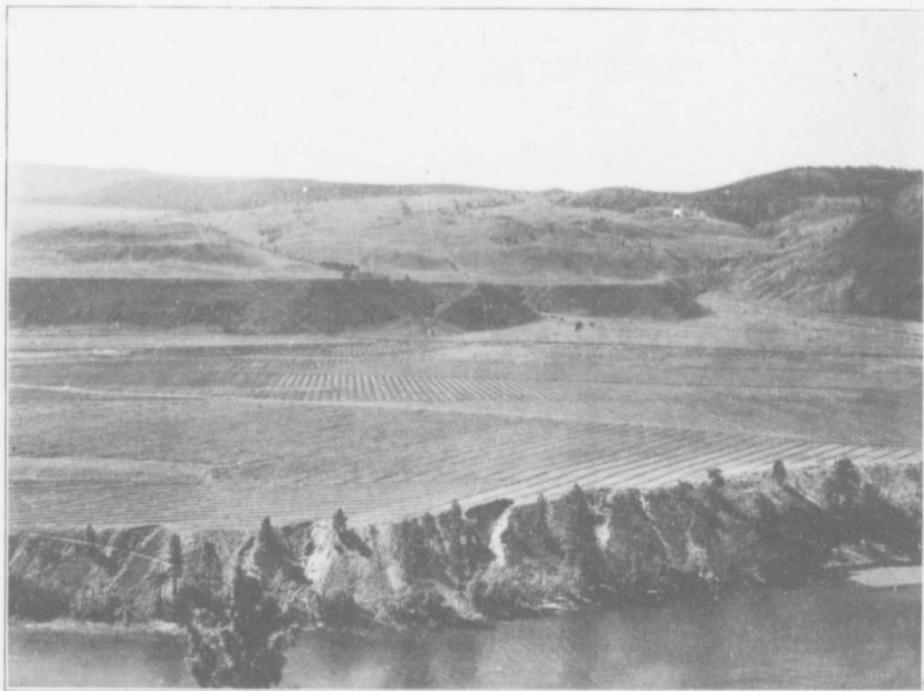
The following varieties of vegetables are grown to perfection at Walhachin, and are recommended to settlers as intermediate crops:—

Potatoes, Onions, Tomatoes, Cabbages, Peas, Beans, Turnips, Carrots, Beets, Cucumbers, Squashes, Pumpkins, Sweet Corn, Asparagus, &c., &c.

(NOTE.—As much as 27 tons of potatoes to one acre have been grown at Walhachin.)



Fruit in the Old Orchard.



Part of the one-year old Orchard.

MARKETS.

At the present time the demand for agricultural produce in the Province largely exceeds the supply, and the market in the Prairie Provinces (where some 200,000 new settlers are coming in annually) is rapidly increasing.

Australia is also becoming a considerable customer, because the season for British Columbia Fruit is so much earlier, while for the finest grade fruit, in which the Dry Belt excels, the British and European markets show a vast field which is at present hardly more than touched. A local Fruit Growers' Association is being formed for the purpose of disposing of the produce to the best possible advantage.

FARES FROM ENGLAND.

The Steamship Rates from Liverpool to Montreal vary from £18 to £16, 1st class; £9 15s. to £8 10s., 2nd class; and £5 10s. to £5, 3rd class.

From Montreal to Walhachin, the rail fares are:—

1st. Class	...	...	£16
2nd Class	...	...	£12
Colonist Class	...	...	£7

Household effects can be sent, and are charged for, according to weight, at the lowest rates.

Settlers' effects are admitted into Canada duty free. Settlers may therefore find it cheaper to take their own furniture than to purchase it in Canada.

