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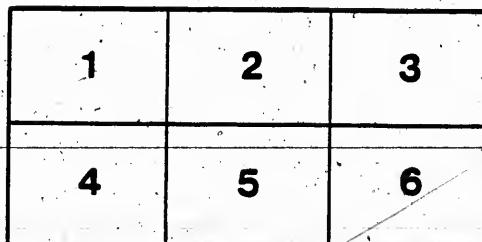
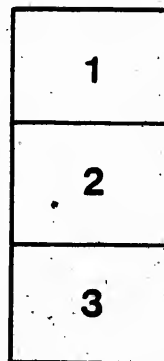
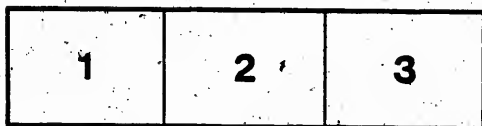
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773  
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—AND THE—

LANDS

—OF THE—

Provident and Commercial Land Co.

(LIMITED.)

A GLANCE AT THE GREATEST WHEAT PRODUCING LANDS  
WITHIN THE FERTILE BELT OF THE  
NORTH-WEST.

THE SETTLERS' UNIVERSAL VERDICT:

“Expectation more than realized.”

Toronto.

1883.

ORGANIZED 1878.

INCORPORATED 1882.

**DRS. K. & K.**

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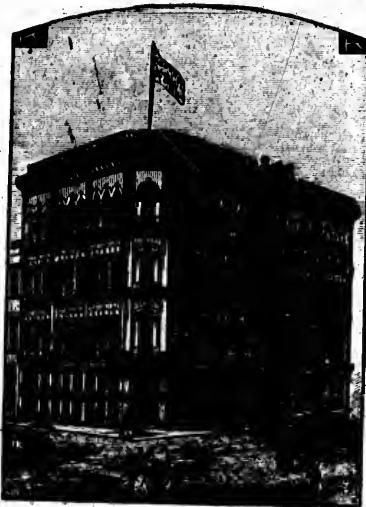
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Lungs, Heart, Liver,  
Kidneys, Stomach,  
Genito - Urinary Organs,  
Bones and Joints,

Together with all diseases  
peculiar to Men or  
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**Rheumatic, Scrofulous**

And other Blood Affec-  
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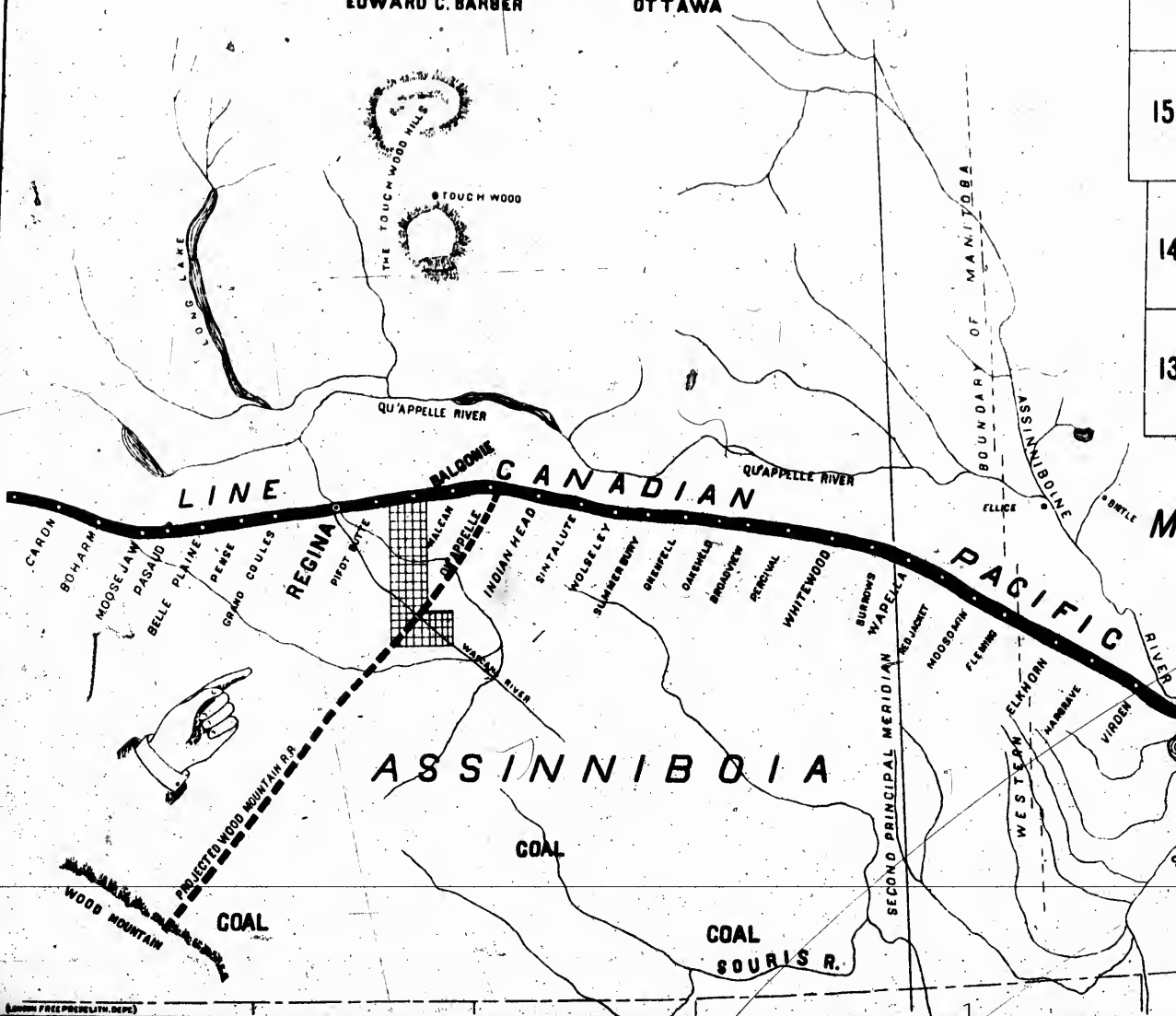
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# MAP SHOWING LANDS OF THE PROVIDENT AND COMMERCIAL LAND COMPANY (LIMITED)

NOTE: TOWNSHIPS IN WHICH THESE LANDS ARE SITUATED ARE MARKED THUS. 

