OFFICE BUILDING OF THE COMPANY
CALGARY, ALBERTA

FOR FURTHER INFORMATION
APPLY TO

CANADIAN PACIFIC RAILWAY
COLONIZATION DEPARTMENT

CALGARY, ALBERTA
CANADA

—OR—

BACK TO THE LAND

THE FAMOUS

BOW RIVER VALLEY

SOUTHERN ALBERTA.

CANADA.

THE
WESTERN PTG. & LITHO. CO.
CALGARY, ALTA.

Introduction

"The farmer is the most independent man on earth. He is in partnership with nature, and with her assistance produces what all the world must have—food. There is a never-ending demand for his product. Agriculture holds forth to the young man the promise of independence, comfort, peace, and full enjoyment of life."

"Back to the Land" is the cry heard from the densely populated centres of the world. The last generation developed our great industries and most of the enormous fortunes gained in financial and commercial pursuits. In the meanwhile, agriculture made strides of a kind. But the urban population increased in greater ratio than the rural population, until the world had unemployed problems, housing problems and many others, indicating unhealthy economic conditions.

Now the city man joins the farmer in the "Back to the Land" call. Our social system is out of balance. The congestion of cities must be relieved and the surplus population diverted to the farm.

Rural life is becoming more and more convenient and attractive and, what is quite as important, more profitable, and there can be no doubt that a reaction has set in and that the tendency in the future will be towards the healthier and more independent country life. "God made the country and man made the city." It is the natural destiny of humanity gradually to drift back to the soil and to those surroundings most favorable for the creation of happy, prosperous homes, where children can be raised and educated amidst the elevating influences of nature, healthy in body and mind.

The Canadian Pacific Railway invites all those who are looking for farm homes to investigate the various openings available along its lines in Western Canada. The immediate purpose of this publication is to bring to the attention of those interested the exceptional opportunity now offered in this direction within the "Irrigation Block," located in Southern Alberta, Canada, which is at present being colonized by that company.

The Land Hunger.

ACQUIREMENT has been the ambition of all peoples and all nations since the beginning of time. When the world was large and the people few, and confined by no divisional lines of latitude and longitude, acquirement was along the line of simple personal effects that might be transported from place to place in the nomadic wanderings of their possessors. Gradually, as there came into the minds of those early wanderers a desire for a fixed habitation—a home—acquirement took on a new significance and lands in time became a large part of their possessions. As from these small bands nations sprang up and grew, the standard of values gradually shifted from personal to real property, the acquirement of which, from that day to this, has been the ambition of all nations and of their individual units.

Whether or not one be in search of new lands or a new home one cannot but be interested in a subject that deals largely in a "World-Ambition." This folder contains facts pertaining to a country—Western Canada, and Southern Alberta in particular—where the private individual has a last opportunity for the acquirement, at a nominal cost, of that which has been for ages the goal of nearly all human endeavor; facts that should be the property of all those who are interested in the world's doings of today.

Southern Alberta.

None but those who have lived in a new country can realize what is really taking place at this time in the way of settlement in Southern Alberta. There has been nothing in the world to equal it. Immigration to the United States was considered phenomenal, but it started very slowly and it took years for the immigration figures of Canada to jump from 5,000 to 200,000 a year. In the settlement of the United States there was the Eastern Hemisphere to draw from. Canada has that and the United States, too, from which to draw, and this means a much more rapid settlement here than the latter ever knew.

With the extermination of the buffalo, the country was claimed by the rancher with his cattle that fed and fattened for market in this great pasture. Like the buffalo and the Indian, the rancher has had his day, and the farmer with his plow and reaper has come to his own, and he is going to hold it. Where in the past, buffalo and cattle ranged throughout the entire year, today the valley is dotted with happy homes, surrounded by rich acres that are advancing in value yearly.

Bow Valley Reservation Open for Settlement.

In the year 1894, the Dominion Government withdrew from sale and homestead entry a tract of land containing some millions of acres located east of the City of Calgary, along the main line of the Canadian Pacific Railway. The object of this reservation was to provide for the construction, ultimately, of an irrigation system to cover the fertile Bow River Valley. It was realized that such a project could only be successfully accomplished by so administering the lands embraced within the tract in question, that the promoters

would not be hampered by any vested interests created by the alienation from the Crown of any of these lands. The project, the greatest on the American Continent, is now being pushed to its completion.

The Canadian Pacific Railway Company undertook to construct the gigantic irrigation system above referred to, and selected as part of its land grant a block comprising three million acres of the best agricultural lands, which has now been opened for colonization.

Soil.

It is recognized that there are certain substantial agricultural advantages in connection with lands located in subhumid districts. It is a fact that the richest lands in America lie in the vicinity of the 100th Meridian, where the rainfall is the lowest. The reason for this is perfectly clear. In humid countries the soil is continually subjected to leaching by heavy rains. The water penetrates the subsoil, washing with it valuable plant foods, which it is thus impossible to retain near the surface, where it is required for the sustenance of the crops. This accounts for the worn-out lands of the Eastern States, as compared with the lands in the semi-arid districts of Oregon, Washington and Idaho, that have been cropped with winter wheat, year after year, without showing any signs of depletion. The soil of the Irrigation Block is amongst the richest in America, and retains all the valuable constituents that nature has stored up during past centuries. It only awaits the plow to yield up its treasures. The opinion expressed by Professor Shaw that "there is greater wealth in the upper twelve inches of soil in Alberta than in all the gold mines in America," is nearer the truth than is generally supposed.

The marvellous growth of wild grass (tall bunch grass) with which these hills and plains are carpeted, furnishes indisputable evidence of the soil's fertility.

Climate.

Climate is a matter of vast importance to every person looking for a new home. Some will brave the rigorous winter of the Klondike or the parching desert of the "Death Valley" in the hope of quickly amassing sufficient wealth there to leave these inhospitable conditions behind and to settle down to enjoy life amidst more congenial surroundings. These, however, are not homeseekers.

Climate is very much a "matter of opinion," and it is a blessing that opinions differ. Otherwise the whole population of the earth would attempt to crowd into a few favored spots, and those who could not find room to dwell within the scope of the "ideal" climate, would have to be content with unhappiness elsewhere. Contrast is the spice of life. Human beings, and crops as well, for their own best good, must have a variable climate, an agreeable interchange of sunshine and cloudy weather, warm and cool weather. Such a climate has Southern Alberta, which is located further south than London, The Hague, Amsterdam, Cologne, Berlin and Dresden.

The colonization campaign of Western Canada has been fought largely on a basis of climate. Such was likewise the early history of the New England States, when, in centuries

gone by, the large British and Dutch trading corporations opened up these states for colonization and encountered all sorts of absurd superstition and prejudice in regard to the nature of the climate. History repeated itself further west, as it does in all new countries, and Southern Alberta is no exception to the rule. The most grotesque ideas are often entertained by people who do not know the country, and these erroneous impressions must be removed.

Some seven or eight years ago, Calgary had a population of perhaps three or four thousand souls. Three banks were doing all the business of Southern Alberta and a goodly portion of Northern Alberta. Since that time forty new banks have been opened up in this territory, and Calgary has grown into a city of some twenty-six thousand inhabitants, and the population is increasing daily by leaps and bounds. Hundreds of elegant and valuable residences, worthy of the rich cities of the east, have been erected, scores of flourishing industries are firmly established, giving employment to thousands of people; and enormous volume of civic improvements, aggregating millions of expenditure, have been completed, and Calgary now ranks as the foremost educational, commercial and financial centre between Winnipeg and the Pacific Coast. Retired army officers and others, who have lived in every clime under the sun, have been attracted to Southern Alberta, and have settled there permanently in comfortable homes.

The reader may ask: "What has all this to do with climate?" We answer: "Is it reasonable to suppose that the climate of Southern Alberta is, on the whole, otherwise than agreeable, healthy and congenial to the average person, in view of the facts above stated?" In other words: "Is it likely that thousands upon thousands of rational human beings will create homes and found cities in a country where the climate is such that it constitutes a serious drawback?"

Southern Alberta is not a gold-laden Klondike. It is an agricultural country where fortunes are not made over-night. Those living in such a country must make homes before they can make money.

A little reflection will convince anyone that the general question as to the merits or demerits of the climate is answered above.

Rainfall.

The following meteorological statistics, compiled by the Dominion Government, cover a period of twelve years.

Year	Inches.	Year	Inches.
1896	16.05	1902	35.71
1897	20.58	1903	21.98
1898	16.79	1904	11.16
1899	23.01	1905	16.51
1900	15.41	1906	16.14
1901	21.31	1907	16.45

Healthfulness.

