

# BUY LAND IN WESTERN CANADA

## The Last Great West

WE HAVE FOR SALE

# ONE MILLION ACRES

### of the Richest Prairie Land in the World.

### These Lands Comprise the Land Grant of the Canadian Northern Ry.

LOCATED IN

# THE FAMOUS SASKATCHEWAN VALLEY

### The Carrot River Valley and the Great Saskatchewan Plains.

This land is open prairie, free from brush and stone. The soil is a rich deep black loam with clay sub-soil. This district produced last year the greatest crops in Western Canada. Last year (1905) the average yield was from thirty to fifty bushels of No. A 1 hard wheat. These are not idle statements, as we can give the actual facts, data, etc., from hundreds of American farmers now operating in this district. This land is the last great tract of hard wheat land on the American Continent, and has no superior in the world.

#### Read What Prof. Shaw Says:

St. Paul, January 5, 1906.  
Davidson & McRae, General Agents,  
Canadian Northern Land Department,  
Winnipeg, Manitoba.

Gentlemen—You ask for my opinion as to the value of certain lands for agricultural uses which lie along the lines of the Canadian Northern Ry., and which I visited at harvest time last year. You designate more particularly the lands in the Saskatchewan and Carrot River Valleys and in the Great Saskatchewan Plains. I most cheerfully comply. I like to talk about such a country.

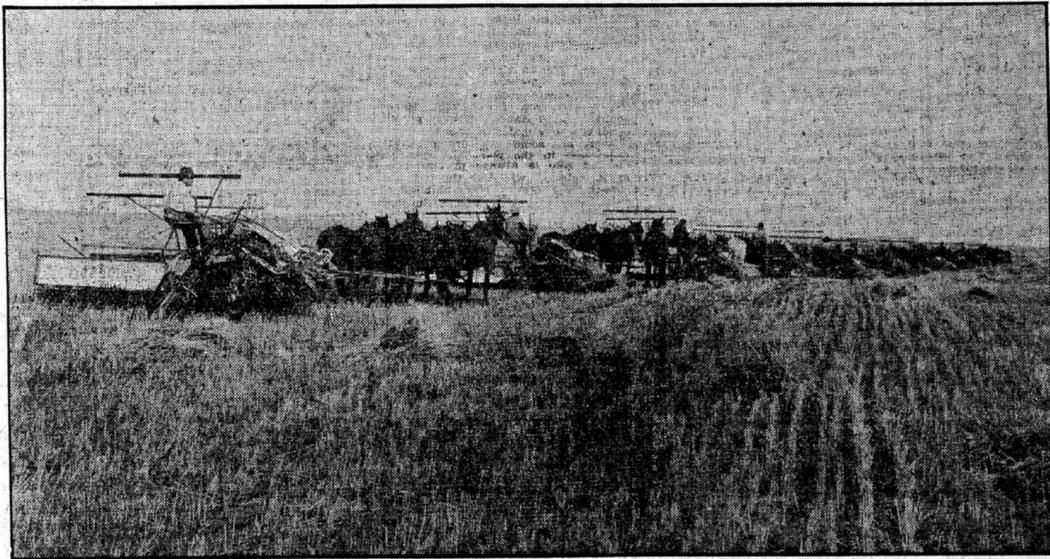
From Dauphin, 167 miles northwest from Winnipeg to Edmonton, a distance of 635 miles, lies a stretch of country extending back from 20 to 60 miles on both sides of the C. N., the larger portion of which I regard as eminently adapted to mixed farming, that is, the growing of both grain and live stock. Its adaptation to growing wheat, oats, barley, speltz, rye, peas and flax, most assuredly ranks high. I have seldom ever seen such crops grown anywhere as were then being harvested in these scattered settlements.

The evidences of high adaptation for live stock production are found not only in the exceptionally high yields from all the coarse grains named, but in the luxuriance with which wild and tame grasses grow.