## COMPANY'S AGENTS

JOHN GOSS 20 WELLINGTON ST. EAST TORONTO.  
 WATT BROS. WINNIPEG.  
 F.H. HESSON BRANDON.  
 J.M. THOMPSON QU'APPELLE STATION.  
 J. SLYTLE OPPOSITE C.P.R. STATION REGINA.  
 BLAKENEY & HELLMUTH LONDON, ONT.  
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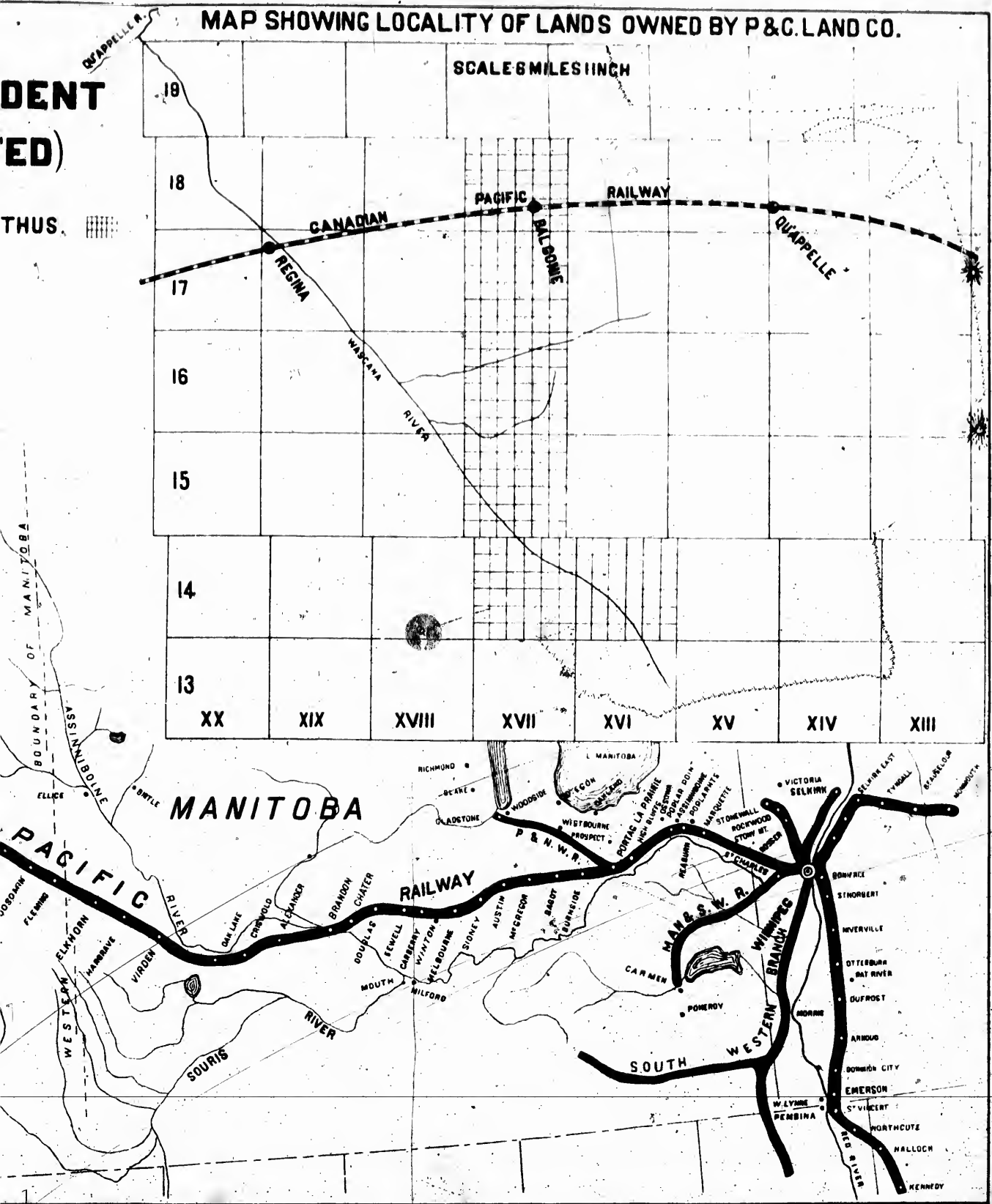


# MAP SHOWING LOCALITY OF LANDS OWNED BY P & C. LAND CO.

SCALE 6 MILES 1 INCH

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Exclusively dev  
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**REFORMS & C**

AND

**REFORMS**

or via

Eyes, Ears, Mouth,

Lungs, Heart,

Kidneys, Stomach,

Genitals - Urinary

System and Joints

Together with all  
possible to Men  
Women, etc.

**General, Cancer**

**Remedies, etc.**

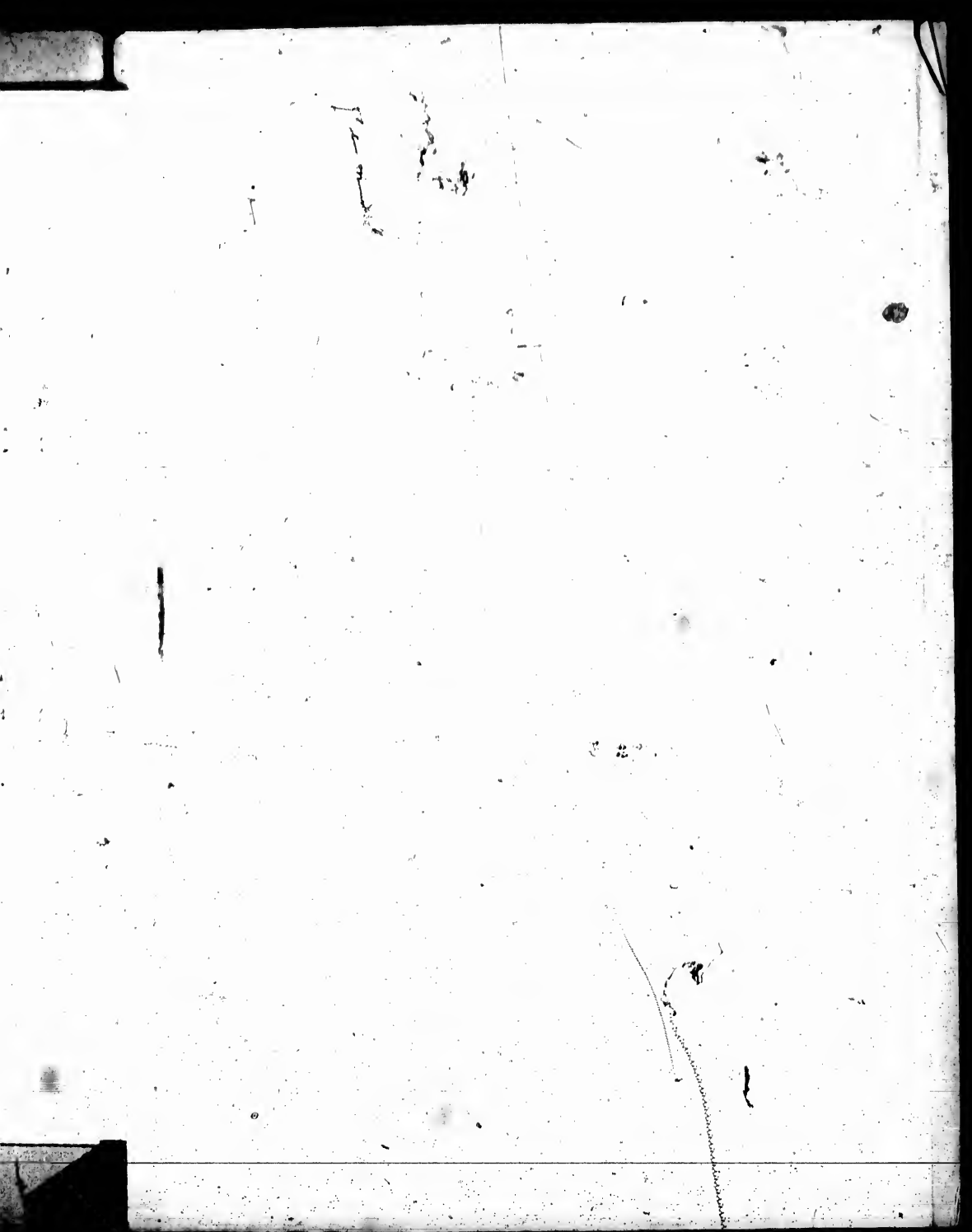
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Diseases.