The open character of the country in that portion of the Province of Alberta, its clear, dry atmosphere, the abundance of sunshiny days, its elevation, from 1400 to 3400 feet above the sea level, and the fresh breezes that blow across its plains, all tend to make it one of the most healthful countries

in the world. There is an entire absence of malaria, and there are no diseases peculiar to the country. The part of the province referred to has a continental reputation for healthfulness, and it is peculiarly favorable to persons with a tendency to pulmonary troubles. Many who have lost hope of ever again being blessed with good health, have found it in Southern Alberta.

Wheat Is King.

In North America there are three, just three, great life-sustaining crops, and these crops are wheat, corn and grass. Permanently banish any one of these great crops from the continent and it would shake its foundations loose. To permanently banish all three of these crops would mean to depopulate the continent and render it as valueless to man as is the desert of Sahara.

Three great man and beast-sustaining crops—and the greatest of these is wheat. Wheat is as much greater than grass as man is superior to the beasts of the field or of the forest. It is said in Holy Writ than man shall not live by bread alone—but the ancient writer did not say that man cannot live by bread alone—for not on this round globe of ours is there grown another substance that furnishes to man so complete and so well balanced a ration as does Wheat. Wheat builds up and nourishes the human body, and it feeds the brain as no other vegetable or animal substance grown upon the earth is able to do.

Wheat is King. Wheat was, it is, and will be King, as long as man is man. And the wheat producing regions of the earth are and ever must be the granary of man. Blessed above all other places of the earth are those sections that grow high quality of wheat.

The Bow Valley Winter Wheat Lands.

The winter wheat lands belonging to this Company are the non-irrigable agricultural lands of the Three Million Acre "Irrigation Block." They are simply lands situated at a somewhat higher elevation than the Company's water distributing system. Any agricultural lands that cannot be reached by irrigation are classed as "winter wheat" lands. In some cases these lands are surrounded on all sides by irrigated lands, that will be disposed of for mixed farming purposes and generally in small areas. It is scarcely necessary to point out what this means. The two things that give value to land are, first, the ability of the land to produce, and, secondly, settlement. There can be no question as to the producing abilities of our winter wheat lands, and in view of their proximity to the Company's irrigated holdings, they are located in what ultimately will be one of the densest agricultural settlements in America. We are, therefore, in a position to offer investors and farmers an opportunity to purchase land at a nominal figure that will, within a few years, rank among the most valuable agricultural areas in America. Not alone will they pay for themselves very rapidly in the crops they produce, but by virtue of their peculiarly favorable location they command a speculative value entirely apart from their agricultural worth.

Bow Valley Winter Wheat Production.

As to the quality of wheat grown in Alberta let William D. Jackson, a former president of the Chicago Board of Trade, speak:—

"The samples of red and white winter wheat from Alberta have been submitted to our large millers, to Chief Grain Inspector Smiley, to the expert buyers of our elevators, and unofficially to the grain committee of our board. It was the judgment of all that the wheat was exceptionally fine, and would grade number one in this market, which, commercially, is an almost unknown quality. Many here were aware that experiments in growing winter varieties of wheat had been made in the great Canadian Northwest, but few were aware of the results. The samples excited a good deal of interest, and several parties expressed a desire to own land producing such a quality of grain."

In looking for seed wheat suitable to the climate of Southern Alberta "Kansas Turkey Red" was selected as the wheat best fitted for this country. A carload of it was imported, it was sown and a new variety of wheat was brought forth. The wheat grown here, under different climatic conditions, developed into a No. 1 hard, and has been given the name of "Alberta Red." That it is a superior quality of wheat is attested by the fact that wheat grown in Southern Alberta from this seed, in competition with winter wheat from all parts of the United States, received the highest award, the gold and the bronze medals at the Portland Exposition held in 1905.

Winter Wheat is now the leading crop of Southern Alberta's unirrigated lands. The expansion of winter wheat production in Southern Alberta constitutes one of the most far-reaching Canadian agricultural developments of recent years. Never in the history of Canada has any single crop in any part of the country come to the front with such giant strides as has winter wheat in Southern Alberta. In 1901 the area seeded to winter wheat was less than 500 acres. In 1902 it was very little over 1,000 acres; 1903, 3,500 acres; 1904, 8,000 acres; 1905, 32,000 acres; 1906, 61,500 acres; in 1907, 84,000 acres; and in 1908, 104,500 acres.

The district around Calgary is fairly representative of the whole of the winter wheat area of Southern Alberta. We find there that the average yield of winter wheat since 1902 has been: 1902, 24 bushels per acre; 1903, 23½ bushels per acre; 1904, 28½ bushels per acre; 1905, 32¼ bushels per acre; 1906, 26 bushels per acre; and 1907, 21½ bushels per acre. The average yield per acre for the whole of the United States for the same years are as follows: 1902, 14½ bushels per acre; 1903, 13 bushels per acre; 1904, 12½ bushels per acre; 1905, 14½ bushels per acre; 1906, 15½ bushels per acre; and 1907, 14 bushels per acre.

Average yields never do a country justice, because the short crop of the poor, shiftless farmer cuts down the average yield of his more wide-awake and prosperous neighbor. And average yields are particularly unfair to Alberta, where not alone is the average greatly reduced by incompetent farmers (largely so through their ignorance of conditions and their calling), but because the country is new and much of the wheat is put in on first breaking and poorly prepared ground.

In the spring of 1905 Southern Alberta had an elevator capacity of 230,000 bushels, and a milling capacity of 450 barrels a day. At this time there is an elevator capacity of 3,000,000 bushels, and the milling capacity has been increased to 2,250 barrels a day. Six years have witnessed this phenomenal increase in crop production, and in the facilities for handling it, and who is seer enough to forecast what the increase of the next five years will be? Certain it is that the raising of winter wheat has now passed the experimental stage, and that large areas throughout this part of the province that have heretofore been devoted solely to the grazing of cattle, horses and sheep, will in the near future, yield to the plow and be devoted to the growing of winter wheat.

SPECIAL NOTICE—A very complete booklet has been compiled by the Company, dealing in a detailed manner with Winter Wheat Production in Southern Alberta. This publication covers 48 pages, and is entitled the "Staff of Life." It may be obtained by writing the Company at Calgary or by applying to the nearest general agency.

The Combination Farm.

While the conditions are so favorable for the production of winter wheat in Southern Alberta, it must not for a moment be imagined that this is a one-crop country. Nor must it be supposed that it is a country of but one kind of land. The land on which winter wheat has made a record here is land that has never known artificial watering—irrigation. But there are other crops to which irrigation is as essential as is good soil and sunshine.

While it has been clearly demonstrated that the winter wheat lands here are of the richest soil to be found, and without the aid of irrigation are producing maximum crops, there is, taken in connection with the production of wheat on non-irrigable lands, a still more attractive and profitable opening for the new settler—the purchase of a combination farm.

It sometimes happens that progress in one industry retards the success of others. But such is not the case when settlers buy combination farms in the Canadian Pacific Railway Company's irrigation block. This block of land contains about equal proportions of irrigable and non-irrigable areas and offers to the purchaser an opportunity to engage in mixed farming under almost ideal conditions. Here can be secured in the same quarter-section, side by side, land lying above the canal system for the production of winter wheat and the grazing of live stock, and irrigable land for other crops, such as alfalfa, barley, vegetables, etc., requiring abundant moisture. For farm purposes there is a never-failing supply of water, which insures crops when the seed is placed in the ground, while the problem of a constant supply of water in every pasture for the use of the live stock is also solved.

The irrigated portions of the land will raise all kinds of grain and root crops and a sufficient supply of fodder for winter feeding.

The non-irrigated sections will grow winter wheat or furnish the finest pasture for live stock to be found in the world.

The native grasses on the plains of Alberta are rich in fattening properties. So much so, in fact, that Alberta beef, shipped direct from the ranges, has come to be considered as fine as the corn-fed beef of the States.

Combination farms in this block may perhaps be regarded as one of the best agricultural propositions on the North American continent.

Irrigation in Southern Alberta—Farming on the Crop Insurance Plan.

In the early days of the settlement of Saskatchewan, it was found that nature could be materially assisted by utilizing the waters of the mountain streams running in an easterly direction for the purpose of irrigating large tracts of lands in Southern Alberta and Western Canada. The Federal Government promptly took the matter in hand and large amounts of money have since been expended in making surveys in order to ascertain the volume of water available for irrigation and the most suitable and feasible areas tributary thereto, so as to facilitate intelligent and just administration.