The land in the Carrot River region, reached by a branch line of the Canadian Northern, has been found to be possessed of extraordinary grain producing power. It embraces a large area lying north of the Canadian Northern railway. The country known as the great Saskatchewan Plains, also covering many miles square and lying south from the Canadian Northern and in natural fertility is a garden spot of the Northwest.

Nowhere else in all the North American Continent can so large an area of high-class farming lands be found. Much of this land is yet unoccupied. The question of the character of the winter climate is well answered in the fact that winter wheat and red clover can be grown over much of this area.

Yours truly,  
*J. P. Shaw*



HARVESTING SCENE IN 1905 ON THE DESCHON FARM NEAR DAVIDSON, SASKATCHEWAN.

#### Read What B.W. Snow Says:

Chicago, Ill., Sept. 12, 1905.  
Davidson & McRae, Gen'l. Agts.,  
Canadian Northern Land Dept.,  
Winnipeg, Man., Canada.

Dear Sir—  
During the past twenty years I have visited and carefully examined the wheat fields of the principal producing countries of the world. Through this experience I believe I am qualified to express judgment upon the grain growing capacity of wheat land. I have just completed a trip over the main line of the Canadian Northern R. R. from Portage la Prairie to Battleford, making a careful study of the capacity of the country tributary to the line, and in my judgment I have never before seen so large a continuous area of consistently high class wheat land as during this trip.

Here and there are a few spots where there has been settlement long enough to furnish data of actual performance, and the yields this year are running an average of close to thirty bushels per acre, with many exceptional yields reaching forty bushels and even higher. The vast part of the area in question is unsettled, but in character of soil, and what is still more important, in quality of sub-soil, it in no way materially differs from the fields from which the yields I have quoted were obtained.

I am firmly convinced that within a very few years Northwest Canada will produce a larger surplus of wheat for the world's market than can be grown in any other country.

Your truly,  
*B. W. Snow*

This was the second crop harvested on this farm. The land was purchased by Mr. Deschon in 1903, the cost of the land being \$5.00 per acre. It was broken and put into crop the following year. On this second crop, Mr. Deschon had 4,000 acres in wheat which yielded, an average of thirty bushels to the acre, which brought 72½ cents per bushel on track. The cost of operating the past season did not exceed \$6.00 per acre. In other words Mr. Deschon's proceeds from this amounted to \$22.75 per acre, the cost of operating being \$6.00 per acre gave him a profit of \$16.75 per acre, a total net profit on his farm for 1905 crop of \$67,000.00. These facts certainly ought to make every investor or farmer sit up and listen.

## GREAT PROFITS IN ADVANCING VALUES

These lands will advance more rapidly in the next three years than they have in the past five years. This is your opportunity. Act now!

Three years ago we advised the people to buy Western Canada farm lands located in these same districts; we sold hundreds of thousands of acres. The men who bought these lands at that time have become more than prosperous, in many cases rich. To the average person Western Canada was at that time an unknown quantity. Today it is a country of great cities, prosperous towns, thriving farms, attracting the eyes of the world by its enormous yields of hard wheat. 45,000 American farmers settled in Western Canada in 1905; more than 100,000 will settle there in 1906. The cause of this great immigration to Western Canada can be explained in three words—"Money in Wheat."

We now offer these Lands in large or small tracts at, from . . . . .

# \$8 to \$10 Per Acre

Special inducements to Purchasers of Large Tracts for Colonization Purposes . . . . .

For Free Maps, Pamphlets, Printed Matter, Etc., Send for Copy of Our 1906 Bread Basket. It's Free.

ADDRESS ALL CORRESPONDENCE TO LAND DEPT. J.

GOOD LIVE HUSTLING AGENTS WANTED EVERYWHERE

# The Saskatchewan Valley & Alberta Land Co., Ltd.

Canadian Northern Bldg., Corner Main Street and Portage Avenue.

WINNIPEG, MANITOBA, CANADA.

A. D. DAVIDSON, President.

A. R. DAVIDSON, Vice-Prest.

A. D. McRAE, Sec. and Treas.