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WHAT OTHERS SAY OF

SALMON RIVER FARM LANDS

1913

¶ This booklet is intended for the man who yearns for the freedom of life in the country.

¶ For the man tired of city life with its unpromising future.

¶ For the man who appreciates a home in the country and land of his own where health, happiness, comfort, prosperity and independence abound.

¶ In here drawing attention to Salmon River farm lands, no attempt is made to exaggerate or color.

¶ The booklet consists of letters from men who have personally examined the land, as well as some newspaper clippings tending to further verify their statements.

¶ The property is situated in Central British Columbia, near Fort George.

¶ 40 acre farms sell for $14.00 to $17.00 an acre on terms of $50.00 cash and $10.00 per month till paid for.

WHAT THEY SAY

"In September, 1912, I made a trip to Fort George with Mr. J. R. Sigmore and Mr. D. A. McDonald, for the purpose of buying land for farming. My opinion of the land, climate and general conditions can best be understood when I state that I purchased 160 acres of land in the Salmon River Valley, and expect to develop this tract next Spring. The soil is a light clay loam, easy to work and very rich. The clearing is very light, and two men and a team should clear the major portion at the rate of about two acres a day. At various places in the district I found good crops of oats, hay, field peas, potatoes and most all kinds of garden produce, including tomatoes. About 300 settlers located north of the Nechaco river this year, and all that I talked with were very enthusiastic over the agricultural possibilities of this section.

"I consider this district one of the best I have ever visited, and am closing out my holdings at Ladner with the intention of making my home in the Salmon River Valley.

"Yours respectfully,

"(Sgd.) PETER CLARK."

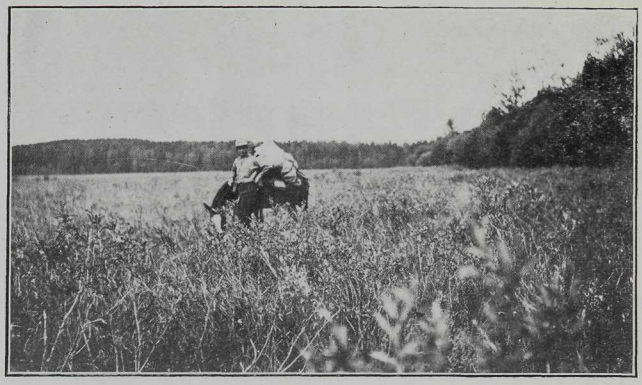
"British Canadian Securities, Ltd.,

"Vancouver, B.C.

"November 19th, 1912.

"Gentlemen:—

"After having spent part of the summer and fall in the Salmon River Valley, Fort George District, investigating the



Salmon River Open Natural Wild Hay Meadow

soil, climate and general conditions, it gives me great pleasure to write you my opinion of your lands in the Salmon River Valley.

"I found the major portion of this tract to be deep clay soil, with enough silt and sand to make it mulch easily and of a texture that will work to the best advantage.

"The 320 acres I purchased in Section 2634 can be easily cleared and put under cultivation, as can also the greater portion of the land you are offering.

"Next Spring I intend to plant oats, alfalfa and potatoes, and next Fall, turkey red wheat. It is my intention to raise pure seed to sell to other planters in this district. Later on I intend to add pure bred sheep, hogs and dairy stock.

"At the various farms I visited I found wheat, oats, potatoes and all kinds of garden vegetables, making as fine a crop as any in the Fraser Valley.

"On George Ovasco's farm potatoes run about 600 bushels per acre. On C. W. Moore's farm oats were over five feet and well filled and should thresh from 90 to 120 bushels per acre.

"Tomatoes were ripening on the vines.

"This is one of the best stock and general farm countries

that it has been my pleasure to investigate, and it cannot be recommended too strongly to home-seekers and investors.

"Yours very truly,

"(Sgd. J. R. SIGMORE."

Extract from letter from M. C. Gray, Pullman, Wash.:

"If the climate throughout the month of October this year, is any criterion by which to estimate the weather in general, it must be very satisfactory indeed, as throughout the month, while we were there, I think it was about the nicest October weather I ever experienced in any latitude. I wish to add, however that our camp for the greater part of the time was at the mouth of the Little Salmon, and the foliage seemed to be almost untouched by frost there.