An examination of the rainfall tables presented in this folder will reveal the fact that there is sufficient precipitation every year to successfully mature cereal crops such as winter wheat. But with the increase of population and prosperity more scientific methods of farming were naturally discovered and utilized, and the general introduction of irrigation marks an epoch in the history of Southern Alberta. As a matter of fact, farmers now are not satisfied with returns, more or less in accordance with the accident of rainfall, but are aiming at perfection in the development and maturity of their crops. It would, therefore, appear to be a sinful waste not to utilize the means which have been placed at the disposal of settlers in districts favored with an adequate water supply to supplement the efforts of nature.

Having water available in his ditch or reservoir, the irrigation farmer is able to distribute it on his crop at such season of the year and in such quantities as experience has taught him are the most propitious to favorable results. He is not at the mercy of the capriciousness of the weather. The contention of the experienced irrigationist is, that those farmers cultivating without the aid of irrigation in any portion of the world where water supply by gravity can be secured, are playing an unskilful game of hazard in trusting solely to the bounty of nature and omitting to take such precautions as on the other hand, controls his water supply absolutely and has, other things being equal, a crop assured beyond all peradventure. In Southern Alberta, the farmer is able to insure his crop against drouth just as effectually as he insures his life. Both are designed to protect the prudent farmer and his family against losses from uncontrollable causes.

Irrigation Development of Western Canada.

The most striking method of impressing upon the mind of the reader the vast importance of the irrigation movement in Western Canada, is by the presentation of comparative statistics. Below will be found a table setting forth the irrigated acreage of each of the States of the Union, where this method of farming is practised, and also the acreage actually

under irrigation, or to be served by projects under construction in Alberta and Saskatchewan.

State.	Acreage.
Arizona	185,396
California	1,445,872
Colorado	1,611,271
Idaho	602,568
Montana	951,154
Nevada	504,168
New Mexico	203,893
Oregon	388,310
Utah	629,293
Washington	135,470
Wyoming	605,878
THE UNITED STATES	7,263,273
ALBERTA	2,998,321
SASKATCHEWAN	34,688
WESTERN CANADA (not including British Columbia)	3,033,009

A glance at the above figures demonstrates that the irrigated area of Alberta and Saskatchewan very nearly equals one-half of the total irrigated area of the United States. The irrigated area of Southern Alberta alone is greater than twice that of the State of California, and over a million acres in excess of the irrigated area of the State of Colorado. Southern Alberta will, therefore, within a very few years become the greatest irrigating district on the continent of America. This is something to know and ponder over.

The Canadian Pacific Railway Bow Valley Irrigation Project.

The Canadian Pacific Railway Company owns a large tract of these rich Bow River Valley lands. This tract has an average width of 40 miles from north to south and extends from Calgary eastward 150 miles. The land lies along the main line of their railway, and it is supplied with a first-class passenger and freight service.

The water supply taken from the Bow River is inexhaustible, and will for all time furnish sufficient moisture for the 1,500,000 acres of land under the Company's canal system, and at the small annual water rental of 50c a year. When the work now going forward on the central and eastern sections of this undertaking is completed 3,000 miles of canals and waterways will have been constructed by the Company. The work now completed has been passed upon by Dr. Elwood Mead, Chief of Drainage and Irrigation Investigations, Department of Agriculture, Washington, who pronounces it superior to anything he has seen in his investigations on this continent.

The Railway Company has undertaken the construction of the largest irrigation system on the Western Hemisphere. About one-third of the system is now finished, and the land in this section has been placed upon the market at a price and upon terms that are attracting settlement from all over the world. This is neither a land or a water selling scheme. The

low prices charged for both make that clear. The Canadian Pacific Railway is expending millions of dollars on this project purely and simply to build up the most prosperous agricultural community in America. This sounds like philanthrophy, but it isn't. The railway wants a prosperous community that the greatest possible volume of traffic may be created. Therefore, we appeal to those only who will add to the prosperity of this section.

Irrigation and Prosperity.

Probably the greatest boon that irrigation has conferred on mankind is the practical demonstration of the profitableness of the small farm, acre for acre, as compared with the large farm. Southern Alberta contains as many striking proofs of this profitableness as may be found in the older districts. The day was when anything less than a section of land was looked upon as being too small, and from that up to several thousand acres was considered none too large for a farm. But that day has passed, and farms have gradually decreased in size until today, forty acres, well cultivated, will produce greater returns than 160 acres would under the old system. The increased prosperity that will certainly accrue to a country from the multiplication of small farms as compared with the holding of large tracts of land by individuals is apparent to all. Everything good that follows in the wake of increased population is an argument in favor of irrigation, and the cultivation of small areas.

Simplicity of Irrigation Farming.

Prof. Samuel Fortier, Office of Experiment Stations, United States Department of Agriculture, in a paper delivered before the National Irrigation Congress held at Sacramento, California, September 4th, 1907, in speaking of the difficulties to be encountered by new settlers on irrigated land in the United States, says: "This brings us face to face with the weak feature of every plan yet adopted by the American nation for the reclamation of its arid lands. Before any harvests can be obtained on this new land it will cost on an average of over $20 per acre."

The land here being free of cactus, sagebrush or stone is immediately ready for the plow upon occupancy and the cost of putting in and harvesting a crop of any of the cereals will not amount to more than about $6.00 an acre.

Irrigation farming is simplicity itself. The most successful community of irrigation farmers in Southern Alberta today, is one composed wholly of settlers who never saw an irrigation farm before they came to the province. To irrigate land does not require any more skill than it does to plow or harvest a crop, and contrary to the general idea, irrigation farming is not only scientific farming, but business farming.

The great irrigation development in Western North America has been the result of the efforts of people who migrated from the East and the middle West with no knowledge of irrigation.

The sprinkling of a lawn, the watering of a plant, is irrigation in its simplest form. Without it the lawns and parks,

which give to city life a touch of nature's beauties, would be devoid of all that makes them attractive.

The Mission of Irrigation in Northerly Latitudes.

Leaving out of the question the belts producing the tender fruits and vegetation of all kinds, and confining our attention to that portion of the continent of North America where the agricultural lands are devoted to the production of the hardier crops, the standard economic plants raised on the average farm there, may be classified as follows in their relation to irrigation:

(1) Plants that cannot be produced profitably without irrigation, namely, Alfalfa, Clovers, Sugar Beets, superior Malting Barley, tender vegetables and Strawberries as a market crop.

2) Plants that can be irrigated to advantage every year, namely, Field Peas, Garden Stuff, Trees, Small Fruits, Rape, Timothy, and other forage crops requiring considerable moisture.

3) Plants that will respond to irrigation during most years, namely, Oats, Six-rowed Barley, Soft Winter and Spring Wheats, and forage crops adapted to dry land conditions, such as Western Rye Grass, Bromus Inermis, and other semi-arid grasses.

4) Plants that will give increased yields under irrigation during occasional seasons only, namely, Hard Winter and Spring Wheats, Flax and Rye.

The foregoing classification of northern economic plants presents the irrigation question in a nutshell. No practical agriculturist can fail to recognize the fact, that the scope for irrigation in northerly latitudes, as indicated, is enormous, and that this system of farming will soon occupy a vitally important s here in the agricultural operations of Southern Alberta.

In considering the possibilities of irrigation in northern latitud s, it is, however, well to bear in mind the fact that the state of Montana, where the conditions are almost identical with those of Southern Alberta, raises more agricultural products under irrigation than the states of Oregon, Washington and Wyoming combined, as much as the state of Utah, and half as much as the state of Colorado. Great irrigation development is now taking place in Northern Montana, by the aid of and under the direction of the United States Government, which will place that state in the front rank of the irrigated districts. In fact, unmistakable evidence is visible on all sides to the effect that the largest area of irrigable lands in America will presently be among the rich agricultural lands of northerly latitudes, and under sub-humid climatic conditions.

Animal Husbandry the Foundation.

By consulting the foregoing plant classification, it will be evident to the observing farmer that the highest development of irrigation farming is not in any way associated with cereal production. The latter will probably be a feature of the irrigated farm in the earlier and cruder stages thereof and until the soil is sufficiently worked up to admit of more intensive effort. But the irrigated farm will not reach its highest degree of productiveness until it is devoted almost entirely to the growth of fodder crops of all sorts, chief amongst which will be alfalfa, and until these crops are consumed on the farm and the waste returned to the soil. In other words, the highest development of the irrigated farm in Southern Alberta will be, more or less, coincident with the expansion of the various branches of animal husbandry, which is the basis and foundation of farming under artificial watering. When this destiny has been realized, Southern Alberta will fill the same place in Western Canadian agricultural operations as the corn growing and dairying states of the middle West occupy in respect to the whole Union.

