

# CANADA

THE LAST OPEN DOOR



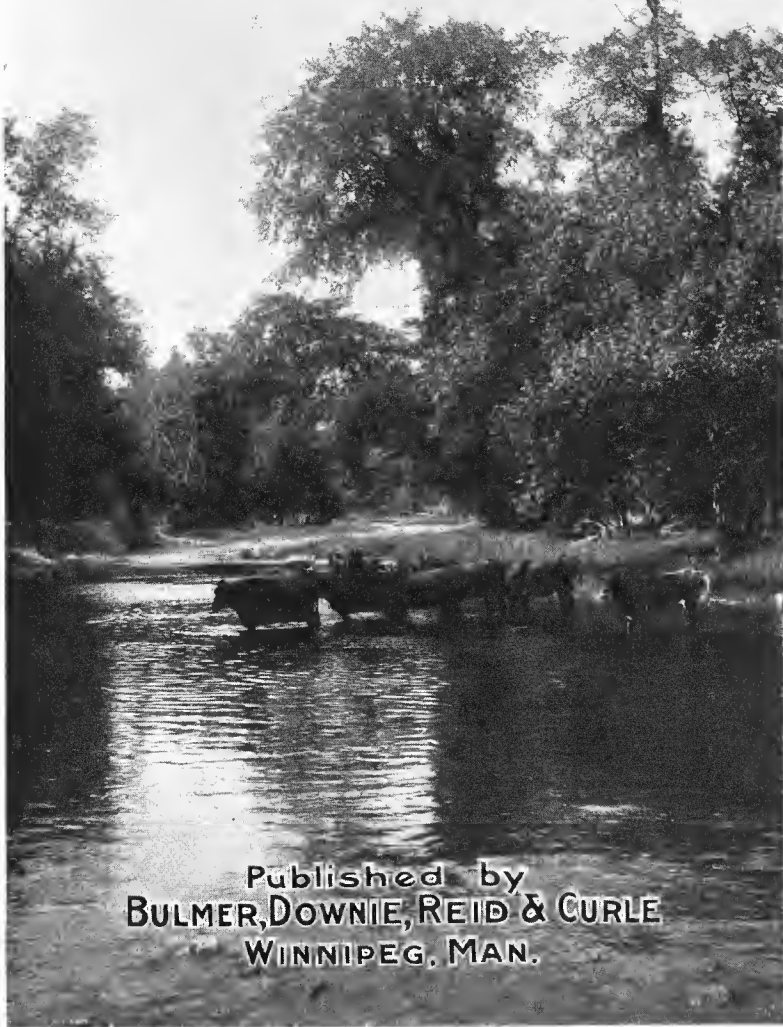
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# CANADA

THE LAST OPEN DOOR



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## THE PRAIRIES.

These are the Gardens of the Desert, these  
The unshorn fields, boundless and beautiful  
For which the speech of England has no name—  
The Prairies. I behold them for the first,  
And my heart swells, while the dilated sight,  
Takes in the encircling vastness. Lo! they stretch  
In airy undulations, far away.

—Bryant.

# THE LAST OPEN DOOR



## Introduction.

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THIS booklet is issued with the object of placing before the public a few facts regarding the opening and development of Western Canada.

The story is told so as to cover the subject as fully as possible in the small space at our disposal and convey to the reader some idea of the immense possibilities of this last open door to the Anglo-Saxon from an agricultural and stock raising point of view.





Only a few decades ago that portion of British North America lying west of the Great Lakes, east of the Rocky Mountains, and immediately north of the States of Minnesota, North Dakota and Montana had no greater white population than would make a town of very ordinary proportions.

It was destitute of any but the most primitive habitations: it was the home of the Red Men and the abiding place of the fur trader and cattle man.

The undulating prairies in the south and the varied but more beautiful park regions in the north were the homes of antelope, deer and bison.

The numerous lakes and creeks swarmed with multitudes of fish, waterfowl and fur-bearing animals. It was supposed to be a great, lone land, useful only from the point of view of beauty, and to furnish luxurious furs for the aristocracy of the old countries. It was marvellous in extent. Adventurers launched their canoes on the waters of the "Red River of the North," and spent season after season traversing new and hitherto





unknown streams and lakes. From Old Fort Garry ox teams, in strings away up in the hundreds, started on their long western trips. They travelled west and still farther west over the prairie, through the wooded region and through valleys as picturesque as any in the world, until, after long days, the foothills of the Rockies were sighted, and the weary travellers knew that at last the end of their journeyings was in sight.

This was long before the day of the railroad, when the only sound on the quivering air was the cry of the wild fowl, or, in the stillness of the night, the long, dreary howl of the lone wolf ; thus it was for years most beautiful and most sublime in all its magnificent grandeur.

It was under the rule of the two great fur companies, the Hudson's Bay and the Nor'-Westers, whose followers and hunters fought bitterly when they met, leaving behind them the smoke of burning forts on the fast receding landscape. These were days of rapid changes, of strenuous living and conflicting developments. In the West the two





Companies, with a few men, were fighting for the fur trade over an area larger than most of Europe. Each Company wanted the control of all the great rivers and streams, from the Red River in the south to the great Saskatchewan in the heart of the distant plains, and to the broad valleys of the Peace and MacKenzie in the north.

At home in the East and in the old lands the shareholders of one Company were often shareholders in the other, and when finally the truth dawned upon these men they found that it was expensive work pillaging one pocket to fill the other. Finally, we find the Hudson's Bay Company on the ground alone. It was in the interest of this Company that this great territory should be left in its natural state as long as possible. Settlement was discouraged, and the land was





pictured to the people of the rest of the world as fit only for the production of fur. But this could not last long. The life led by the servants of this great Company eliminated all weaklings. It was a case of the "survival of the fittest," leaving only men who were fit for anything, mentally or physically. The result was that occasionally a strong man with a mind of his own travelled out to the East and told of the rich grasses, of the abundant yields of grain and vegetables wherever tried.

In the early part of the nineteenth century a small colony had settled along the Red River and tried to make a living by farming. The life was hard ; there were no markets, and these people were forced to live on the verge of disaster for many years. But they were the right stock, and were really the foundation of the great







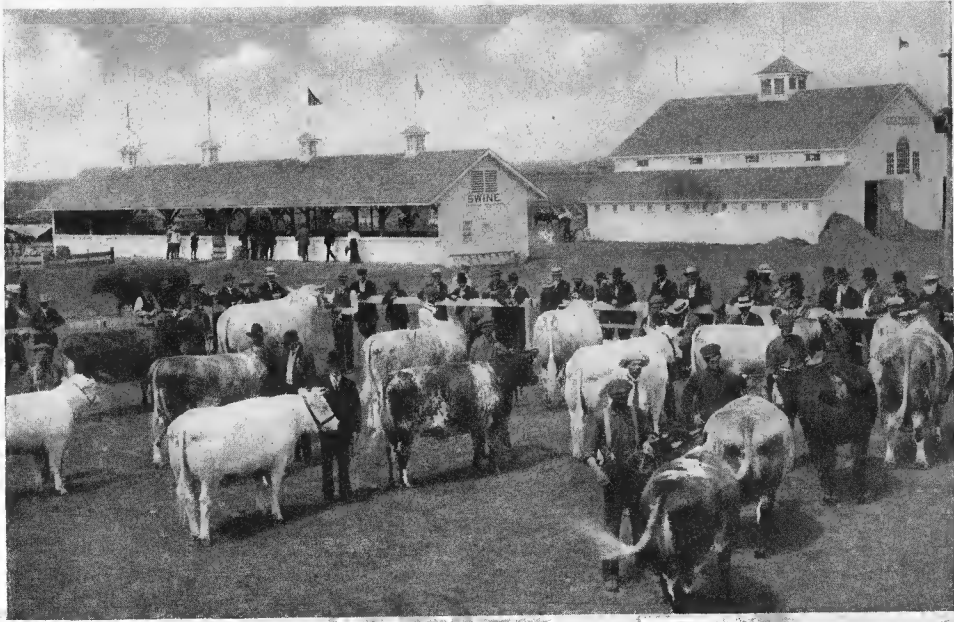
settlements that are at the present time spreading over the entire country.

