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HARRY M. HILLIS

BOARD OF TRADE BUILDING
VICTORIA, BRITISH COLUMBIA

W. A. HILLIS & SONS

DEALERS IN

BRITISH COLUMBIA TIMBER LANDS

Vancouver, B.C.

Dear Will:-

7-13, -07.

You must fill out those forms and send in to me at once. Have them sworn before a notary even if you have to go to Alert Bay. I want one copy of each on the long sheet filled out in full and your name on each duplicate stamped by a notary. Send me also one of the short ones filled out for the office. Do not send these to Kitto. I have sent you gasoline enough to make a long trip and it is high grade stuff. Try it carefully and see if it works better than the other. If you are not sure of the claims you sent Kitto do not send them in unless you want to stand advertising charges in case I turn them down. I have a letter from the East received this morning saying "You must meet me in Vancouver on the 19th." N.D. is bringing two Easterners who want to see some timber and if they keep me busy all of this month I must go to Orlo on the first and cannot get to you before the middle or last of August. Go ahead and dig in because summer is very nearly over and in two months you will have to be coming out of the woods. Best of luck,

Percy D. Hillis

BRITISH COLUMBIA
T I M B E R

HILLIS
HONEST DEALING

Our aim is to keep these synonymous.

W. A. HILLIS & SONS
Board of Trade Building
VICTORIA, - B. C.

Timber Lands of British Columbia

Oregon and Washington timber is worth from \$2 to \$5 a thousand as it stands in the forests.



British Columbia timber, just across the line, is selling from 20 cents to 60 cents a thousand, standing timber.



British Columbia timber is of equal grade with that just across the line in the United States, but on account of the islands and increased coast lines it is far more accessible, and more cheaply logged and manufactured.

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Four months of summer produce a crop of wheat or corn. Four hundred years are necessary for one crop of Douglas Fir, Red Cedar, Yellow Cedar, Hemlock, Spruce and Pine.



The Canadian wheat lands west of Winnipeg equal six states like Illinois and Iowa. The population of this region will, in the judgment of James J. Hill, be twenty-five millions in the next twenty-five years.



Every stick of timber in British Columbia will be needed for houses, barns and granaries for the people of the wheat lands of Canada.



Three transcontinental railroads are now being built over the Canadian Rockies to carry this timber to the farmers in Alberta and Saskatchewan.



The British Columbia mill men have three markets—the wheat farmers of Canada, the cities of Japan and China, and the United States and its eastern cities.

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Because labor is cheaper, the Canadian mills can pay \$2 a thousand duty, and still compete with American lumber, but as a matter of fact the demand for B. C. lumber is so keen that the Victoria and Vancouver schedule is from \$1 to \$3 a thousand higher than the Seattle prices.

The British Columbia mills are running night and day, with double shifts, and are paying from fifty to one hundred per cent annually on their investment.

If Secretary Taft in his statement is correct, that the Panama Canal will be open to commerce within seven years, the time is appreciably near when the British Columbia timber can be carried by water to New York for less than the Michigan timber by rail.

But Michigan timber in the forest sells from \$10 to \$12 a thousand. British Columbia timber for one-fiftieth of that sum.

The consumption of lumber is increasing by leaps and bounds. Within another year the last undeveloped timber section on the North American continent will be taken. The real value of the B. C. timber is \$10 a thousand, from fifty to one hundred times its present selling price.

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Description.

It is a singular fact that the world has just discovered the timber resources of British Columbia. Here is a section as large as Massachusetts, Rhode Island and Connecticut, that until six months ago was practically untouched. The people of the two towns, Vancouver and Victoria, alone realized the enormous resources of their state. The rest of the world supposed that it would be a generation before Canada would need the timber lying beyond the mountains. Then came the unexpected development of the wheat land. An exodus of the best American farmers took place. The visitor at the depot in Winnipeg witnessed two and three thousand immigrants entering the city on a single morning. The Canadian Pacific began to plan for a double track over the mountains. The Grand Trunk Pacific and the Great Northern started over the Canadian Rockies. Merchants and financiers wakened to discover that every tree in British Columbia was needed by the farmers for their granaries. More than two score branch lines were built out from the main arteries into the wheat regions. More surprising than all else, investigation

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showed that most of the timber in northern Canada was jack pine, instead of good lumber. Investors started over the mountains toward Victoria. During the past four months they have been in these great natural forests like bees in a clover field. Not since the days of the gold excitement in California has there been such a turning of investors to an undeveloped section. Five years ago a few Americans bought Canadian wheat lands for fifty cents an acre. This was in 1902. They have just sold their lands for \$20 an acre, multiplying their capital forty times. But the increase of timber in British Columbia will be far greater than the advance in wheat land.