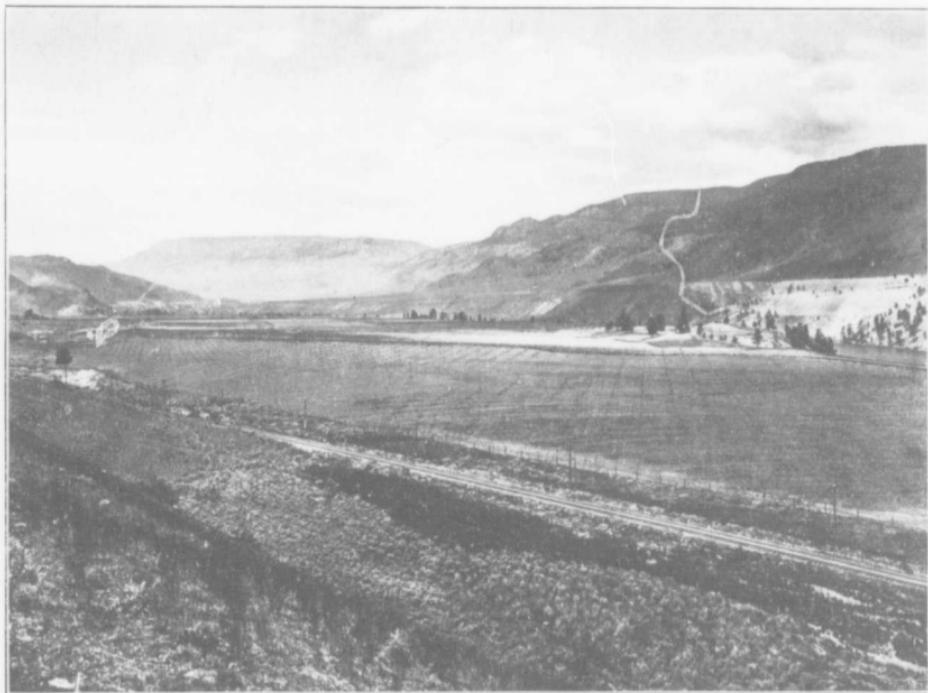
CLOTHES.

Settlers from England are recommended to take out all the clothes possible, both new and old, especially strong tweeds and serges, of a good quality, as the price for this class of goods is much higher in Canada. Strong boots and woollen underwear are also recommended.



THE following tables show the investment expenditure and returns from Orchard Land at Walhachin. They have been carefully prepared by the Company's Horticulturist whose experience both in British Columbia and the fruit districts of Washington qualifies him to estimate with accuracy both expense and returns.

In these tables all the expense of operating the orchard, cultivating the land and caring for the trees, is added each year to the original investment, which is assumed in the one table at \$250 per acre, and in the other at \$1,000 per acre. Interest is calculated on the entire investment each year at 6 per cent. The returns for the first three years are the net returns from intermediate crops; the fourth year from both fruit and intermediate crops, and thereafter for fruit alone. The decrease in returns during the third year is due to the growth of the trees, making it necessary to reduce the amount of intermediate crop cultivated.

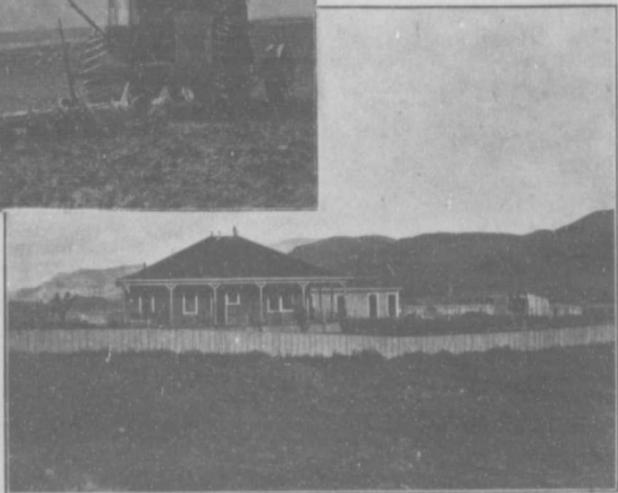


200 acres of the Company's
Permanent Orchard.



Breaking New Land for Orchard.

40 h.p. Motor—11 Furrows.



Manager's House.

TABLE I.