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**J. D. KERG**



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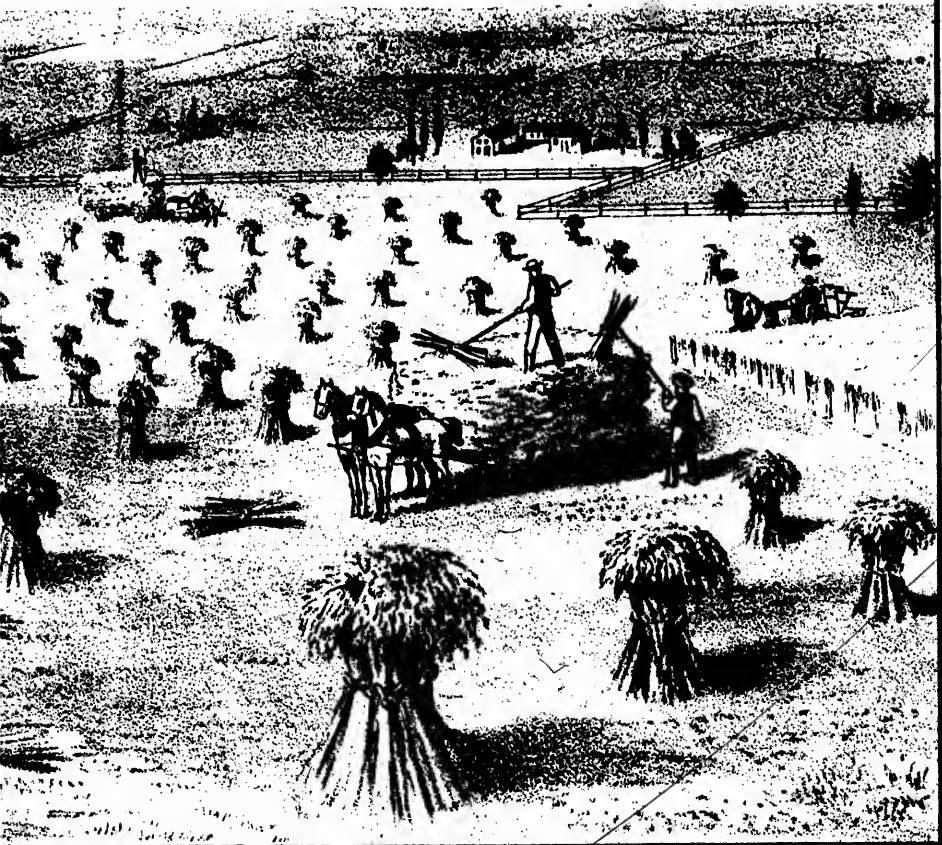
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THE REGINA DISTRICT

—AND THE—

LANDS

—OF THE—

Provident and Commercial Land Co.

(LIMITED.)

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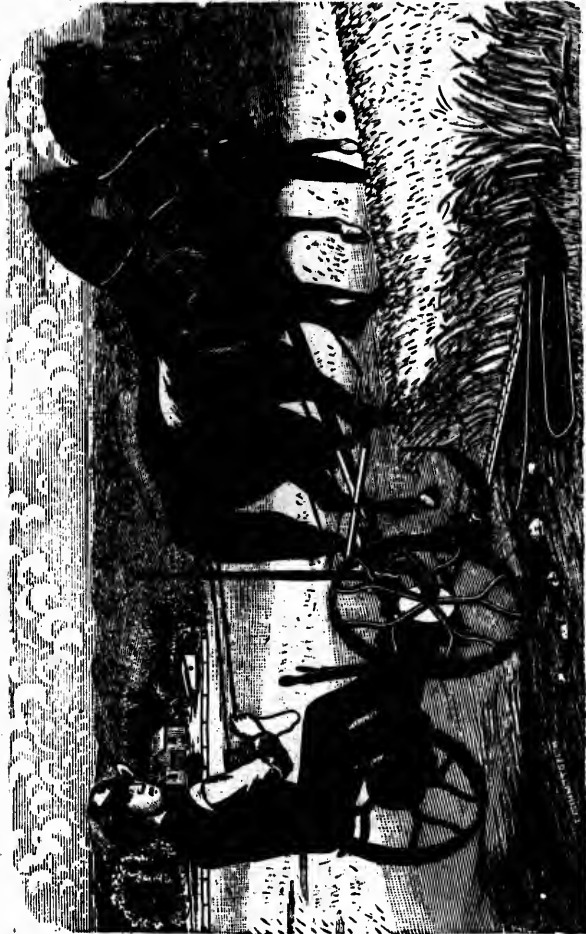
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1883.

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## INTRODUCTION.

The object of this pamphlet is to place before the public an array of facts in as clear and concise a manner as possible, to demonstrate the great advantages which the Provident and Commercial Land Company are in a position to offer to intending settlers in the Northwest.

When a man contemplates seeking a new home in a strange country, he is in most cases induced to do so from a desire to better his condition, or, if he has a family, to provide for the future welfare of those dependent upon him; it therefore becomes a serious matter for him to decide upon the most suitable place to which to move, and he ought to weigh well all the disadvantages as well as the advantages of a new country ere he commits himself to the grave responsibility of making a selection in its favor.

The purpose of the present work is to endeavor to give a straightforward description of the lands of the Company and the surrounding district, and to support the same by the testimony of disinterested persons qualified to pass judgment.

