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1914

The Algoma Central & Hudson  
Bay Railway Company

31

**FARM LANDS**  
**IN THE CLAY BELT**  
**OF NEW ONTARIO**

File: 1248

# FARM LANDS IN THE CLAY BELT OF NEW ONTARIO

Pamph  
1914  
No. 31



Wild Strawberries and Currants  
Southern part Township of Franz  
August 1912



30 foot fall, Kabinakagami river,  
Near west boundary of Township of Landry

# Farm Lands in the Clay Belt of New Ontario

**T**HE Algoma Central and Hudson Bay Railway Company is opening for settlement some 300,000 acres of farm lands adjacent to the line of railway in the Clay Belt of New Ontario. These lands will be sold on easy terms to actual settlers.

## Location

The lands are situated on the Algoma Central and Hudson Bay Railway south of the National Transcontinental Railway and are wholly in the Clay Belt. They form an irregular line of townships extending along the Railway for 75 miles, southward from the town of Hearst. The Canadian Northern Ontario Railway runs westerly through the district, crossing the Algoma Central and Hudson Bay Railway at Oba, 50 miles south of Hearst. The position and extent of the Clay Belt and distances from outside places of importance are shown on the accompanying map.

## Surface

The surface is generally level or slightly rolling, much like the prairies of western Canada, except that the land is wooded, well watered, and much of it well drained by numerous streams.



Part of Village of Hearst. July 1913

## Timber

The timber is principally spruce on broad flats and poplar or white birch on low ridges. The spruce is mainly fit for pulpwood; but there are scattering white spruce trees large enough for lumber.

## Soil

The soil is chiefly clay loam, free from stones. The loam is generally in beds, 1 to 2 inches thick, which are separated by seams of fine sand or silt scarcely  $\frac{1}{4}$  of an inch thick. This seems to help the drainage of the soil, as water can be seen oozing out of the thin layer of sand along the river banks and in railway cuttings. The clay soil is covered in many places by a few inches of black earth. The roots of the spruce trees seldom reach below this, so that stumps can be easily removed after the land is cleared.



Bedded Clay Loam, shown in railway cutting

## Crops

All the usual crops of mixed farming have been successfully raised on a small scale at Hudson Bay Company's posts in the district for many years and excellent farms have already been opened in the Clay Belt, along the Timiskaming & Northern Ontario Railway. Hay, oats, barley, potatoes and root crops seem to excel. In the Lake St. John district of Quebec, which is shown at the eastern edge of the accompanying map, there is a population of about 60,000 in a thriving farming locality, and dairying and wheat raising are successfully carried on.

## Market

The Algoma Central and Hudson Bay Railway is buying pulpwood cut by settlers on their own lands at \$4.00 per cord on the car, paying an advance of \$2.50 per cord when the wood is delivered at a siding or station. In a cut of more than 800 cords at Hearst during the past winter the average yield was 11 cords per acre.

Railway ties, wherever timber suitable for making them is found along the line, will also be marketable especially near Oba or Hearst.

There is already a market for farm produce, dairy products and meat in the mining villages along this railway between Franz and Michipicoten Harbor and in the supply depots of the extensive lumbering operations of the Lake Superior Paper Company, as well as in the numerous construction camps of the Canadian Pacific and Canadian Northern Railways. Any surplus may be readily sold in Sault Ste. Marie and other lake ports where the average prices are quite as high. Fort William, Port Arthur, Sault Ste. Marie and Sudbury now get much of their farm produce from Eastern Ontario, which results in constant high prices. On the completion of the railways now under construction the Clay Belt will be a nearer source of supply for these rapidly growing cities.



