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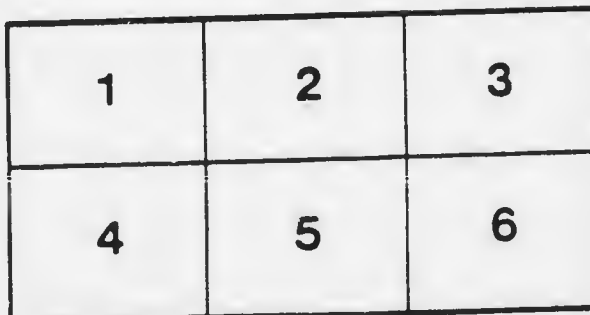
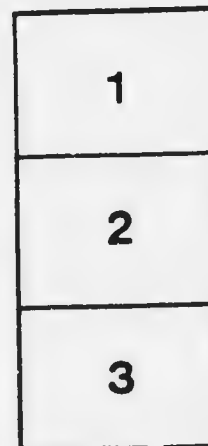
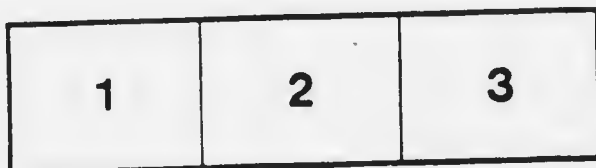
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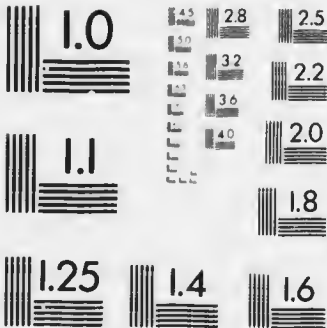
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OKANAGAN VALLEY



Fruit Lands

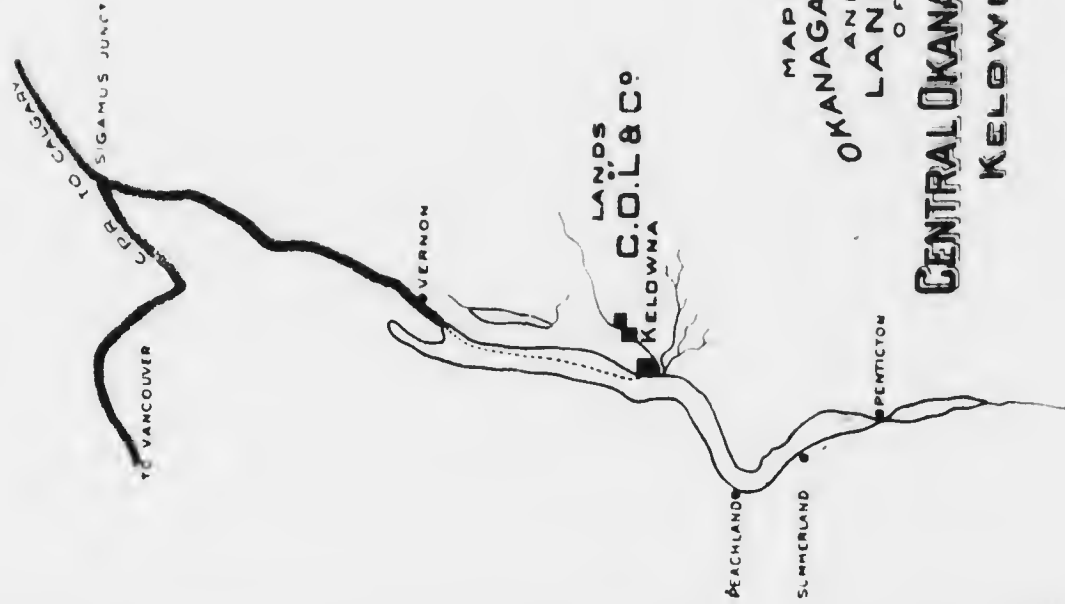
KELOWNA
BRITISH COLUMBIA



Central Okanagan Land and Orchard Company, Limited
Head Gate, Irrigation System

FRUIT LANDS OF THE
CELEBRATED OKANAGAN VALLEY
AT KELOWNA, B. C.

