

MELFORT

DISTRICT

Come to this District if you wish to go
into Grain Growing or Mixed Farming.

Homesteads still to be had, and
Land for Sale at \$7.00 and
upwards, according
to Location



View showing Field of Wheat that averaged 49 bushels to the
acre. - Melfort District

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MELFORT - SASK.

The MELFORT DISTRICT

Among the many districts which have made a record, west of the great lakes, in that great belt known as the Canadian Prairie Country, now advancing by leaps and bounds towards that much coveted title of the Empire's Granary, the Melfort District has bravely held its own with many more favored districts, although until the past year it has been at a great disadvantage on account of the lack of railway communication. That this section of the West has made such a wonderful showing is no doubt due to the many natural advantages which the district possesses, and which are found wanting in many other districts of the West. Many of them may be equal to the Melfort District in some respects, but we have yet to find the one that can surpass it in its many natural advantages. These consist of an abundance of hay, wood and water; a soil not surpassed for productiveness and lasting qualities on this green earth; a climate as mild as that of less fortunate districts several hundred miles further south, due no doubt to the amount of timber scattered over this district in the shape of groves of trees which dot the landscape in a manner at once pleasing and beneficial—beneficial by serving as a wind-break that prevents the howling blizzards that are the outcome of and the product due to a treeless plain. They also attract the rains, which are known to fall in greater abundance where timber is found than where it is absent.

In the spring of 1900 the Manitoba and North-West Land Co. had several of their agents at work in the district selling land which the company had located some time previously, and hundreds of sections were sold at \$3 per acre, the payments extending over a period of ten years. Within a few months after the business of land selling had really

begun land had risen in value to \$4.00 per acre and a short time afterwards to \$5.00 per acre; and it has been increasing in value very rapidly until at the present time some unimproved lands in good locations have sold as high as \$15.00 per acre.

When the speculator became interested in the district to the extent that the sale of lands and the placing of scrip had given him an opportunity (they being in closer touch with the powers that be than the pioneers and agriculturists of the district), the effect was seen in the evident effort of the railway company to push the railway line through with more vim, and in 1902 a surveyor was sent into the district to locate the townsite of Melfort on Section 7, Township 45, Range 18 west of the 2nd Meridian.

One of the peculiar features of this settlement, and one that has often been commented on, is that years ago it was said all the good land in the district was taken, and that it was only a narrow strip along the proposed line of the C.N.R.; but the settlement has been growing—widening, lengthening out in every direction—and is going still further. A belt of timber along the south of the district, on the Birch and Pasqua Hills, was said to bar further progress in that direction, but this has been penetrated by land seekers in many places, who brought glowing reports of still finer locations, with the result that surveyors were sent in who surveyed townships that are now settled with homesteaders where years ago it was thought no one would ever go; and these homesteaders boast that their locations are better than those taken by the first settlers. It was the same story of the north of the settlement—the limit of good open land had been reached; but it is only a few months ago that a party of Mennonite delegates from Manitoba closed a contract to purchase the odd-numbered sections in a block of land some of which is 30 miles north of the railway. And these delegates, who are accustomed to the West

and know the conditions that prevail, claim that the land they have selected is far ahead of that along the line of the C.N.R., where they say the land is too rich. This may look unreasonable to those who have never had any experience in Western Canada; but there are many other rules, and reasons for rules, that time and experience of the conditions of this country will knock out of the settlers from Eastern Canada, the United States, and Europe many other ideas that have been bred into them for generations, and they will find that fads, fancies, and even facts that are facts under the conditions that prevail where they gained their experience, are facts no longer in the great West, where, if you ask an old timer which is the best incline of land to escape frost, more likely than not your preconceived notions will receive a shock that may cause you to inquire of the next person you meet as to his sanity.

As has been stated, the Mennonite delegation have chosen their land between the Carrot and Saskatchewan rivers, and those who have visited it report that it is a good country, mostly prairie, well watered, and with very little waste land. This has been the experience in every direction from the older settled parts of the district, with the single exception of the east, where it runs into heavily timbered land; and within the last two years several large mills have begun operations along the line of the C.N.R. between Tisdale and Manitoba's western boundary, and have shipped millions of feet of lumber and thousands of carloads of ties, piles, and other material used in the construction of the C.N.R.; and the extent of the territory covered by this belt of timber is not yet known.

The district is eminently suitable for mixed farming. Wheat, barley, oats, peas, speltz, flax, timothy, brome grass, rye grass and alsike clover can be grown to perfection. These, together with the large amount of native grasses and the excellent . . .

pasture for stock in the spring, summer and autumn, make it an ideal country for stock raising and dairying.

Poultry of all kinds do well, a large number of incubators having been very successfully used during the past season.

Swine also do well. The demand for poultry and cured meats has never been filled by the product of

others—can be and are grown of a size and flavor much better than in a warmer climate.