### PROGRESS OF THE NORTH-WEST.

The marvelous progress of the Northwest is well known, and any lengthened reference to its magic-like development would be a work of supererogation. A brief outline of the character of the country, and a short reference to its brilliant record, cannot, however, be out of place.

Lying north of the 49th parallel of north latitude is an immense area of fertile land, now known as the "Fertile Belt," which for many years was regarded as only fit for the trapper and hunter, but, which is now known as a country teeming with richness and possessing a soil and climate peculiarly adapted to the successful cultivation of grain and raising stock.

This valuable tract of country, which extends westward to the Rocky Mountains, contains, as nearly as may be estimated, about three millions of square miles of as fine land as can be found anywhere in the world.

Ten years ago the best conception of this vast area was conveyed in the title of Major Butler's book, "The Great Lone Land." Accustomed to the slow process of development which characterized Ontario, one can hardly realize the magical transformation which the last few years has

witnessed. The Province of Manitoba has become well settled with a superior class of farmers, possessing churches, schools, municipal organization, and presenting all the features of an old settled country. The city of Winnipeg, the capital of the Province, with its population of 30,000, is, beyond doubt, one of the most progressive, if not the most progressive city on the continent. The Canada Pacific Railway is completed as far west as Regina, and in a short time will be built to the base of the Rocky Mountains.

Who will venture to foretell what another decade will bring forth? The plain prose of the past reads so like a romance that one shrinks from undertaking a forecast of the future, based as it would necessarily be upon the splendid achievements of the last ten years.

#### REGINA.

The district, of which Regina, the capital of the newly erected Province of Assiniboia, is the centre, is admittedly the finest wheat growing country in the Northwest, and, doubtless, its selection as the seat of Government is due to the fact. The site of the capital presents special advantages, and the great fertility of the country surrounding it ensures its being a place of large importance.

Regina is situated upon a slightly elevated plateau, with a gradual slope to the Wascana (or Pile of Bones) River, and is the principal station on the C. P. R. west of Brandon. The Railway Company employ a large force of men at this point. It is also the headquarters of the Mounted Police; barracks for their accommodation are being constructed. Parliament and other Government buildings are also in course of erection. Regina will be the seat of law and learning for the Province of Assiniboia, and will, doubtless, soon boast of its Osgoode Hall and Provincial University. All these advantages are of the utmost importance in advancing the growth of the city.

Of course the future of the new capital—its permanent metropolitan status is now established by the recent order of the Governor-General in Council—depends largely upon the energy and pluck of her citizens. Of their possession of these qualities they have already given substantial indication. A few months ago the place now known by this regal title was bare prairie; its population at this writing is upwards of 2,000, and rapidly growing. It is handsomely laid out in spacious streets and squares. It possesses large stores, good hotels, schools and churches, and its newspaper, the *Regina Leader*, under the able and scholarly editorship of Nicholas Flood Davin, is the vigorous champion of the rights of the settler.

Regina is to-day a much larger place than was Winnipeg in 1873. It is fairly within the realms of probability to hazard the assertion that,

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with its incomparably greater advantages of location as to controlling the trade of an immense tributary country, and its local advantages in respect of the marvelous fertility of the adjoining district, 1893 will witness Winnipeg and Regina occupying relative positions to Detroit and Chicago. "Westward the star of Empire wends its way" is at once truth and poetry. The merchants and manufacturers of Regina will undoubtedly control the trade of the Province of Assiniboin and the Northwest. The trade of Manitoba is certainly very large and of great importance to Winnipeg. The trade of Michigan is large and valuable to Detroit, but the trade of an infinitely vaster area is tributary to Chicago. Precisely the same conditions apply as to the prospects of the two Northwestern capitals.

#### REGINA DISTRICT.

The Regina district may be termed the Garden of the Northwest. Nothing can exceed the excellence or fertility of the land throughout the entire tract, and there is room for a great population, whose opportunities for profitable cultivation of the soil will be most enviable. The country is mixed woodland and prairie, the soil, with slight exceptions, being a rich black mould. The grass is long and luxuriant, affording fine pasturage, and the grand aspect of the country is gently undulating and highly favorable for agriculture, the soil being deep and uniformly rich. The country is well watered, the Wascana or Pile of Bones River traversing it in a north-westerly direction. This is a stream of considerable importance, varying from thirty feet to one hundred and fifty yards in width, with an average depth of about three feet. The Wascana is fed by innumerable small running creeks of good, sweet water. The fact that the wild animals of the plains thrive better in this district than anywhere else, proves beyond a doubt its capabilities for stock raising. This district has been the great pasture field of the buffalo. Their tracks from watering place to watering place, never far apart from each other, are everywhere to be seen. It was, therefore, the favorite hunting ground of the Indians, and their success in pursuit of the Monarch of the Plains, is evidenced by the immense quantities of buffalo bones that are frequently met with; hence the romantic sounding name of Wascana River, which becomes, when translated into English, the decidedly unesthetic "Pile of Bones."

We can only give a passing glimpse at these fertile fields; a full and complete description of them would fill volumes. But in a short time they will be well known and thickly populated with a happy and contented people, and will be pouring forth the golden grain to the European markets by means of the Canadian Pacific Railway. The settlers in the vicinity of the railway will be at once within easy communication with the eastern grain markets, and an immediate demand will thus be created for their produce. The local demand will also be very great. The prox-

imity of a great capital ensures a profitable market, in addition to the demand for grain, for vegetables, butter, eggs, poultry, and all the minor stuff grown upon a farm, which the thrifty farmer's wife depends on for the purchase of store goods.

Already there is a very considerable settlement; indeed the Government sections are largely taken up, and by a hard-working, skillful, energetic class of farmers from Ontario and Great Britain. One of the greatest trials that the emigrant meets with on leaving for a strange land is the breaking up of home and social ties. This is justly regarded as a trial, and rendered tenfold more difficult to bear when the location fixed upon is remote from communication with the outer world and sparsely inhabited. The disagreeable features connected with a change of home are reduced to a minimum when one settles in a locality having railway advantages, and surrounded by men with a common cause, and who are actuated by one and the same aspirations, the advance and future welfare of themselves and families. It is astonishing how quickly new and friendly associations are formed. There is a reciprocity of kindness and assistance which almost universally prevails. "A fellow feeling makes one wondrous kind." In a few weeks the settler may make as friendly and valuable relations as any he possessed in his native land, and he soon forgets that he is in a strange country. A warm interest is quickly created, and one's new home soon becomes the one best loved.