THE CENTRAL OKANAGAN LAND &
ORCHARD COMPANY, LIMITED
KELOWNA, BRITISH COLUMBIA



MAP OF
OKANAGAN LAKE
AND
LANDS
OF
CENTRAL OKANAGAN L. & O. CO.
KELOWNA, B.C.

The Okanagan Valley

*Most Favored by
Nature*

THE most favored by nature of all the famous valleys of British Columbia lies in the southern part of that great province, shut in on all sides, except the south, by high ranges of mountains.

*The California
of Canada*

This remarkable valley, aptly called the California of Canada, possesses a climate unequalled by that of any other part of the Dominion. Situated in the "dry belt," it has all the mildness of the coast lands of Washington and British Columbia, without their humidity. Here spring opens early, quickly merging into summer, and the long sunny days of summer that ripen the fruit, painting the red of the apple and deepening the gold of the peach, are prolonged far into autumn.

*Beauty of the
Autumn*

The beauty of the autumn in the Okanagan needs to be experienced to be appreciated. Day after day of clear sky, shining sun and perfect calm. The pine-clad mountains never look nearer; the crystal waters of the beautiful lake never look clearer than on these perfect days. No more ideal weather can be imagined.



PARK AND LAKE SHORE, KELOWNA

Mild Winters

Of winter, as a plainsman understands it, there is none. No bitter north winds blow here, storms and blizzards are unknown, and it is only very rarely that the temperature goes down to zero, the average winter temperature being 28 for the months of December, January and February.

Mild Temperature

Rain falls in the spring and during a part of October and November, but the total annual rainfall is only from seven to nine inches.

Irrigation

Light falls of snow occur during the winter months, usually disappearing in a few days in the valleys but accumulating on the mountains, and, by their melting in spring and summer, forming the inexhaustible supplies of water which are used to irrigate the fertile lower lands.

*Valley Lands
Choicest
Fruit Lands*

As is natural to suppose in such a mountainous country, the area of cultivable land is very limited and consists of isolated portions of bottom and bench lands along the borders of the streams that fall into the Okanagan Lake. By far the largest section of such lands is in the neighborhood of the flourishing city of **Kelowna**, situated half way down the east side of the lake. Here the soil, which varies from a deep black loam on the bottom to lighter loam on the benches, is of remarkable fertility, exceeding that of the best prairie soil, and from its great depth is practically inexhaustible.



APPLE TREES IN BLOOM, KELOWNA

*Now is the Time
to Invest*

Development in this region has been greatly retarded owing to the fact that much of the best land has, until now, been held in great blocks by ranchers, so that other parts of the Okanagan, with fewer natural advantages, have been more in the public eye.

*Okanagan Fruit
Lands*

These ranches have been gradually sold and are now being divided into small fruit farms. Fruit-growing is in fact becoming the chief industry of this favored locality. Other industries thrive, but the staple of the community is fruit. Okanagan fruit has a reputation gained entirely upon its merits. A few years ago a market could not be found for the small quantity they raised, now the orders are far beyond the ability of the shippers to fill.

*Tropical Fruits
Grow Here*

The climate and soil of this district favor the production of the very best varieties of apples, pears, plums, prunes, peaches, cherries, grapes, and all sorts of small fruits; water-melons, sweet potatoes, tobacco, peanuts, and many other things which the ordinary Canadian never dreams of being grown in his own country. Every advantage that kindly nature can bestow is here abundantly provided, and only the skillful hand of the producer is needed to make the land a continuous garden.