When the confederation of the Eastern Provinces was being arranged, it was ultimately decided to take in all of this vast territory. Arrangements were made for buying out the charter of the Hudson's Bay Company. Men went east and used all manner of persuasion to influence capital and induce the Government to give them railways.

They told of valleys and plains that would some day fill the granaries of the Anglo-Saxon world. They told of horses and cattle roaming free the year round. They told of the wonderful wealth of forest and stream, and yet found it hard to overcome the incredulity of the people.



After many troublous days and years a railway was finally pushed out over the prairie, but so little faith had the promoters in its ultimate success that it was found necessary to guarantee the undertaking with large grants of money and land.



A few cattle men had come in and found the finest grazing country they had ever seen, where the water was pure and sweet and their stock free from disease. Markets were distant, but the herds increased rapidly, and by the time the railroad was put through a great industry was already well established. Settlers gradually worked in through the eastern part of the plains, and the cattle man with American and English capital obtained a strong footing in the more westerly part.

From this time forward, and for many years, advancement was slow. The eyes of the world had not yet been opened to the fact that this was the last great West. Settlers who came hardly realized the fact that in many cases one crop was of greater actual cash value than the land that produced it. Land was cheap, and the Government had thrown open a vast domain for actual settlement under most liberal terms, while the railway was offering its land grant at low prices and on easy terms of payment.





From the Eastern Provinces settlers in small parties arrived, until gradually the Anglo-Saxon world learned that this was the greatest of all wheat raising countries; that the finest quality of wheat in the world was produced here; and that the finest grass-fed beef came off our western ranges. With the advent of settlers in the new districts went out a call for more railways, until finally we find lines pushing west and north.

It is only about fifteen years ago, or a little more, that the real influx of settlement began. A few prominent Americans from the Central States were induced to come and look over the country. Some of them were men of long experience over a variety of lands. They at once recognized the great fertility of the central and northern lands, and many of them secured immense holdings, upon which they started actual operations.

These men went back and told what they had found, and from

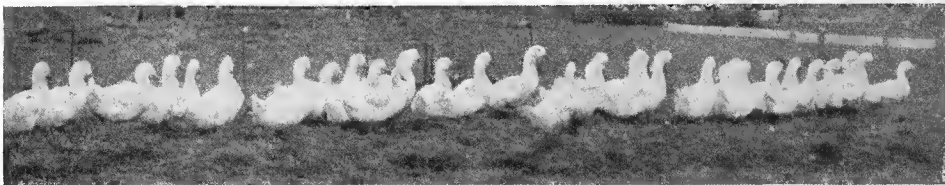




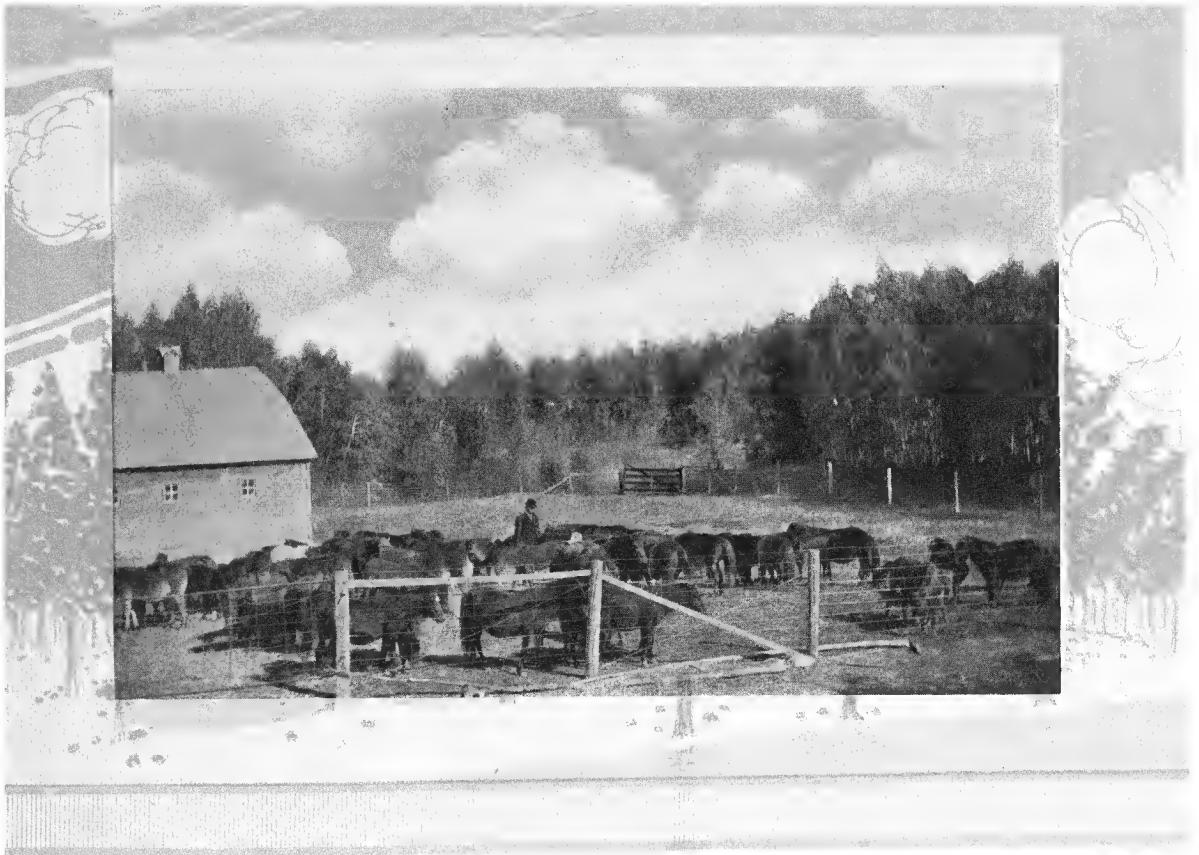
that day onwards, at first slowly, but with ever-increasing volume, the tide of immigration has continued to tax our railroads to their utmost capacity.

The Canadian North-West is going through the most remarkable series of developments ever witnessed in any purely agricultural country in the world. To find its parallel one must compare it with the historic mining rushes that stampeded to California, or to the Klondike exactly half a century later. Immigration is rushing on to its prairies at a rate unprecedented in the history of any land that has not had the talismanic attraction of gold.

