

# Saskatchewan Valley Land Company's Empire

## RICH, CHEAP FARMS FOR THOUSANDS

More Than a Million Acres of Rich, Black, Alluvial Land Purchased in a Block, Located in the Saskatchewan Valley, the World's Greatest Wheat Producing Country—Astounding Fertility of the Valley.

American interest in western Canada has been turned toward the districts of Assiniboia and Saskatchewan, more than to Manitoba or Alberta. Manitoba was well sprinkled with population before Americans became interested in the vast and fertile domain north of the forty-ninth parallel. The American land companies accordingly found a better field for their operations in the districts. Moreover in some respects the districts are believed to be superior to much of Manitoba.

Assiniboia is one of the districts of the Northwest Territories of the Dominion of Canada. It extends along the interna-

though the country has been open to easy settlement since 1882.

Discovered by Americans.

The reason of this is that the United States attracted all the immigrants from the old world and that its own people pushed west south of the boundary line. The Canadians were not numerous enough to populate their own west rapidly. But with the practical occupation of all the valuable agricultural lands in the humid and semi-humid regions of the American west, American attention at last directed to Canada. A little investigation brought conviction that the severity of the Ca-

best throughout an immense extent of country.

Since the company received its first grant it has come into possession of the Big Quill Lake district upon which land men have long set covetous eyes. This district has been compared to the Fertile Plains—the richest, locality, perhaps, in Manitoba.

Settlers Going In.

Anybody locating on land bought from this company is pretty sure to be in an American settlement. This is no small consideration to people going into a new country. They like to be surrounded by their own people.

both and Saskatchewan had the essentials for becoming the very best part of the American wheat belt. Angus McKay, superintendent of the Indian Head experiment farm, set about to determine the variety of wheat best adapted to the largest results. This has been found to be Red Fife. In 1900, which was a very bad year, the rainfall being light and unevenly distributed through the growing season, the Red Fife on the farm came to the front with a showing of thirty bushels and twenty pounds to the acre. The average yield for the five years from 1895 to 1899 was thirty-seven bushels and twenty-two pounds to the acre. For eight years the average was thirty-four bushels and forty-seven pounds.

There are many farmers in the Saskatchewan Valley who have never had less than twenty bushels.

Think of that you farmers who have been raising ten bushels of wheat to the acre year after year. Think of that you people who imagine that western Canada is very close to the north pole and in danger of freezing up in the middle of the summer.

By the way when the frost was blighting corn in parts of Iowa the first of August, it was not felt at all in Assiniboia and Saskatchewan.

## MARKETS ARE GOOD

Settlers Will Find Ready Sale for Produce—Wheat Raising Is Profitable.

The Tariff and Location Assure the Farmer Control of the Local Markets.

Markets are important considerations in investigating a farming country. They are excellent in western Canada. For the wheat of the Saskatchewan valley there is always an unlimited demand. Wheat is as good as gold. And transportation charges are not so high as to leave the farmer nothing. There is a big profit in

ton and lamb 35 per cent; beans 15 cents per bushel; oats 10 cents per bushel; barley 30 per cent; cabbage 25 per cent; butter 4 cents per pound.

In passing it may be remarked that the local demand for oats and barley is almost unlimited.

## HARD WHEAT WILL BEKING

But It's Not the Only Crop, Oats, Barley, Vegetables of All Kinds and Hay Produce Bountifully.

But while wheat will be king in Saskatchewan and Assiniboia for years and decades to come and the wheat growing primary is bound to pass to them from the American West, it will not be the only source of agricultural wealth.