At the opening of the New Westminster Exhibition, Earl Grey is reported to have said, that "Fruit-growing in the province has acquired the distinction of being a beautiful art as well as a most profitable industry, and that it offered



ONE-YEAR-OLD CHERRY TREES AT KELOWNA

*The
Governor-General's
Views*

the opportunity of living under such ideal conditions as struggling humanity had only succeeded in reaching in one or two of the most favored spots upon the earth." The truth and aptness of these observations will be apparent when we consider that of all occupations, fruit-growing gives to the appreciative and observing grower more real intellectual and æsthetic pleasure than any other out-door employment, apart altogether from the fact that the work connected with it is light and free from all objectionable features incidental to ordinary farm life. And if our sense of beauty is gratified by the glory of an orchid in bloom or the delicate tints of ripening fruit, none the less may we appreciate the comforting fact that, of all forms of Agriculture, fruit-farming is amongst the most profitable when we consider the capital employed and the time and expense connected with the care of an orchard.

*Cost
Financial Returns
from Investments
in Fruit Orchards*

The following figures compiled from reliable sources give the cost of a ten-acre orchard from the time it is set out until it begins to bear :

Cost of ten acres	\$1,500
Fencing	100
Preparing land	50
500 Apple Trees	125
Setting out	25
Cultivating, Spraying, Pruning, etc., for 5 yrs. .	700
Total cost.....	\$2,500



G. H. E. HUDSON

KELOWNA FROM THE LAKE

KELOWNA

*Large Revenue
from Small Fruits
and Vegetables*

*Pay All Expenses
and Leave a
Surplus*

If the buyer does his own work he may, during the first five years, not only not incur a greater portion of the foregoing expense **but obtain a large revenue from the growing of small fruits and vegetables** between the rows of trees.

Season 1906.

One grower realized \$900 off two-thirds of an acre of strawberries. A peach orchard, four years old, realized \$356 an acre on the tree, and the owner refused \$1,000 an acre for his orchard. The net returns from a 20-acre orchard was \$10,875.

Orchards are gradually increasing in value until in many cases the income has reached over \$600 per acre or \$6,000 per year for a 10-acre lot. We hesitate to give the figures for many orchards, as, to a person not familiar with the extraordinary results produced by the rare combination of the Okanagan climate and the soil of the Kelowna region, they might appear fabulous.



THREE-YEAR-OLD PEACH TREES AT KELOWNA



VIEW OF CENTRAL OKANAGAN COMPANY'S LANDS, EAST
Second Sub-division, Summer Fallowed Now Ready For Trees

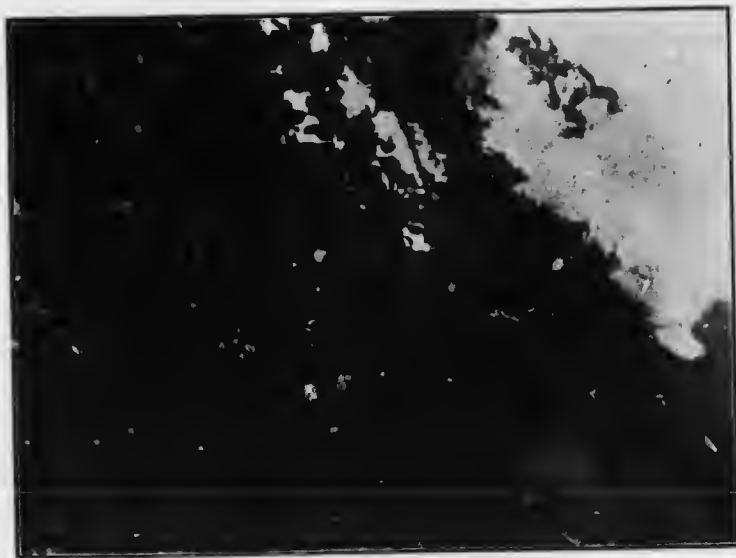
*Gold Medal
Carried Off
Year After Year*

Year after year British Columbia has carried off the gold medal for exhibits of fruit against all comers at the Royal Horticultural Society's exhibition in London, and for several years Kelowna has held first place in the British Columbia exhibit.