Showing results of investment in orchard land with the price of unplanted land at \$250 per acre. Interest at 6 per cent. per annum :—

Year.	Investment. \$	Cost of Operations. \$	Total Investment. \$	Interest. \$	Returns. \$	Net Earnings. \$	Surplus. \$
1.	250.00	40.00	290.00	17.40	40.00	22.60	—
2.	267.40	17.00	284.40	17.06	48.00	30.94	—
3.	253.46	18.00	271.46	16.28	35.00	18.72	—
4.	252.74	35.00	287.74	17.26	161.00	143.74	—
5.	144.00	42.50	186.50	11.19	210.00	198.81	12.31
6.	—	84.00	—	—	336.00	—	252.00
7.	—	115.50	—	—	462.00	—	346.50
8.	—	147.00	—	—	588.00	—	441.00
9.	—	189.00	—	—	756.00	—	567.00
10.	—	252.00	—	—	1,008.00	—	756.00
							<u>\$2,374.81</u>
						\$80.00	
						30.00	
						237.48	
							<u>347.48</u>
							<u>\$2,027.33</u>

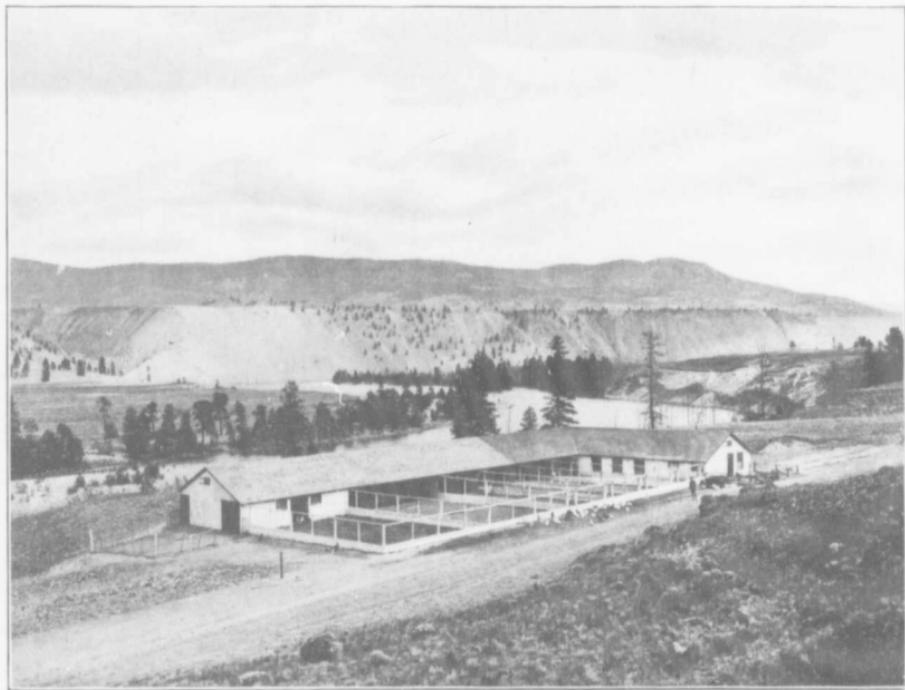
Note that at the end of the fifth year the settler will have his land free of all cost, with interest and all charges paid. According to prices now ruling in this Province, the selling value of the land at that time will be not less than \$1,500 per acre, and at the end of the tenth year not less than \$2,500 per acre.

TABLE II.

Showing results of investment in orchard land with the price of unplanted land at \$500 per acre. Interest at 6 per cent. per annum:—

Year.	Investment.	Cost of Operation.	Total Investment.	Interest.	Return.	Net Earnings.	Surplus.
	\$	\$	\$	\$	\$	\$	\$
1.	500.00	40.00	540.00	32.40	40.00	7.60	—
2.	532.40	17.00	549.40	32.96	48.00	15.04	—
3.	534.36	18.00	552.36	33.14	35.00	1.86	—
4.	550.50	35.00	585.50	35.15	161.00	125.87	—
5.	459.63	42.50	502.13	30.12	210.00	179.88	—
6.	322.25	84.00	406.25	24.37	336.00	311.63	—
7.	94.62	115.50	210.12	12.61	462.00	449.39	239.27
8.	—	147.00	—	—	588.00	—	441.00
9.	—	189.00	—	—	756.00	—	567.00
10.	—	252.00	—	—	1,008.00	—	751.00
							\$2,003.27
						\$80.00	
						42.00	
						200.32	
							322.32
							<u>\$1,680.95</u>

In this case the settler has in the seventh year received his entire investment, with interest and all expenses, leaving his land free of all cost and with a selling value at that time of not less than \$1,700 per acre.