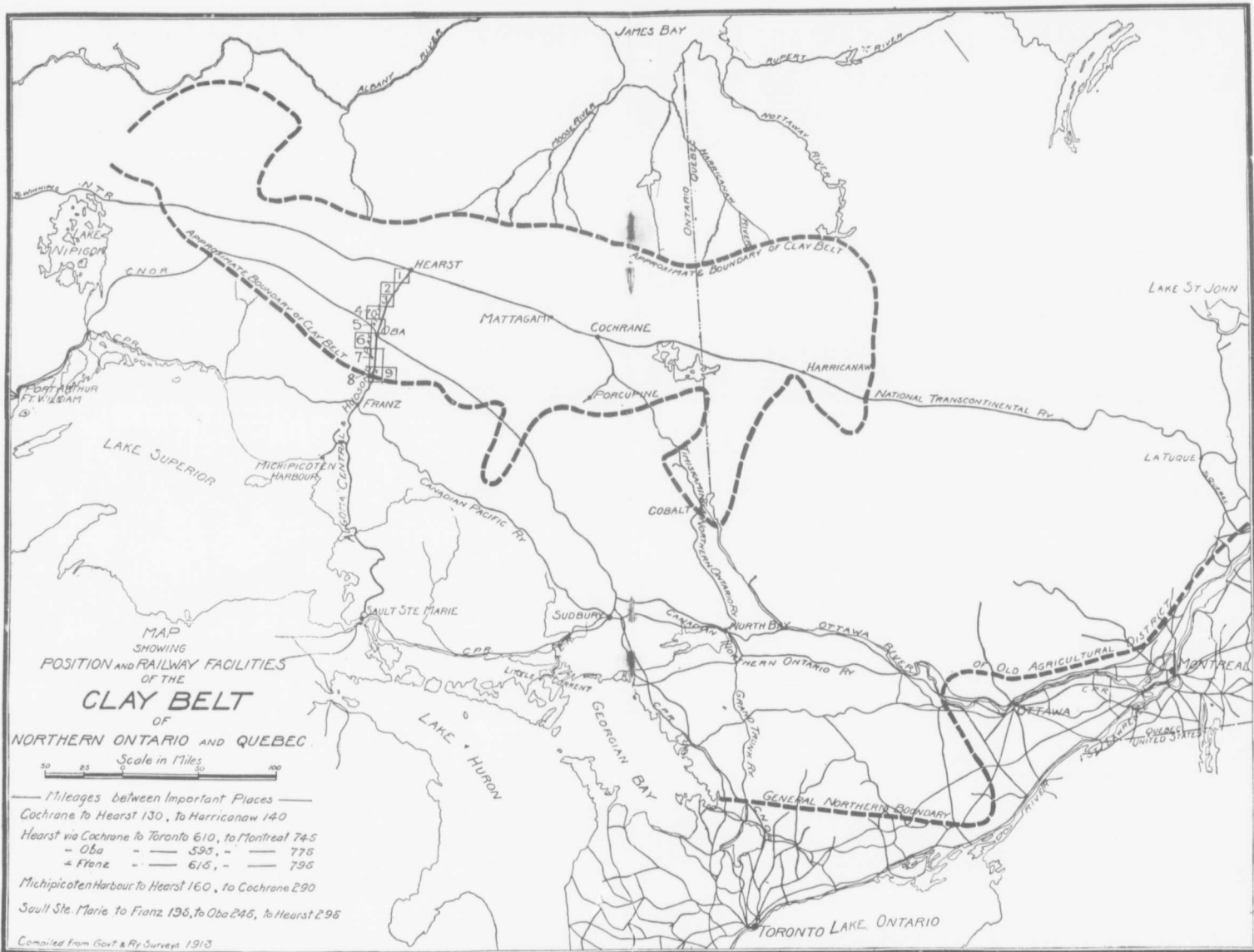
Source Timber, beside A. C. & E. B. Railway, near Hearst.

## Farms

The land is surveyed according to the system adopted by the Crown Lands Department of Ontario for farming lands in the Clay Belt. Townships are nine miles square and are subdivided into twelve ranges each containing twenty-eight lots. Farms are three-quarters of a mile (60 chains) long and nearly one-third of a mile (25.25 chains) wide, containing approximately 150 acres each. Six farm houses may be built on each mile of road along a concession line.

