

# Western Canada, the Goal of Homeseekers and Investors.

## WESTERN CANADA LAND OF WHEAT.

### Possibilities of Wheat Raising Make Country Attractive to Settlers.

### Cultivation of Wheat Declining in the United States---Just Beginning in Canada.

(By T. M. Knappen, Secretary Western Canada Information Bureau.)

In the January number of the World To-day, Henry F. Cope had a most interesting article on the "American Invasion of Canada." After referring to the fact that about 50,000 Americans moved into western Canada last year, Mr. Cope continued:

"It is not only that large numbers are going; so far as that goes even larger numbers are coming in; the story is not told until you have measured these emigrants as well as counted them. They are of our best; sturdy agriculturists of the republic; men of the industrious and aggressive type, determined to better themselves, having the courage that fears neither labor, new experiences nor hardships. They carry out more than a few things done up in an old shawl; whole train loads of people, wagons, horses, farm gear and goods have been conveyed into Canada. Mormon settlements have moved en masse and almost in toto from different parts of Utah into Alberta, many trekking it overland through Idaho and Montana, while it was for some time no uncommon sight to see long strings of their white-

covered wagons being borne northward on the trains, the families living in box cars en route."

After commenting on this reversion of the old order of things, when people were moving from Canada into the United States, Mr. Cope continues:

**Wheat the Lodestone.**

"When the natural question is asked, Why this trek? The answer is, in the main, a very simple and plain one. Wheat. The farmer, the rancher and the man from the city are not leaving the republic because they are dissatisfied with its institutions; it is not a question of taxation or of liberty of conscience or of person; generally speaking it is not a question of climate or of healthfulness. The world wants more wheat and the farmer is willing to meet the world's want because he wants the world's money. The fertile wheat-bearing lands on this side are all taken up; many of them have been almost exhausted by reckless disregard of crop rotation; the time approaches when we reach the limit of the present wheat possibilities of the United States. But only a short distance away and under general conditions that are scarcely

distinguishable from our own, western Canada has still immense tracts of fertile, virgin soil. It is not strange that men who have long struggled on this side to make ends meet should look longingly across the border when they read such facts as the following: One man came into western Canada and bought a quarter section (160 acres) for \$200; the cost of breaking the soil, seeding, all labor, harvesting the grain and delivering to the elevators, including all up-keep for the season, when added to the purchase price of the farm made a total expenditure of \$2,000; his yield of 7,500 bushels of wheat sold for \$4,100 leaving him, in addition to his increase of wealth by the possession of the farm, tools, etc., the richer by \$2,100.

\$7.87 Per Acre the Minimum.

"The experimental farm at Brandon, Man., places the average cost of raising an acre of wheat at \$7.87 and the average selling value of the same at \$15.74. In many cases the latter has been doubled by yields of over fifty bushels to the acre.

"Besides the ranchers, laborers and day workers are drawn to these great wheat fields by the needs of the ranchers for help; they are eagerly offering \$40 and board a month to men to work in the harvest fields. While able-bodied men are earning \$8 a month on farms in Tennessee (I know of one instance of a man's hiring himself and his wife to work for a farmer there for one year for \$40); in Missouri for \$12 a month, and for \$15 in New York, it is not strange that they will move on, when they can, into Montana, where they can make from \$2.50 to \$3 a day in the hay season, or from \$35 to \$45 a month by the year, or into western Canada, where the wages are about as good and the chances of becoming independent are much better.

"Many of the men who are going into Alberta and Assinibolia are of the type who feel crowded in a state like Montana, for example, where there is a density of population of almost two to the square mile. They like to be in the front of movements of people, where they can look out and not see too many about them. One man recently complained that he felt as if people were getting too thick about him when a family moved in and located three miles from his cabin."

## Last Mountain Valley...

Sixty Townships to Select From Railroad Is Now Being Constructed

Only \$9.10 Per Acre... Easy Terms

Write for descriptive pamphlet and maps.

WM. PEARSON & CO. 383 Main St. Winnipeg.

