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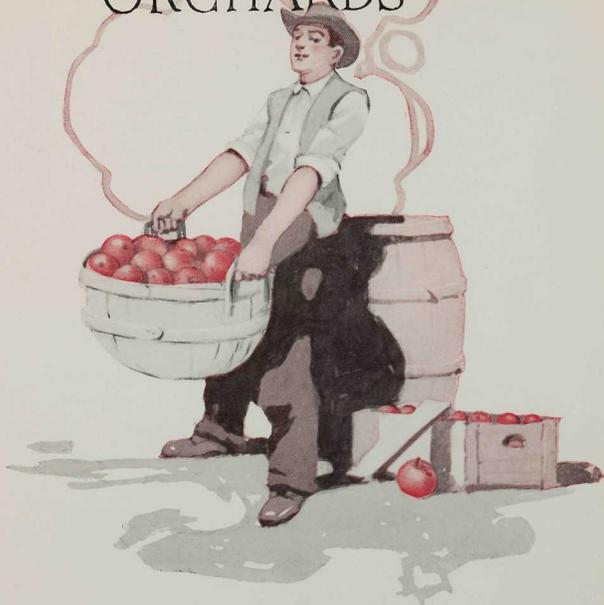
COLUMBIA
VALLEY
ORCHARDS
LTD.
APPLES & ALFALFA

1912

COLLEGE OF THE SACS

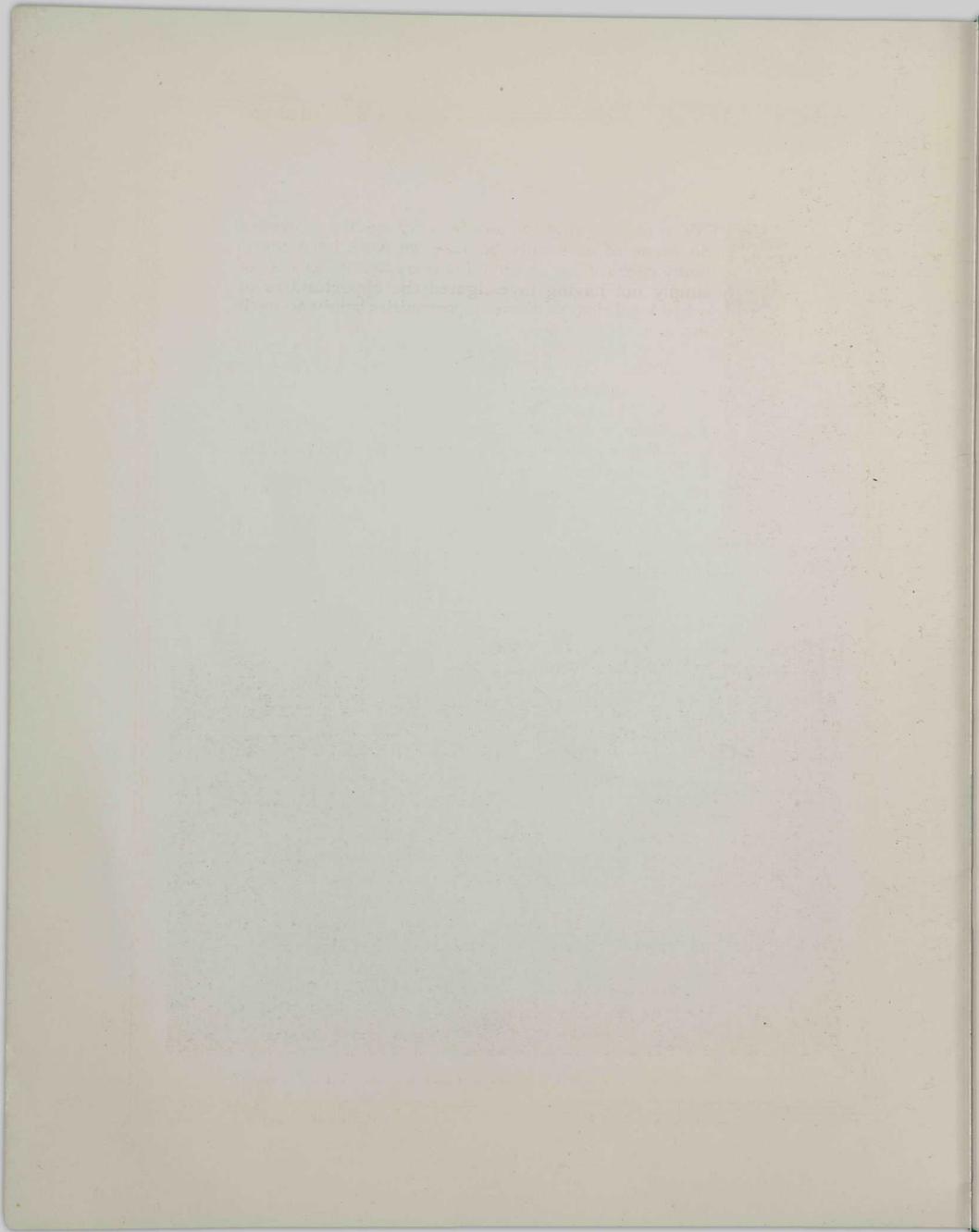
THE UNIVERSITY OF THE SACS
SACRAMENTO, CALIFORNIA