Messrs. Higgs & Symth's
Poultry Ranch.



Hotel Dining Room.

TABLE III.

Showing results of investment in orchard land with the price of unplanted land at \$1,000 per acre. Interest at 6 per cent. per annum:—

Year.	Investment. \$	Cost of Operation. \$	Total Investment. \$	Interest. \$	Returns. \$	Net Earnings. \$	Surplus. \$
1.	1,000.00	40.00	1,040.00	62.40	40.00	-22.40	—
2.	1,062.40	17.00	1,079.40	64.76	48.00	-16.76	—
3.	1,096.16	18.00	1,114.16	66.85	35.00	-31.85	—
4.	1,146.01	35.00	1,181.01	70.86	161.00	90.14	—
5.	1,090.87	42.50	1,133.37	68.00	210.00	142.00	—
6.	991.37	84.00	1,075.37	64.52	336.00	271.48	—
7.	803.89	115.50	919.39	55.16	462.00	406.84	—
8.	512.55	147.00	659.55	39.57	588.00	548.43	—
9.	111.12	189.00	300.12	18.00	756.00	738.00	437.88
10.	—	252.00	—	—	1,008.00	—	756.00
							\$1,193.88
	<i>Deduct</i>	Water Rates for 10 years at maximum	...			\$80.00	
		Taxes at $\frac{1}{2}$ of 1% on \$1,000 for 10 years	...			60.00	
		For supervision and contingencies, 10%	...			200.00	
							340.00
							<u>\$853.88</u>
		Net surplus at the end of the 10th year	...	...	...

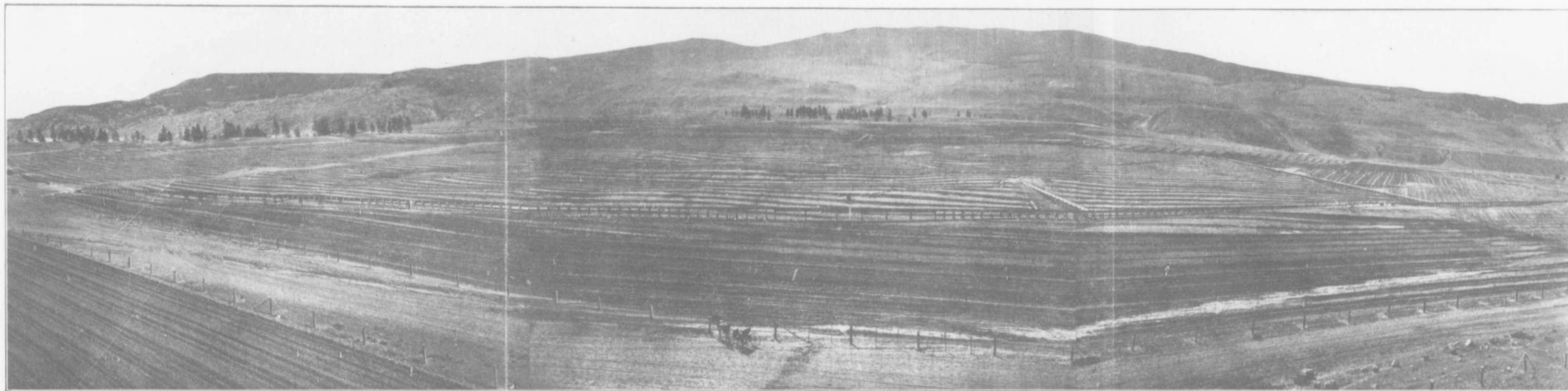
This table is introduced to show that a settler can pay as much as \$1,000 for unplanted land and recover his entire investment with interest and all expenses during the ninth year, leaving, in addition to the surplus shown, the land as a net profit, with a selling value of not less than \$2,500 per acre.

TABLE IV.