## Improvements

Owing to the profit to be obtained from pulpwood, early settlers will find it more profitable to clear their own farms and save the pulpwood while doing so. Improved farms will be prepared however, for those who wish for them at a cost varying with the locality. Roads are cut out to each farm without expense to the settlers.



## Opportunity to see the land

In the summer of 1914 it is proposed to employ several parties in cutting roads to give access to the lands from various railway stations. For this work intending settlers, who have had experience in pioneer farming, will be employed.



Railway right-of-way crossing poplar ridge

The wages will be \$1.50 per day's work, with provisions, tools, and camp outfit free, except blankets. Travelling expenses in going from home to the place of work will also be advanced, and if a month's satisfactory work is done, no deduction will be made for them. To repeat, the man who engages in this work receives wages, fare in going, board and equipment, but furnishes his own blanket, or buys one from the Company (price \$3.00) and pays his own return fare. If he fails to do a month's work, except from illness or other good cause, his fare in going

may also be deducted from his wages. The object of the plan is to enable those really desirous of seeing the land to do so without expense or loss of time, except in travelling.

## Terms

Unimproved farms of 150 acres are sold at \$1.00 per acre to the first settlers at each settlement, and at \$2.00 for the next 20 settlers. Payment may be made in 10 equal yearly instalments, with interest at 6% on the unpaid balance. The whole may be paid in any shorter time.

The purchaser shall go into occupation of the land within six months of the date of purchase, and shall build a habitable house 16 x 20 feet or larger within a year. He shall bring under cultivation not less than two acres each year and not less than 10% of his land in four years. Land on which timber has been cut must be cleared and cultivated during the next following summer season. Patents are given on the completion of these conditions and the payment of the land.



## General

The Algoma Central and Hudson Bay Railway is now completed between Sault Ste. Marie, Oba and Michipicoten Harbor and operates passenger, express and freight service between these points.



Road making

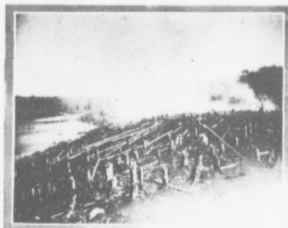
The regular service for passengers, express and freight will be extended to Hearst on the completion of the railway, about midsummer. The telephone line from Sault Ste. Marie now reaches a point 21 miles south of Hearst and will be completed to that town during the summer.



View of timbered country, township of Franz,  
near Oba

It is desirable that the men of each settlement should be of similar language and nationality so that they may be congenial as neighbors and may more unite in the organization of schools, churches, etc., as the settlements grow. No such restrictions are absolutely demanded, but it is in the settlers' interest to observe them when selecting land.

In the summer of 1913 one party began work, according to the plan outlined above, near Hearst, then the only place having a regular train service. Of 21 men who did two months' work, 14 bought farms when their work was completed, and since that time 21 others have bought farms near Hearst or Stavert stations



Burning "slash"

through their recommendation. Anyone wishing to consult settlers who have passed the winter in the district may do so by writing S. Wyborn, formerly of Stokes Bay, Bruce County, Ontario; C. J. Jacobsen, formerly of Buckingham, Quebec; or Matt. Mulvaney or William Mulvaney, formerly of Espanola Station, Ontario. The post-office address of all is now Hearst, Ontario.

There are remaining 16 farms at Hearst to be sold at \$2.00 per acre and 8 at Stavert, at \$1.00 per acre.

Settlements are to be opened at five other places, all adjoining the railway, at which the land will be sold to the first 20 settlers in each at \$1.00 per acre, and to the second 20 at \$2.00 per acre.

Address inquiries to

J. A. DRESSER,

Manager, Lands Department,

A. C. & H. B. Railway,

Sault Ste. Marie, Ont.,

Canada.

May, 1914.



First settlers township of Way. September 1913

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