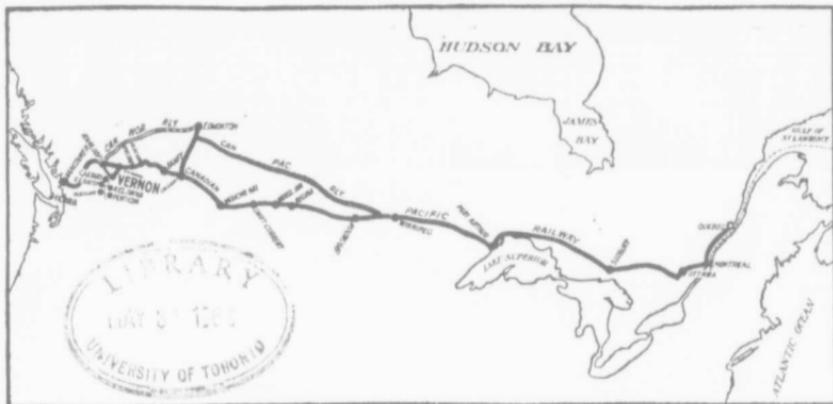


BRITISH COLUMBIA : OKANAGAN VALLEY

VERNON



For all information apply to

NANGLE & HURT, General Agents,
VERNON, BRITISH COLUMBIA.

The Ideal Spot for

FRUIT GROWING	HORSE & CATTLE RANCHING
DAIRY FARMING	INVESTMENT
POULTRY RAISING	SPORT



BRITISH COLUMBIA ❖ OKANAGAN VALLEY, VERNON

NOBODY having a knowledge of B.C. will dispute the fact that during the last ten years or so the Okanagan Valley has come to occupy a foremost position as a Residential Investment and Commercial district, which after all cannot be considered extraordinary when it is borne in mind that it possesses every advantage that man can look for in the way of making a sure income under the most advantageous circumstances. It is favoured with the most fertile of soils, delightful healthgiving climate, absorbing occupations, congenial society, and unrivalled sporting facilities. Vernon is the commercial centre and Government headquarters of the Okanagan Valley, and is situated about 45 miles south of Sicamous Junction on the main line of the Canadian Pacific Railway.

Okanagan
Valley

A few words descriptive of this City will not be out of place. It stands about 1,260 ft. above sea level, and has a population of 3,000. The climate is dry and exceedingly healthy; the winter temperature ranges from 10 degrees below zero to 40 above from November to March, with brilliant sunshine. The summer temperature ranges from 50 degrees to 100 degrees Fahrenheit from April to October. It occupies a most naturally advantageous position, being situated at the junction of three valleys, from which radiate excellent roads for driving or motoring, and is surrounded by some of the most beautiful lakes and mountain scenery in Canada. In the residential sections the streets are well shaded with avenues of trees. In the business quarters, the cement sidewalks and paved streets are being rapidly extended. There is a spacious Park

The City
of Vernon



PART OF VERNON, BRITISH COLUMBIA.

with commodious Grand Stand from which to watch the various games and sports which take place therein. During the last few years, some very handsome buildings have been erected of brick, stone, and concrete, including Stores, Provincial Government Buildings and Court House, City and Fire Hall, Post Office, Canadian Pacific Railway Station, etc. Other buildings are in course of erection ; notably, a large Hudson's Bay Store, also Steam Laundry. There are four Chartered Banks, a new splendidly equipped Hospital, six Churches, spacious Y.M.C.A. building, most efficiently staffed High and Public Schools, and Private Schools for young children. The Hotel accommodation is in every way complete and up to date.

There are at present established (with large memberships) the Ranchers Club, Lawn Tennis and Rifle Clubs ; also the Country Club on the shores of Long Lake some one-and-a-half miles out of the town ; a Business Club is also being formed.

Vernon has been selected as the headquarters of the 1st Regiment British Columbia Horse, and a spacious Drill Hall will shortly be erected, and the Dominion Government have under consideration the securing of 80 acres of Indian Reserve Land near the city to be used as permanent training grounds for all the forces of the Province.

Among the industries employing labour may be mentioned Saw Mills, Sash and Door Factories, a Brick and Cement Works, Cigar Factory, Flour Mill, Brewery, and two Packing Houses for handling fruit and market produce.

There has been installed an up to date Water and Sewerage system. The Town is lighted by electric light, and besides the local telephone system, is in long distance communication with Kamloops, Lumby, Kelowna, Summerland and Penticton ; also Armstrong and Enderby ; and the telephonic facilities are still being rapidly extended.