COLUMBIA VALLEY
ORCHARDS



COLUMBIA VALLEY ORCHARDS LTD.
APPLES & ALFALFA

1912





FEW of us ever stop to consider why we live where we do, some of us simply because we were born there, many because our parents live there, many because of simply not having investigated the opportunities of other localities, as these opportunities apply to each individually.

The comfort, happiness and success of very many could be improved by selecting a different place for home and employment.

A place where the surrounding people would be congenial, who would be good friends and neighbors.

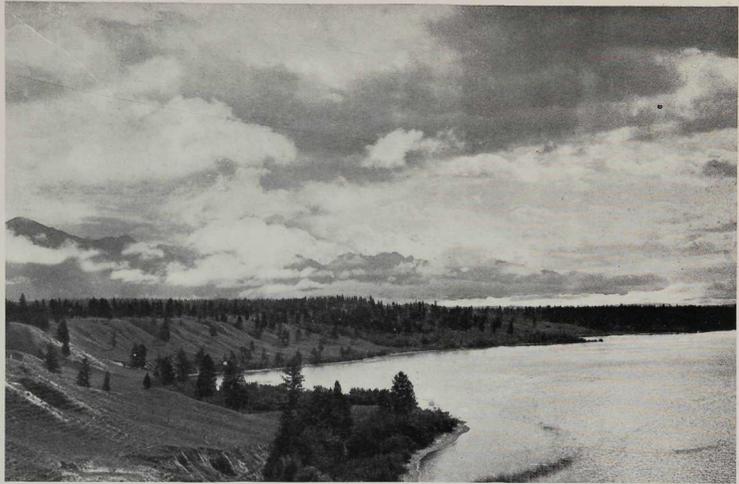
Where employment would not be drudgery, but free, open-air occupation.

Where climatic conditions would not be depressing or severe.

Where children might grow to sturdy manhood and womanhood in a home surrounded by real comfort and only good influences.



This British Columbia Irrigated Farm produced Onions last season from 5 acres, which sold for \$4,500



View of Section of Lake Windermere

Such a place, such an opportunity is afforded by fruit and market gardening in land offered by Columbia Valley Orchards Limited.

You owe it to yourself to read the following pages to see if this may not be your opportunity to secure the conditions of life calculated to make you most prosperous, contented and consequently happy.

Columbia Valley Orchards Limited lands are situated in the Columbia River Valley of British Columbia, commencing at a point about fifty-eight miles south of Golden on the main line of the Canadian Pacific Railway.

A good automobile road runs from Golden to Fort Steele through the property referred to.

Further transportation for passengers, freight, etc., is furnished by three passenger and one freight steamboats running on the river which make a landing on the property.

At present the Kootenay Central (C.P.R.) is building a line through the Valley from Golden to Fort Steele and on to

the Company's Crow's Nest line, which will run through the entire length of the property (about eleven miles) and will have a station on the townsite near the centre of the land owned by the Company.

This railway is being built from either end and it is confidently expected that trains will be running over it by the latter part of the summer of 1913.

When the railway is in operation it will be possible to deliver in Calgary in the morning fruit picked the previous evening in the Valley.

HISTORY OF THE UNDERTAKING

About twenty-eight years ago, the time of the completion of construction of the main line of the C.P.R., Mr. J. L. MacKay went into this Valley and quickly recognized its potential possibilities. He saw that the soil was excellent, the climate good, sunshine nearly all the time (very little rainfall in the Valley), scenery grand, mining indications of a satisfactory character.



An Avenue of Crab Apples in Blossom in British Columbia



Land Clearing Operations - Shooting Stumps

He recognized that the scenery, climate and soil were of such a nature as to make the land most desirable as soon as transportation facilities were furnished. He anticipated that a railway would be built almost immediately. He purchased from the Government a large tract of land of what he considered the most desirable and decided to await the advent of the railway.

