

British Columbia

Situated in the Centre of the Agricultural Garden of British Columbia

Western Canada Townsites Limited

407 HASTINGS STREET WEST VANCOUVER, British Columbia

INTRODUCTION

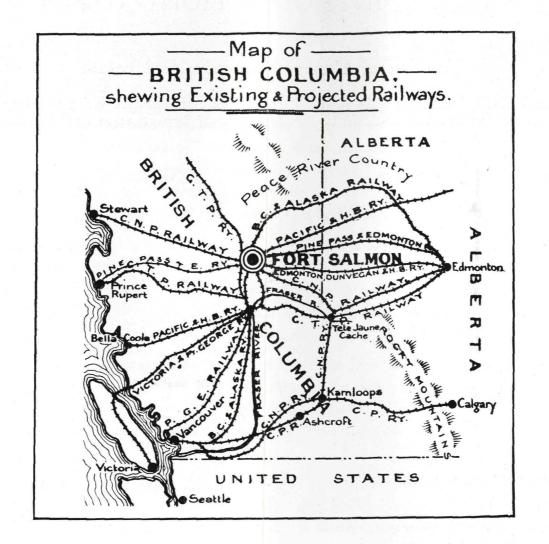
The Art of Money Making in Real Estate

ARD WORK will never make you rich. Hard work and systematic saving will keep you comfortable. Hard work, systematic saving and FORESIGHT combined will make you wealthy. The rich and successful men and the immense fortunes of the country have not been made by trickery, by gambling or by "get-rich-quick" schemes. They have been made by foresight—the ability to look into the future, and to take into consideration the great elements of wealth and the courage to back good judgment with money, even though only a comparatively small amount.

Andrew Carnegie's great fortune is based on an original investment of his savings of \$500.00. The Astor fortune was made by the foresight of John Jacob Astor, who invested in town property. The people who accumulated great wealth in Winnipeg, Regina, Saskatoon, Moose Jaw, Calgary, Edmonton, Vancouver and a dozen other places, made it by "getting in" before values went up. Values are up now in those cities, and still the people are clamoring to get in at any price.

Now read this booklet, every word of it. It explains our ideal investment proposition in Fort Salmon, British Columbia. Get in now on the ground floor. You will make money without effort or risk by simply waiting for the onward march of a city. The people who have made fortunes in real estate are those who got in before land values advanced. Many of them have been literally kicked into being millionaires over-night.

British Columbia is the great opportunity of to-day. British Columbia spells success. It is going ahead at a pace to make the whole world gasp. If you cannot grow up in this wonderful country, and grow up with it, let your money grow up with it. Become identified with it in some way. Buy property in Fort Salmon—as much as you can afford. To buy and to hold is to amass wealth.





A RICH HAY MEADOW NEAR FORT SALMON

Province of British Columbia

"No province of the Dominion of Canada," said Sir Richard McBride, Prime Minister of the Province, at the annual banquet of the Canadian Manufacturers' Association at Vancouver, B. C., 22nd September, 1910, "possesses in itself such a wealth and diversity of natural resources as British Columbia, and all in the initial stages of development."

MINERALS

BRITISH COLUMBIA has gold, platinum, silver, copper, lead, zinc, asbestos, diamonds, anthracite and bituminous coal. Its mines have produced since their inception \$397,409,466.00 and 300,000 square miles of mineralized ground are not yet prospected. The production for 1911 amounted to \$23,211,816.00.

TIMBER

BRITISH COLUMBIA has 26,000,000 acres of standing merchantable timber capable of yielding over 240 billion feet without allowing for new growth. Timber returns for 1911 were \$24,823,000.00.

AGRICULTURAL AND FRUIT LANDS

BRITISH COLUMBIA has 30,000,000 acres of rich agricultural, grazing and fruit lands hardly yet scratched. The returns for 1911 amounted to \$20,837,893.00, an increase of more than \$6,000,000 over the previous year.

FISHERIES

BRITISH COLUMBIA fisheries employ over 12,000 men, and account for over 30 per cent. of the total catch of Canada.



A FIELD OF OATS NEAR FORT SALMON

Richest in Natural Resources

The value of 1911 catch was \$13,677,125.00, being an increase of \$5,677,125.00 over 1910.

MANUFACTURES?

BRITISH COLUMBIA manufactures for 1911 added \$45,000,000.00 to the wealth of the Province.