"The stock we saw while en route throughout the whole of British Columbia were notably in good condition, especially the cattle and mutton breeds of sheep, that looked as a rule fit for the shambles. I believe the Upper Fraser River Basin will not only prove a good "mixed farming" and "dairy farming," but the conclusion is forced upon me that this section will be able to produce the best type of British draft horse that can be bred in

Salmon River Land Requiring Little Labor to Cultivate

Salmon River Land Requires Little Clearing

North American. The climate is right for that breed of horse, it will produce the bone with quality and quantity of feather, while the legumes—clovers, vetches, alfalfa and peas—with as good timothy and oats as can be grown in the world, with all of the various root crops produced in abundance, should do for him and grow for him to the Scotchman's delight. And I think what has been said for the horse will apply with equal force to the production of meat-cattle and mutton-sheep." . . . .

Extract from letter from Hugh Reed, written from 150-Mile House on the Cariboo Road.

"Any country (or land) that is capable of raising hay and pea-vine as is raised around here without cultivation is good enough to raise anything. They have all kinds of good roads; in fact, it is possible for any person to cycle the whole way from Ashcroft to here, and they tell me the road from here to Fort George is just as good.

"Mr. Bell, my mate, thinks the Fort George country is even better. He is working with the G. T. P. surveyors. He tells me the Salmon River land is all good, amongst the best there as far as he can see." . . .

Letter from Gust. T. Sonnes, South Fort George, B.C.:

"I just came back from Salmon River Valley and have looked over the land. It is just as described by the Company; it is good land and I like it fine. The land is good and rich.

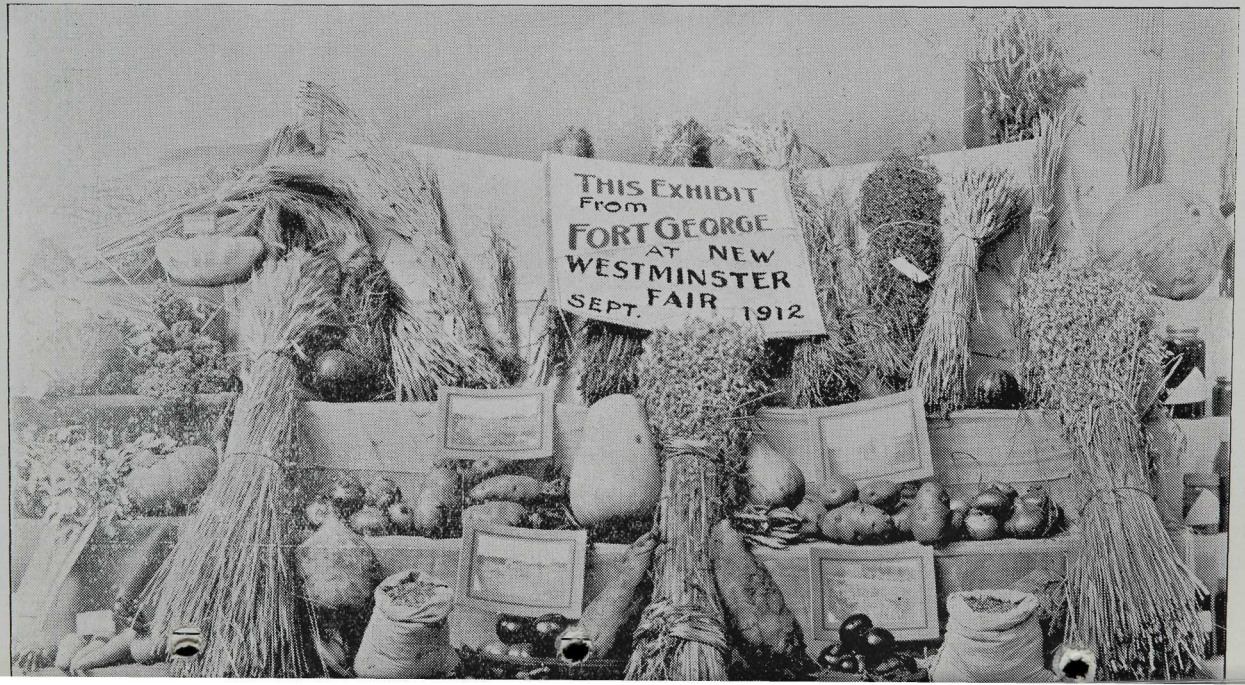
"We started from Ashcroft the 4th of May and drove to South Fort George with team, and arrived there May 19th; went to see the land the 21st, coming back the 24th. We went in a canoe up the river.