The stories of rich placer gold in the Valley brought in many prospectors who washed gold out of the streams in a very primitive manner, but it was found that this industry would not be successful in a large degree until carried out by means of machinery.

Rail transportation was necessary for this purpose also. Consequently, mining was to a large extent abandoned in the meantime, and then miners took up land which they cultivated in a very indifferent manner.

Even under such conditions the yield of hay, alfalfa, grain, vegetables, fruit, etc., has been such as to prove the wonderful

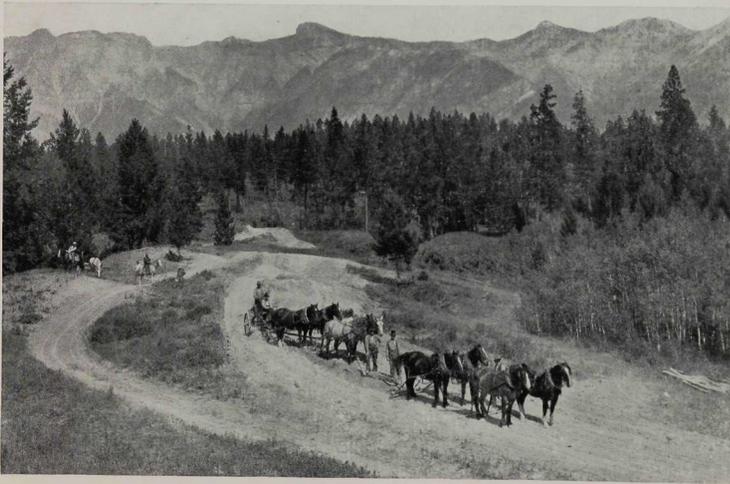
fertility of the soil, and the existence of all conditions favorable to large crops.

Not until the year 1911 did actual railway construction commence. When, however, this took place, a syndicate was formed to buy all the holdings from Mr. McKay, and to instal an irrigation system on the land.

This system is now completed in part. The land offered for sale may be bought, cleared and ploughed ready for planting, or as raw land or actually planted, and it is expected that a few years will show the property transformed into healthful orchards and gardens and occupied by one of the most prosperous communities to be found anywhere.

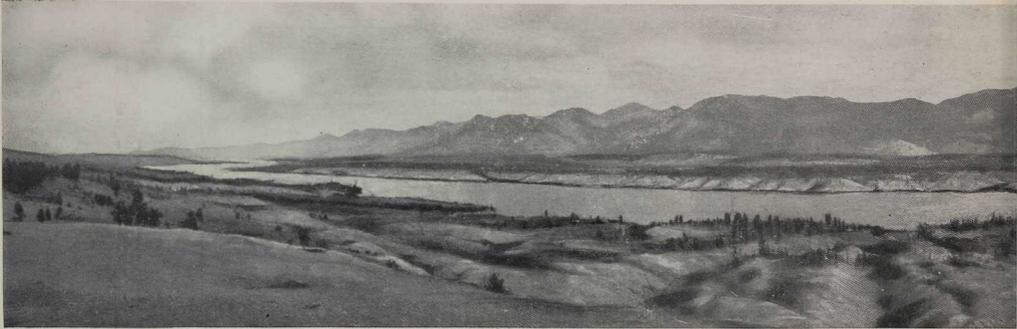
CLIMATE

The climate can probably not be better explained than by quoting from Bulletin No. 26, published by authority of the Legislative Assembly of British Columbia:—"The climate is



Grading Road Through Company's Headquarters

COLUMBIA VALLEY ORCHARDS LTD.



healthful and enjoyable at all seasons, although the temperature shows a wide variation. Blizzards and cyclones are unknown, and bright, sunny weather winter and summer is the rule.

The summers are dry with occasional hot days, the mean temperature being about 60 degrees and the maximum 95 degrees Fahrenheit.

The heat being dry is not oppressive: it is modified by light winds passing over the glaciers and snow caps of the mountains and the nights are always cool.