The following figures are from statistics prepared under the authority of the Board of Trade of the City of Kelowna.

*Board of Trade
Statistics*

Pears—
143 trees of
Beurre d'An-
jou, set out
twenty feet
apart, thus
giving 109
trees to the
acre. pro-



APPLE TREE LADEN WITH FRUIT, KELOWNA



CENTRAL OKANAGAN COMPANY'S LANDS
First Sub-Division.

*\$1420.00 from
1 1/2 Acres of
Beurre d'Anjou
Pears*

duced from the 1 1/2 acres eight hundred and fifty boxes of first-class fruit, not counting culls; each box weighs 38 to 39 pounds of fruit, a total of 17 tons. Selling price, \$1.40 per box, f. o. b. packing house; total, \$1,900.00

The same 1 1/2 acres of pears this year have produced the following results: Nineteen and a half tons of A 1 fruit, or 1,000 boxes of 39 pounds each. Prices f. o. b. packing house, \$1.42 per box; total \$1,420.00.

Therefore, in the two consecutive years of 1905-1906, the returns per acre in Beurre d'Anjou pears have been, in 1905, \$893.00 per acre; in 1906, \$1,065.00 per acre.

*What 2 1/2 Acres
of Italian Prunes
Produced*

Again, take a case of growing Italian prunes:

In 1905—2 1/2 acres of Italian prunes produced 32 tons, or a return at 60c. per 20-lb. crate, of \$765.00 per acre.

In 1906—The same 2 1/2 acres produced 3,160 crates, or a return of \$765 per acre.

The above shows that though there



GROWN AT KELOWNA



STERLING'S ORCHARD, KELOWNA

*What a
Sixteen-Acre
Orchard Produced
for Four
Consecutive
Years*

*The Prices
Obtained*

may not be a large increase every year after a certain growth is obtained, the crops secured are constant in quantity and in quality.

A sixteen-acre and latterly seventeen-acre orchard for the last few years has produced as follows :

1903
140 tons
1904
130 tons
1905
174 tons
Price obtained f.o.b. shipping point— \$5,543.09
1906
174½ tons
Price obtained f.o.b. shipping point— \$5,575.00



FIVE-YEAR-OLD ORCHARD, KELOWNA, B. C.



PLUMS GROWN AT KELOWNA

For those who prefer quicker returns, the following figures from the same source are interesting :

Tobacco Growing.

*Tobacco Growing
Profitable*

Rent for 20 acres land.....	\$100 00
Growing plants in hot beds	100 00
Plowing	80 00
Planting.....	87 00
Cultivating	75 00
Topping and Suckering.....	50 00
Harvesting	315 00
Stripping.....	187 00

Total Expense.....\$1294 00

Number of Pounds grown on 20 acres.....21,000

Selling price at 15c. per pound... ..\$3600 00

Expenses,

Net Profit.....\$2306 00



ANGELL ENG. CO.

S. T. LONG'S FOUR-YEAR-OLD ORCHARD.

*Average of
Twelve Tons of
Apples per Acre.*

*Small Fruits
Profitable*

*Market Practically
unlimited*

Apple Results.

One orchard averaged 12 tons per acre, which would be six hundred boxes, worth \$1.25 per box, or \$750.00 per acre. As many as 40 boxes have been picked from one tree. Crab-apples have yielded as many as 50 boxes per tree.

Strawberries give most astonishing returns, \$800 to \$1,000 per acre being realized in the neighborhood of Kelowna. In 1906 two-thirds of an acre yielded \$900; in 1907 one-half acre yielded \$626.

Tomatoes, potatoes, vegetables, all bring returns that surprise the Easterner.