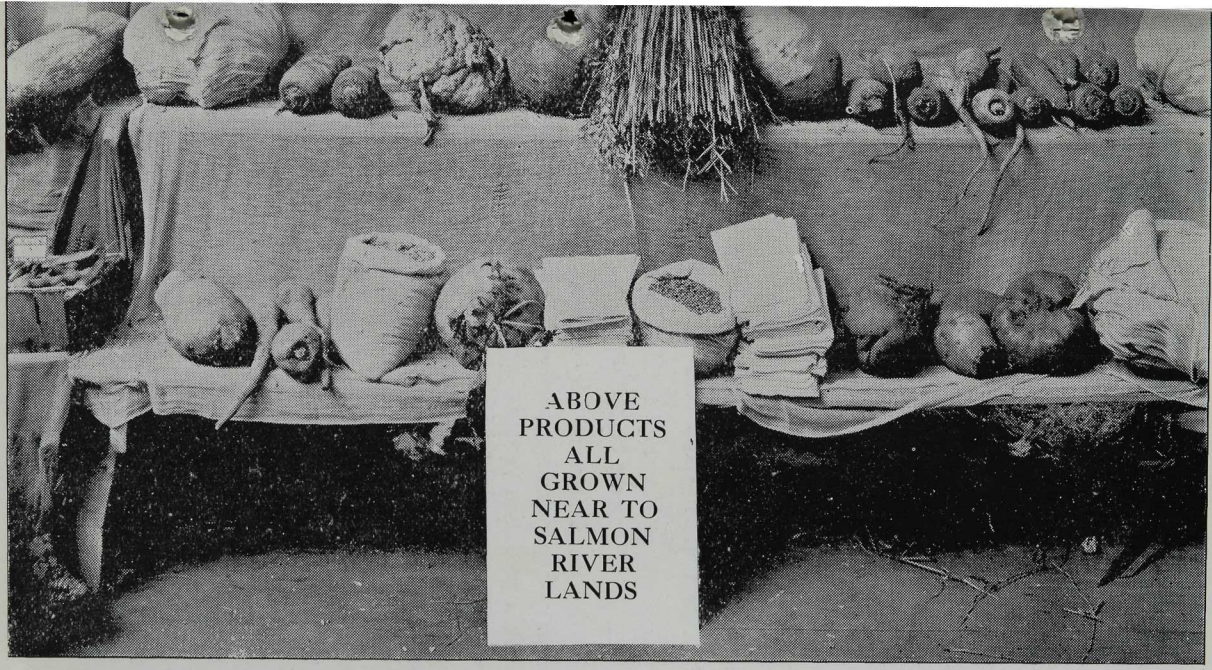
"I think if people will come and settle here, it will be a good country, and that will be the means of opening up the way.

"The locator said that it is the best buy for the money anywhere. The land is better than we expected. It is a black mellow loam soil and easily cleared. My locator has been here over 25 years and has been all over this country.

"I send draft for $470.00 for option on north half of section 607."

Salmon River Natural Open Hay Meadow Ready for Plow


THIS EXHIBIT
From
FORT GEORGE
AT NEW
WESTMINSTER
SEPT. FAIR 1912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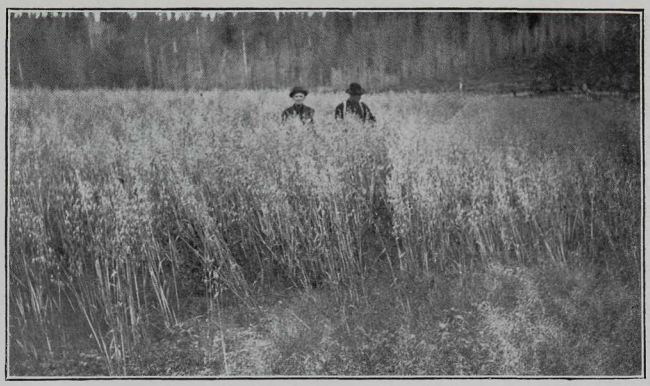


Oats Are Being Most Successfully Grown in Salmon River Country

From the Vancouver Daily Province, October 5th, 1912:

EXPERIMENTAL FARM NEAR FORT GEORGE.