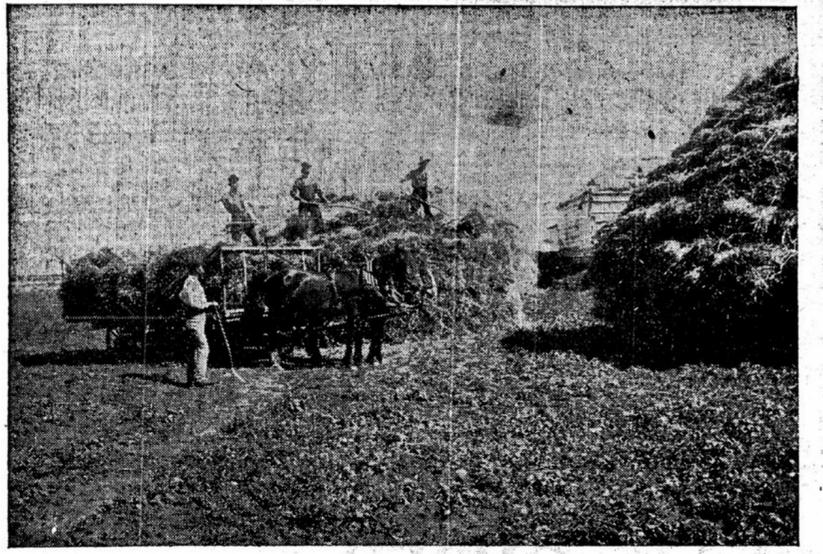
Last year Assiniboia produced about four and one-half millions of bushels of oats and 200,000 bushels of barley. Saskatchewan had half a million bushels of oats and 40,000 bushels of barley. This beautiful, undulating prairie coun-

## A GRAND CLIMATE

Saskatchewan Valley Weather Good for Man and Beast—A Clear, Bracing Atmosphere.

Gold in Winter, Pleasantly Warm in Summer—Free From sudden Changes.

The elevation of this part of Canada is about 1,800 feet above the sea—about twice that of the average for Minnesota. It is a very desirable altitude. The country has a very equable climate from day to day. The extremes are seasonal. The winters are cold and the summers are pleasantly warm, but summer is summer and winter is winter here. R. F. Stewart.



A Stacking Scene on Prouses' Farm, Grandon Hills.

monal boundary line for 450 miles and north from it to the southern parallel of latitude, a distance of 205 miles. It contains 30,340 square miles, or a little more than the state of Minnesota. Eastern Assiniboia, a beautiful, parklike prairie country, is one of the finest general farming regions in the world.

Western Assiniboia is more suited to stock raising. It is a plains and prairie country for the most part, with groups of hills here and there and a little timber. A black alluvium from one to two feet thick, supported by a rich subsoil of sandy clay furnishes an almost inexhaustible basis for agriculture.

Saskatchewan, which lies immediately north of Assiniboia is the largest of the four provincial districts of northwestern Canada, having an area of 114,000 square miles. It extends from Nelson river, Lake Manitoba and the western boundary of Manitoba, on the east, to the 121st degree of west longitude on the west and lies between the 52nd and 55th parallels. The southern part of the district is prairie and as a whole it may be described as mixed woods and prairie country, abounding in water and natural hay and well suited by climate and soil to wheat and stock raising.

hadian climate had been greatly exaggerated and that the possibilities of agricultural production had never been fully realized.

The Quality and Quantity.

The quality of western Canadian wheat was found to be remarkable and the yield per acre amazing. Whole districts average 25 bushels an acre year after year and an average of 15 is considered uncommon; 25 nothing extraordinary, 30 or 35 not amazing, 40 or 50 not marvelous. It was a careful, calculating realization of such facts as these, backed by investigations of the soil and a study of what had been done by farmers and at Dominion experiment farms that led American capitalists to put their money into western Canada with absolute faith in returns. It has thus come about that the Saskatchewan Valley Land company and other American companies now own or have owned and sold to Americans a very large part of the best lands in Assiniboia and Saskatchewan, Minnesota, Iowa and Dakota, farmers who have gone up "land looking" and have found that land that would produce as much or more wheat than the land they owned at home and was yet priced at from \$3 to \$10 an acre against their home land at from \$25 to \$100 an acre, became interested at once. So 18,000 Americans settled in Western Canada last year and 30,000 this year.

German, Norwegian and Swedish Americans are going into the tracts of the Saskatchewan Valley Land company in large numbers. It is estimated that next spring there will be 1,800 American families on farms bought from the company.