SUM TOTAL PRODUCTIONS

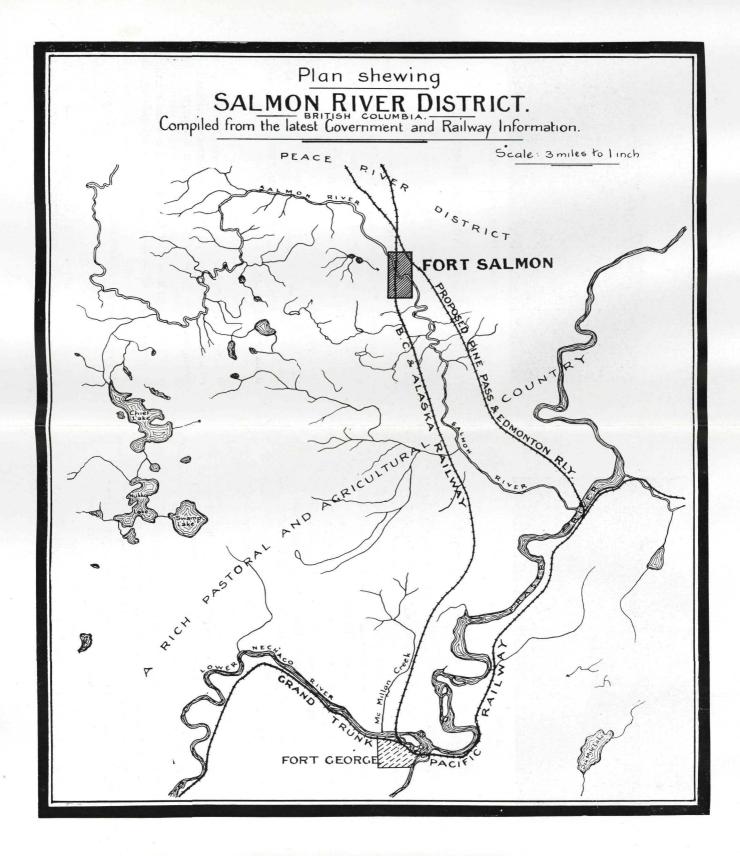
BRITISH COLUMBIA'S sum total of production in 1911, for mining, timber, agriculture, fisheries and manufactures amounted to \$127,549,834, an increase of \$26,677,125 over 1910. Its population of but 380,787 is most certainly enterprising and thrifty.

RAILWAYS

BRITISH COLUMBIA already has over 2,000 miles of railways in actual operation, and an even greater mileage is at the present time under actual construction and survey. Sir Richard McBride, the Prime Minister, recently stated in an interview that over \$100,000,000.00 would be spent in British Columbia within the next five years in actual railway construction.

WATER POWER

BRITISH COLUMBIA has the greatest supply of water power in Canada with the exception of the Province of Ontario, which has the Niagara Falls. Millions of horse-power distributed all over the Province are waiting to be harnessed up to turn the wheels of industry.





A GOOD POTATO FIELD NEAR FORT SALMON

The Salmon River District

Many years ago this beautiful and wonderfully fertile country was devastated by a fire which swept the ground of nearly all its heavy timber. Since then light thickets of poplar, spruce, balsam, willow and alder—very easily cleared off—have sprung up here and there and given to the landscape a decided park-like appearance. The open plains support such an amazing growth of wild grasses, pea-vine, vetches, wild flowers and fruits, that one needs no further proof of the fertility of the soil, which is a rich deposit of silt on a sub-soil of clay. Year after year a luxuriant vegetation has sprung up and flourished, only to perish with the coming of winter and bequeath its rich legacy of rotted verdure to fatten and further renew the fertility of the soil.

Game and wild fowl are plentiful all over the district. The rivers, lakes and streams of clear, cool, sparkling waters teem with all sorts of edible fish.

The climate is singularly delightful, extremes in temperature not being great. Summer days are warm, nights are cool. Diaries, religiously kept by Hudson's Bay Company officials for many decades back, contain no record of excessive rainfall nor lack of sufficient moisture. The almost continuous presence of the warm Chinook winds, which blow over from the Pacific Ocean through the Central British Columbia Valleys, exerts a wonderfully moderating effect upon what



A VIEW OF THE SALMON RIVER

Garden of British Columbia

otherwise might have been a rigorous climate. The winter months are comparatively mild in comparison with those of the Prairie Provinces, and the season is much shorter. Live stock may be wintered out in the open on the natural pasturage.

It is a delight to live and breathe in the Salmon River atmosphere.

Wheat, barley, oats and a great variety of garden truck have been successfully grown by Hudson's Bay Company officials and trappers for many years back. Good building timber is plentiful and of easy access all over the valley.

Settlers are coming into the district in large numbers, and it is only a question of a very short time when the Salmon River country will be a thickly populated and prosperous community, adding greatly to the wealth of the Province in general.