**Wheat Is "It."**

Mr. Cope, in mentioning wheat as the inducement that is causing thousands of Americans to move into western Canada, hit the nail on the head. Western Canada is rapidly becoming the world's great wheat country. The

in western Canada that will be able to produce immense crops of wheat for many years to come. Moreover, this land is cheap, and it is even given away by the government. It is land on which the farmer can afford to raise wheat; it is land on which he

be taken by an actual cultivator of the soil for nothing. A person may buy land and homestead the adjoining quarter section; thus if a man should buy 160 acres at \$5 per acre and homestead the adjoining 160, he would really be getting 320 acres

the price paid for wheat would be much lower than in the western states. But distances are offset by the much lower rates that prevail on the Canadian railways. The result is that any point in Canada has as low a freight rate on wheat to the Atlantic sea-

## FOR GILT-EDGED WINNIPEG INVESTMENTS AND A CHOICE LIST OF RICH WESTERN CANADIAN LANDS

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Real Estate Brokers, 507 Main Street, WINNIPEG, - MAN.

wheat lands of the United States are being worn out by continuous cultivation and the average crop of the northwestern spring wheat states is hardly half so much as it was twenty years ago. On the other hand, there are millions of acres of virgin lands

can make money raising wheat. Any amount of good land may be bought in western Canada for \$10 an acre and less, for certain advantageously located land higher prices will have to be paid. There are large tracts of government land which may

at the rate of \$4 an acre. If he is a good farmer and does not happen to chance upon a bad season, he may get as high as forty bushels of wheat from these lands. Assuming that he should put the whole 320 into wheat and that he should realize sixty

board as any point in the United States in the same longitude; the result is that during a large part of the year the price of wheat throughout western Canada is as high if not higher than at any point which is across the line.

## THE GREATEST WHEAT LAND

On earth is in that portion of Canada lying south and east of the Moose Mountains in the famous Arcola-Alameda-Estevan districts of Southeast Assinibolia.

**The Northwest Colonization Company**  
the oldest, most reliable and consequently the best land company in the Northwest, has in the past two years located two thousand farmers upon fertile farms in this section of Canada.

**Everyone Is Pleased**  
with land we sold them and we are pleased because they are pleased. They have all made money, both from the great crops which they have harvested and from the rise in value of their lands. Let us send you a book giving the names and addresses of these purchasers and you can write to them and get their opinion of us and of the country in which they invested.

**We Have Sold More Land**  
than any one else for several reasons: First, because we had the best land; second, because we sold our lands at a lower price than anyone else could or would sell the same quality of lands; third, because we gave very easy terms and because a purchaser knew that if he was dissatisfied he could get his money back.

**We Still Have Some Land**  
in this section for sale at low prices on easy terms, both on the cash and

**Crop Payment Plan**  
Write us for maps and booklet concerning the country. The book is a gem, handsomely illustrated and filled with letters from farmers, telling their experiences.

## Northwest Colonization Company

F. B. LYNCH, Secretary; O. A. ROBERTSEN, President. 422-434 ENDICOTT BUILDING, ST. PAUL, MINN.

## CANADA LANDS

We have been instructed by a client to offer for immediate sale a township of land on the C. N. R. main line in the SASKATCHEWAN DISTRICT. The land adjoins the Famous Quill Lakes District. The country is open and gently rolling. The soil is a rich black loam of 14 inches in depth on a clay subsoil. Good water is easily got. A number of FREE GOVERNMENT HOMESTEADS are still available in the township. It is considered by inspectors who have looked over the land to be a first-class proposition for colonization purposes. The Canadian Northern Railway have a line projected through this township and as soon as it is completed the values will more than double. The price placed on this land is \$5.50 per acre on easy terms. Write us for map and further particulars. We have considerable land in the vicinity of Winnipeg and in all parts of Manitoba and the territories and shall be glad to send a list of Farm Lands with any information required.

OLDFIELD & GARDNER, Real Estate and Investment Agents, 447 Main Street, WINNIPEG, MAN.

## CROPS WITH LAND

### Canada Farms for Homeseekers

We have arranged to have a crop put in on a number of our farms.

### WE ARE THE ONLY LAND MEN DOING THIS

Think of the advantage! If you speak for one of these, you can take your time about disposing of your present farm. Come here any time in the summer and still have a magnificent crop to take off the first year.