The soil is a deep black loam on clay subsoil, capable of standing great rainfall or great drouth, and as rich as it is possible to find. Successive crops of wheat for over twenty years have been grown in many places, without either fertilizer or summer-fallow, and still produces from twenty to twenty-five bushels to the acre.







The country is watered by numerous rivers, streams and creeks. Large numbers of lakes and ponds, abounding with waterfowl, exist all over the North-West. The supply of water is ample, wells only requiring to be sunk to a moderate depth.

The lakes and streams abound with the best varieties of fish including whitefish, pike, pickerel and many others. The hills and plains in the more sparsely settled districts have the best of big game hunting, moose, elk and many of the smaller deer falling to the luck of the persistent hunter.

The climate is very agreeable, and preferred by settlers to that of Eastern Canada or the United States. The wet, sleety days that accompany the winters of Eastern Canada are not experienced in these regions, and in summer there is an absence of the hot winds and cyclones that make life unbearable in some latitudes.

Spring begins with April, and the growth is so rapid as to be phenomenal. The soft maple trees will grow five feet in a single season. The summer days have more brightness and sunshine than in any other spot of lower latitude on the





continent, while the autumn season is as delightful as can be imagined. The groves are decked in almost every conceivable color; brilliant orange, crimsons of every shade, russets and browns of every tint, and greens that are the despair of the artist.

The dreamy Indian summer, when the rolling prairie is enveloped in an autumnal haze with the yellow stubble fields gleaming in the dusky light, is a season beloved by all, and that will remain for ever in the memory of those who have once witnessed it.

Snow does not usually fall until December, sometimes as late as Christmas, giving the farmer time to finish his threshing and to prepare his land for the crop of the following year. The air is crisp and several degrees below zero, and the sun shines as brightly as it did in June. Everything is invigorating. The unvaried testimony of all who have lived in both climates is that the dry air of the West is much to be preferred to the moisture-laden atmosphere of





the Eastern and Southern latitudes. The weather during the winter is steady. The variations usual to the East are unknown.

Disease is little known, while epidemics are unheard of.

Great Britain is one of the earth's greatest regions for wheat-growing. It has a summer of about 60 to 80 degrees Fahr. In North-Western Canada the Dominion Government maintains sixteen stations where the temperature is daily recorded, ten of the sixteen showed a mean summer temperature of 60 to 65 degrees Fahr.

An eminent authority has declared that no one particular of all her advantages is more effective than her climate in enabling Canada to complete her destiny.

Altitude more than latitude makes climate, and in this respect Canada occupies a position superior to most regions. Europe has a mean elevation of 761 feet; South America, 1,332 feet; Asia, 1,151;





North America, 748; while the Canadian part of North America is placed at 1,500 feet. Seeding commences early in April, and occasionally in March, the snow having entirely disappeared. Spring scarcely puts in an appearance before it is followed by summer, with its long, clear days and beautiful nights. It is in this fact we find an explanation of the remarkably rapid growth of vegetation, which, under the influence of the long-continued sunshine, exceeds everything known in southern latitudes.

The great bodies of water, which are distinguishing features of Canada, also exert a considerable influence on her climate. Hudson's Bay is 1,000 miles long by 600 miles wide. Its temperature is 65 degrees Fahr. during the summer; in the winter it is three degrees warmer than the waters of Lake Superior. The chain of fresh water lakes, which, almost without a break, extend from the great watershed of Lake Superior in the south to the MacKenzie



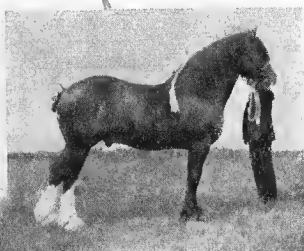




basin in the north, and from the centre of Eastern Canada to the Pacific Coast, represents roughly 130,000 square miles, containing nearly one-half of the fresh water surface of the world. The moderating influences of these large bodies of water will at once be recognized.

The following, relating to the climate of Western Canada, is taken from an article contributed to an American paper:—"The Western climate is conducive to health, happiness and old age. The cold spells are divided by days that are bright, clear and pleasant, during which children enjoy playing in the open air for hours, and young people enjoy long sleigh rides. Many instances can be given of men who removed here in quest of health and have been benefited by the invigorating climate."

The wheat of Western Canada is known to be extremely hard, the yield being 30 to 50 per cent. more than in the States south of



the boundary line. It is an assured fact that the farther you travel toward the northern limit of its growth the finer is the quality. The subsoil during the early period of the growth of the wheat is kept moist by the slow melting of the winter frosts through the intense heat, while the



moisture ascends to the surface, nourishing the roots of the grain, thus stimulating the growth and producing a bountiful crop. Again, at a later period the sunshine is longer just as needed, when the heads are ripening. Heat alone will not bring wheat to maturity; bright sunshine is necessary, and the greater the amount the better the result obtained. From the 15th of June to the 1st of August there are nearly two hours more daylight in every twenty-four in Western Canada than in Ohio.

The black alluvial soil, like the blackened plate of glass, absorbs heat in seemingly enormous quantities; and the subsoils that are to be found in every district of Western Canada are marvellous in the amount of their plant food. During the long, bright, even occasionally hot summer day, the transformation of plant cells is so rapid as only to be likened to the growth of plants under glass. To those not accustomed to conditions which prevail, it seems so unreal as to be almost incredible that in five short months these vast areas should produce mile after mile of grain, strong in bottom, upright in stock, and as even as a mown lawn. Were the people of the





old land privileged to see this beautiful and wonderful scene, they would no longer be exercised to imagine whence came the food to feed so many people. On the other hand, as they looked on these magnificent crops, with their promise of wonderful yields, they would wonder whence the people that required so much food.

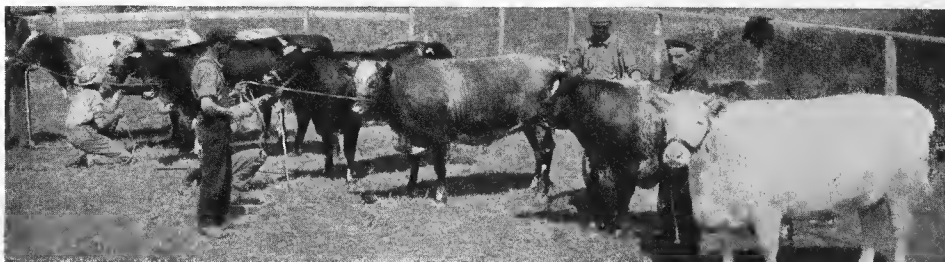
Perhaps it would not be too much to say that the municipal system is the best yet designed, and is a model both in its conception and administration. It is the finest on the continent. The best features of the older Provinces and States of the Union have been adopted. Each municipality is divided into wards, and each ward elects its representative annually by property qualifications. The ballot is extended to both sexes who own property, residents and non-residents, and the Council is presided over by a Reeve, who is also elected annually, and has the entire control and management of all purely local affairs. It levies taxes for the