#### CLIMATE.

The climate is very favorable to the raising of grain and root crops. The spring commences early in April, and the weather, with very little exception, continues fine and dry till the latter part of May. From that time till the end of June it is generally wet, but July, August and September, with the exception of occasional thunder showers, are generally beautiful months, the weather being warm and pleasant. Winter commences in November, sometimes in the early part of the month, sometimes later, and lasts until March. The cold, although severe at times, is not so much felt as in the more southern and eastern parts of the continent, owing to the extreme dryness of the atmosphere, and, in fact, it is a common thing for settlers to describe the winter months in Regina district as the most enjoyable part of the year. It is the season of recreation for the farmer, when amusement, conviviality and merriment are carried on between neighbors, and when the money comes in from the sale of their produce.

#### SEEDING.

Seeding commences in April, and owing to the fact that the surface of the earth becomes dry and loose almost immediately after the disappearance of the snow, it is advisable for farmers to begin sowing as early

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as possible. The warm rays of the sun overhead, with the gradual melting of the frost in the earth below the seed, cause a degree of moisture which is extremely beneficial to the rapid growth of the crops. The harvest is in August, and the root crops are pulled at the latter end of September and in the month of October.

One of the most desirable features in a country is to have a healthy climate. What matters to a man to have untold wealth and prosperity presented before him, if in order to enjoy them he has to jeopardise his own life and the lives of his family? He will rather go to a poorer country and enjoy good health. The Regina district, however, is particularly favorable in this respect. Epidemics are not prevalent as in other countries, nor are there any diseases peculiar to the country. In spring the weather is uniformly pleasant, the summer warm with cool, refreshing nights, and the winter, owing to the dryness of the atmosphere, is particularly healthy and bracing.

#### CROPS.

It is admitted by competent judges that the wheat grown in the Regina district is of the finest quality, and the yield much greater than any other part of America. This is of the greatest importance to the farmer, especially when taken in connection with the fact that the railway ensures a ready market for his produce at fair prices. We have already referred to the richness of the soil, and in addition to this, the climate is peculiarly favorable for the cultivation of wheat, owing to the dryness of the ripening and harvesting seasons. The future great wheat region will undoubtedly be this district, where this grain grows to perfection, not only in quality, but in every other particular. The berry obtains an amber color, rounds out into a fullness it does not attain in less favored regions, and is rich in gluten, the life-sustaining principle of flour. Straw stands up stiff and strong, sometimes over five feet high, while the color of the growing grain is superb. There are various statements made in regard to the average yield of wheat per acre; by some it has been placed at 40 bushels; the lowest estimate given is 30 bushels. The weight is something remarkable, averaging 66 lbs. to the bushel.

The oats grown in the Regina district are very superior in quality, being plump and heavy, and the yield per acre is simply enormous when compared with other countries. As high as seventy bushels per acre is no uncommon thing, and in some cases even one hundred bushels have been realized.

For newly broken ground, we are of the opinion that oats will be found the most remunerative crop, and there is always a ready home market for all that can be raised.

Barley may be grown very successfully; the quality of the grain is excellent and its color fine. Good crops of peas can also be obtained.

Potatoes, onions, cabbage, and other roots and vegetables yield splendid crops, and the quality is first-class. One property of the potatoes grown in this district is that the largest specimens are mealy to the very core. Their prolific yield is certainly remarkable. Early Rose and Snow-flakes have been so far the favorite varieties, some of the specimens weighing as high as 5 and 6 pounds to the potato.

#### GRASS.

The prairie hay of the Regina district has already become famous, and its nutritious qualities acknowledged on all sides. In fact, stock-raising will, in the near future, rival the production of grain.

There are between forty and fifty different varieties of grasses, sedges and legumes, and the first point a farmer would note about them is the abundance of foliage of nearly all the species; while the grasses of Eastern Canada are nearly all culm or stem, having most of them only one, two, or three leaves, most of the grasses of the Regina district have ten or twenty leaves. Of course this is a valuable feature in grass, as the leaves are more easily digested than the culms. Add to this that there are in some species such an abundance of seeds as to make the fodder partake of the nature of a feed of grain, and it will be seen that the readiness with which stock will fatten on these plains is easily accounted for. It may be interesting to enumerate a few of the grasses found in the Regina district. The brown top or cedar grass is one of the most valuable and has fine stem with abundant foliage, and there are several other good top very nutritious.

The pea grass, a kind of vetch, affords good pasturage for stock in winter, and then there is the beaver hay, much superior to the grass of the same name found in Eastern Canada. The Scotch grass is a favorite hay, and the clover hay found on the prairie is of very fine quality.

Among the following grasses: bone, blue, buffalo blue joint, sedge, and clover hay, blue grass, bush and wheat grass, as well as numerous other varieties, the greater portion of them being nutritious, and some of them very beautiful in appearance.

The luxuriance of the prairie grasses in the Regina district is a sure indication of the great fertility of the soil.

While dealing with this subject, it may be well to refer to the effect produced on cattle by the cold during the winter months; it has been found by experience that the winters of the Regina district, owing to the dryness of the atmosphere, are really less trying to cattle than in more southern latitudes.



is a well known fact that the old settlers were in the habit of leaving their horses out all the winter on the prairie to feed on the grass, which they uncovered by digging away the snow with their fore feet.

#### FUEL.

The fuel question is a matter of great importance in a prairie country, and in this respect the Regina district is peculiarly favored. Although there are localities where wood is scarce, as a general rule there is a well-regulated supply throughout the country. Besides the presence of a fair quantity of wood suitable for building and fuel purposes, the coal fields of the Souris and Wood Mountain districts are being energetically worked. The supply of coal at these points is practically inexhaustible, and in the near future coal will be the cheapest, as it is the best kind of fuel that the farmers can use. In the meantime there is little difficulty in obtaining sufficient wood for all the purposes of the farm. Lumber of all kinds, sash, blind and doors, and every building requisite, may be obtained at only a slight advance on Ontario prices at the stations of the C. P. R.

#### WATER.

A supply of good water is an indispensable necessity to the farmer, not only for household purposes, but for stock. The Regina district has not only numerous rivers and creeks, but it has been ascertained definitely that good water can be obtained almost anywhere throughout the territory by means of wells. It is an indisputable fact that good water can be obtained by digging a little depth.