Dominion Government Reported to Be Considering Establishment of Station.

Stating that the climate and soil conditions were ideal, Mr. J. H. Grisdale, Superintendent of the Dominion Experimental Farms, made a prediction yesterday that British Columbia will eventually become the greatest dairying province in the Dominion. Mr. Grisdale arrived in Vancouver yesterday from Vancouver Island and in the afternoon visited the provincial farm at Coquitlam.

"The fertility of the soil and mildness of the climate out here are two important factors in the development of dairying," said Mr. Grisdale. "The pasturage season is much longer than in the East, often lasting ten months, and this means the farmer does not have to build expensive barns. The cost of maintaining dairy cattle here is much less than in the Eastern provinces. When the local market increases there will be a rapid development in dairying."

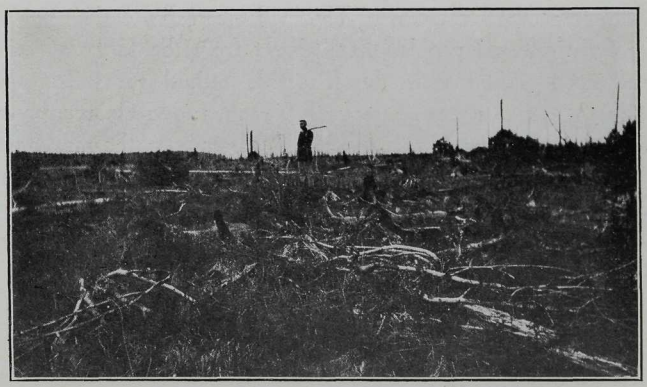
Mr. Grisdale said he was surprised at the excellence of the soil and agricultural possibilities in the northern part of the prov-

ince and added that the Dominion was considering the advisability of establishing an experimental farm near Fort George.

Province, April 16th, 1912:

BUYING LARGE TRACTS OF LAND

Entrusted with the commission of selecting large tracts of land in British Columbia for prominent British landowners, Capt. C. E. Hutton, of London, England, reached Vancouver last night and is a guest at the Hotel Vancouver. The visitor is a former resident of the Okanagan Valley. He was a member of the Duke of Sutherland's party which visited British Columbia last summer and which also included Lord Desborough and Lord Charles Beresford. Largely owing to his representations the Duke of Sutherland acquired large areas of farm lands in the Fort George district on the main line of the Grand Trunk Pacific Railway. The Duke, it is understood, will visit this province shortly in connection with plans for a colonization project involving the settlement of his farm tenants on these lands. His visit is expected to be a short one, to be followed by a second visit in August.



Nearly All Salmon River Lands Are Easily Cleared

Potato Crop, Salmon River Country

The example set by the Scottish peer so impressed other titled land-owners that they requested Captain Hutton to act on their behalf. Several of these clients will shortly reach here to close the deals he has come to arrange.

"The investment of large sums of British capital will mean a great deal in the way of development of the agricultural resources of this province as several of my clients purpose using the land for colonization purposes," said Captain Hutton today to a representative of the Province. "This will mean the sending out of carefully selected people, many direct from the farms of their landlords. Apart from the favorable attitude of last year's visitors, the taxation measures of Rt. Hon. Lloyd George, chancellor of the exchequer, is contributing largely to the movement of the capital of landed proprietors abroad for investment purposes. Looking around they realize that British Columbia offers better and safer inducements than any other portion of the globe. There is no question that among this class British Columbia is regarded more favorably than any province of the Dominion."

Among the prominent Britishers for whom Captain Hutton has made investments are Captain Geoffrey Bowlby, adjutant of the Royal Horse Guards, and Sir Reginald Macleod. The

former owns 2,400 acres in the Nechaco Valley, which he intends to visit next year. Sir Reginald has purchased 1,500 acres near Quesnel. Another titled investor is Viscount Castlereigh, M.P., heir of the Marquis of Londonderry. His holdings comprise 1,500 acres in the Fort George district; also Mr. Alexander Simpson, private secretary to the Duke of Sutherland. Mr. Simpson is the owner of 1,000 acres of land equally divided between the Fort George and Hazelton districts.