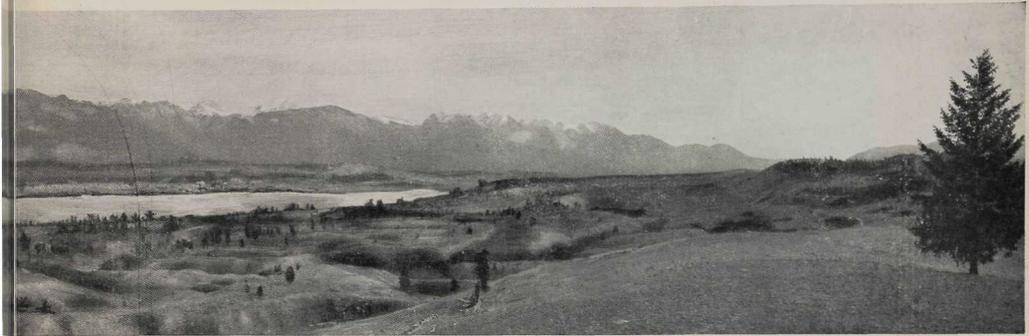
The mean maximum temperature in winter is 53 degrees and the mean minimum 23 degrees, the range being from 68 above zero to 36 below. The winters are dry, crisp and bracing, clear skies and bright sunny days and calm starry nights prevailing."

The rainfall at Wilmer, a central point, shows an annual average of 7.07 inches, snowfall 2.02 inches.

FISHING AND SHOOTING

The Columbia Valley offers exceptional opportunity to the sportsman—excellent trout fishing in the river, lake and streams, while ducks, geese and grouse are plentiful. Sheep, deer, goat and even bear are obtainable.

BRITISH COLUMBIA



SOIL

The same authority referred to above says in part regarding the lands for agricultural purposes:—

Practically all the benches require irrigation to produce the best results, and it remains to be proven if dry farming can be practised with success. It has been satisfactorily demonstrated that with irrigation all the ordinary field crops—grains, roots, vegetables and fruits—can be grown in quantity and of the best quality. Three and four crops of alfalfa in a season have been grown, while timothy and other fodder crops yield large returns. It is also established beyond question that the Valley is well adapted to fruit growing. Apples, pears, plums, prunes, cherries and small fruits mature in abundance, unsurpassed in color and flavor.

“The Valley from Briscoe southward to Canal Flats, being from six to ten miles wide, is favorably affected by the warm Chinook winds, and the temperature is further moderated by the presence of several lakes, the largest being Windermere or Lower Columbia Lake and Upper Columbia Lake, which are respectively eleven and fourteen miles in length, with an average width of one mile and a half.

“It is beautifully timbered in fir, spruce, poplar and birch, with open prairie patches—park-like in appearance.



Harvesting Strawberries in British Columbia

Mr. Middleton says of this district:—

“This is certainly the beauty spot of the whole Valley, varied as it is by lakes, streams, prairies, benches and mountains. It is truly the paradise of the tourist, the hunter, the angler and all lovers of nature.”

EXPERT OPINIONS

Mr. Middleton thus sums up his impressions:—

“The Upper Columbia Valley has many advantages in its favor; it is large, it is beautiful, it is a day’s travel nearer the prairie market than most of the fruit lands in British Columbia. There is an abundance of good water everywhere for domestic and irrigation purposes. The climate is as good as any in British Columbia, especially in the upper portion of the valley. The winters are mild and short. Fall and spring frosts, except in the low-lying bottoms, seldom do any harm to even the most tender plant.”

Professor Sharpe says:—

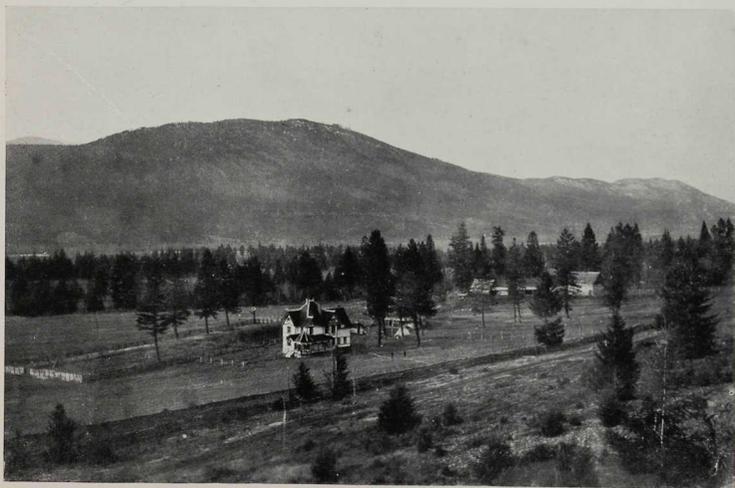
“The soil of the Columbia Kootenay Valley is excellent, needing only water and tilling to make it produce fine crops of roots, potatoes, grains, hay and vegetables, as well as the hardier fruits.

As fine apples can be grown there as are grown, if planters will select suitable varieties and plant on benches.” . . .