Small fruits—currants, gooseberries, raspberries, etc.—are grown to perfection; in fact all the above mentioned varieties grow wild, as well as strawberries, two varieties of cranberries, and blueberries; while in the Pasqua and Birch Hills hazel nuts are found in profusion. The fact of all



SCENE IN THE MELFORT DISTRICT

the West, and large quantities are shipped from other places to replenish the larders of the wheat growers and bachelors of the plains.

Cattle are shipped from here to the stock yards for beef, that have been turned out poor in the spring and by August or September are fit for any market.

Vegetables—such as potatoes, mangolds, turnips, onions, beets, beans, lettuce, cabbage and many

these growing here in the wild state has a bearing on the future of the district, as whatever grows in its wild state in any country can there be cultivated to perfection.

Flowers of many kinds are also grown here—annuals, biennials and perennials—and the climate appears to be peculiarly adapted to many kinds, the cool nights, heavy dews, and long sunny days

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giving them a vivid coloring and a beauty unequalled in any section of Canada or the United States that the writer has visited.

Ornamental shrubbery, such as lilacs, caragana, cotoneaster, honeysuckle, and a number of others, grow well and help to beautify and enliven the homes and surroundings of those whose tastes incline them to cultivate them.

The foregoing facts are sufficient to cause the residents of the district to have unbounded faith in the future welfare and progress of this part of the West, and those who are looking for an opportunity to better their condition, and are willing to work, can find no better place than this section of the country—and certainly none that has prospects of a brighter future. Land was selling at \$3.00 per acre here in 1901, and some of the same land unimproved sold in 1905 for \$12.00 per acre, although land can still be bought for \$6.00 in some localities within a reasonable distance of the railway. Homesteads can also be had at some distance from the railway on payment of an entry fee of \$10.00 for the 160 acres, and the homesteader must improve and live on the land for a period of three years, when it becomes his to sell, will or give away, as his greed, foresight or generosity may decide.

Land in many places in Western Canada is today selling at \$25.00 and \$30.00 per acre, and within a short time there is no reason why it should not sell at the same price in the Melfort District.

The following questions and answers will give intending settlers a comprehensive idea of conditions existing in the Melfort district:

Q. What is the nature of the soil?

A. Black loam surface soil; heavy clay sub-soil.

Q. Is it open prairie, or timber land?

A. The Melfort district is remarkably fertile. The country is a little more rolling than the prairies

further south. The Carrot River, with its branches, reaches practically every township and the streams make it an ideal country. Numerous bluffs dot the landscape, which give the country the appearance of a great natural park, and it has now become known as the "Park Region" of Western Canada. This country will offer to the settler all the advantages of the prairie. Fully two-thirds of the country is naturally open prairie. The abundance of water and fuel, together with the exceptionally luxurious growth of grass that covers the entire district, offers to the settler all the natural advantages which a diversified farmer could wish for.

Q. What distance from the railway can homesteads be secured?

A. At time of writing homesteads can be secured at a distance of 10 miles.

Q. At what depth can water be obtained?

A. At from 12 to 30 feet.

Q. About what was the average yield per acre of wheat last year; also oats and barley?

A. Wheat about 25 bushels, while a few farms had over 45 bushels per acre; oats 70 bushels per acre, and barley about 30 bushels.

Q. Do roots and vegetables do well in the Melfort district?

A. Exceedingly well; potatoes average easily 300 bushels per acre, and other vegetables and roots thrive equally well.

Q. What can land be bought for?

A. Railway and other lands sell for from \$6.00 upwards.

Q. What is the best time of year to locate in the Melfort district?

A. The spring months are preferable, as the land can then be seen to better advantage, and the new

settler has good weather in which to put up buildings and prepare for the season's work. It is possible to plow and put in a crop the first season a settler is in the district if he comes early in the spring.

Railways

The Melfort District already has one line of railway crossing it from east to west, and a look at the map of Canada will show that Fort Churchill, on Canada's great inland sea called Hudson's Bay, is only 500 miles distant, and that a railway to this point will bring the Melfort District into closer touch with the European markets than any of the cities on the Atlantic seaboard in Canada or the United States, and will mean an additional profit to the agriculturist of the West of several dollars per head on stock and several cents per bushel on grain shipped to the British market, owing to the much shorter land haul, which it will reduce by about 1,500 miles.

This railway to Hudson's Bay was the dream of the first agriculturists in Western Canada, and the ambition of those who followed them, and as they gained in numbers and strength, became a rooted belief that no argument could alter, no railway monopoly kill, and no interested reports belittling its feasibility could shake, until now the test of faith a Westerner has in the West is measured by his belief in the additional prosperity the West will experience when this line is built.