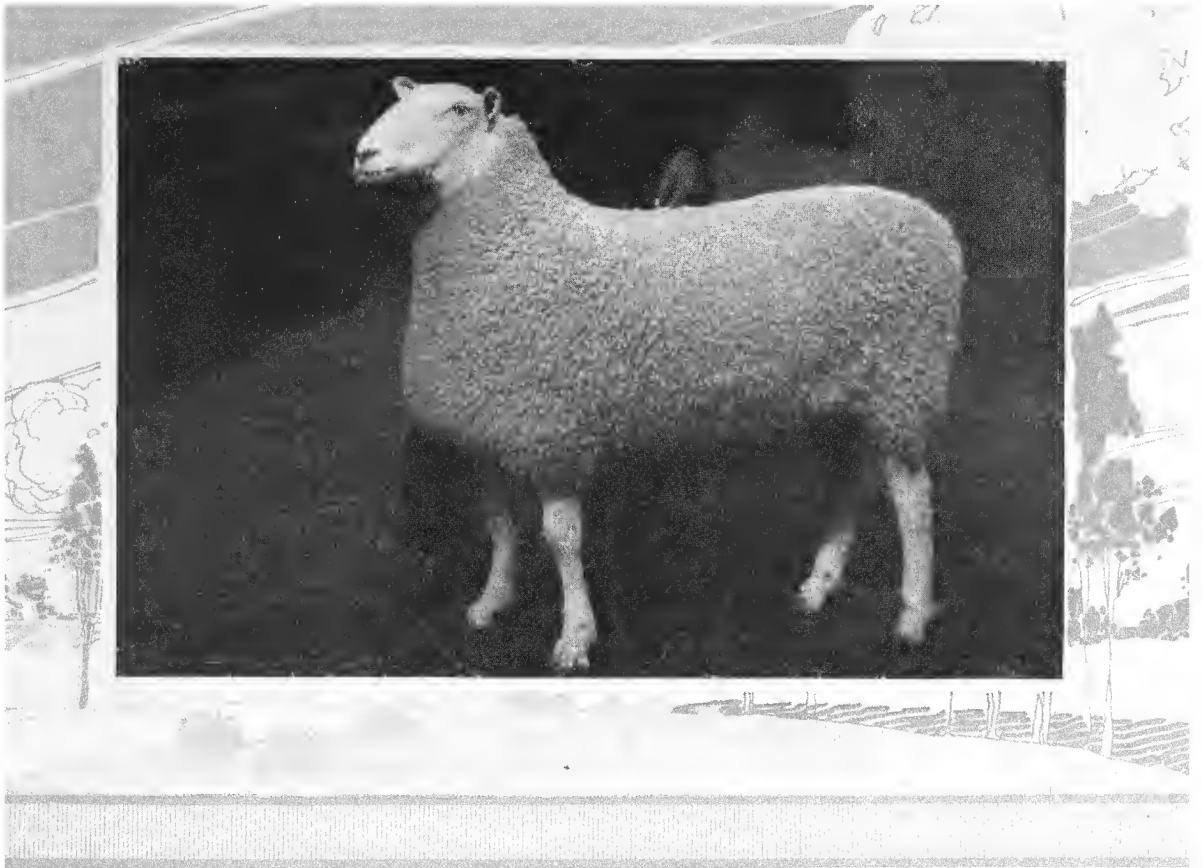


maintenance of roads, bridges and other public improvements, and for the support of schools within its borders. This system of taxation is radically different from that of the States in that no improvements or personal property is liable, the land only being assessed in rural municipalities. Land is assessed equitably, according to its agricultural value and its distance from market. Land that is vacant or not cultivated is taxed equally with that of which every acre is tilled. No taxes are levied on barns, residences, live stock or machinery, on wearing apparel or personal belongings in rural municipalities. In towns and cities only are buildings and business stocks taxed. From ten to twenty dollars is the average tax for all purposes on a quarter section — 160 acres. This includes the tax levied for the support of schools.

The assessment is usually made on a two-thirds valuation.







### Educational System

While the municipal system has all the advantages of simplicity of design and effectiveness of administration, the educational system is equally efficient and admirable. The schools are all under Government control, the curriculum is broad, the teachers are well trained, and the school buildings and equipment all that can be desired. The cost of education is derived from: (1) the Government grant, payable semi-annually in proportion to the number of teachers employed and the length of time the school

has been kept open; (2) the general school tax, levied on the whole of the municipality; and (3) the special school tax, which varies in the different school districts the municipality contains. The cost of erecting schools is paid by debentures, issued by the elected trustees of the district, and are usually repayable in twenty years.



The liability decreases each year, a proportion being paid off annually by the proceeds of the special tax. One-eighteenth of the "Fertile Belt" was set apart by

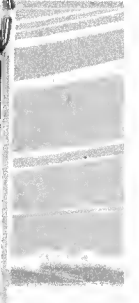


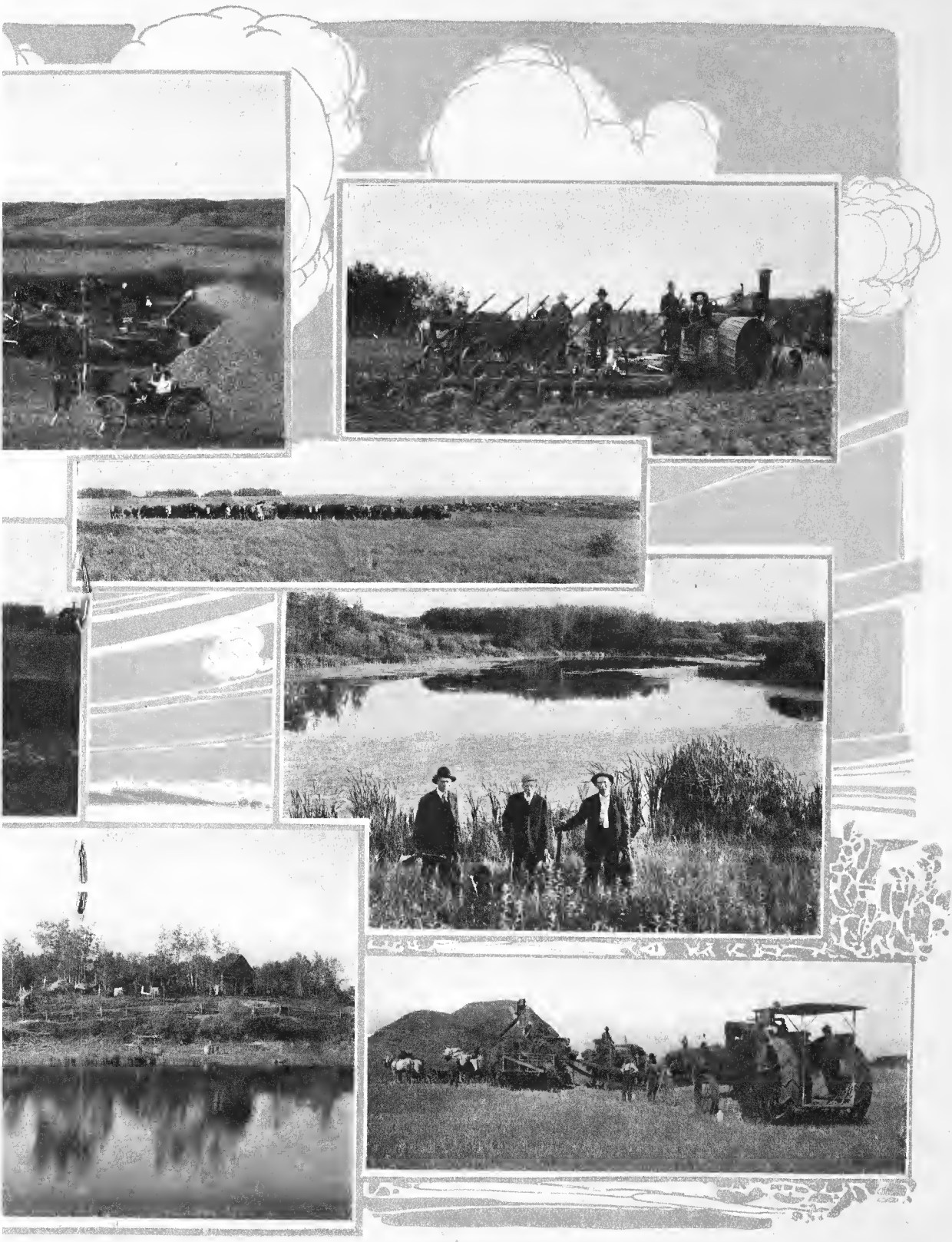
the Dominion Government at the time of the original survey for school purposes, and the proceeds of the sale of these lands will constitute a fund to assist educational work. Nor is the higher education neglected. There are Universities and Colleges that rank high among the educational institutions of North America.