Clubs

B.C.
Horse

Industries

Water,
Telephone
etc.



1. CHURCH OF ENGLAND, VERNON.

2. PUBLIC SCHOOL, VERNON.

3. ROMAN CATHOLIC CHURCH, VERNON.

4. JUBILEE HOSPITAL, VERNON.

There is a daily passenger train running between Sicamous Junction and Vernon; also daily boat communication to the various Towns adjoining the Okanagan Lake. The number of freight trains per day vary according to traffic requirements. Motor stages run to Lumby and Kelowna, and there is also a Steamboat Service in operation on Long Lake and Woods Lake. The Canadian Northern Railway have now purchased the rights formerly held by the Conteau Power Co., Ltd., and have already taken the necessary steps to construct an electric railway from Vernon to Lumby (a distance of 16 miles), which will traverse amongst other orchards the well-known Coldstream Estate Company's property. This line will be extended from time to time according to traffic demands. The C.N.R. Surveyors have already laid out a line from Vernon to Kelowna (35 miles). The same Company will also build a line from Kamloops to Vernon at an early date. In addition to this the C.P.R. have recently surveyed lines from Vernon to Kelowna via Long Lake, and also to Lumby, in addition to which the Kettle Valley Line from Vernon to Penticton is under construction.

Transportation

There are at present two newspapers published in Vernon.

Newspapers

The question naturally arises—What has Vernon behind it to have made it such a steadily progressive and up-to-date Town? Many reasons will have become apparent from the above information added to which is the vast acreage and productiveness of the land surrounding it. As we have said, Vernon is the junction of three main valleys. From each of these valleys innumerable smaller valleys radiate, each yielding its quota of fruit, vegetables, hay, or grain, to say nothing of timber, and in some cases coal and mineral. The immediate environment of Vernon is rapidly being planted in orchard, and it is estimated that within two years there will be about two million trees bearing fruit in the valley.

Source of Vernon's Prosperity

Although steadily advancing in price good unplanted fruit land with irrigation available can still be obtained from \$150 per acre upwards in areas of from 5 acre blocks and onwards.

Financial Possibilities of Fruit Culture



1. BANK OF MONTREAL, VERNON. 2. HOUSE IN THE FAVOURITE RESIDENTIAL QUARTER, VERNON. 3. ONE OF VERNON'S GARAGES. 4. KALAMALKA HOTEL, VERNON.

The following estimate can be relied upon as being approximately the cost of cultivating and forming such an orchard.

1st Year. Plowing and preparing land, laying out, staking, digging holes. Cost of trees 88 to the acre at 25c. per tree and planting, spraying, irrigating (labour only), care and cultivation, per acre \$50. (Note for rough ^{calculation} ~~cultivation~~ \$5 - £1.)

2nd and 3rd Years. Pruning, cultivating and irrigating (labour only), per acre \$25.

4th and 5th Years. Pruning, cultivating, spraying and irrigating (labour only), per acre \$30.

The price of irrigation water varies according to locality, but is roughly \$5 per acre foot. WE ARE WILLING TO UNDERTAKE THE PLANTING, SUPERVISION AND CULTIVATION OF ORCHARDS FOR NON-RESIDENT OWNERS AT THE ABOVE PRICES, PLUS 20% FOR MANAGEMENT.

An orchard properly planted and carefully looked after can be relied upon to begin to bear in its fifth or sixth year, paying all expenses, and as a rule show a profit. From the seventh year on it should pay \$200 per acre and upwards. This is a very conservative estimate.

Although we have shown that fruit trees are not expected to return a profit until after the fifth year, during this time the orchardist should be making a good profit off his property by planting either small fruits, such as strawberries, between his young trees, or raising such vegetables as potatoes, cabbages, or onions, which always command a ready market at the following prices:—

Potatoes \$20 per ton. Average production 10 tons to acre.

Onions \$20 per ton. Average production 15 tons to acre.

Early cabbage \$35 per ton. Average production 7 tons to acre.

Strawberries \$2.50c. per crate. Average number of crates of 24lbs. net of fruit 400 per acre.

Raspberries \$1.50c. per crate. Tomatoes 2c. to 3c. per lb. Gooseberries 6c. to 8c. per lb.

Revenue
to be
derived
from
Fruit
Trees

Inter-
mediate
Crops



VIEW OF ORCHARD, VERNON DISTRICT.