The Townsite of Fort Salmon, situated in the centre of the district, occupies the key position as a distributing point for the products of the soil. It also lies but a few miles from the southern entrance into the far famed Peace River country.



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- OF SUBDIVISION OF

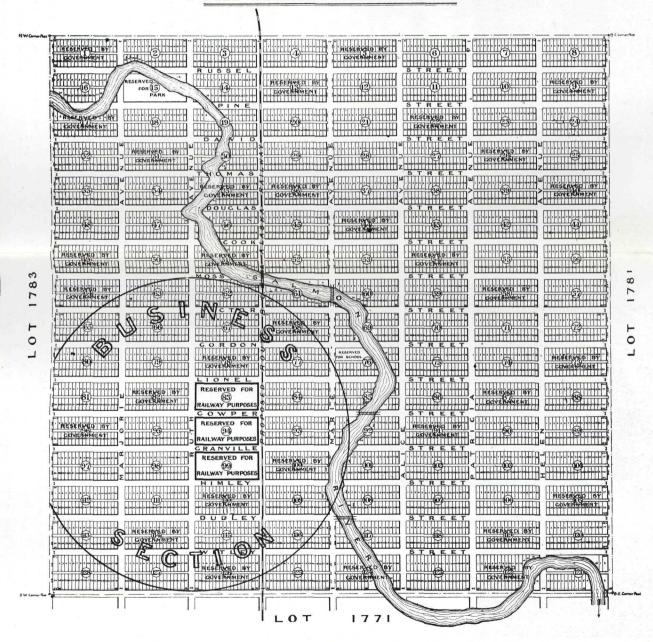
D.L.1782,-

SALMON RIVER VALLEY.

-CARIBOO DISTRICT,-

-BRITISH COLUMBIA.

FORT SALMON TOWNSITE.





A GOOD TRAIL, SALMON RIVER VALLEY

Fort Salmon Townsite

Fort Salmon, British Columbia, lying about 19 miles north from Fort George, occupies an exceedingly central and commanding position in the Salmon River District. In fact, as a situation for a large and pretentious city, probably no better location could have been chosen. The lay of the Townsite is such that the most excellent facilities are afforded for a thoroughly satisfactory drainage and sewerage system, than which nothing is more important to any young and growing city. Then, too, the Salmon river itself will provide a water supply of undoubted purity, sufficient for all requirements for years to come. This river, which flows through the Eastern boundary of the Townsite, is navigable all the way down to the great Fraser river, into which it empties its waters.

The rich pastoral and agricultural country surrounding Fort Salmon is a veritable garden of fertility, unexcelled by any other in the whole Province of British Columbia.

RAILWAY FACILITIES

The British Columbia and Alaska Railway is already surveyed through from Fort George to Summit Lake, as announced in the Vancouver "Sun," November 22nd, 1912. This new line will be extended north into the famous Peace



SPYING OUT THE SALMON RIVER VALLEY

Its Unique Situation

River district and thence eastward over the Rocky Mountains into Alberta.

Then, again, the Edmonton, Dunvegan and British Columbia Railway, now under construction from Edmonton, Alberta, westward to the Peace River District, will pass through the Salmon River country into Fort George and thence onward to the Pacific Coast.

From Bella Coola on the west coast of British Columbia, via the Salmon River district thence eastward, surveys are also being made for the Pacific and Hudson Bay Railway.

The proposed line of the Pine Pass and Edmonton Railway, for which a charter has been granted, is projected northward from the G. T. P. through the Salmon River Valley and the Townsite of Fort Salmon as shown on the map.

It is also the intention to extend the Pacific and Great Eastern Railway, now building from Vancouver to Fort George, farther north and eastward.

From the foregoing it may readily be realized that the possibilities of Fort Salmon, owing to its peculiarly central and advantageous situation in the Salmon River Valley, are exceedingly bright as a coming railway centre of the greatest importance. All the railway companies are hustling to the



MAKING A START IN SALMON RIVER VALLEY

utmost of their ability and resources to string their steel from one end of the country to the other, in order to provide the necessary transportation facilities for the enormous incoming tide of immigration to British Columbia's magnificent agricultural, grazing, fruit growing, timber and mineral areas.

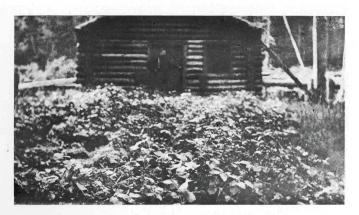
A Ground Floor Proposition

It thus behooves those who would profit by the opportunities offered in the promising Townsite of Fort Salmon to take advantage of the low prices now prevailing there without delay. Fort Salmon is to-day really an absolute ground floor proposition, as has been many another townsite in which lots are now selling even one-hundred-fold and more in advance of the original prices.