### **Fruit Culture.**

As yet the culture of fruit is in its infancy, but there is absolutely no doubt that the soil and climate will produce the very best results in many varieties which have been successfully grown and marketed in Western Canada. Wild fruits grow luxuriantly. In June and July the open lands are covered with strawberries and other luscious berries, while the groves and ridges are in many places a tangled mass of raspberries ripening in the long sunny days. Through the woods and in the river bottoms will be found patches of wild plums with fruit as large and delicious as any ever grown in an orchard. At Bowsman, a little station away in the northern part, there is one of the most profitable straw-











berry gardens in North America. All varieties of small fruits are to be found in a cultivated state generally throughout the entire region. Apples throughout the west are in the experimental stage, but the following varieties have been successfully grown: "Saccarine," "Duchess," "Anisette," "Hibernal," "Blushed Colville," "Osterkoff," and the "Transendent" and "Hyslop" crabs. Wherever attempted, this delicious fruit has amply repaid for all the trouble expended thereon. The crab-apple trees are so heavily laden that in numerous cases as many as fifty apples can be counted on a branch less than three feet in length, and it is necessary to support the limbs in order to keep them from breaking. In no country in the world does fruit yield as heavily for the cultivation given.

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### **Stock Raising, Etc.**

The country is well adapted for raising cattle, the prairie grass being particularly nourishing and existing in large quantities. It also makes excellent hay, the only expense being the cost of cutting





and drawing to the farmyard. So excellent is the prairie grass that cattle driven for hundreds of miles across the plains show no falling off in weight and condition as they proceed on their journey. The abundance of grass and hay and the excellent root crops which are grown render the raising of large herds of cattle extremely profitable.

Horses remain out during the winter, the depth of snow being light and the grass rich and nutritious and, when caught again in the spring, are in as good condition as when turned out at the beginning of the winter.

One of the strongest points in favor of this country as a field for cattle raising is the entire absence of those diseases which have played such havoc amongst the herds on the plains of Texas and Montana, and which have had the effect of excluding them entirely from European markets. Western Canada is absolutely free from epidemics, and is the finest and healthiest cattle country in the world.

The same advantages in connection with the raising of the





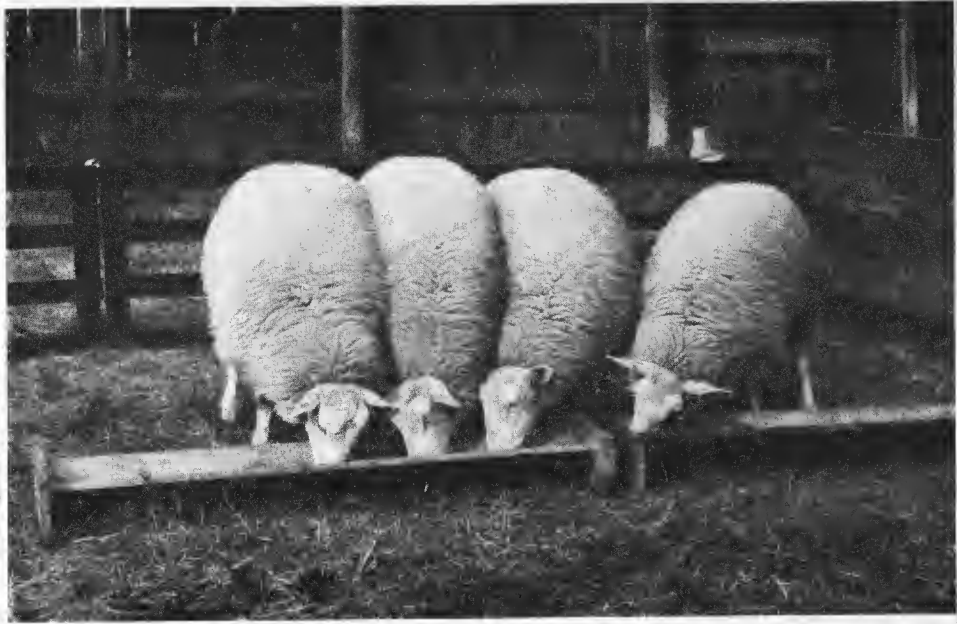
largest class of stock apply also to sheep, and the experience of many settlers show conclusively that wool growing in the Canadian North-West is a branch of industry which will prove of great profit to every farmer engaging in it. Sheep will pay a profit of 100 per cent. every year, and leave the wool to pay for their care.

The raising of poultry is now almost universal throughout the Western Provinces, and has been attended with the greatest possible success. The cost of keeping poultry is small, and, in proportion, the profits are large. Every year Winnipeg dealers import large quantities of geese, turkeys and chickens from Ontario and the neighboring states.

The raising of swine is now being gone into extensively, and wherever it has been tried it has proved highly successful. Hogs thrive very satisfactorily in this country, have no diseases, and their keeping is attended with but little trouble and expense. Pork packing has long been an established business in the larger cities.

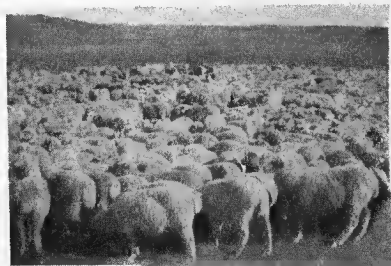


In the earlier days, until about 1880, most of the horses to be found throughout the West were of the old Plains type, very hardy and very strong, but light in build and conformation. These horses



roamed over the country in immense droves, with the owner's brands occupying a very conspicuous position on shoulder or flank. In the summer they ranged over the open prairies and hills, and with the beginning of winter they betook themselves to the valleys and wooded regions, where the long rich grasses were easily uncovered and an abundance of feed always easily obtained.