The popular impression of farming under irrigation is, that only the most valuable crops, such as fruits and garden produce, can be profitably grown under artificial watering. An examination of the agricultural statistics of the United States, however, reveals the fact that fruit growing and truck farming form a very small percentage of the areas under irrigation. Fully 80 per cent. of the whole irrigated area of the United States being devoted to producing crops for the feeding and the finishing of live stock, principally with alfalfa, but including also the coarse grains. The live stock industry being the foundation of all irrigation development in America, it is reasonably certain that live stock husbandry in connection with irrigation farming will predominate to even a greater extent in Alberta.

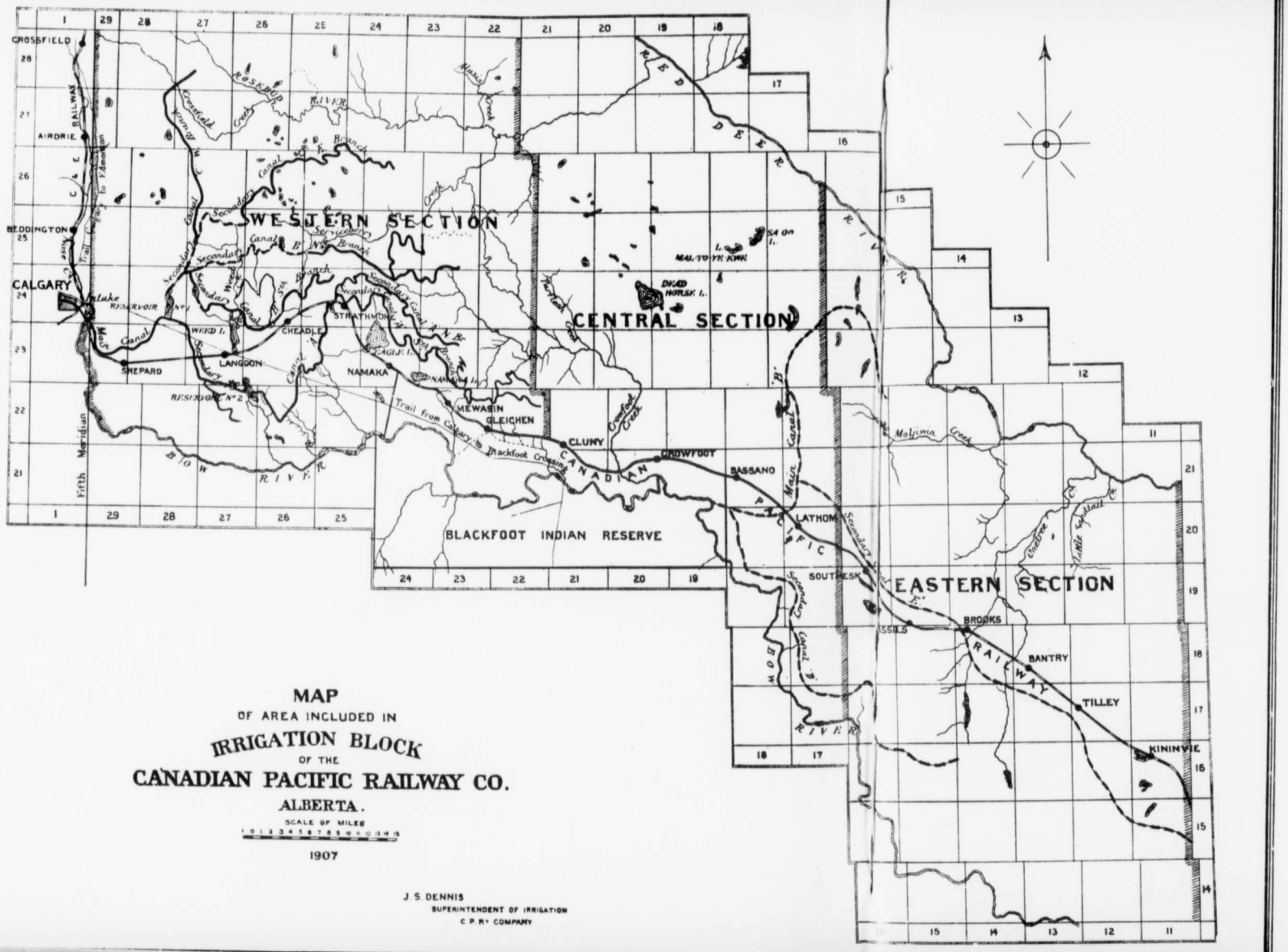
CROPS.

Comparative Statement of Yields of Grain from Government Returns.

		Wheat: Spring.	Winter.	Oats.	Barley.
Alberta.....	1898 to 1905	20.69	21.03	35.67	26.50
	1904	19.80	18.33	32.58	26.12
	1905	20.69	21.03	35.67	26.50
	1906	22.75	23.34	40.82	29.04
CALGARY DISTRICT.....	1904	23.32	....	39.79	31.42
	1905	33.92	32.18	43.41	32.01
	1906	27.8	26.0	49.0	31.0

Cereal Production and Irrigation.

Sufficient has been said in the preceding pages to convince the most sceptical reader that winter wheat can be and is being most successfully produced on the non-irrigable areas of the Canadian Pacific Railway Irrigation Block. Winter wheat in Southern Alberta is essentially a non-irrigated crop. Nevertheless, while we are anxious that no misrepresentation should exist in the mind of the prospective colonist in regard to the fact, that the non-irrigable areas of Southern Alberta are undoubtedly the most productive and cheapest winter wheat lands on the continent of America to-day, we do not, by any means, desire to go on record as maintaining that the production of winter wheat under irrigation is not also a paying proposition.



MAP

OF AREA INCLUDED IN

IRRIGATION BLOCK

OF THE

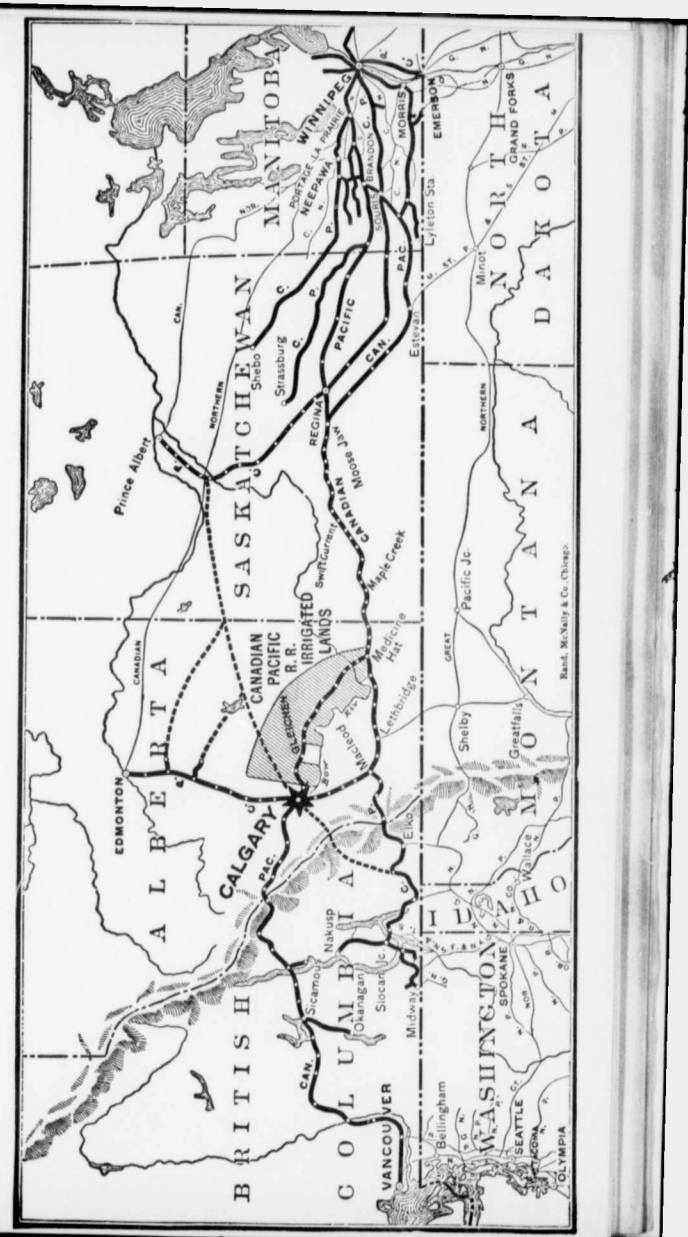
CANADIAN PACIFIC RAILWAY CO.