Every purchaser of lots in Fort Salmon will receive an Indefeasible Title, which is guaranteed by the Government of British Columbia. First come, first served. No favoritism shown. All applications for lots will be filled in the order of their receipt.

The plan of the Townsite of Fort Salmon has been approved by the British Columbia Government, which owns a quarter interest, but will not now sell any of its lots at any price.

The lots offered—three-quarters of the Townsite—are owned by us. They are 33 feet frontage by 120 feet deep to a 20-foot lane. They all front on streets 66 feet wide.



VEGETABLES GROWING NEAR FORT SALMON

The B. C. and Alaska Railway line is already surveyed. Buy before the rails are laid.

Let your hard earned money and your faith in the future lead you on to fortune. Others have become wealthy in the same way; others will become wealthy in the same old way. Why should not you?

Opinions of Prominent People

Andrew Carnegie, multimillionaire and philanthropist:—
"Ninety per cent. of the millionaires become so through growing real estate. More money has been made in real estate than from all other investments combined."

Admiral Lord Charles Beresford, British Navy:— "British Columbia is second to none in its resources and people, and, after having seen this wonderful province, I congratulate Canada doubly in not having shared this magnificent heritage with any other nation."

Consider this carefully. Think how different the Great West will look to the people of Europe about to emigrate to make new homes in this great new country when the Panama Canal is open. The distance between Europe and British Columbia will be reduced by 5,664 miles, and the sea voyage shortened to one of about twenty days.



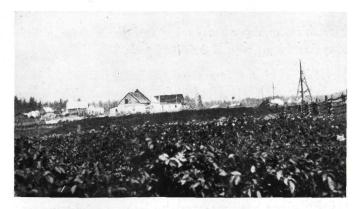
BURNT OVER LAND IN SALMON RIVER VALLEY

Sir Thomas Shaughnessy, President C. P. R.:—"The outlook for British Columbia is extremely bright and I repeat what I have said so often, that I consider that British Columbia will become the most prosperous and wealthiest province of the Dominion of Canada."

W. Leonard Palmer, Special Correspondent Financial News of London, England:—"Canada is now regarded as the best field for investment, with the Province of British Columbia easily taking first place, London financiers finding the profits large and the interest obligations, with few exceptions, promptly met."

Theodore Roosevelt, ex-President U. S. A.:—" Every person who invests in well selected real estate in a growing section of a prosperous community adopts the surest and safest method of becoming independent.

General Manager Chamberlain, Grand Trunk Pacific Railway:—"We regard Northern British Columbia as our great field, and we shall spare no effort or expense to develop that country in the most effective manner. As soon as our main line is completed we shall undertake the construction of branch lines, and one of the first we shall put in hand will be a line to the north. In our original plans our engineers proposed to start that line from the Bulkley Valley, but we have now come to the conclusion that Fort George is the best point at which to connect it with the main line and form our main junction points.



GROWING VEGETABLES SOUTH OF FORT SALMON

There is a vast, rich country there awaiting transportation and we shall supply it."

The Salmon River district lies immediately northward from Fort George just beyond the Nechaco and Fraser rivers. This declaration of Mr. Chamberlain's undoubtedly means further transportation facilities through the Salmon River country.

Extracts from the Budget Speech

Delivered by Hon. Price Ellison, Minister of Finance, 23rd February, 1912.

"Speaking with a sense of the weight which attaches to the words of any holder of the office which I have the honor to fill. I am of the opinion that British Columbia is at the threshold of a progress and prosperity unrivalled perhaps in any quarter of the globe.

"The reason for my faith is this: The developed wealth from the natural resources of this largest Province of the Dominion forms a mere fraction of her ascertained but undeveloped potentialities, which lie as yet in the womb of her soil and of the future."

"Our produce in 1910 was valued at \$14,399,000.00, while on the other hand the value of imported produce from the other provinces of the Dominion and from the United

States was \$14,962,904.00. The people of British Columbia were therefore dependent on imported produce for a little more than 50 per cent. of their food-stuffs.

"In 1911 the figures were \$20,837,893.00 of home products, against \$14,709,854.00 of imports. The former therefore outstripped the latter by more than \$6,000,000.00.

"It must be remembered also that the very drawback of a large part of our food-stuffs being imported has nevertheless this two-fold advantage:

- 1. It points to the fact that the population of this Province has increased by leaps and bounds, so that the demand for food-stuffs has long ago outgrown the supply.
- 2. The shortage in our home-grown crops to supply the needs of our population is in itself an advertisement to settlers to take up a farming life.