Such a field as this, where all nature combined to make horse raising profitable, could not remain even partially hidden for very long. A few first class heavy draft sires were imported and crossed with the native mares, with the result that the offspring combined the quality and hardihood of the prairie mother with the weight, heavy bone and splendid conformation of the sire. So successful were the men who undertook this work, that in a very few years we find that the best stables of the world are yielding their yearly quota to this great horse land. All the breeds are well represented, and we find here clever men upholding the good qualities of the breed they consider best. Amongst the heavy horses you find Clydes, Shires, Percherons, Belgians and Suffolks. The highest prices have been paid for the finest harness and saddle horses.





The stock raising industry is being rapidly developed, but even yet not one twentieth of the live stock of any kind that the country will support on its own natural products is to be found.

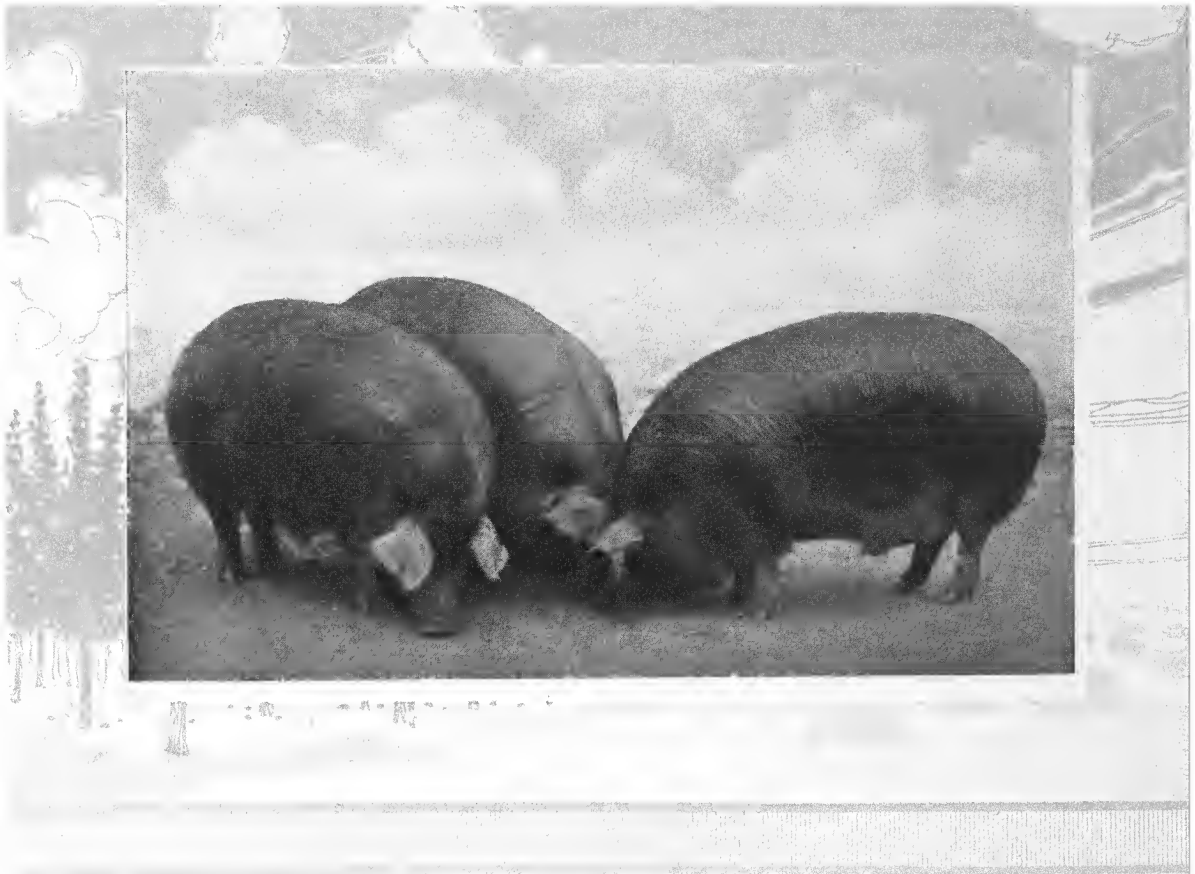
Dairying has been attended with very great success wherever attempted. A very large amount of the work necessary in many countries is eliminated here owing to the natural advantages of the country and climate. The cows roam practically at will, requiring no feed but the wild grasses which are obtained in this way absolutely without cost. The cattle are brought into corralls in the evening and turned out again in the morning.

When haying time comes around the mowing machines are started over the prairies and in the sloughs wherever the grass is long enough to cut, and the usual process of haying is gone through, except that in many countries it is necessary to put the hay in barns, here it is stacked on the prairie just where it has been cut.



There is practically no rain in the fall, therefore this easy simple way of saving the hay. By this process costly buildings are not necessary, just





warm stables for the cows that are milking. The other cattle are wintered in open sheds or in a thick grove if such a one is convenient.

The Dominion authorities have an organized chain of Co-operative Creameries, and there are many creameries owned and operated by Farmers' Companies and private individuals. A charge of from two to four cents per pound is made for manufacturing the butter, and the balance is distributed among the patrons every thirty or sixty days.

As might be expected in a district where the dairy industry is growing so rapidly, hog raising, affording as it does the most economical method of realizing the largest profits from skimmed milk and other dairy by-products, is a very important branch of farming.

The soil conditions and climate which are so eminently suited for dairying are also productive of those crops which produce the cheapest pork.

### **Oats, Barley, Etc.**

At the present time oats and barley are the grains mostly used for feeding purposes, oats yield from 60 to 190 bushels to the acre, and barley from 40 to 60 bushels. The



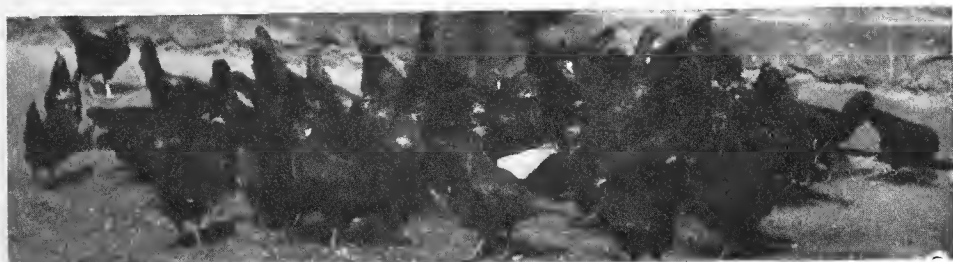


quality cannot be excelled. Oats will weigh from 34 to 44 pounds to the bushel and barley from 48 to 56 pounds. This is where the standard bushel of oats weighs 34 pounds and barley 48 pound

## Wheat

In tracing the geographical distribution of wheat it will be observed that soft wheat is produced in the humid districts of Eastern Canada and the States along the Atlantic and Pacific Coast and the valley of the Mississippi. Hard wheat is confined to that strip of drier country extending from Western Canada south through Western Minnesota, the Dakotas, Nebraska, Kansas and Oklahoma.

Hard wheat requires for its production a soil rich in nitrogen combined with a quick growing season and a dry atmosphere. The





production of this quality of wheat is limited to the territory mentioned because it is only there that such conditions are found.