Indian Head Farm.

Experimental Results Here Obtained Are Not Exceptional.

It will be found interesting to refer to what has actually been done in the famous Indian Head district and at the Indian Head experiment farm, where the conditions are about the same as they are in much, if not all, of the Saskatchewan Valley Land company's holdings. Indian Head is a station on the main line of the Canadian Pacific in eastern Assiniboia. It is one of the largest primary wheat marketing points in the world. There are six elevators there with a capacity of 175,000 bushels.

The Saskatchewan Valley Land company owns some remarkably fine land north of Indian Head.

The federal government of Canada maintains six experiment stations at intervals across the continent. The one at Indian Head serves for Saskatchewan and Assiniboia. It has done an immense amount of valuable work. Among other things it has taught farmers how to cultivate the rich lands of Assiniboia and Saskatchewan which have an annual rainfall of not to exceed eighteen inches, without crop failures in the driest years. Briefly the secret lies in summer following every two years with a minimum of disturbance of the surface of the fields during the crop years.

Some Indian Head Experiments.

Recognizing that in the soil and the wonderful climate, with its long sunny days during the growing season, Assin-

## ONE SETTLER'S RECORD

In 1900, Joseph Glenn of Indian Head, Assiniboia, bought a quarter section of land (160 acres) for \$200. Last year the entire quarter section was under crop. He allows expenses in connection with the crop as follows:

Breaking, at \$5 per acre	\$800
Seed grain	14
Labor and seedling	50
Binder twine	84
Harvesting	250
Delivery to elevator	210
Incidentals	160

Total including cost of farm.....\$1,998

The yield was 7,447 bushels of wheat, which sold at 55 cents, realizing \$4,095.55. The average yield per acre was forty-seven bushels. After all expenses and the farm were paid for, Mr. Glenn's clear profit was \$2,097.55.

raising wheat at the present moderate prices.

For all else that the farmer of the Saskatchewan valley may raise he will find good markets eastward at Winnipeg, westward in the cattle and mining countries and in the small towns and cities that are growing up at his very doors.

Regina, the capital of the northwest territories, at which point the Canadian Pacific branch that runs through the Saskatchewan valley company's lines, leaves the main line, has a population of 2,645.

Moose Jaw, a little further west, has 2,200 people and is at the junction of the Soo line with the Canadian Pacific. From this point through trains run to Minneapolis and St. Paul. Then there are Indian Head, McLean and all the stations on the Canadian Pacific and Canadian Northern eastward to Winnipeg, including such thriving towns as Brandon and Portage la Prairie.

On the Prince Albert Branch or Qu'Appelle, Long Lake & Saskatchewan line the principal towns are Saskatoon, Rosthern and Prince Albert. The latter has a population of 2,300 and will in the near future have two other railway lines, both of which will cross the company's lands. The town is lighted with electricity, and is well supplied with stores, churches, schools, three saw-mills, two large grist mills, with a capacity of 100 barrels per day each, brick-yards, two breweries, newspapers, etc. It is a divisional center of the Northwest Mounted Police. There are many promising points between Regina and Prince Albert.

The Canadian tariff is such that the local produce has a monopoly of the local market if he has the wherewithal to supply it. The duty on hay is \$2 per ton, wheat 12 cents per bushel; potatoes 15 cents per bushel; eggs, 3 cents a dozen; flour 60 cents a barrel; cheese 3 cents a pound; fresh meats 3 cents a pound; mut-

try, parts of it parklike with lakes and trees, ready to produce a crop after the soil is broken, has such bountiful fertility that it will produce freely of many crops. The country abounds in water and natural hay rich ranges.

Water may be obtained almost anywhere by shallow wells. The great rivers and lakes and the scores of small rivers and creeks that are to be found in the Saskatchewan Valley Land company's grant insure an abundant supply of water.

Stock raising is by these facts indicated to be suitable to the country—and is.