ALBERTA.

SCALE OF MILES

1907

J. S. DENNIS
SUPERINTENDENT OF IRRIGATION
C. P. R.ʸ COMPANY



Having water available for distribution on the land, possibilities arise in winter wheat culture that cannot be realized on non-irrigated lands in Southern Alberta or elsewhere. In common with all agricultural countries of the civilized world, Southern Alberta during occasional seasons receives a rainfall insufficient in its total volume, or so irregular in its distribution, as to preclude the possibility of producing a first class crop. This is the fate of all agricultural countries almost without exception, where irrigation is not available.

Again, every good farmer aims at perfection, and while in most years he will harvest an excellent crop of winter wheat, yet it is seldom that an additional yield of a few bushels per acre could not be added by the judicious application of water just at the critical time when the farmer feels that a good soaking rain would mean hundreds of dollars to him, and the much desired shower does not come. On the irrigated farm he has rain "on tap." Some years irrigation of winter wheat would not be of any advantage at all. Most years one application of water would be a profitable practice, and when the drouth demon makes his appearance, as he does everywhere, sooner or later, two or three applications of water saves the situation, and would simply transform an indifferent crop into one giving perhaps the highest yield per acre on record. When the rainfall is slight, the weather as a rule is warm, and it will be readily understood that with extremely hot weather and an unlimited supply of water, the conditions for a record yield of winter wheat would be about perfect.

We do not, however, wish the reader to misunderstand the situation. Irrigation of winter wheat is practised purely and simply as **crop insurance,** not as a **necessity.** Winter wheat without irrigation in Southern Alberta is generally considered one of the safest and best paying crops in America. Winter wheat under irrigation introduces the element of insurance at a small cost, and the highest returns might, therefore, be confidently expected every year, no matter whether the rainfall be over or under the normal volume.

Winter irrigation, or the application of water during the non-growing season, has become recognized in many parts of the Western States as a most potent factor in agricultural development. Experiments have shown that water can be stored in the soil for some time by proper methods of cultivation. There cannot be any doubt that the irrigation of fall planted grain in the autumn and again in the following spring if necessary, cannot fail to be most beneficial.

The general agricultural practice throughout the Western States and the Prairie Provinces of Canada is tending more and more towards confining crop production to summer-fallowed lands. It has become the universal practice throughout all the Pacific winter wheat producing states, in fact, wherever farming under light rainfall conditions prevails. Upon the winter wheat farms in Southern Alberta, the summer-fallow practice is also in vogue, as has already been pointed out. The introduction of the summer-fallow principle has absolutely revolutionized farming operations in the subhumid belt of Western America, including the prairie provinces of Canada. The chief object is simply to store in the soil two seasons' rainfall for the purpose of producing each crop. The land lies idle during the year preceding the crop, and is

treated to periodical surface cultivation. The general introduction of summer-fallowing will practically remove the danger of crop failure through drouth, such as is apparent in a good many portions of the West to-day. With an abundant supply of moisture available by artificial means, however, the main object of summer-fallowing largely disappears. It, therefore, follows that summer-fallowing will be eliminated on irrigated lands, thus leaving the whole crop area available for production each year, instead of only one-half of it. This is an important feature of the irrigated farm.

While the irrigation of cereal crops is not expected to be a leading feature of the development of the irrigated areas of Southern Alberta, for the very simple reason that the irrigated field can be made to produce crops that will give a much larger return per acre than wheat, oats or barley, no reason exists why even cereals cannot be successfully produced under artificial watering and at a lower cost per bushel than on non-irrigated lands.

An objection often raised is that the cost of water per acre and the application thereof would be prohibitive in the case of winter wheat. This is a fallacy. The difference in cost per acre between conserving moisture by means of summer-fallowing and providing it by irrigation in Southern Alberta, is largely in favor of the latter. The cost of proper surface culture of fallow lands would not be less than $2.00 per acre for the season. The cost of water would be 50c. per acre, and the application thereof not more than another half-dollar. This shows a considerable margin in favor of irrigation. The cost of an irrigated acre within the Canadian Pacific Irrigation Block ranges up to $25.00, the non-irrigated winter wheat lands up to $15.00 per acre. It is, therefore, clear that an acre of irrigated land requires a smaller capital outlay than two acres of non-irrigated lands, which would be required under the summer-fallow system. On top of this is the **certainty** of results under irrigation **every year.**

Wheat.—Winter wheat production has been fully dealt with in the preceding pages. Spring wheat is most successfully grown anywhere in the Irrigation Block; but is not as popular a crop as the former. Yields of spring wheat reaching over 45 bushels per acre within the Irrigation Block are recorded during 1908.

Oats.—Oats give large yields and are of first quality. It is no uncommon thing for a farmer to harvest 90 and even 100 bushels of oats to the acre, and not a few instances are recorded in which the yield has been 115 bushels to the acre, weighing from 40 to 48 lbs. to the bushel. Oats are always in demand, and at prices ranging from 30 cents to 60 cents a bushel. British Columbia lumber and mining camps make large demands on Alberta farmers for oats.

The only oats raised in Western Canada last year that grade No. 1 White on the Winnipeg Grain Exchange were grown on the farm of John McEwen, in the heart of this company's irrigation block at Gleichen.

Barley.—Conditions for the raising of barley are almost perfect here, and the quality and yields are of an exceptional character. In fact, the grain is of such a superior quality that the farmers of this part of Southern Alberta have a standing offer from the grain buyers of 10 cents a bushel in excess of

the prevailing market price. The greatest yield reported for 1907 was that of John McEwen, at Gleichen, who raised 91 bushels to the acre. This was an exceptionally heavy crop, but 50 to 60 bushels to the acre is no uncommon yield in this district.

Flax.—This part of the province is to-day the banner flax growing section of Canada; the soil and climate are exactly suited to the production of the maximum amount of seed, and of the tallest, cleanest and brightest straw. With the successful solution of a new process of making linen from flax straw, this crop promises to be one of great profit, as under irrigation the yield of seed and the quantity and quality of the straw reach their highest development and perfection. The Government report for 1906 gives the average yield in Alberta as 14.34 bushels to the acre. Compare this average with that of North Dakota, the State that leads in American flax production, and you will be convinced that Alberta is all right for flax. The average in North Dakota for 1905 was 11.6 bushels to the acre. The average yield for the district of Calgary is 28.64 bushels an acre.

Field Peas.—The field pea grown in the Bow River Valley, owing to the climatic conditions and long hours of sunshine in Alberta, is a small, hard, round pea; not at all like the "cow," "clay" or "whippoorwill" pea, grown so extensively in the South.

Alfalfa.—The modern popularity of alfalfa lies in the fact that it is perhaps one of the oldest known forage crops, and yet it may be justly regarded as the agricultural revelation of the latter part of the last century.

The most instructive data in regard to alfalfa that is applicable to Southern Alberta, may be obtained by studying the records of the State of Montana. The climatic and soil conditions of Southern Alberta are so much like those of Eastern and Central Montana, that it may almost be taken for granted that the life zone of any plant growing successfully in those parts of Montana, includes also the southern portion of the Province of Alberta.

Professor Emery, for many years director of the Agricultural College at Bozeman, is responsible for the statement that alfalfa fields in the Yellowstone district have been cropped for sixteen consecutive years, and that this plant has been tested in almost every irrigated county in the State of Montana, and as a rule succeeds remarkably well. In case of failure it has usually been found that the cause was due to the water table being too close to the surface.

In the lower parts of Montana three crops are cut each season, and in the other parts of the State, two. The yield runs from two to seven tons per acre, depending on the condition of meadow, the stand, the water supply, etc. Four tons may be considered a fair estimate of the Montana yield per acre. The average price for cutting and stacking runs from seventy-five to ninety cents a ton.

The certainty of the irrigated lands of Southern Alberta producing alfalfa as a leading crop, opens up a vista of possibilities in many directions. During the early years of settlement in this Province the claim was made that Alberta possessed all the natural conditions to make it one of the leading live stock countries of the world. When farmers invaded the

ranchmen's domain later on, and numerous crops of winter wheat and other coarse grains were successfully harvested year after year, Alberta's fame as the foremost stock country faded, and the world henceforth knew it only as a great crop-producing district. The advent of irrigation and alfalfa will again bring the live stock industry to the front rank in Southern Alberta; history thus repeating itself.