Showing returns on investment in orchard land with the price of unplanted land at \$1,500 per acre. Interest at 6 per cent. per annum:—

Year.	Investment. \$	Cost of Operation. \$	Total Investment. \$	Interest. \$	Returns. \$	Earnings. \$	Surplus. \$
1.	1,500.00	40.00	1,540.00	92.40	40.00	-52.40	—
2.	1,592.40	17.00	1,609.40	96.56	48.00	-48.56	—
3.	1,657.96	18.00	1,675.96	100.56	35.00	-65.56	—
4.	1,741.51	35.00	1,776.51	106.59	161.00	54.41	—
5.	1,722.10	42.50	1,764.60	105.87	210.00	104.13	—
6.	1,660.47	84.00	1,744.47	104.67	336.00	231.33	—
7.	1,513.14	115.50	1,628.64	97.72	462.00	364.28	—
8.	1,264.36	147.00	1,411.36	84.68	588.00	503.32	—
9.	908.04	189.00	1,097.04	65.82	756.00	690.18	—
10.	406.86	252.00	658.86	39.53	1,008.00	968.47	309.61
<i>Deduct</i> Water Rates for 10 years at maximum						...	\$80.00
Taxes at $\frac{2}{3}$ of 1% on \$1,500, 10 years						...	90.00
Supervision and contingencies						...	200.00
							\$370.00

It will be seen from the above table that even at the extraordinary price of \$1,500 per acre for unplanted land, the entire investment with interest and expenses will be returned in 10 years, leaving the land with a selling value of not less than \$2,500 per acre as clear profit.



Panoramic View of Newly Planted Orchard, showing Irrigation Furrows.



Hotel Smoking Room.



Walhachin Hotel.

THE WALHACHIN HOTEL.

Between Kamloops and Ashcroft on the main line of the Canadian Pacific Railway, and commanding a magnificent view of the Thompson River Valley.

THE SPORTSMAN & TOURIST

- - - ESPECIALLY CATERED FOR. - - -

The Thompson River—almost a stone's throw from the Hotel—affords excellent Trout Fishing (free).

“Ducks, Geese and Blue Grouse are fairly numerous, and within a few miles there is splendid Wild Fowl Shooting, and a fair quantity of Mule Deer.”—Vide Government Handbook.

RATES.

TRANSIENT.

American Plan	\$2.50 to \$3.50	|	Bath	\$0.25
---------------	-----	-----	------------------	--	------	-----	-----	-----	-----	-----	-----	--------

SPECIAL FOR SETTLERS.

Board and Lodging	...	\$35.00 per month	|	Board only	...	...	...	...	\$25 per month
.. ..	...	\$10.00 per week	|	Bed only	...	...	...	...	\$10.00 ..
.. ..	...	\$2.00 per day	|	.. ..	...	...	...	...	\$0.75 per night.

Special Rates for families with or without children as settlers.

FURNISHED AND CONDUCTED ON ENGLISH LINES. SPACIOUS AND COMFORTABLE PUBLIC ROOMS. POST AND TELEGRAPH OFFICE.

Manageress: Miss FLOWERDEW.

Telegraphic and Cable Address:
“HOTEL, PENNSY, BRITISH COLUMBIA.”

THE WHOLE SUBJECT OF FRUIT GROWING ON THE DRY BELT OF
BRITISH COLUMBIA IS THOROUGHLY AND EXHAUSTIVELY DEALT WITH IN

"FRUIT FARMING ON THE DRY BELT OF BRITISH COLUMBIA."

By J. S. REDMAYNE, M.A.

With foreword by the Duke of Argyll, K.T., and notes by Lord Strathcona
(High Commissioner for Canada) and the Agent General for British
Columbia, also an Appendix by Professor Thornber, Horticulturist to
the Washington State College at Pullman, U.S.A.

AND IS COMMENDED TO THE ATTENTION OF THOSE WHO ARE
INTERESTED FROM IMPERIAL, FINANCIAL & EMIGRATION MOTIVES.

Price, 2/- net. (Post Free, 2/4, Abroad, 2/5½)

LONDON: Published by The Times Book Club.
: : : 376, OXFORD STREET. W. : : :

Compiled under the direction of
The British Columbia Horticultural Estates, Limited.
by
Arthur S. Jennings.