In Assiniboia and Saskatchewan can be found some of the finest herds of well bred beef and dairy cattle in the world. Potatoes, turnips and all kinds of vegetables yield bountifully.

Horse raising is also a source of good profit.

The territories last year produced 700,000 pounds of butter at the twenty creameries the government maintains for the benefit of settlers.

## IMMENSE TRACT—FINE COUNTRY.

It is in these two districts—in the north-central portion of Assiniboia and the south-central portion of Saskatchewan, that the Saskatchewan Valley Land company has purchased immense tracts of picked land. The southern boundary of these lands begins on the east a few miles north of Indian Head, on the main line of the Canadian Pacific railway and the center of one of the richest wheat raising districts in the world, and extends west to a point north of the fertile Moose Jaw district. Regina, center of another notable agricultural region lies just south of the middle of the line. Northwest of the company's lands flow the Qu'Appelle, Long Lake & Saskatchewan River to and beyond its terminus at Prince Albert, in Saskatchewan, and its southern branch indicates the reason of the choice of the name "Saskatchewan Valley Land Company."

These two rivers are noble streams, navigable for considerable distance and will doubtless, when the beautiful and fertile country becomes more thickly populated, be of great utility in transporting bulky freights.

## Plenty of Railways.

The Qu'Appelle, Long Lake & Saskatchewan railway is operated by the Canadian Pacific railway and furnishes ready and cheap communication with the markets. The Canadian Pacific is now building its main line from Elwood in eastern Saskatchewan to Prince Albert. This is a second Canadian transcontinental line and will give direct communication with Winnipeg. The Canadian Pacific is building an extension from the main line at Moosomin near the eastern boundary of Assiniboia to Saskatoon on the Qu'Appelle, Long Lake & Saskatchewan where it crosses the south fork of the Saskatchewan river. This will bring much new territory including the holdings of the Saskatchewan Valley Land company into direct communication with markets. Before long, too, the Yorkton branch of the Canadian Pacific will be extended from Yorkton in the northwestern Assiniboia to Oiler. So it is plain that this splendid virgin country will soon be well supplied with railways, the coming of which will inevitably raise the prices as well as the values of lands.

## Remarkable Cheapness of Land.

The great attraction about western Canada to the average settler is the remarkable cheapness of the land. Land values are largely made by population. As J. Hill puts it, the finest possible land would be nothing but a worthless wilderness without people on or adjacent to it. The sparseness of the population of western Canada and its generally undeveloped condition is accountable for the fact that land of unsurpassed fertility is so much cheaper than as good or poorer land in the United States. Canada is a very large country with a very small population. The area of Canada is about the same as that of the United States. Of course a large part, more than half, is practically worthless for agricultural purposes. But the population of Canada is considerably less than that of either New York or Pennsylvania and only about 400,000 persons now live in Manitoba and the territories, al-

## Phenomenal Yields.

But it may be said that yields of wheat or anything else on an experiment farm do not represent what might be expected from the conditions of ordinary farming, without great care and expert knowledge. A few figures will show that Indian Head Experiment Farm yields are merely typical rather than exceptional. We cite a few 1901 yields.

The banner yield was that of E. Stueck of Abernethy who raised sixty-two bushels of wheat on a business acre.

W. R. Motherwell of the same postoffice got fifty-two bushels an acre on twenty-four acres.

J. Glenn of Indian Head raised 32,000 bushels on 500 acres or forty-four bushels to the acre.

T. Livingstone of Indian Head raised 9,000 bushels on 180 acres or fifty bushels to the acre.

R. Johnson of Qu'Appelle got 3,600 bushels from eighty acres, or forty-five bushels per acre.

Scores of other instances of equal yields might be cited.

Last year 100 bushels of oats, fifty-six of barley and twenty-five of flax were not uncommon.

## Tremendous General Averages.

The average yield of wheat last year for all parts of western Canada good and bad and indifferent regions, was nearly twenty-five bushels.

You can figure it out for yourself: Acreage, 2,520,000.