Salmon River Valley Farms are Producers

(From Vancouver Sun, 11th November, 1912.)

"One ordinarily thinks of easy access to market as being quite necessary to successful farming, and by access to market is meant access to the big cities or towns. But there are exceptions to all rules; and in the Salmon River Valley, about seventeen miles north-west of Fort George, there is a big exception to this one. The reason for it is that in this case, instead of the farmer having to go to the market as usual to sell his produce, the markets come to the farmer. That is why the lack of transportation facilities in that section is putting money into the farmers' pockets."

"This is a wonderful country, and we are living in wonderful times when things which seem quite impossible are actually happening. Fifty years ago, or even fifteen years ago, it would have been utterly impossible for the market to get up and move bodily to where the farmer was, because it takes a whole lot of money and capital to move a market in this

fashion. But a market means a body of people, and there is so much foreign capital coming in to extract the mineral and agricultural wealth from this rich province that capital is able to move men by thousands, and support them while they are doing the development work.

DEMAND EXCEEDS SUPPLY

"The market which came to the Salmon River farmers was a large body of railroad builders and other groups of men engaged in developing mineral resources, clearing land for farms and townsites, and doing other work of the kind. Hence it is that the Salmon River farmer has a market for more hay, grain, vegetables, garden products and meat and dairy products than he can possibly supply.

"The ground is high, being a sort of a plateau about 100 feet above the river. The soil is a sandy clay loam containing an abundance of vegetable matter; and this character, together with the height of the river, and the natural drainage, makes the soil warm. Moreover, the lightness of the soil, and the fact that the natural overgrowth consists of poplar trees not more than two years old, and of bunch willow, makes it easy to clear.

"Pea-vine and wild grasses grow luxuriantly and are excellent for feeding purposes. Indeed the country is perfectly adapted for stock-raising. There are no flies there to bother the cattle, and there is an abundance of lumber for building barns and houses. The warmth of the soil makes it equally well adapted for gardening, and the crops which it will produce are immense.

"Land in the vicinity averages about \$15 per acre, and the typical farm contains about 80 acres, and about 300 actual settlers have bought during the past season. Hence the investment represented, counting land alone, exceeds \$300,000; and when the buildings and equipment are added it will be brought up to about \$700,000."

FREDERICK J. SCOTT
PROSPECTUS - WRITER
EVANS & HASTINGS, LTD.

ISS AGNES C. LAUT, the astute and talented Canadian authoress, in a recent article published in the "Saturday Evening Post" regarding the marvelous increase of real estate values in Canadian Prairie Provinces, quotes a remark made to her by John W. Dafoe, editor "Manitoba Free Press," Winnipeg, who stated: "If I had had courage and faith five or six years ago, I might have been a millionaire to-day, but I thought it was stark moon-madness and would not touch the things with tongs."

John W. Dafoe has seen many of his friends being kicked into the millionaire class because they had the courage and faith which he had not—things were just beginning to move on the prairies then. Land values have advanced wonderfully since. British Columbia was quiet at that time, but now it has made a beginning, and a right good one it is. What are you going to do about it?

Why wait and be sorry five or six years hence, because you lacked courage and faith to-day. You must surely realize that the time to invest is before land values go up. That time is to-day in British Columbia. The man who bought yesterday is a day ahead of you already. Sail into a fortune on the crest of the wave of prosperity that is inundating British Columbia to-day.

Every man owes it to himself and to his family to lay up something while his earning capacity is good, so that he may live at ease in his old age, and leave something for his children to enjoy after he is gone.

Banks, trust companies, insurance companies, industrial institutions may fail, but real estate goes on forever. You cannot destroy it. It is the basis of all wealth. When you have lost all else, the power to earn, and health even, one thing remains intact, and that is your real estate. Nothing can wipe that off the face of the earth. The longer you hold good real estate the more valuable it becomes. It is the best legacy you can leave to the present generation or to generations unborn.

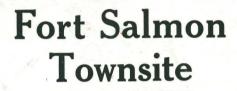
Buy lots in Fort Salmon and secure a holding in a great new country that is about to be interlaced with railways and filled with thousands of industrious settlers.

Fort Salmon is the hub of the wheel of prosperity in the garden of British Columbia.

Address all communications and make all cheques and money orders payable to the owners,

WESTERN CANADA TOWNSITES, LIMITED

407 HASTINGS STREET W., VANCOUVER, BRITISH COLUMBIA
Bankers: THE QUEBEC BANK, Vancouver, B. C.



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