The market for the products of the Okanagan valley is practically unlimited. The great prairie region is filling up rapidly, and every addition to the population of the plains is another prospective consumer of Okanagan fruit. Even in the present sparsely settled condition of the country hundreds of car-loads of California fruit have to be imported every year. And when these fertile plains are filled with a prosperous population the demand will increase in a much greater ratio than is possible for the supply on account of the limited area in which good fruit can be produced.



VIEW OF S. SPROULE'S THREE-YEAR-OLD ORCHARD, KELOWNA

*The Central
Okanagan Land &
Orchard
Company's Fruit
Lands*

Water Guaranteed

No Scrub

No Rock

*Level Like the
Prairies*

*Our Irrigation Plan
a Perfect One*

*Ready Sale for
All Fruits*

The fruit lands of the Central Okanagan Land & Orchard Company, Ltd., are situated not far from the City of Kelowna and occupy a part of the celebrated Mission Valley, bottom lands and lower benches. "The soil of the bottom is deep rich alluvial deposit of a fine loamy texture and very uniform in character. While that of the benches is generally a fine warm loam underlaid with a lighter subsoil mixed with small stones." It is a superior fruit land, sloping gently towards Mill Creek and presenting ideal conditions for irrigation. Here a large block of land which has been under cultivation is being cut up into ten and twenty-acre fruit farms, which are now offered for sale on reasonable terms.

A complete system of irrigation is on the property. Great reservoirs have been constructed and the excess waters of Mill Creek stored in the spring, to be gradually used as circumstances require during the heat of summer.

The Company supplies the water at a certain rate per acre, assuming all expenses and guaranteeing a sufficient supply.

As already stated, fruit as grown here finds a ready and profitable sale. Four large shipping firms at Kelowna buy all the fruit that offers at the market price, which for Okanagan fruit is the highest going.



FRUIT TREES IN BLOSSOM AT KELOWNA

*Price of Fruit
Lands Continually
Increasing*

The price of fruit lands in the Okanagan is continually increasing, so that, even as an investment, fruit lands offer great inducements to the prospective buyer.

*Orchards
Cared For*

We are, however, making arrangements to plant, cultivate and care for the farms of purchasers until such time as they may wish to take charge of them themselves. Purchasers are thus enabled to continue in their present occupation until their orchards begin to pay a profitable income, satisfied that their property is receiving as good attention as, or better than if they were themselves upon the spot.

Investments

Land of the quality of ours and so conveniently situated is very limited in the Okanagan. Of steep mountain sides large areas still remain, but of open, level, irrigable land there are but a few thousand acres, and the **largest portion of these prime fruit lands belong to our Company.**

Prices will naturally advance since fruit lands are limited in extent, and now is the best time to secure a portion of this valuable property.



CENTRAL OKANAGAN COMPANY'S LANDS, LOOKING WEST, ON WHICH A LARGE
CROP OF WHEAT WAS HARVESTED THIS YEAR

Pointers

Kelowna fruit takes the highest place at exhibitions.

Kelowna orchards are free from fruit pests of all kinds.

There are no failures of crops ; irrigation renders that impossible.

The Central Okanagan Land and Orchard Company have a perfect irrigation system.

Fruit-growers as a class are among the most intelligent people in the world. They have leisure to read.

The small holdings brings one near to ones neighbors. A fruit country is a continuous village.

The climate here makes it a pleasure to be out of doors in all seasons

If you like hunting, fishing or mountain climbing, they are at your door.

Boating and bathing are favorite pastimes in summer.

The Central Okanagan Company's lands are from one to five miles from the city.

A Public School has been opened on our land.



AN ORCHARD IN THE OKANAGAN VALLEY

Pointers

Kelowna has good schools, and churches of all the principal denominations.

Any agricultural, horticultural or other industry that is profitable in the East is much more profitable here.

Bee-keepers make immense profits. This is a land of flowers.