Western Canada possesses all these natural characteristics and with the great advantage of routes to the markets of the world an era of agricultural prosperity which has never been equalled in the colonization of any part of the globe is now opening for Western Canada.

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### **Immigration.**

When it is considered that 12 years ago the total inflow of population was only 16,835, some realization can be made of the enormous growth in the volume of the tide of settlement setting toward Canada.





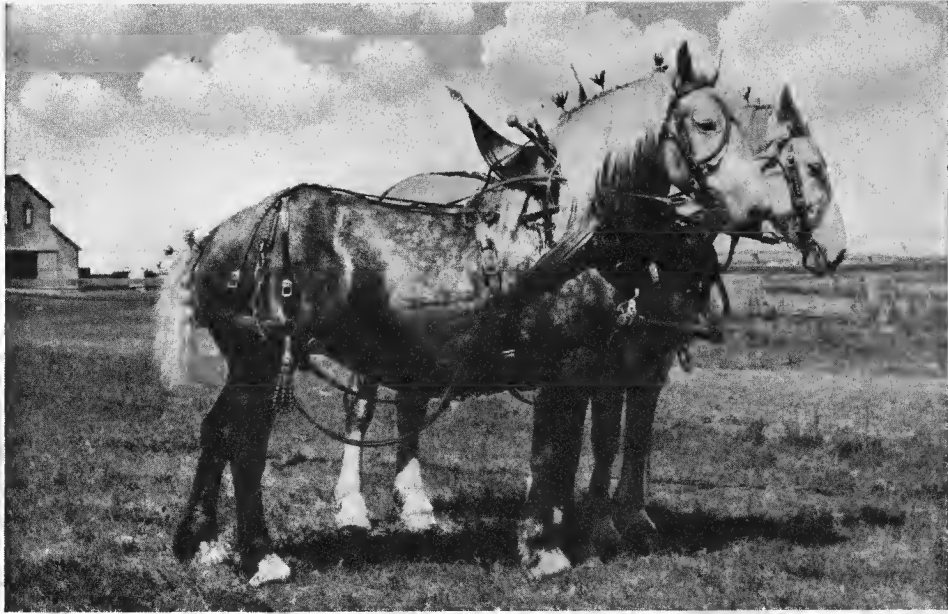
The continued increase in the volume of immigration is good news for Canada generally, especially for Western Canada.

Of this stream of population a considerable and increasing proportion is American. Fifteen years ago the American knew nothing of the natural wealth and fertility of the Canadian West. This is evidenced by the fact that only forty-four homesteads were entered for by American citizens in the year 1896, but the vigorous propaganda pursued in the States by the present Government has directed the attention of homeseekers to the country. The campaign of information as to the soil wealth of Manitoba and the other Western Provinces has induced what is called the "American Invasion."

These figures tell the tale of the growth of the movement Canadaward.



1896, American Emigrants to Canada - - - -	14
1910, American Emigrants to Canada - - - -	103,798
Total emigration for 1910 from all countries - -	208,794



Their cash and settlers' effects reached \$23,000,000 in 1904; in 1910 cash in hand and settlers' effects reached nearly \$100,000,000. The reason for this inflow of population to the Canadian Northwest is, primarily, the cheapness and fertility of its agricultural lands. Land more than twice as productive as that in the best American wheat-growing States can be purchased for from one-fourth to one-twentieth of what such land would realize in the Union. The average wheat yield in the Provinces of Manitoba and Saskatchewan for the past twenty years, according to the official figures of the Government was over 20 bushels to the acre.

The inrush of farmers has naturally built up cities and towns to supply them with the necessary commodities. The finest of these is Winnipeg, the capital of Manitoba, with over 160,000 people. It is a live, hustling, go-ahead city, prosperous in its present and confident in its future. It is the commercial metropolis of the West. Its bank clearings for the year 1908 were \$614,111,801; for 1910, \$952,415,182; among the most important in Canada. Its streets are wide and well kept, its stores display



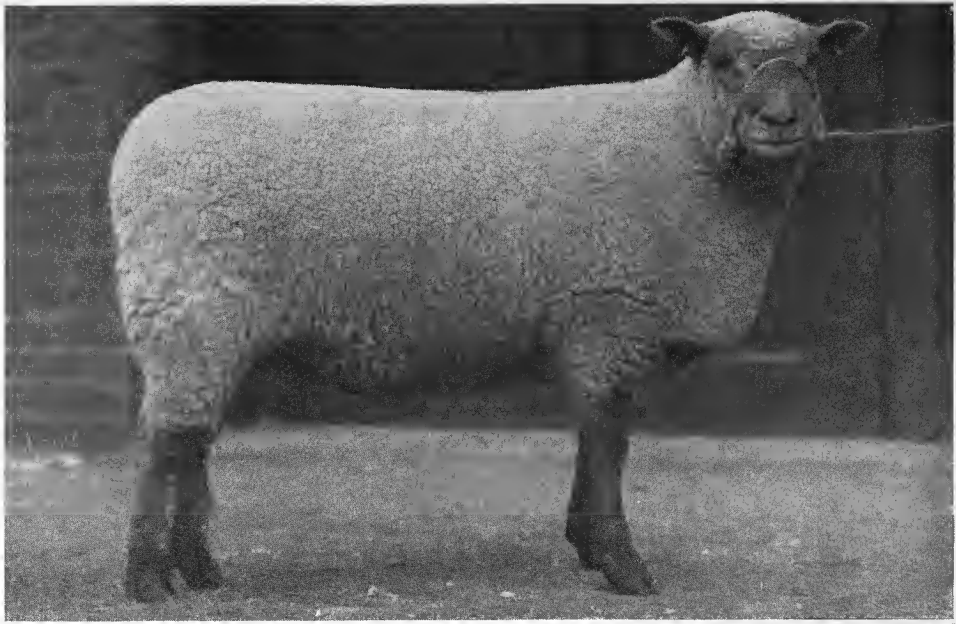




fashions' latest fancies. Its wholesale houses indicate the importance of its trade. Its churches and colleges show its appreciation of culture and religion. It has three daily papers—the largest being the Free Press, which has a sworn circulation of within a few copies of 50,000, and many weeklies and monthlies.

To the actual farmer and stockman it is safe to say that no country and climate are offering so many advantages as are to be found in Western Canada to-day. It is true that even here the day of the free homestead of 160 acres is almost gone, but choice grain lands can be obtained at prices ranging from \$17.00 to \$30.00 per acre. To a man bringing up a large family in some of the older lands this country should particularly appeal. A great many good farmers through the United States and in the older countries





are on holdings upon which expansion is practically impossible. The family is growing up, and the question is where to place them. Very few men desire to be tenants all their lives, and buying and paying for the high priced land is simply an impossibility. This is one class of men who should be and are looking at our country with longing eyes. Western Canada offers every advantage to such settlers. All the modern conveniences are to be had for the asking. Good schools at hand, telephones are being extended wherever requested, but, better than all artificial advantages, the land can be obtained equal in quality and in productiveness to any that the settlers may have left in any portion of the world.