From the Sun, June 3rd, 1912:

VASTLY RICH INTERIOR COUNTRY AWAKES FROM LONG SLUMBER

Travelling over rail, stream and trail throughout the magnificent scenery of Central British Columbia, the special correspondent of the Sun has now arrived at Fort George, truthfully described, "The Heart of B. C." The tale of progress which unfolds itself before the eye of the traveller as he traverses the country between Prince Rupert and this thriving, embryonic city is remarkable in the extreme. Much has been done to redeem the wilderness and harness it for the purpose of contributing to the

One of the Men Shown Here is Six Feet Tall

Salmon River Burned Over Country

prosperity of man. But it is apparent to the observant passer-by that what has already been accomplished is but a small part of the great transformation which the next decade, or less, will see accomplished.

That the country has rich possibilities as an agricultural centre has long been proven. For years past fortunes have been made from the product of the farm in spite of the fact that the early pioneers were forced to work under severe disadvantage owing to the lack of transportation facilities. Supplies and household necessities and implements could only be freighted in under severe disadvantages, while equal difficulty was experienced in marketing produce.

MIGHTY AWAKENING

A mighty change is now sweeping through the country. With the arrival of the railway, Central British Columbia is no longer in the wilds. With the advance of this development—in fact, ahead of it, a great awakening has come. Many fertile valleys are being prepared for agriculture, and numerous prosperous towns are springing up, etc.

These are opinions of others who have examined the country near Fort George which is known as Salmon River Valley.

We are now offering and recommending the purchase of 40-acre tracts of farm lands at $14 to $17 per acre on terms of $50 cash and $10 per month till paid for.

We believe prices are now about to rise much more quickly than ever before.

Sign and forward the enclosed application now.

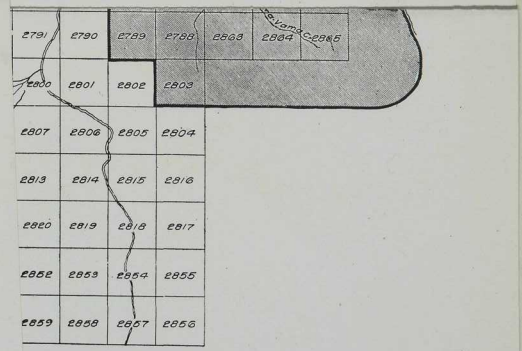
BRITISH CANADIAN SECURITIES, LIMITED,

Vancouver, B.C.

Other offices: Victoria, B.C., New Westminster, B.C., Nanaimo, B.C., Calgary, Alta., Regina, Sask., Montreal, P.Q., London, Eng., Antwerp, Belgium.