Where irrigated lands command the highest value per acre, and where the climate admits of the tender fruits being grown, alfalfa is still one of the leading crops, and greatly outranks in importance fruit growing and truck farming. It is not at present claimed that Southern Alberta will grow the more tender varieties of fruit, but it has been demonstrated beyond doubt that the irrigated lands here can and do produce alfalfa, which is regarded as being the more valuable and profitable crop in those States where it is grown side by side with fruits. Hence it is reasonable to say that the rich, virgin alfalfa lands of the Canadian Pacific Railway irrigation block are fully equal in value, acre for acre, to the most high priced irrigated lands in the Western States.

Timothy.—Alberta soil has proved itself particularly adaptable to the growth of timothy, and returns large yields in this crop. It has a fine head and a sturdy stock, and grows to a good height. Three tons to the acre is no unusual crop, and it finds a ready market at from $12 to $18 per ton.

Last year a farmer at High River raised under irrigation a crop which he sold for $52 an acre.

Owing to the ever increasing development in British Columbia and the Yukon, these sections will afford a sure market for the timothy crop of Southern Alberta.

Sugar Beets.—No industry lends itself more readily to profitable development under irrigation in Southern Alberta than sugar beet production. With a view to encouraging beet growing, the Canadian Pacific Railway has arranged to reduce its transportation charges on beets from points in the irrigation block, east of Calgary, to the nearest sugar factory, located some 200 miles from that city. The Provincial Government pays a bonus on beets through the sugar companies, and other industries contribute as well toward the rapid development of this important industry. The result is that the price paid to farmers for sugar beets at the nearest railway station in the irrigation block has been fixed at $5.00 per ton f.o.b. cars. The average price paid for beets for the whole of the United States, according to the last census, was only $4.18 per ton. In the State of Minnesota a minimum price of $4.25 per ton has been established by law. The price paid for beets in Utah, one of the foremost of beet growing States, was $4.25 a ton, with an average yield of 11.4 tons an acre. It is generally considered that 15 to 16 tons to the acre is a fair crop. In the State of Washington up to 32½ tons an acre were produced by actual weight. It is only a question of a year or two when factories will be established within the block itself; the transportation cost will then be saved to the farmer, and the beets will net him from $5.50 to $5.60 a ton at the station.

The labor problem has always been regarded as the most serious one in connection with sugar beet culture. In this respect the irrigation block is fortunately situated. The Blackfoot Indian Reserve is located contiguous to the block. The

Indians take considerable interest in farm work, and generally hire out on hay contracts and similar farm work during the season.

Live Stock.

In studying the economic side of irrigation, the first fact that must be clearly grasped is, that the back-bone and foundation of any irrigation enterprise is not by any means the production of either fruits, cereals, roots or garden truck, but the feeding and finishing of live stock and the development of dairying in all its branches. This has been the history of irrigation expansion in every State in the Union. The proof of this contention is that the total irrigated acreage in crops in the United States at the time of the decennial census was sixty-four per cent. in hay and forage. The actual figures are: Total acreage, 5,712,000 acres; in hay and forage, 3,666,000 acres. This tells the tale.

Horses.—In breeding horses, Southern Alberta occupies a somewhat similar position to Canada that Kentucky does to the United States. Owing to its high altitude, dry and invigorating atmosphere, short and mild winters, and its nutritious grasses and inexhaustible supply of clear, cold water, it is pre-eminently adapted for breeding horses, and the Southern Alberta animal has already become noted for its endurance, lung power and perfect freedom from hereditary and other diseases. There are in Southern Alberta several grades of horses, varying in point of quality from the hardy Indian pony (cayuse) to the beautiful well-formed thoroughbred.

Heavy draught horses are now finding a ready sale at highly paying prices. Teams, weighing 3,000 lbs. and upward, are worth $500 and more. Between 2,500 and 3,000 lbs., the average price would be $355, and the value of teams weighing between 2,000 and 2,400 lbs., is $250 and upward, according to quality.

Cattle.—We have already briefly referred to the question of beef production, with special reference to Southern Alberta's nutritious grasses. The feeding of the cured prairie grasses puts a finish on beef almost equal to grain. Southern Alberta is now supplying the province of British Columbia with beef, as well as the Yukon Territory. In addition a large export business to Great Britain is done.

It is a fact that the cattle of this section are of much better quality and breeding than the average run of range stock in the Western States. The best pure-bred bulls are being generously used. It is an interesting fact that the City of Calgary is the home of the largest individual pure-bred cattle auction in the world. This sale takes place in the month of April each year, and on that occasion stockmen gather from far and near to purchase their bulls and to transact other business. Shorthorns, Herefords, Polled Angus and Galloways are the chief breeds, while a few Holsteins and Ayrshires are produced.

Sheep.—Sheep, in common with other stock, have always prospered on native Alberta grasses. With the growth of alfalfa and field peas on our irrigated lands will come a marked extension of the sheep raising industry, and the ever-increasing population in the eastern part of Western Canada, where, for

climatic and other reasons, stock raising is not profitable, will forever guarantee a satisfactory market.

Those engaged in sheep raising are enjoying unparalleled prosperity. Mutton and wool now command top prices. Flockmasters in Alberta will not be affected for many years to come by the great fluctuations in sheep products. Woollen mills are being established in the West and a good local market for mutton is available in British Columbia, the Yukon, and the Province of Manitoba. The principal market for Alberta-grown mutton is at present the Province of British Columbia and the Yukon Territory. The requirements of the Province of Manitoba are not as yet very considerable, but with the large growth of urban population and the gradual acquirement of a taste for mutton, noticeable all over the civilized world, it is quite certain that Manitoba will in time become a valuable market for Alberta mutton.

Hogs.—As might be expected in a district where the dairy industry is growing so rapidly, hog raising, affording as it does, the most economical method of realizing the largest profits from skimmed milk and other dairy by-products, is a very important branch of farming in Southern Alberta. The soil conditions and the climate, which are so eminently suited for dairying, are also productive of those crops which make the cheapest pork.

Calgary, the live stock centre of Alberta, has an excellent pork-packing establishment where top prices are paid.

The irrigated area of Southern Alberta is indeed "the hog man's Klondike." Each year is witnessing a large increase in the fattening of hogs in the Bow River Valley. One cause of this is the unprecedented fattening capacity of barley and field peas. The production of an acre of barley costs just about one-half of what an acre of corn does, and will fatten one-third more hogs. The cost of production of an acre of peas does not exceed $1.50, only about one-fifth of what it costs to cultivate an acre of corn, and a fourth more hogs can be fattened from the produce of the same amount of ground. Pea-fed hogs are becoming famous all through America for the excellent quality of the bacon.

Dairying.—The Provincial Government maintains at Calgary the largest and most important "dairy station" and cold storage plant in the West. Some years ago our dairymen became dissatisfied with the private creameries which were then in operation throughout the country, and asked the Government to take charge of these institutions. The Dominion authorities fell in with the request, placed experts at the disposal of the dairymen, and eventually organized a chain of co-operative creameries all through the country. These creameries are subject to the control of the patrons, through boards of directors, under absolute Government management. Most of the patrons separate their milk at home by means of hand separators and bring their cream to the dairy station from three to four times a week. The cream is then carefully tested and weighed, and at the end of every month each patron gets credit for the equivalent of his cream in butter, and receives a cash advance of ten cents per pound.

Here is our dairying combination: A never-ceasing abundance of the best food for cows; our nutritious native grasses, supplemented by alfalfa and peas; an abundance of fresh, pure

water; the absence of mosquitoes and of flies, with our provincial creameries taking charge of the cream, manufacturing it into butter and finding the best market, all at a nominal charge of four cents per pound, a cheque to the farmer the first of every month and a home market already greatly in excess of the production and constantly and rapidly expanding.

Poultry Raising.

There is a large field in Southern Alberta for the industrious poultry raiser. A few acres and a few hundred chickens will yield a good income. With eggs at 25 to 50 cents a dozen and dressed poultry at from 15 to 22 cents a pound on the Calgary market, little need be said about the profits of this valuable feature of the Southern Alberta farm.

An excellent market exists in the province of British Columbia for poultry products, and this market is enlarging every year. An egg gathering station is maintained in Calgary by the Government, where the highest market price is paid for eggs, and from which periodical shipments are made to Western points. No less than $367,950 worth of poultry and eggs were imported into Calgary by jobbers alone during 1908 for distribution at Alberta and British Columbia points. It only remains for our farmers to go into the poultry business on a larger scale in order to have this money circulated in Alberta. Our climate is ideal for poultry raising, and our market is the best in Canada.