The whole of Assiniboia averaged 25.90 bushels to the acre last year, and Saskatchewan 25.92 1/4, both of them being Manitoba by nearly a bushel to the acre.

One district, in which part of the Saskatchewan Valley Land company's lands lie, averaged last year 29.54 bushels to the acre on 140,000 acres.

Another averaged 28.73 on 97,000 acres.

This year's crop will be, in every respect, the equal of last year's.

Assuming that it is the yield per acre in the Northwest Territories for the past five years has averaged 21 bushels to the acre. It should be remembered that this included the very bad year of 1900, when thousands of acres of wheat in the northwest were not cut at all. Yet the average yield in the Saskatchewan valley that year was 10 bushels to the acre.

Farming is a business and is dependent upon weather everywhere. In all countries there come bad years. It is the general average of returns for a number of years that should be looked to.

Even in the bad year of 1900 there were many parts of Assiniboia and Saskatchewan that got from twenty to thirty bushels per acre.

## Quality Is High.

While speaking of quantity, quality should not be neglected. The quality of Assiniboia and Saskatchewan wheat is better than that of Minnesota and the Dakotas. Most of it grades No. 1 hard. Any other grade is the exception. The price rules about the same as in the United States. As the price of wheat is determined in the central markets of the world, the fact that Canadian wheat is shut out of the United States by the tariff of 25 cents a bushel has no effect on the price.

Moreover, Minneapolis millers are beginning to grind Canadian wheat in bond. The Washburn-Crosby Flour Milling company of Minneapolis has recently ground 200,000 bushels in that manner, and is building a 3,000-barrel mill which, if conditions favor, will be used exclusively to grind Canadian wheat.

## LOW TAXES

Saskatchewan Valley Settlers Have a Snap.

Low taxes are one of the inducements to the prospective settler in the Saskatchewan valley. One land that he gets from the Saskatchewan company at from \$5.50 to \$7 per acre is certain not to pay in taxes more than \$7 to \$18 on 640 acres in a year, and it may not be more than \$2 or \$2.50. The government machinery is very simple and inexpensive. The general federal government looks after its pecuniary affairs, but other matters are controlled by the territorial government. This territorial government is assisted by the federal government. No system of municipal or county organization has been provided. The organization of school districts is optional with the settlers. Each school receives a yearly government grant of from \$300 to \$350. The existing schools are very good.



Harvesting Scene on Thomas McKay's Hillside Farm, Prince Albert, Saskatchewan Valley.

## WHY "SASKATCHEWAN" LANDS ARE FERTILE

The Saskatchewan valley is becoming one of the greatest wheat producing sections of the American continent for these reasons:

First—It has a black alluvial soil, particularly rich in the food required for the wheat plant—so rich, in fact, that the farmer will not need to trouble himself about fertilization.

Second—A climate under which the plant comes to maturity with great rapidity.

Third—An account of its northern latitude it receives an abundance of sunshine during the period of growth.

Fourth—Absence of rust, due to dryness of climate.

Fifth—Absence of insect foes.

Sixth—Absence of noxious weeds.

director of the meteorological service of Canada, says:

"The salient features of the climate of the Canadian northwest territories are a clear, bracing atmosphere during the greater part of the year, cold winters and warm summers and a small rainfall and snowfall. The mean temperature for July at Winnipeg is 66 and Prince Albert, 62. The latter is in fact a degree higher than that in any part of England and the latter is very similar to that found in many parts of the southern countries."

At Prince Albert the average daily maximum in July is 76 and the minimum 48. Owing to this high day temperature with much sunshine the crops come to maturity quickly. Although the rainfall is not large it is sufficient.

As much rain as needed.

It is notable that about 75 per cent of it falls in the crop months. Thus western Canada gets as much rain when it is needed as much more humid countries do. With rain coming when it is needed and the several hours more of sunshine, this northern country gets more land farther south, it is easy to understand why crops mature so quickly.

The mean temperature in July in the region where the Saskatchewan Valley Land company's lands are situated will average about 62, and the annual rainfall close to 18 inches.