Oat Field on Salmon River

FORT GEORGE
450 MILES
PACIFIC
HUDSON BAY RY
VANCOUVER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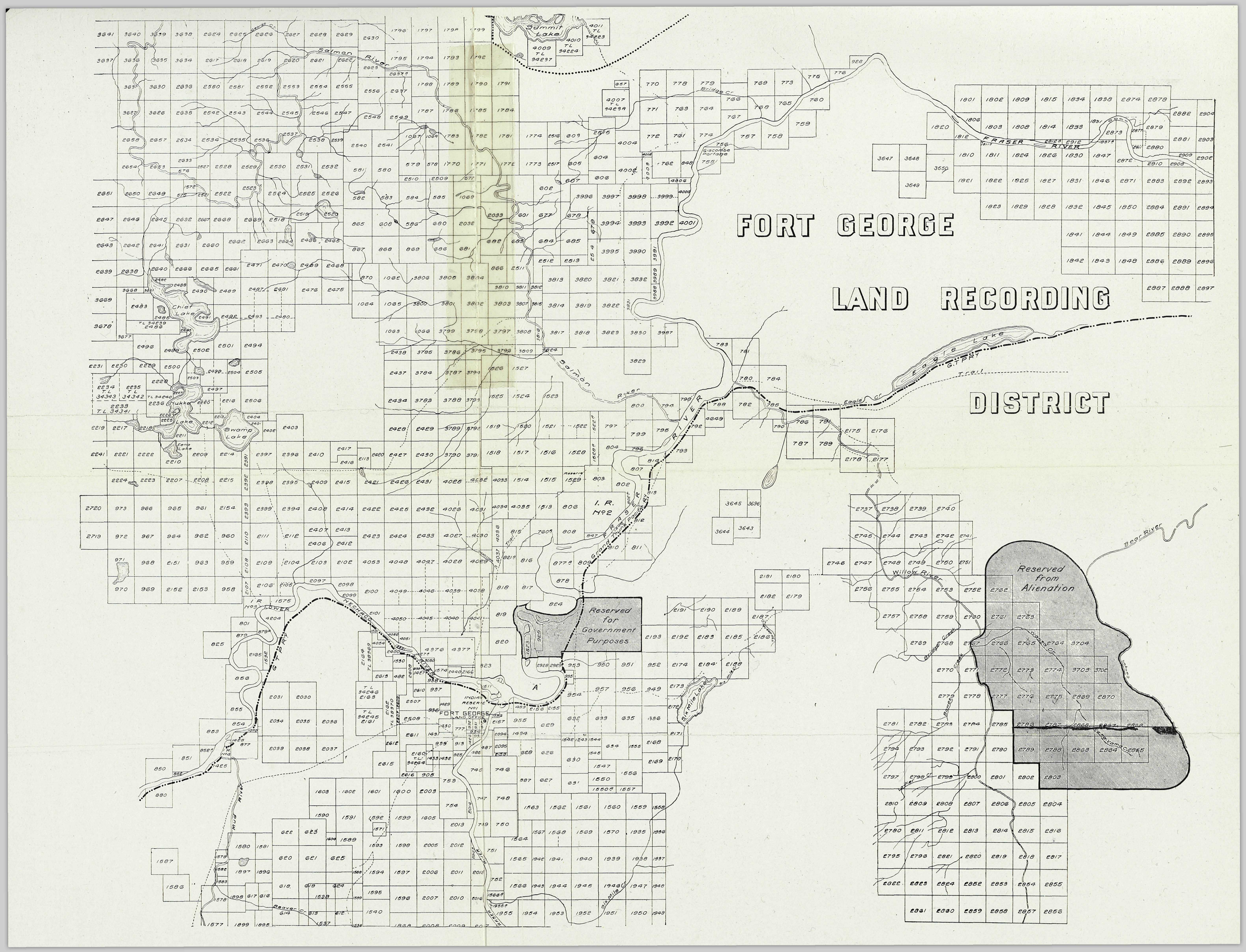
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LAND RECORDING
DISTRICT
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Salmon River
Chief Lake
Swamp Lake
Eagle Lake
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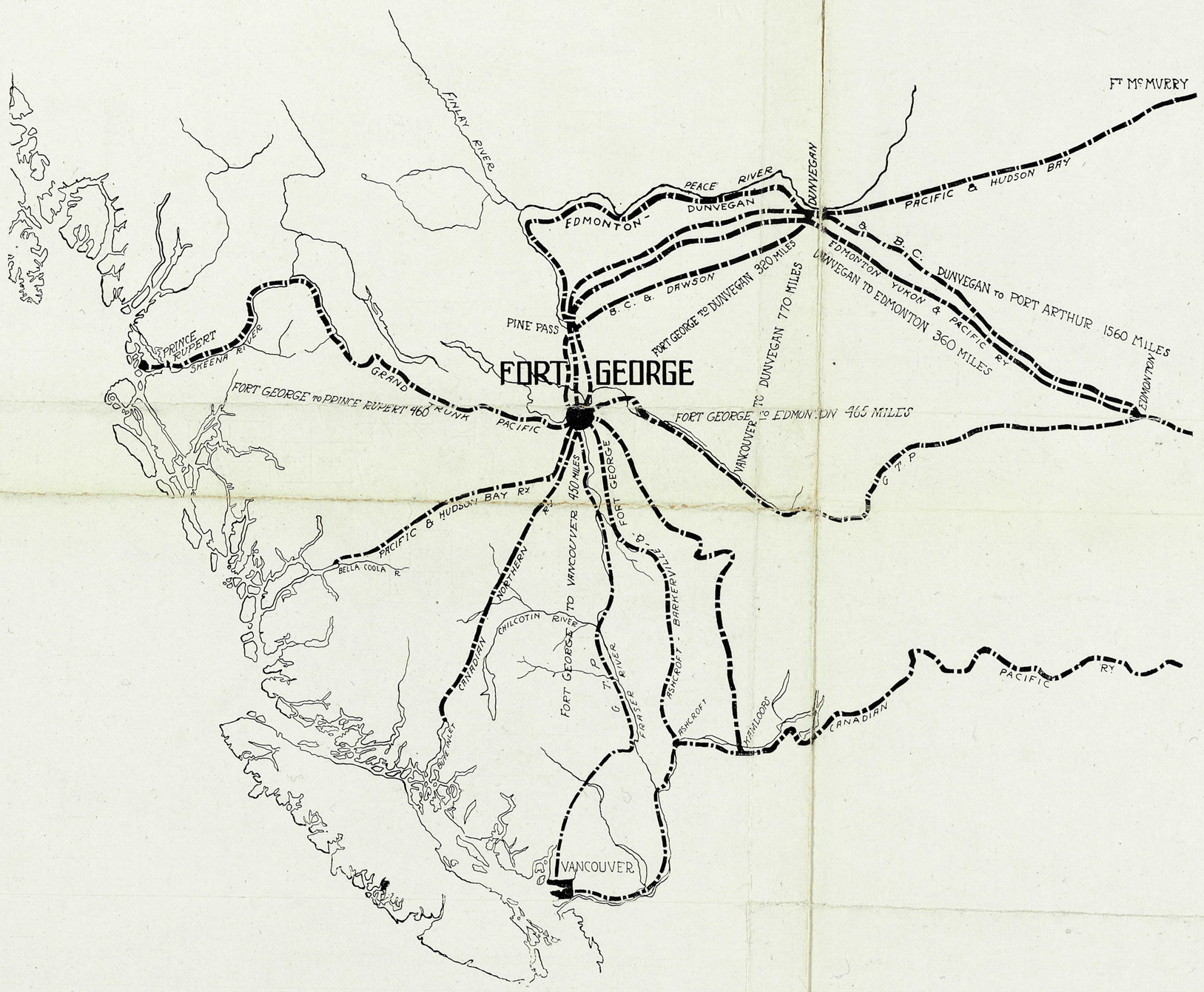
G.T.P.R.Y.
Trail
Fraser River
Bridge Cr
Giscombe Portage
I. R. No 2
Grand Trunk Pacific Ry
Reserved for Government Purposes
Reserved from Alienation
Willow River
Bear River
Six Mile Lake
Six Mile Cr
Mud River
Beaver Cr
Indian Reserve No 1
Fort George Land Office
Nechaco River
Lower I. R. No 3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FINLAY RIVER
PEACE RIVER