**Our Assistants Are All Pioneer Settlers** All of our men who will show you the land are representative farmers. The latest comer among them has taken off 21 Crops of Manitoba No. 1 Hard Wheat. You can rely not only on their veracity, but on the accuracy of their knowledge. They know, from their own experience, all about the climate, the land, the market, etc. Among our assistants are:

- DR. YOUNG, farming in Manitoba since 1881
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- CALEB HANDFORD, farming in Manitoba since 1879
- NEIL MORRISON, farming in Manitoba since 1878
- JOSEPH HANNAH, farming in Manitoba since 1881
- JOSEPH ACHESON, farming in Manitoba since 1881

You can trust them. Such experienced men are scarce and are invaluable to you who are seeking homes.

**RELIABLE LAND MEN ARE WANTED** to represent us in every locality. If you read the above you will see some of the reasons why our lands sell so well. It will pay you to benefit by our unique methods and equipment by becoming our agents. We can add clinching arguments on quality of land, freight rates, etc. Better communicate with us at once for agency. Only thoroughly reliable men need apply.

Buyers who want value for their money—men who will appreciate our experience—all sensible homeseekers—write to-day for full reliable information to the

## C. R. GORDON LAND CO.,

Winnipeg, Manitoba. Bank of Hamilton Building, Opposite Post Office.

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## Some Bargains in Land

8,000 acres of land within 40 miles of Winnipeg at \$5.00 an acre. New line of railway will be completed through the tract within 60 days. Land interspersed with fine groves. Excellent water.

8,000 acres in Saskatchewan Valley, 10 miles from the through line of the Canadian Northern Ry. Splendid Grain Land, good water. Large immigration to the district. \$6.00 per acre.

Write for extensive list with descriptive folder of improved and unimproved farm in the Red River Valley within 25 miles of Winnipeg at from \$10.00 to \$25.00 an acre. We own the above. Liberal terms to agents.

FUNK & SCOTT BOX 355, WINNIPEG, MANITOBA.

## Alberta Lands

—FOR SALE— General Price \$3.10 and \$5.10 per acre.

## Osler, Hammond & Nanton,

Land Department, Winnipeg, Manitoba.

## 9,440 ACRES IN ONE BLOCK \$6.25 Per Acre

Splendid wheat Lands, 3 miles from station, Easy Terms.

Write for Maps Showing Location.

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cents per bushel on it, his income from the first crop will be \$7,880. This would pay for the farm and all expenses of cultivation and harvesting and leave a margin of more than \$4,000. Assuming that the yield should be only twenty bushels to the acre, which is the average for all western Canada for many years, the first crop would still pay for the land and all expenses of raising the crop and leave a good margin. It is only by sitting down and figuring out the financial results of the combination of cheap land and profitable crop that one can understand why so many farmers are getting rich in western Canada.

**Low Freight Rates.**

It might be assumed that owing to the great distance between the wheat fields of western Canada and markets

Much Railway Building.

One of the features of Canada that will greatly interest persons investigating that country, is the large amount of railway building now going on. The Canadian Northern railway alone is working on more than 1,000 miles of railway and the Canadian Pacific is building or projecting several hundred miles besides. Moreover the Canadian government has approved of an agreement with the Grand Trunk Pacific railway whereby another trans-continental railway will be built; 1,400 miles of main line of this railway will be west of Winnipeg, to say nothing of the numerous branch lines and feeders that will have to be built. This work will be in full blast next summer. All of these new railway lines are opening up new country and adding to the value of the land.

## A 1 WHEAT LANDS

MANITOBA, ASSINIBOIA AND SASKATCHEWAN DISTRICTS. Quarter, half, whole section, or 2 to 40 thousand acre blocks, both odd and even number sections. Close to Railways. Write for Maps and Price Lists or come direct to us. Easy Terms, Low Prices, Improved Farms.

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## Proposition by the Manitoba Land & Investment Co.

Wheat farming is to you the ideal method of farming. Well, we will sell you a quarter section of wheat land for \$10 per acre, or \$1600; \$400 cash, and the balance of \$1200 to be paid in six equal annual installments of \$200 each, bearing interest at the rate of 6 per cent per annum. This is guaranteed to be choice farming land, and lying near the railroad. We will give you your choice from thousands of acres that will produce all the way from 20 to 40 bushels of the celebrated No. 1 Hard Manitoba wheat to the acre. In other words, this land will produce twice as much as some land in the states worth five or six times as much.

## Manitoba Land & Investment Co.

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