The new settler finds good markets for all produce. The highest prices for grain and cattle, and when he goes out to buy the



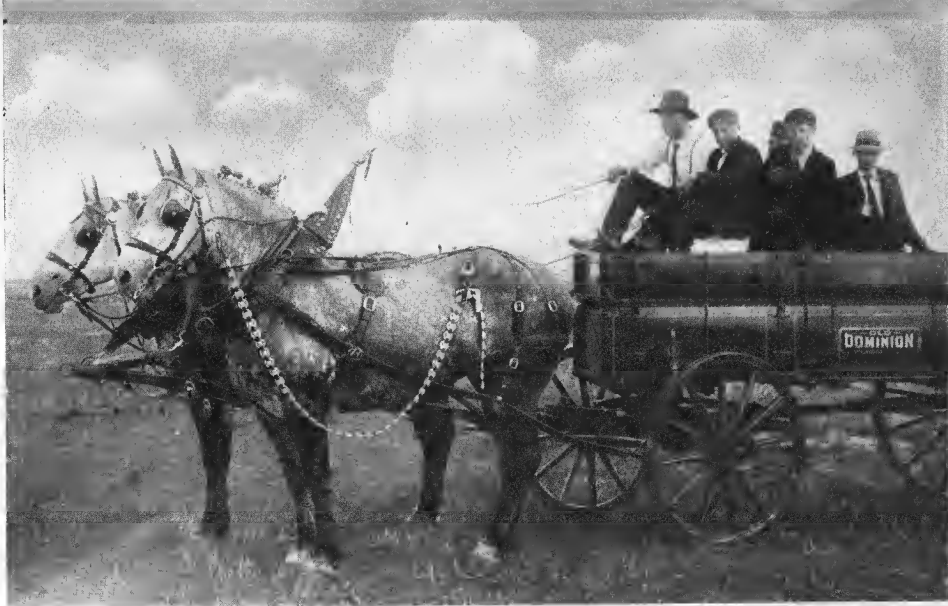


necessities and luxuries desired for his family, he can do so as cheaply here as anywhere.

### **Fuel and Timber Supply.**

Through the greater part of Western Canada, but more especially through the central and northern portion of the great "Grain Belt," the country is dotted with belts of timber, giving to the country a general appearance of a great park, as the intervening lands are thickly covered with rich grasses. In many places these timber belts are young and good only for fuel and small building logs, but the settler can nearly always find suitable locations upon which sufficient timber is growing to furnish an abundant supply of fuel of the best quality. Many of these small groves consist largely of what is locally called "white poplar," being somewhat similar to what is called aspen in other places. Along the banks of the creeks and streams are to be found some oak and elm, but not merchantable timber. Through the central belt along the ranges of hills there is an abundance of large timber, which the





Government is saving to provide the settler with a permanent supply of lumber. In the Rocky Mountains to the west, the best of the timber that is fit for lumber is fir, further east through the more level country it is tamarac and spruce, and in the eastern portion of the great central belt, it is largely white pine. The settler is assured of being able to place lumber on his farm at lower than the average prices prevailing throughout the older regions.

### Customs.

Under the customs tariff of Canada, a bona fide settler may bring across the boundary, free of duty, the following articles, viz.: Household furniture, wearing apparel, books pertaining to his profession, tools and implements necessary to his trade or occupation, which he has owned and used for six months previous to his removal to Canada, and all agricultural implements in use by the settler at least one year previous to entry. Each settler is allowed to bring in, free of duty, one





horse or cattle beast for each ten acres secured, up to 320 acres; one sheep or swine for each acre so secured and in fact all the necessary stock, implements, etc., for the successful operation of his farm.

### **Investments.**

It is safe to say that no investment in safety and dividend-paying aspects can equal the profits to be derived from placing money in first-class farming lands at such figures as we are able to offer in our Provinces. The natural increase in value on wild lands during the last few years has ranged from 10 per cent. to 100 per cent. per annum. If properly handled and placed under good management, improved land will pay for itself after the first payment is made.







The gross receipts from land under proper management amounts to \$20, \$22, \$25, \$27, and in many cases as high as \$30 per acre, leaving a very large profit after the expenses are deducted.

The questionable nature of securities offered for investment, and the large number of failures of banks and many other concerns during the past few years has stimulated the inquiry for the solid, safe investment in land now going on. A man may be crowded out of his profession, his mercantile ventures may fail from causes wholly beyond his control, the corporations in which he has invested money may default, but the returns from good land are as certain as the return of seed time and harvest.

Through business depressions, financial panic, and political





revolutions the land is always there, and always yielding its fruits in proportion to the amount of labor expended thereon. It is actually the only form of pure investment, as land itself is the primitive foundation of all wealth.

It is but a very short time since the very best of land in the Middle and Western States could be bought for \$15 per acre, now it is worth from \$75 to \$150 dollars per acre; the men who invested but a few dollars per acre at that time are to-day wealthy from the advance in the value of the land alone. These lands are not as rich to-day as they were years ago, and will not produce as much per acre, but they are located close to markets which have enormous consumption, and for these reasons alone one acre can now be sold for what ten acres cost a few years ago. The same opportunity stands before the people in Western Canada to-day, reaching out for the men to take it in hand.



Our lands will yield as much as the best lands ever did in the Central States and in a very few years they will be worth per-acre just as much



as those lands are to-day. The chances then will be gone, now is the time to investigate, and make your investment. An opportunity may be all right but it is no good to you unless you take it up, it will be very little consolation to you to be able to say that you might have bought Canadian lands at \$20.00 per acre, after the same lands have reached a value of \$50.00 per acre but if you are able to look ahead, as the far seeing men did in your own locality, you will take up the opportunities.

You are staying on high priced lands. Why not come where you can buy ten acres for one you now have, and where every acre so purchased will yield you as great returns, for the labor expended, as any acre you now own in any grain growing belt in the world. There is no fetter nor ban to progress or ambition, we welcome good men from everywhere in our great cosmopolitan country. The American whose enterprise and experience with similar soil and climate conditions give them particular fitness for successful operation in Canada are especially welcome.





There is no violent change in the circumstances of life, or in social conditions, by removing to Canada. Americans reside here but a short time when they become the most enthusiastic admirers and supporters of our Governmental and judicial systems. The citizens of any country can aspire to, and will be eligible for, any position of honor or responsibility, to be found in our Provincial or Federal politics, as soon as he has become a naturalized citizen.

**BULMER, DOWNIE, REID & CURLE**  
WINNIPEG, MAN.





## O! Canada

O! Canada! in praise of thee we sing,  
From echoing hills our anthem proudly ring,  
    With fertile plains and mountains grand,  
    With lakes and rivers clear,  
Eternal beauty thou dost stand,  
    Throughout the changing year.

Dear Canada! for thee our fathers wrought,  
Thy good and ours unselfishly they sought,  
    With steadfast hand and fearless mind,  
    They felled the forest domes,  
Content at last to leave behind,  
    A heritage of homes.

Blest Canada! the homeland that we love,  
Thy freedom came a gift from God above,  
    Thy righteous laws, thy justice fair,  
    Give matchless liberty,  
We thank our God that we may share  
    Thy Glorious destiny.

Lord God of Hosts! we now implore,  
Bless our dear land this day and evermore,  
Bless our dear land this day and evermore.







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BULMER, DOWNIE, REID & GURLE  
WINNIPEG. . MANITOBA.