Turkey raising has come to be an industry of importance. In parts of this section, where range is good, thousands of these birds grow and fatten for market in the coast cities, and thousands of dollars are brought into the country every year through this business alone. Where large areas of wheat stubble may be utilized for forage ground, the expense of putting turkeys upon the market is small indeed.

Markets.

Farm land values are largely governed by six things—climate, soil, moisture, settlement, railroads and markets. But the greatest of these is Markets. No matter how fine the climate, or how rich the soil, or how sufficient the water supply, without a market for that which the land produces there will be found no settlement.

In support of the foregoing statement the lands of Western Canada may be used as an illustration. Lands that a few years ago could not be sold for a dollar an acre—in fact, they could not be sold at all, are today attracting more people than any other agricultural section of the world. Here for centuries have been the climate, the soil and the moisture. But, possessing these three great natural advantages, it was still practically uninhabited. It was lacking that one great essential—a market. Here were millions of acres possessed of great potential wealth that were but awaiting the awakening touch of man to be added to the available wealth of the world. The awakening came slowly, and it was only after the promoters of the Canadian Pacific Railway had constructed that road, and spent years in educational work, that the world at large began to realize that here was a country possessing all the natural advantages claimed by older communities; that land here just as good as could be found in the older settlements could be had almost for the asking.

With the realization of the foregoing facts came the people, who found that a railway had preceded them and that markets already existed for anything that they might care to raise. These markets are capable of great expansion, and assure to the agriculturist the prevailing prices of the world. An assured market means added value to every acre of land in Western Canada, and the near future will see lands that are now selling at exceptionally low prices begin to increase in value, just as they have done in the United States during the past few years. For all of which, markets made possible by the railways are responsible.

Domestic Water Supply.

Anywhere within this Company's tract of land in the Bow River Valley, an abundance of good water may be obtained by driving a well from 50 to 100 feet. The cost ranges from $2.25 to $2.75 per foot completed.

Experimental and Demonstration Farms.

As a general rule, once a corporation that is in the land business has sold a new settler a farm, its interest in the transaction ceases. The Canadian Pacific Railway Company is in an entirely different position. When a parcel of land has been finally sold, that Company's interest in the transaction does not cease. In fact, it only commences. The railway company is vastly interested in the success of every individual purchaser, who at once becomes a valued patron of the road.

The Company realizes that the bulk of the settlers coming into occupation on its irrigated lands, will be more or less ignorant of the proper methods of handling and applying water, and it, therefore, places at their disposal expert advice and assistance. The Company operates at central points farms devoted to demonstrating the agricultural possibilities of the tract. The staff of the Company's demonstration farms is always ready to assist new colonists. On some of the farms are maintained pure-bred bulls and boars for the free use of the settlers.

The maintenance of these demonstration farms is in line with the general policy of endeavoring to create a prosperous agricultural community. The Company realizes the difference between land selling and colonization, and that a somewhat paternal administration accelerates the results the Company is striving for, namely, the greatest possible measure of development in the shortest possible time.

Advanced Development Policy.

In its efforts to encourage actual settlement at the earliest possible moment, the Company goes a step further. A great many purchasers of land are unable to move on to their farms at once and prefer to have the preliminary work done by contract, so as to get a crop growing and a cash revenue coming in shortly after going into occupation the following year. The Company, therefore, agrees to initiate farming operations for absentee land owners on a contract basis. No charge is made

for the time of the employees devoted to supervising and inspecting this work. Only a small percentage is collected to cover actual cash outlay on the part of the Company. All work is undertaken by responsible parties, and it goes without saying that the Company, by reason of its being in a position to contract for thousands of acres of breaking, harrowing, discing and seeding annually, is in a position to demand from the contractors the very best class of work at the lowest prices going. This is another advanced feature of the colonization undertaking the Canadian Pacific Railway has in hand, east of Calgary.

Selling Prices and Terms.

As has been pointed out in the preceding pages, the main aim and object of the Canadian Pacific Railway in colonizing its three million acre tract is the creation of the greatest amount of traffic. Under the circumstances, the Company has decided to place this land upon the market at prices and upon terms that will enable the practical farmer with small capital to create a prosperous home within the Irrigation Block. The Company wants the settler to put the greatest possible portion of his capital into productive improvements. The Company is more interested in his success than it is in collecting from him the largest possble cash payment. Only a nominal first payment is asked.

Non-irrigable lands are sold at prices ranging up to $15.00 per acre and irrigable lands up to $25.00 per acre. The terms of payment are such that the settler will have made more out of his land, long before his final payment becomes due, than the land has cost him. The uniform terms upon which the Company disposes of its lands are: One-tenth of the purchase price in cash and the balance in nine equal annual instalments with interest at 6 per cent. on the unpaid balance.

Cheaper Than Homesteads.

A great many farmers visiting Western Canada in search of new homes, come with the idea of taking up Government lands under the Homestead Regulations. It can readily be shown, however, that with the liberal terms offered in the Irrigation Block, the average farmer will, in the end, be better off in settling there. In the first place, he does not have to acquire land thirty to forty miles from transportation facilities in the hope of railways being ultimately extended. He can obtain land in the Block within a few miles of the main line of the Canadian Pacific Railway, and in close proximity to a shipping point.

Every practical farmer, and particularly every wheat grower, realizes the enormous importance of the cost of transportation on agricultural products from the farm to the shipping point. The statement has frequently been made, that a farmer can better afford to pay $25.00 per acre for land within a few miles of a shipping point, than to accept a similar area of land, of the same quality as a free gift, 20 to 30 miles from transportation facilities. The explanation is obvious. The cost of hauling produce over the greatest distance would, in a very few years, more than cover the price asked for the land lying

close to the railway station. The perpetual charge against every bushel of grain raised by the farmer far removed from transportation facilities is so considerable that it would, in itself, represent a good profit on a year's transactions.

Co-operative Home Making.

The railway company has grasped "time by the forelock" and has prepared its propaganda for the colonization of the Irrigation Block on a broad and comprehensive basis. In addition to the regular terms outlined in the foregoing, the company is prepared to offer an alternative proposition to those who do not care to assume the financial obligation involved in an outright purchase. The Company's offer is nothing less than a general invitation to farmers in over-crowded districts to come to Southern Alberta and go into partnership with the Canadian Pacific Railway. This is no mere catch phrase. It means what it says. The Company will offer new settlers a land contract under which the land pays for itself. No crop, no payment.

Perhaps the most striking feature of this novel departure from past policy is the apparent confidence the Company has in the ability of the land to pay for itself. The record of the past few years, particularly the present season, has, no doubt, something to do with the determination of the railway company to extend to farmers this unique proposal. To the average well-informed observer, it looks a safe proposition, when it is taken into consideration that a vast number of farmers in Southern Alberta have for years been getting sufficient out of the land to pay for it in full almost **every year.** Be that as it may, the proposition is undoubtedly one that will appeal to the average farmer.

Secure a Home Now.

While the average farmer will secure land with a view to home-making, he need not eliminate entirely the speculative feature from his proposed investment. As much clear profit has been made out of the farms in Western Canada from enhanced land values, as from the products of the soil itself. This is the general experience in all new countries. The fact should not be lost sight of that the only elements that give value to land are population and transportation. Without these, the best land is worthless. In the Irrigation Block transportation facilities of the very best already exist, and, with the system of branch lines contemplated, the area will be as well served as any in Western Canada. The inauguration of the crop payment plan ensures actual settlement within the Irrigation Block at the earliest moment, and consequently substantial development and increased land values within a short period. The capitalist speculator is not wanted, but the farmer speculator is welcomed with open arms.

The pendulum of prices on most commodities swings backwards and forwards. Not so, however, with reference to the value of lands. They are going higher every year, and because each year sees the number of people to be fed increasing, nothing can check the upward movement of land. The time to secure land is now, while it is cheap, so that ad-

vantage may be taken of the rise in values which is rapidly increasing with the settlement of the land. If you own land now that is worth $50 to $100 per acre, you can sell it and secure four acres in Southern Alberta of the most productive land in the world, for every acre you now own elsewhere. The increase in land values here will be as marked as it has been in older settled communities. You can readily estimate what this increase will mean to you.

Low Taxation in Southern Alberta.

The rural taxation system of Southern Alberta is based entirely on the land. Improvements, live stock, chattels or personal property of any kind is exempt absolutely. The Province pays a large share of the cost of education and public works, and as it derives its principal revenue from the Federal Government by annual per capita grant, it is unnecessary to levy any considerable local taxes.