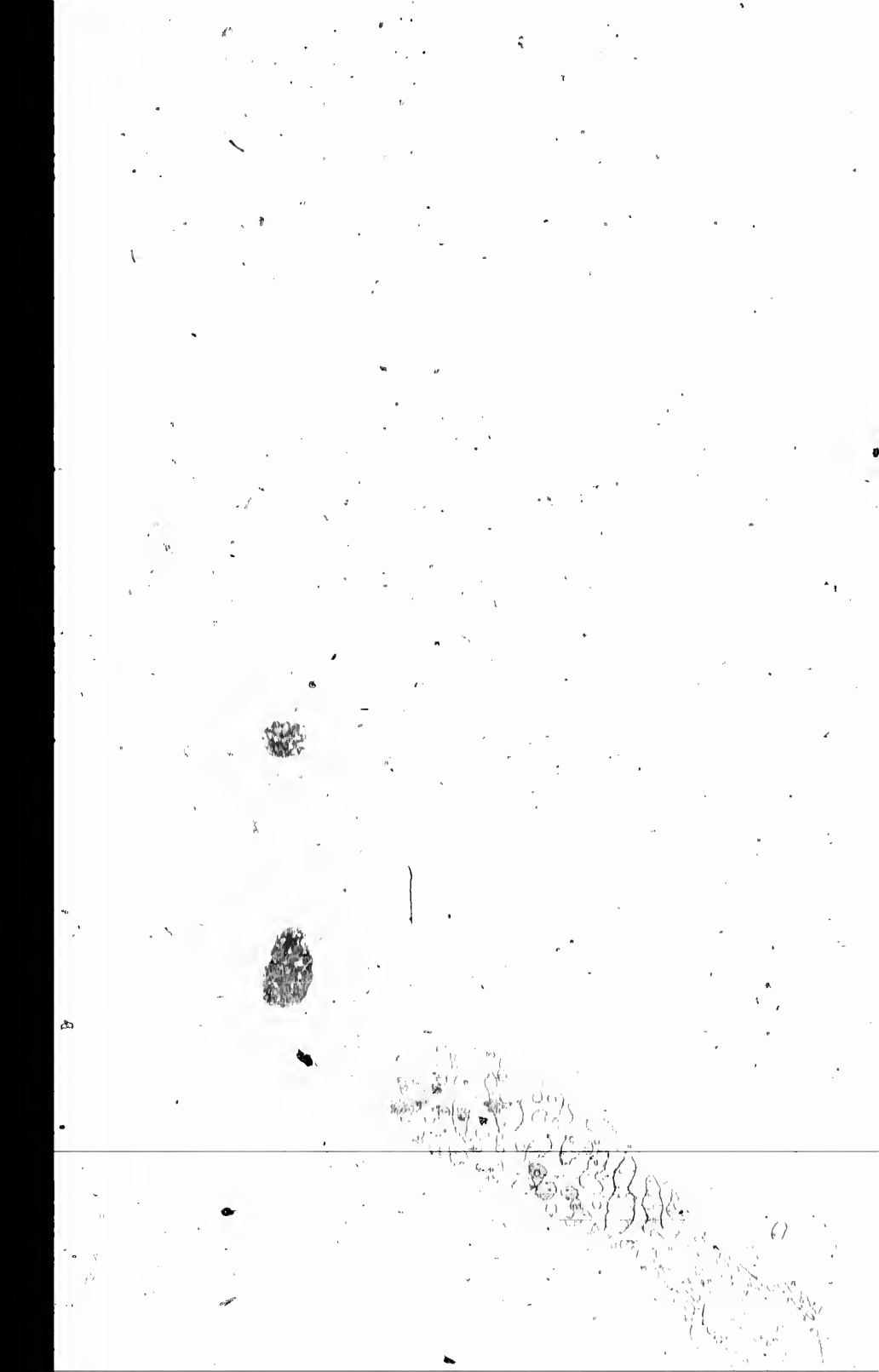
Another blessing so far enjoyed by the farmers of the Regina district is the freedom from blight, worms or insects, which in other parts of the continent have been so destructive to crops.

The great advantage possessed by prairie over wooded country is the ease with which it can be turned to agricultural purposes. The land has only to be broken to yield a fair crop, and the second year it is in good condition. This, when compared with the toil of years required to clear a wood farm, is of no small consequence to a new settler.

#### SOWING.

Recently it has been discovered by successful experiments, that seeds sown on the prairie grass and then plowed lightly, will yield good crops the same season. This is a most important discovery, as it shows that an immigrant arriving on his claim in the spring can begin to realize a return from his labors almost as quickly as if the land had already been cultivated and improved.

The emigrant settling in a new country will understand the value of this discovery, which will enable him to realize sufficient for his expenses



the first year, and perhaps will enable him to place a sum of money aside for future use. The new settler, when he arrives in the country, ought to locate his farm with as little delay as possible, and then set to work to break as much land as possible for the ensuing year's seeding. If he should be in time to sow on the sod, as already described, by all means let him do so, but if not, he should break as much as possible for cultivation the following year.

#### EXPERIENCE.

The following clipping from the *Regina Leader* is the report of an interview with a settler in this district, and we print it because it is a fair sample of pioneer experience, and illustrates what may be accomplished in a short time by pluck and energy in a new land:

Mr. L. is one of the noted pioneers of the golden Northwest. He is a native of the north of Ireland. For a quarter of a century he carried on business at Maghara. In 1868 he gave up business and moved to County Tipperary, where he purchased a farm of 400 acres.

'Why did you give it up?' asked a reporter.

'For two reasons,' was the reply. 'First, because it didn't pay, and secondly, because of the disturbed state of the country. For the past two years I read all the pamphlets, etc., I could get hold of; and finally made up my mind to sell out in Ireland and come here. In May last I arrived in Winnipeg, with my wife and eleven children. Three sons and two girls are grown up. We bought a tent and pitched it near the station. Then I purchased an outfit—three pair of oxen, ploughs, implements and provisions for three months. Then we went out to the end of the track on the train (then Oak Lake) and thence commenced our journey westward. After travelling 200 miles we reached the land of promise and pitched our tents on two of the finest sections of land that I ever set eyes on, well watered and drained.'

'You were the only settler around there then?'

'Yes. We were the only ones for months. When the railway construction overtook us and Regina was located, quite a number of other settlers flocked in.'

'What did you do last season?'

'Put up a two-story log house and ploughed fifty acres. We drew the logs fourteen miles. We also put up stabling for fifty head of cattle. We cut 200 tons of hay, which we have fed to cattle all winter.'

'What do you propose to do this spring?'

'We shall backset the fifty acres and sow it in oats. We shall then put the harrow with two strokes over about one hundred acres, sow the oats on the virgin prairie, and then plough about an inch and a half and

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roll it down. I expect to get a good crop from this. We shall also plant four or five acres of potatoes and vegetables.

'What do you think of this country after the experiences of the severe winter?'

'I like it far better than the old country. When I left I was suffering severely with rheumatism. But neither myself nor family have suffered a day's sickness since we have been here, although we have been exposed to all the hardships of pioneer life, living in a tent for four months. The climate suits me splendidly, and I would not return to the old country under any consideration. I have invested over \$5,000 since I came here.'

'Do you expect any emigrants from Ireland this year?'

'Yes, a great many, especially from the north of Ireland. There will be a great many tenant farmers and farmers' sons, who will bring money with them and make first-class settlers.'