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DUNVEGAN
PACIFIC & HUDSON BAY
B. C.
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EDMONTON YUKON & PACIFIC RY
DUNVEGAN TO EDMONTON 360 MILES
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DUNVEGAN TO VANCOUVER 770 MILES
PINE PASS
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VANCOUVER TO EDMONTON 450 MILES
EDMONTON
G. T. P.
PACIFIC & HUDSON BAY RY
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CHILCOTIN RIVER
FORT GEORGE TO VANCOUVER
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FRASER RIVER
ASHCROFT - BARKERVILLE
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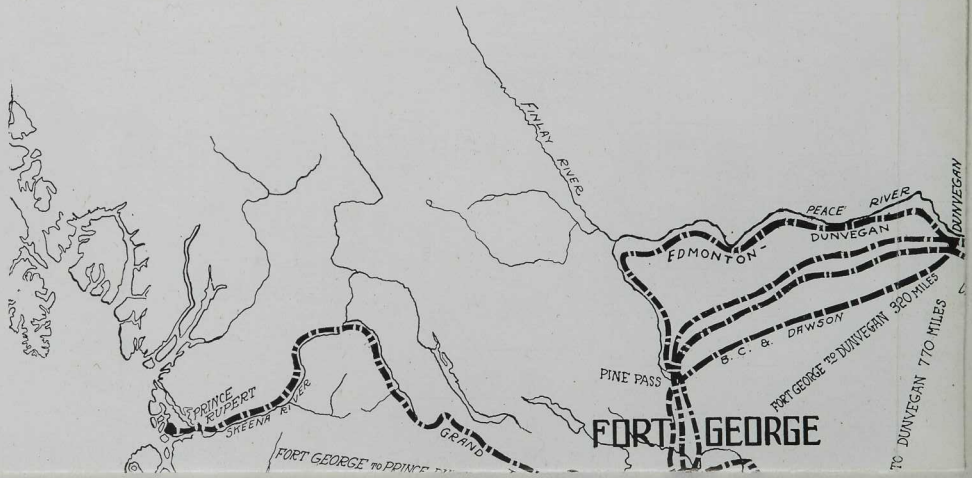
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SKEENA RIVER
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