Mr. Heurtley says:—

“Seeing how wonderfully productive are the small fruits and all garden truck, there can be no doubt but that when more speedy communication is established, there will be no limit to their profitable production.

“Hops used only as ornamental climbers grow so rapidly that one cannot help thinking that if there were any means of disposing of them and anyone with the necessary capital, it would be a very paying proposition to grow them on a commercial scale.



View of Company's Upper Ranch



Park-like Appearance of Some of the Company's Lands

In summing up—Bulletin 26, issued by the Legislative Assembly of British Columbia, says:

“All of which goes to strengthen the contention that railway connection is all that is wanting to make the Columbia Kootenay Valley the peer of the most thickly populated and prosperous districts of the province.”

ABSENCE OF PESTS

It is a fact worth recording that British Columbia is probably unique in the fact that up to the present the supervision of the Government has been so keen that pests such as Codlin Moth and Black Knot, affecting fruit trees, have not made their appearance.

This also applies to most objectionable insects generally affecting vegetable plants.

Mr. Fred Whiteside of Kalispell, Montana, an acknowledged authority on horticulture, in speaking of pests, says:—
“These pests have almost wiped out the orchards in many of

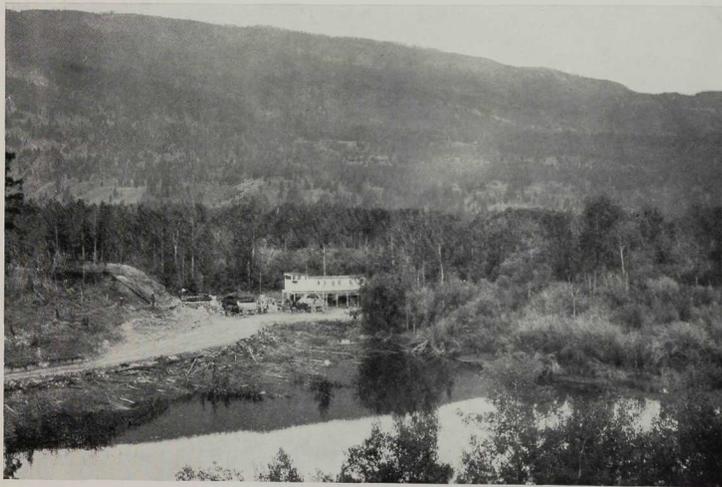
the sea level states, and fruit growing will eventually be confined to sections having an altitude of 2500 to 3000 feet above sea level, where the cool nights in summer insure freedom from fruit pests."

TRANSPORTATION FACILITIES

Excellent transportation facilities are provided by a splendid wagon road, by freight and passenger steamers on the Columbia River, and it is expected that the Kootenay Central (C.P.R.) from Golden to the Crow's Nest line will be in operation by the end of the summer of 1913.

AN IDEAL FRUIT COUNTRY

While fruit growing in this valley is beyond the experimental stage, yet it has not yet reached that development which makes the cost of land almost prohibitive, as is the case in the same valley further south in American territory.



View of Steamboat Landing on Company's Property



Tobacco Growing in British Columbia

Fruit land of similar character and in the same valley in the United States sells at \$1000 to \$1500 per acre, while developed orchards sell at prices easily double those mentioned.

It is apparent, therefore, that purchasers at present prices will benefit very largely by the increase in value which will take place in the immediate future.

MARKET

The Province of British Columbia imports more than 50% of the vegetables and fruits consumed.

In the prairie provinces the percentage imported is much greater and continually increasing, so there is no question but that the demand for such produce will continue, if not actually increase for many years to come.

With the completion of the Kootenay Central, Columbia Valley lands will be closer to the prairie provinces than any other fruit growing district.

Purchasers of land may arrange with the Company to fence, plant and care for the land for a term of years if desired.

Such work is under the direct supervision of a thoroughly experienced, practical horticulturist and his large staff.

The cost of such care and attention being practically the cost of the Company.

Five, ten, and twenty-acre cleared, irrigated farms are now being offered at \$150 and upwards, per acre, on terms of one-quarter cash, balance one, two, three and four years, interest on deferred payments being at the rate of 7%.

The property is also offered uncleared, or the Company will clear, fence, plant and care for the property for absentees or those desiring to remain away totally or temporarily until the producing stage is reached.



Unloading Camp Supplies on Company's Property



Steamboat Loading on Company's Property—Columbia River

For further particulars write for Special Booklet on the matter.

COLUMBIA VALLEY ORCHARDS LIMITED
Owners

BRITISH CANADIAN SECURITIES LIMITED
Dominion Trust Building
Exclusive Selling Agents.

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