And this is what a lady, who has spent the last winter near Regina, wrote in April to a Toronto friend: "We have had for the past two months, and are still having, most glorious weather; not a storm nor dull day at all. We feel really sorry for poor Ontario with its numerous feet of snow. Why, we have had very little snow, and not once this winter have the trains been delayed by snow. Honestly, I much prefer the style of winter up here—all such bright, dry weather; not one damp day. The sun is so bright that glasses are a relief; and oh! the freckles that we have all come out. My boy does not freckle, of course, but he is as black as an Indian. He is so very well, and he says he feels better this winter than he ever did."

The following incidental reference to the weather, extracted from a business letter, dated Feb. 14, 1883, of a settler to an Ontario correspondent, is interesting as testimony as to the climate: "Up to 1st January we had a very good winter. My sons were in the woods on 27th December and camped out. Since that it has been severe enough up to the 5th inst., but nothing to be frightened about, if people were only prepared for it as they are in older places. Since the 5th we have had fine, clear, soft weather, so that any kind of out-door work can be done. Myself and family are in the best of health."

#### PROVIDENT AND COMMERCIAL COMPANY'S LANDS.

The property of the Provident and Commercial Land Company is situated in the very heart of the Regina district. The western boundary of their lands is within eleven miles of the capital; and while the situation is eminently eligible, the property itself embraces some of the finest farming lands in the district. It comprises the odd numbered sections, except

school sections and a few reserved by the C. P. R. in Township 14, Range 16, and Townships 14, 15, 16, 17 and 18 in Range 17, within the railway belt. Pending negotiations for the purchase of this property, the Company appointed a Commission, composed of three gentlemen, upon whom implicit confidence could be placed, and who were qualified to make an inspection, with a view to obtaining information and knowledge of the lands. The Commissioners were joined and assisted by Mr. J. M. Thompson, of Qu'Appelle, who is thoroughly familiar with the country, and an expert upon all matters appertaining to it. The party, in the month of August last, made a careful examination and thorough exploration of the lands now held by the Company, gaining very valuable and useful information, both as regards them and the surrounding district; and as a result of their labors presented to the Board of Directors of the Company, a report which was regarded as being so completely satisfactory that the purchase was closed and the transfer to the Company accepted.

We append a few extracts from the Commissioners' report:

**SOIL.**—An examination of the samples submitted (taken from the Company's land and being 43 in number) will show that by far the largest portion is composed of rich alluvial clay loam soil, friable or stiff. The balance comprises excellent soils for general purposes. The soil is no doubt very fine, and equal to any to be found in the Northwest.

**ESTIMATE.**—The Commissioners estimate that fully 85 to 90 per cent. of the land is fit for immediate agricultural purposes. A large portion of that excluded from this estimate, consists of land that is, nevertheless, of much value as hay meadows and for pasturage. By a judicious system of drainage, a large portion of this could, if required, be reclaimed and made fit for cultivation.

**SETTLEMENT.**—Many Homesteads in Townships 17 and 18, in Range 17, were at the time of the Commissioners' visit settled upon. The parties had all gone in ahead of the railway. Your Commissioners interviewed the settlers, who appeared to be a very desirable class of men. They expressed themselves satisfied with their locations, and were inducing others to join them. To the West, and in Ranges 18 and 19, there is also a large settlement. Regina is situated in the latter Range. The close proximity of the Company's lands to this place, at which will be located the seat of Government, Administration of Justice, Mounted Police Headquarters, &c., and having been made an important point on the C. P. R., enhances the value of the lands very largely. The C. P. R. has also located a Station called "Balgonic," in the midst of the Company's lands, which will be exceedingly advantageous. The Railway Company will no doubt lay out a town site at this Station. Since the report was made the number of settlers has largely increased.

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**WATER.**—All the streams running through the Company's land (one of which is the Wascana River, on which Regina is located) contain good drinking water—that in any wet spots is fairly good and fit for the use of cattle. Good water can be found almost anywhere by well in low lands at a depth of 4 to 6 feet, and from 20 to 35 feet in high lands.

**WOOD.**—The present settlers find no difficulty in procuring wood for fuel and building purposes in Township 19, and to the north-east and west of that Township, the distance from them being about 12 to 14 miles. There is, perhaps, sufficient wood in this neighborhood to meet the requirements of any who may settle upon the lands in Range 17, and to supply them with timber for building. A considerable quantity of timber can be procured on the line of the C. P. R., and north of it in Ranges 14 and 15. The principal building material in the N. W. will be brick, concrete and stone. Lots of excellent brick clay can be found either on the Company's lands or very near, so that the means exist of erecting buildings of any size or kind. Wood lands commence immediately north of Township 18, Range 17.

**NOTE.**—The **Souris Coal Fields** to the south-east and south, and the **Wood Mountain Coal Lands** to the south-west, are being rapidly developed with every prospect of an inexhaustible supply of coal, so that settlers will eventually have an abundant supply of cheap fuel.

**CAPABILITIES OF LAND.**—That the lands are well adapted for agricultural purposes is beyond question—either for general farming or grain growing on a large scale. The soil is adapted for producing any kind of grain or vegetables. All information obtained showed that crops have not been known to fail from any climatic cause. Judging from the growing crops of wheat, barley, oats, peas, potatoes, and other vegetables which your Commissioners saw, the yield upon the Company's lands would be very great, and larger on the average than that of Ontario. The returns recently gathered by the C. P. R. of the last yield in Manitoba, gave to the acre 22 bushels of wheat, 44 bushels of oats, potatoes 250 bushels, and there is every reason to believe that crops in the Regina district will largely excel those figures.

**PARK COUNTRY.**—Regarding the northern part of the Company's lands the report says: This section of the country is the most pleasant in scenery that we had yet seen on the Company's lands. It is certainly the choicest place for residence, especially if one would be contented with less arable land than can be obtained south. On this (northern) Range of sections, one could have a capital home, the bush supplying fuel, shelter for houses and cattle, and adding considerably to the beauty of the country. Cattle could easily and profitably be raised here, where there is plenty of sweet grasses, small bushes, water in ponds, and hay. Fields of the best

prairie land, level, without impediment, and various in quality, are found all over ready for the plough and sufficient for all ordinary purposes. In fact, they look as if especially laid out and have all the appearance of being fenced, being fringed by woods. There is, too, considerable beauty in the scenery, high elevation, southern aspect, promiscuous woods and ponds, and well laid out fields. A park region in every sense of the term.

**GENERAL REMARKS.**—The route taken to reach the lands and the mode of travel afforded your Commissioners an excellent opportunity of viewing the intermediate country and ascertaining the relative value of the Company's land as compared with that surrounding it. Your Commissioners believe that they passed over by trail every description of land to be found in the N. W., except salt, arid or barren plains, or lands totally unfit for settlement. None was seen but what was more or less fit for settlement, agriculture or pasture.