While it is true that the part of Canada we are considering has a mean annual temperature about 7 degrees below that of southern Minnesota and that the winters show temperatures considerably lower, it is undoubted that the winter season in Assiniboia or Saskatchewan is as pleasant as in southern Minnesota, perhaps more so. The bright, clear cold is very enjoyable. Men work out doors and travel with teams everywhere all through the winter, just as they do in Minnesota. Stock will winter well without shelter, though sometimes they require to be fed by hand. It is unquestionably a very healthy country for stock.

Winter Ends Promptly.

Thanks to the warm winds from the Pacific coast, winters "close promptly and decisively." Sowing is done during the whole of April. It is very seldom that the spring is long, damp and cold. The growth is phenomenal and harvest comes in the middle of August.

"With such soil, marvelous in the amount of its plant foods, and with the long bright, even occasionally hot summer days, the metabolism of the plant cells is so rapid as only to be likened to the growth of plants under glass."

The time is an excellent one for the human race. It is very stimulating and exhilarating. Yet the span of life is no way shortened by this fact.

The country north of the cyclone and blizzard belt. Neither are known.

No more are dust and sand storms.

The number of absolutely clear, sunny days is not exceeded by any other good agricultural country in the world. It is 200 out of the 365.

Cholera, yellow fever, malaria or dysentery have never invaded this part of the world. Inflammatory rheumatism is extremely rare. Asthma is often cured by the pure air of the Canadian northwest. Consumption is very rare. Disorders of digestion are almost unknown, and many immigrant dyspeptics here find a cure merely in location.

## FOR MOVING THE CROPS

Railways and Elevators Equal to the Task.

Some fears have been expressed that the railway facilities of the Canadian west will not expand in proportion to the development of the country. This fear is largely based on the fact that last year's bumper crop found the railways unprepared to handle it expeditiously. But there is every reason to believe that hereafter the immense wheat output of western Canada will be forwarded with reasonable dispatch.

One great trouble last year was in the lack of sufficient elevator capacity on Lake Superior. The new Canadian Pacific elevator at Ft. William and the Canadian Northern's new elevators at Port Arthur make a total terminal capacity of about 14,000,000, besides a million more at Winnipeg and Weewat, leaving about 15,000,000 for the country elevators. It must not be forgotten that in case of need the export wheat can be sent out by way of the Great Northern and Northern Pacific to Duluth in bond. Last year and in preceding years a large part of the Canadian crop went out that way.

Many new elevator companies have entered the field this year and many new elevators have been built. Both the Canadian Northern and the Canadian Pacific have added greatly to their number of engines and cars. Both of these systems, fully appreciating now, the rapid rate of development in the world's best wheat country will keep abreast of it.

## THE FUEL PROBLEM

It is Unknown in the Saskatchewan Valley.

The fuel problem, such a serious one in many prairie countries, is scarcely a problem in the Saskatchewan valley. Wood can be obtained from the forests north of Prince Albert and coal is brought from Alberta and laid down at \$5 per ton. Wood costs about \$3 per cord.

## GREAT GAME COUNTRY

Saskatchewan Valley Attractive to the Sportsman.

If the prospective settler has a weakness for the gun he will find recreation as well as occupation on his own lands. Chickens and ducks and wild geese abound. There is probably no better small game country in the world than the prairie country of the Saskatchewan below Prince Albert or going into the wooded country beyond the hunter will find many opportunities to get a shot at the lordly moose.

## SWEET, COOL NIGHTS.

The torrid summers of the south are driving many of its people into the northwest. The Anglo-Saxon who is making the North American continent the world's field of industry is no friend of torrid atmosphere. He can stand the heat of the days but night must give to his body the rest it demands. The long days and cool nights with their rest equip him well for the battles of the long day, and when autumn comes the farmer of western Canada by his works has proven that twice as much can be accomplished in one season as in the lands where the heat of the summer's day continues through the summer's night.

## A Bunch of Pure Breed Cattle on the Arm River, Saskatchewan Valley.



## Remarkable Cheapness of Land.

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