School System.

The Public School system established in the Province of Alberta is well abreast of the times. Its management is vested in one of the Ministers of the Government. The organization of school districts is optional with the settlers. Districts formed cannot exceed five miles in length or breadth, and must contain at least four actual residents and twelve children between the ages of five and sixteen.

The cost of maintaining the schools is small, owing to the liberal assistance given by the Government; the public grants paid to each school are from $250.00 to $300.00 per year. Each teacher employed must have a certificate of a recognized standard of education, and a thorough system of inspection is inaugurated, each school being visited twice during the year. In the schools of the larger towns, the higher branches of study are taught and pupils are prepared for university matriculation and teachers' certificates.

Calgary alone has twelve public schools, including a High School complete in every essential, the Provincial Normal School, the Western Canada College for boys, the St. Hilda's College for Ladies, and the St. Mary's Convent for girls.

The City of Calgary.

The Commercial Centre of Alberta.

"And ever we come back to the pulsing heart of this great foothill country, fascinating Calgary. One can study on its streets London fashions and fat stock, prize horses and beaded moccasins, the very newest capers in automobiles and the most ancient and approved aroma of the Plain Indians." ("Saturday Evening Post.")

Calgary is a live city, with 75 automobiles, upwards of 300 retail stores, 106 wholesalers, 43 manufacturers, 13 banks, branches of practically all the friendly societies, one morning and two afternoon daily papers, several weekly and monthly

publications, five clubs (The Ranchers, St. Mary's, Alberta, Canadian and Young Men's), and Young Men's Christian Association building in course of construction, when completed will cost $90,000; excellent public schools, and various other educational institutions, including High School, Western Canada College for boys, St. Hilda's for girls, and Provincial Normal School completed at a cost of over $150,000; General Offices of the Canadian Pacific Railway western officials, Government offices, such as Land Titles Office, Courthouse, and Provincial Public Works Office, beautiful churches, street letter delivery, in fact, everything necessary to make an up-to-date progressive city of nearly 25,000 population. The famous Calgary sandstone, which is used so extensively in the erection of business blocks, public buildings, wholesale houses, and manufacturing plants, gives the city a beautiful and substantial appearance, which is most favorably commented upon by all visitors. Calgary's business blocks, schools, churches, and many of its residences would be a credit to the larger Eastern and United States cities. A street car service is just being inaugurated, and will add one more convenience to the city life of Calgary, and two companies have only recently completed very large street paving contracts. The building campaign planned for 1909 will be one of the most aggressive in the history of the city.

The city owns its sewer, electric light and waterworks system, and is now completing a gravity water system at a cost of $340,000. Water will by this means be taken from a point ten miles west of the city, and in sufficient quantity to supply a city of at least 200,000 people. Brick and tile clay are to be found in large quantities in the immediate vicinity.

Fuel and Power.

Calgary has an unlimited supply of both anthracite and bituminous coal surrounding the city. Besides the finest and cheapest of domestic coals, there is now under way the construction of water power plants capable of developing 100,000 horse power.

Large coal deposits exist at many points in the Irrigation Block. Settlers can purchase fuel at $2.50 per load of two tons at the mines, or can mine the coal themselves free of charge where outcrops exist. Natural gas has been found within the city limits, and it is just possible that the power for the working of Calgary's street car system will be generated by means of gas.

Customs and Quarantine.

Settlers are allowed to bring in free of duty, wearing apparel, also household goods and farm machinery that has been in use for at least six months, one animal each of neat stock or horses for each ten acres of land purchased, and one head of sheep for each acre. Cattle, horses and sheep will be passed only upon a certificate of a quarantine inspection officer. Swine are subject to quarantine and should not be brought into Canada.

Conditions Governing Land Sales on Crop Payment Plan.

One dollar and fifty cents per acre on non-irrigable lands and two dollars on irrigable lands, is all that is asked as a first payment on lands sold under the crop payment plan, the balance of the purchase money, with interest at six per cent. per annum, being paid by delivery to the company each year of a portion of the crop grown on the land purchased. The purchaser undertakes within a year from the date of sale to plow and put in crop at least 50 acres of each 160 acres of the land purchased, and to break a similar area annually thereafter, but may, if he so desires, retain 25 per cent. of his holdings for pasture.

The Company's development department is in the hands of experts who have made a close study of agricultural conditions in Southern Alberta. Certain conditions, insuring good farming practise, are incorporated in the crop payment contract, which are based on many years' experience and observation; for instance, the Company specifies that no breaking shall be done after July 1st. General practice has proven that breaking after this date is not advisable. These conditions protect the interests of the purchasers as much as those of the Company. Summer fallowing or cultivation of the land will be accepted in lieu of putting in crop on such land when such summer fallowing or cultivation is necessary.

The Company will, upon satisfying itself that an applicant for lands under the Crop Payment Plan is financially able to carry out his part of the agreement, sell such applicant any area up to four hundred and eighty acres of non-irrigable land and not exceeding one hundred and sixty acres of irrigable land. These areas are ample for farming operations in Southern Alberta.

Suitable buildings must be placed upon such land by the purchaser, who agrees to erect a house worth not less than $350, a barn worth $100, and to sink a good well, unless there is a spring or other natural supply of water on the land. A legal fence must also be erected within one year of purchase. The buildings are required to be insured, and the purchaser must pay all taxes and assessments on his holding.

The following conditions regarding payment for land sold on the crop payment plan show with what ease the lands of the Canadian Pacific Railway may be secured.

One-half of the grain grown upon the land of the purchaser is to be delivered annually to the Company, free of charge, at the nearest elevator or on cars at the nearest station, the market price ruling on the day of delivery being allowed by the Company. For each ton of sugar beets, alfalfa and timothy produced on his land, one dollar is to be paid by the purchaser.

The purchaser must agree to keep an accurate account of all crops raised on his land, and to render a report to the Company by December 1st each year, of the quantity of grain, sugar beets, alfalfa and timothy produced during the year..

As soon as the Company has realized a sufficient amount to cover all payments due on any land sold on crop payment, title will be issued to the purchaser as provided in the contract.

Publications of the Canadian Pacific Railway Colonization Department.

The following publications may be obtained, postage prepaid, on application to the Company, at Calgary, Alberta, Canada.

"FACTS," a 72-page folder, profusely illustrated, dealing with general agricultural conditions in Southern Alberta, and the famous Bow River Valley. Treats on Soil, Climate, Combination Farms, Canadian Irrigation Laws, the production of cereals, Alfalfa, Timothy, Stock Raising, and giving useful hints to those who desire to farm either on the irrigated or non-irrigated lands of the Company. ..... FREE.

"STARTING A FARM." This book goes into the all-important question of the capital required to start a farm in Southern Alberta. It is of interest to the practical farmer, as it gives him an idea of local values compared with those in his own community. It also shows the advantage that a farm in the Bow River Valley offers to the city man as a place to raise his family and acquire wealth, giving him at the same time just the class of information that he requires. No question that the city resident might ask but is answered....FREE

"ANIMAL HUSBANDRY." Diversified farming and stock raising is the foundation upon which all irrigation projects rest. This book gives the business aspect of the industry on the Irrigation Block, and shows that live stock feeding and dairy production on the rich alfalfa meadows there lead to certain success. Every up-to-date farmer nowadays is a stockman, and this book will appeal to that class.....FREE

"THE STAFF OF LIFE," a 45-page folder dealing with winter wheat production, giving land values, markets, expert opinions, and comparative crop statistics.....FREE

"PUBLIC OPINION CONCERNING THE BOW RIVER VALLEY." A 40-page publication giving the opinions of the most prominent writers on the continent, coupled with the statements of farmers actually settled on the land.....FREE

"SETTLER'S GUIDE." A text book, useful to any farmer, giving valuable information in regard to farming practise upon irrigated and non-irrigated lands in northerly latitudes. This work was compiled for the Company at great expense both with regard to time and money.....FIVE CENTS

"HANDBOOK," a 92-page book, printed on heavy paper, giving a splendid series of views of Calgary, farming on the "Irrigation Block" of the Company and general farming operations throughout Southern Alberta. A book that is ornamental and will be a source of pleasure to you.....TWENTY CENTS

"PICTURESQUE BOW RIVER VALLEY." A splendid album of views, measuring 10x12 inches, bound with heavy silk cord, and in every respect a work of art, and an interesting souvenir of Southern Alberta. These twenty-four views bring the varied beauties and possibilities of the great Province of Alberta and the Irrigation Block within the range of your vision .....ONE DOLLAR

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