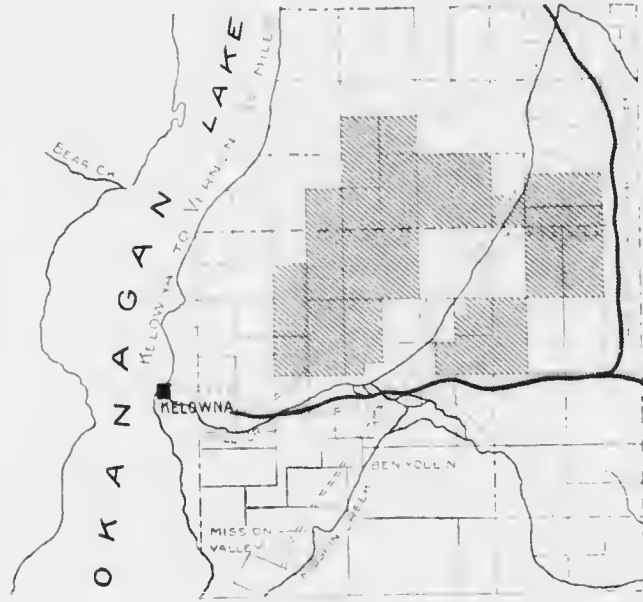
Dairying and chicken raising are very profitable.

Land such as we sell you is worth \$500.00 to \$1000.00 per acre in Washington State, and the Okanagan climate is the premium that goes with ours.

By investing in ten acres of our land you are assured of a splendid income for life. Can you earn \$3000 a year as easily in any other way?

Double windows and storm doors are not used in this country. We don't need them.

*Dark Section Shown are
Central Okanagan Land & Orchard
Company's Lands.*



Pointers.

Kelowna is a city of homes. Make sure of one, for you'll soon want to come in out of the cold.

If you're a stranger, you're one of us, for we all came here strangers.

Kelowna's export of fruit for 1906 season up to November 7th, was 1,114,000 lbs., besides large quantities of other produce.

Kelowna fruit is used on the C. P. R. steamers that ply on the Kootenay lakes.

We will sell you a city lot on easy terms; acre lots are worth from \$500 to \$2,000 according to location.

Intelligent, educated and cultured English and Canadians form the bulk of the population.

Kelowna's shipment of fruit and produce for 1906 totalled 6,000 lbs.

“ “ “ “ 1907 “ 10,000 “

Kelowna is Beautifully Situated

All the Leading Industries

Prices and Terms

Kelowna, the Orchard City of the Okanagan, is beautifully situated midway on Okanagan Lake. The C. P. R. have excellent facilities for transportation—three large steamboats being required to handle the traffic on this large inland lake; these steamers connect with the S & O. branch of the C. P. R. main line, which runs to Sicamous Junction.

All the leading industries that you expect in a progressive city, you will find in Kelowna: two large hotels, four large general stores, furniture shops, two butchers shops, The Courier Printing and Publishing Co., brick yard, cement block factory, saw mill, a public school with high school department, boat building factory, cannery, bakery and drug stores, doctors, dentists and law offices, four churches and a clubhouse, and several real estate offices, Royal Bank of Canada, also Bank of Montreal; in fact an up-to-date incorporated City with a live Mayor and Council of Aldermen.

Kelowna is a City of Homes and Orchards.

Our Sub-divisions are being put on the market at \$150 to \$200 per acre; interest at six per cent. per annum.

These prices will soon advance.

TERMS: One quarter cash, the balance in three equal annual instalments with interest at six per cent. per annum.



CRAWFORD'S FALLS, NEAR KELOWNA

For Further Information, Maps, Prices and Terms, Apply to the
CENTRAL OKANAGAN LAND & ORCHARD COMPANY, LIMITED
KELOWNA, BRITISH COLUMBIA.

Central Okanagan Land & Orchard Company, Ltd.
At Kelowna, B. C.

W. H. GADDES, President.

J. W. JONES, Secretary-Treasurer.