The chief markets are the North West Provinces which have a combined area of 600,000 square miles, which is being rapidly colonized by settlers, and it has been found that fruit cannot be successfully grown there. Other markets are the Pacific Coast Cities, i.e., Vancouver, Victoria, etc. Shipments have also been made to Australia and England. The fruit grower need not, however, concern himself about finding a market for his produce, as the Okanagan Fruit Union and the Vernon Fruit Co. Ltd. have packing houses, with ample facilities and organization for grading, packing and marketing all fruits and vegetables grown in the valley, assuring the grower the highest market price for his produce at a minimum of expense and trouble. The fruit and vegetables can be sold on commission, or will be bought outright as may suit growers' wishes.

Markets

We would not advise a settler to take up a ten acre orchard unless he had either \$5000 capital, or, less capital plus a regular income. It goes without saying that previous knowledge of orchard work is advantageous, but at the same time it is not essential, as many of the most successful orchardists operating in the Okanagan to-day have had no previous experience. The man who is willing to learn, and determined to succeed, has all the qualities requisite to success. The necessary knowledge can be acquired from several sources, such as conference with one's neighbours, who are always more than ready to help the newcomer in every way. Government lectures are held periodically. Horticultural text books, etc., are also available.

Capital and Ex- perience

Although the Okanagan Valley has justly made itself famous for its fruit it must not be imagined that there are not equally good openings in other branches of agriculture; many instances can be quoted of men who began in a small way, breeding horses, cattle, etc., or selling their hay, grain, etc., who are now most comfortably off. The demand for their produce is rapidly increasing, owing to the large number of settlers continually arriving in the district, each one of whom requires at least two horses, and those horses have to be fed on hay and oats throughout the winter. In the neighbourhood of the Town, the demand for milk,

Mixed Farming



A YOUNG ORCHARD ON OKANAGAN LAKE.

cream, and butter always exceeds the supply. The following will give some idea of the average yields of the various crops :

Hay, 2 tons per acre. Wheat, 25 bushels per acre.

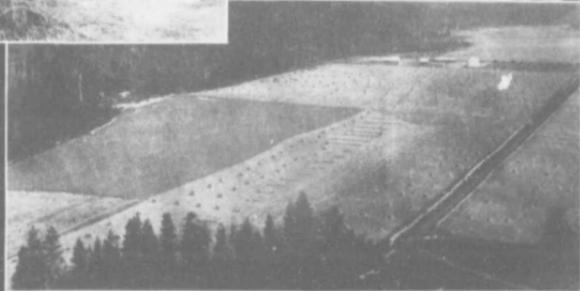
Oats, 39 bushels per acre. Barley, 33 bushels per acre.

Potatoes, 10 tons per acre. Onions, 15 tons per acre.

At the present time a good hay producing farm is one of the most profitable investments that can be made, as it can confidently be stated that for years to come hay will never be lower than \$20 per ton and the tendency will be for the commodity to increase in price. Horse breeding again will be found most lucrative as there are not 50% of the horses bred in the district to meet the ever-increasing demand ; consequently they have to be brought in from the Prairie Provinces and Oregon. There is always a good market for beef cattle especially in the winter, when the logging camps are in full swing, and which often have difficulty in obtaining sufficient meat to keep their large gangs of men supplied. Pigs and sheep always command a good price.

It is a statistical fact that B.C. is importing poultry produce to the value of over 2 million dollars per annum ; therefore poultry farming affords an excellent opening for the Settler with moderate capital, as he can (and if he has had no previous experience is strongly advised to) begin in a small way ; and a small flock of birds pays better *pro rata* than a large one. In the Okanagan Valley the climatic conditions, market and transportation facilities are exceptionally well suited for this branch of farming, and what is equally important, the local demand far exceeds the supply, especially in the winter months, when new laid eggs are almost unobtainable. The ordinary householder with, say, a couple of dozen fowls retains all his eggs for his own use. In the spring when eggs are more plentiful, Vancouver, Victoria and New Westminster can always be relied on as an unfailling market ; or the eggs can be put down in waterglass and sold during the winter as cooking eggs at 40 cents per doz. The average price of eggs during the

Poultry
Farming



MIXED FARM IN OKANAGAN VALLEY.

year 1910 was 35 cents per doz., and wheat costs about \$35 per ton. There is established in Vernon "The Vernon and District Poultry and Pet Stock Association" which besides holding an annual show, co-operates in importing poultry foods, and undertakes the disposal of poultry produce.