The lands of the Company form part of an exceedingly large and fine agricultural tract; the largest tract of that nature probably between the 2nd and 3rd Principal Meridians, and no doubt Regina has been located having this in view, and being about the centre of what will be a great grain growing country.

The selections of the Company's lands both as regards soil, location and capacity, and in all other respects, was a happy one, and your Commissioners, judging from their personal experience, believe that the tract is as fine as could have been chosen, and it would be difficult to find a finer tract of the same quantity.

The Shareholders have every reason to congratulate themselves on the opportunity of acquiring so fine a property.

We deem it proper to print the above extracts because they are fair and impartial statements relating to the property which the Company bought and which they now offer for sale.

The agents of the Company are supplied with, and will be glad to show intending purchasers, topographical sketches and detailed field notes of each section. These sketches and field notes have been compiled from the reports of the C. P. R. land inspectors and Government surveyors, and are thoroughly accurate, showing at a glance the natural features of each section. One may obtain from them as correct an idea of the lands as if he were actually on the spot.

#### POSITION.

Every one is sensible of the important bearing which proximity to a thriving town has on the value of farm property. There can be no doubt but that Regina will be in the near future the great city of the West. Those who are fortunate enough to acquire homes in this district now, will, from the moment of their getting possession, have land that must every day enhance in value. How different their lot from the men who settled

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Ontario! Years and years of toil, of hope deferred, and when the railway did reach their locality declining days admonished, Farewell ambition. We can well understand the sons of these sturdy men, who are seeking to carve out fortunes for themselves, directing their thoughts to paths already trod by the iron horse. They will thus begin their careers at that stage at which their fathers reached at the close of a lifetime. To-day, farms in the vicinity of Winnipeg or Portage-la-Prairie are worth \$50 or \$60 an acre—farms which ten years ago were bought by settlers at from \$3 to \$5 per acre. History will repeat itself in the West. In a few short years the settlers on the lands of the Provident and Commercial Land Co. will be rich, apart from the proceeds of the productions of soil, in the increased value of their farms.

While, of course, Regina will always be the centre of attraction, other towns will be strong rivals for the trade of this fertile area. Balgonie has, beyond doubt, a great future. At this point the C. P. R. have erected one of their principal passenger, freight and telegraph stations, and situated, as it is, in the midst of the lands of the Provident and Commercial Land Co., it must speedily become an important grain market. The Government have established a post office at Balgonie for the convenience of settlers, and the nucleus of an important business centre has already been formed. The natural advantages of Township 14, Range 17, also point to the immediate probability of the growth of towns within its borders of considerable influence. There are several points on the Wascana River in this township admirably adapted for town sites, and the fact that the railway to the Wood Mountain coal districts will pass through it makes it absolutely certain that wherever the road crosses the river a town, which will be the key of the coal fields, will spring up.

To the importance of these lands is added the fact of the proximity of the well-known coal fields of the Souris and Wood Mountain district, from which the future supply of fuel is assured. In a short time, and probably during the coming summer, large developments in these coal regions will take place, and the foundation of the fuel supply will be firmly laid. Already a railroad, known as the Wood Mountain, Qu'Appelle and Prince Albert Railway, has been chartered by the Dominion Government to run to the Wood Mountain coal fields, and for the special object of reaching them this railroad will no doubt run through the southern portion of this Company's lands.

Your attention is invited to the map accompanying this pamphlet, and an examination of it will show the valuable and important situation of the Company's lands. Fertility unsurpassed, water in plenty, wood and fuel supply assured, sweet pastures, railway facilities, a metropolis close at hand, advantage of immediate location on arrival without distressing land and water journeys after the railway travel, well settled country, intelligent



and friendly neighbors, churches erected and to be erected, educational and many other advantages which might be truthfully named.

Settlers should think of these things, and weigh them well before going off into distant lands, and remember that one acre of land within the Railway Belt is of more value than two or three acres outside of the Belt and away from accessible markets.

The Company's terms are the most favorable to the settler, and are within the reach of all.

#### PRICES AND TERMS.

Prices range from \$2.50 per acre upwards. The quality of the soil is pretty nearly equal all over the tract, and the difference in price is generally regulated by the location. Only one-sixth cash required, and balance in five equal annual instalments, with interest at six per cent. per annum, NOT IN ADVANCE.

#### REBATE.

To the settler who will cultivate half of his purchase in five years, will be allowed a rebate of \$1.25 per acre for each acre cultivated; and for the settler who will undertake to cultivate the whole of his purchase within five years, a rebate of one-half the price will be allowed.

#### INTENDING PURCHASERS.

Intending purchasers of the P. & C. Land Co.'s lands can have the capabilities of any section or portion thereof fully described on application to any of the Company's Agents. From field notes in their possession they can supply you with information as to surface, soil, water, grass, etc.

#### THE BEST ROUTE TO THE LANDS OF THE P. & C. LAND COMPANY.

When contrasted with the location of lands remote from the railway, it is a very simple matter to reach the property of this Company, situate, as it is, upon the line of the C. P. R. There are several modes of tapping the Canada Pacific at Winnipeg. A favorite route is that via the Credit Valley and Rock Island roads, the latter better known as the "Albert Lea Route." Settlers' trains via this route leave Toronto and other stations on the C. V. R. at brief intervals during the season. Every attention is given to the comfort of settlers, and the rates of transportation are very low.

#### AGENTS.

By calling on, or communicating with, any of the following Agents, the fullest information will be given to intending settlers:

JOHN S. LYTLE, Regina.

J. M. THOMPSON, Qu'Appelle.

F. H. HESSON, Brandon.

WATT BROS., Winnipeg.

BLAKENEY & HELLMUTH, London, Ont.

ED. C. BARBER, Ottawa.

GEO. L. LYTLE, son of the Agent at Regina, shows settlers over the lands.

JOHN GOSS,

20 Wellington St. East, Toronto.

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WM. NORTHWOOD, Vice-Pres.

GEO. E. IRELAND, Sec. Treas.

WM. MILNER, Supt. Wagon Works.

D. R. VAN ALLEN, Manager.

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White and Red Oak, White and Black Ash,  
Hickory, Hard and Soft Maple, Whitewood,  
Balm, Basswood, and all kinds of  
hardwood lumber and

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NONE EXCEL IT.  
ONE AND ALL ADMIRE IT.

J. FRANCIS LEE,

General Agent Passenger and Ticket Departments, Toronto.

E. ST. JOHN,

G. T. & P. A., C. R. I. P. and Albert Lea Route,  
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**GREAT NORTH-WEST**

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or call on any of the Company's Agents, or

**W. R. CALLAWAY, City Passenger Agent,**  
20 King Street West, and 25 York Street, Toronto.

**WM. WHITE,**  
General Supt

**E. TIFFIN,**  
Gen. Freight Agent.

**J. W. LEONARD,**  
Gen. Pass. Agt., Toronto.