Three years ago the Canadian Northern Railway Company sent one of their best engineers over the proposed route, and his report was that there were no engineering difficulties in the way. This company now have charters to build a line from the southern portion of what is now the Province of Saskatchewan, to Humboldt, on the south branch of the C.N.R., and from thence through the Carrot River Valley via Melfort to the Pqs Mission, where the Carrot River

empties itself into the Saskatchewan River, and thence to the Bay. The contract is already let for the construction of 100 miles of this line north of the C. N. Railway line, and storehouses are now being built along the right of way, and the work of construction is also being proceeded with. When this line is completed, as it will no doubt be in the near future, the district will have two lines of railway crossing it—one leading to the Great Lakes and Eastern Canada, and the other to Hudson's Bay and the markets of the Old World, from whence we look for additional bone, muscle and sinew to help break, cultivate and improve our fertile lands.



The Town of Melfort

Further information can be had on application to any of the real estate dealers mentioned herein.

The townsite of Melfort was surveyed over one hundred miles in advance of the Canadian Northern Railway; and the railway company—who owned all of Section 7 on which it was located and the first 25 blocks surveyed—afterwards made arrangements with A. H. Anderson and Geo. Ambury by which three more blocks were surveyed, making in all 28 blocks, or double what has been surveyed in all the other townsites in the Carrot River Valley up to the present time.

In November of 1902 the first building was erected by E. J. Crawford and occupied as a general store.

The following directory of Melfort places of business will give a comprehensive idea of the rapid and substantial growth of Melfort since the first building was erected in 1902—three years ago:

- A. E. Wild—postmaster, sub-agent Dominion lands
- W. Fraser—general merchant
- W. W. Mansell—furniture and undertaking

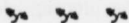
Ansell & Olney—restaurant
Monsees Bros.—real estate and general agents
W. R. Gunn—barrister and advocate
F. B. Goodwillie—barrister and advocate
A. McN. Stewart—barrister and advocate
G. W. Taylor—dentist
Bank of Commerce—E. R. Jarvis, manager
Wood & Grant—general merchants
Chas. Wishart—woolesale liquors
Jno. Hatton—veterinary surgeon; livery stable
Turner & McMichael—flour mill and elevator
D. Hammond—Melfort Hotel
C. M. Dorr—billiard and pool room
J. G. Grant—physician and surgeon
Nesbitt Bros.—livery stable; farm machinery
Gibson Lumber Co.—Jas. Rutledge, manager
Nesbitt Bros. & Rutledge—real estate, gen. agents
Reginald Beatty—real estate and general agent
The Melfort Moon—Leonard Norman, proprietor
Anderson & Cameron—real estate and gen. agents
Crawford & Douglas—hardware and machinery
W. Kennedy—real estate and general agent
Clift Bros.—general merchants
A. H. Humphries, D.O.—jeweler and optician
J. W. Young—baker and confectioner
A. S. Schadd—physician and surgeon
A. E. Whitmore—physician and surgeon
Central Drug Store—S. Moore, manager
G. B. Jameson—hardware and tinsmithing
G. B. Johnston—general merchant
A. E. Code—flour and feed
W. H. Armstrong.—Drayman
A. E. Eastman—mason and plasterer
John Grainger—painter and paper hanger
Grainger & Greenwood—real estate and gen. agents
Jos. Hamilton—harness and saddlery
W. W. Rutan—hardware, tinsmithing, machinery
McGregor & Mitchell—butchers and pork packers
Mrs. C. M. Dorr—millinery and dressmaking
Mrs. J. P. Peterson—millinery
Bank of Hamilton—F. C. Grant, manager
W. H. Metcalf—merchant tailor
A. Hill—Humboldt House
Jas. Fowler—blacksmith
W. Laing—laundry
F. Slinn—shoemaker
Ed. Olney—barber shop
W. Tait—lumber merchant
H. B. Rush—contractor and builder
W. Strain—blacksmith
S. Smart—contractor and builder

The spiritual wants of the community are looked after by the following ministers: Rev. J. W. Shier, Methodist; Rev. G. G. Muir, Presbyterian; Rev. T. Clarke, Church of England; and Rev. S. W. Caswell, Hornerite.

The Methodists, Presbyterians and the Church of England have just completed fine new edifices.

The fraternal societies are also well to the front, being represented by the A.F.& A.M., I.O.O.F., I.O. F., C.O.C.F., and L.O.L.

During the season of 1905 building has been quite brisk in the town, among the most important additions being a public school building, 30 by 50 feet, two stories in height, with basement in which will be installed a furnace for heating purposes; and Turner & McMichael's flour mill—a one hundred barrel a day mill. The Canadian Bank of Commerce have also erected a modern and substantial building here.



The above will give an idea of the progress of this district. It has been built up by enterprising business men who know the possibilities of the district, and who in many cases have staked their all on its future progress. Many of them came here with nothing except health, strength, and patience to wait for the opening up of the district, and while waiting have accumulated an amount of this world's goods that would surprise those who think the tilling of the soil is the only way in which wealth can be accumulated in the West; it has been done by mixed farming in which grain growing cut a small figure, as what could not be disposed of at home could not be marketed at a profit on account of the distance from a railway.