Tobacco has now been grown in the Okanagan Valley for about 15 years with complete success. The tobacco grown is Havana and Wisconsin seed, and is manufactured into cigars at the cigar factory in Vernon; the flavour resembles to a remarkable extent that of the original stock, and only an expert can tell the difference from the real Havana grown on the Island of Cuba.

Tobacco
Culture

To some, agriculture in any form does not appeal; especially does this appear in business men who have been interested in finance from their youth upwards. To them British Columbia and the Okanagan Valley especially offers a most lucrative field for investment. Town properties can be bought returning a net revenue derived from rent of from 12% to 25% after deducting all charges for management (if the investor is a non-resident) depreciation, taxes, etc., and the owner is in the happy position of knowing that his holding is appreciating in value every year. Or money can be put out on first mortgage on approved properties at 7% to 8%, the amount so loaned never to exceed 50% of a conservative estimate of the value of the property mortgaged. Although the above may seem a high rate of interest to people living in older countries, the security is equally as good as that offered in such countries when only 3% to 4% is paid for the accommodation. Another excellent investment which so far has not received anything like the attention it deserves, is the buying of desirable residential lots in a steadily developing Town such as Vernon, and building comfortable six or seven-roomed houses. These will let readily, the demand for such being enormous, and will return interest on the investment of from 15% to 25% net.

Invest-
ment



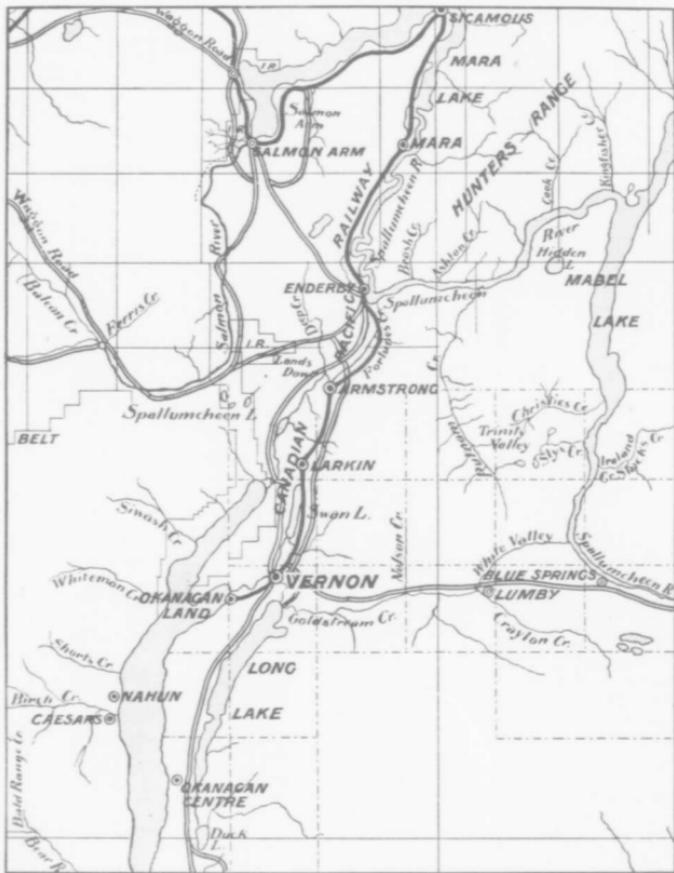
1, 2, 3. VIEWS IN VERNON DISTRICT.

4. SHESWAP FALLS FROM WHICH THE CANADIAN NORTHERN RAILWAY DERIVE THEIR POWER FOR THEIR ELECTRIC LINE IN THE OKANAGAN VALLEY.

Whether a man is farming or in business, it is essential that he should have some **Sport** recreation, and the Okanagan Valley provides every facility for this in the way of Polo, Cricket, Football, Lacrosse, Tennis, Baseball, Hockey, Rowing, Sailing, Skating, Curling, Racing, etc. In the vicinity of Vernon good shooting can be obtained when Deer, Prairie Chicken, Game, Wild Duck, etc. are in season; and within one or two days' ride you get Cariboo, Goat, Sheep, Grizzly Brown and Black Bear, Cougar, Wolf, Coyote, etc. The lake and river fishing is also excellent.



MESSRS. NANGLE & HURT'S OFFICE,
BARNARD AVENUE, VERNON, BRITISH COLUMBIA.



MAP OF OKANAGAN VALLEY, BRITISH COLUMBIA.