The Timber.

Vancouver Island and the western coast of British Columbia are heavily wooded. The Douglas fir, the red cedar, the hemlock and the spruce, are the principal trees. The fir is widely distributed, and attains immense proportions, having a base of from six to ten feet and a height of sometimes two hundred feet clear. The best averages are five feet in diameter and 150 feet clear of limbs. The Red Cedar rivals the fir, but is more valuable for shingles and cabinet work of all kinds. The

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Yellow Cedar is one of the most valuable of trees: it averages about four feet in diameter, and 125 feet clear of limbs. It is now selling for \$60 to \$70 rough boards and when sawn for veneer about \$150 a thousand. Its grain is very close, it takes a high polish, and is eagerly sought after as veneer for the most expensive furniture. The hemlock of British Columbia differs from the American hemlock, and much of the lumber that is sold in New York under the name of pine is in reality the British Columbia hemlock. Many builders now consider it a better wood. The British Columbia spruce is much sought after for piling, foundation timber, etc. On account of the innumerable islands, the indentations in Vancouver Island and the inlets on the main land, no body of timber in the world is so accessible, and what with Japanese loggers, with Chinese help for the rougher forms of labor, manufacturing is cheaper than in any other timber district in the world.

The Titles, etc.

The timber titles of British Columbia come directly from the government. Under an Act of Parliament the Commissioner of Lands and Works grants a license to the owner, permitting him to

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cut and carry away all the timber on a section. The purchaser has twenty-one years in which to carry off the timber. When all the timber has been removed, the land reverts to the government. The annual tax on 640 acres of timber, is \$140 a year. The great lumber kings of Washington, who live just across the line, count a section of their land that has twenty million feet of timber, worth about \$80,000 to \$100,000 cash, and many sales have been made of \$80,000 cash. These men pay a higher tax each year than the young lumbermen in British Columbia who bought a license for twenty-one years at \$140 per section of 640 acres,—that is, the man who buys Washington timber pays \$80,000 for the section, and \$200 or \$300 a year tax. The man in British Columbia who a year ago, had foresight enough to take out the license pays \$140 a year tax, and receives \$80,000 worth of timber from the government. For this he pays a royalty of 50 cents per M stumpage when the timber is cut. And this too, when the timber is just across the line and is of equal value while it is more accessible and more cheaply manufactured, and has three markets, any one of which will consume all the timber in British Columbia. Since the days there-

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fore, when men bought the corn lands in Iowa and Illinois for twenty-five cents an acre, to sell them for \$100.00 per acre there has probably never been on the continent, such an opportunity for investors as is now found in the timber lands of British Columbia.

Method of Acquiring.

About six months ago, when the great awakening came to Canadian investors, every working man in British Columbia started to the woods. He begged or borrowed \$140 and took up a section. These few months have witnessed the taking up of practically all the timber in a state half as large as all New England. The only way, therefore, to acquire the timber is to buy it from these young lumbermen who have taken out the licenses, and have the government title changed, substituting the new purchaser's name for the remainder of the twenty-one years. Our plan has been to purchase the titles from ten or fifteen individual men of sections that are close to a good mill site. We now hold some ten different bodies of timber, each with its own mill site, logging stream, water for booms, etc. We have no timber that does not cruise twenty-five thousand feet to the acre and some that

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run forty thousand. Our cruisers are experienced lumbermen and trained foresters, and we guarantee the correctness of the cruisers' report. We believe that the young man who buys one section of this timber and holds it with a few of his friends, for the next three years, will find that his investment of two or three thousand dollars has given him a section of timber that will soon sell for as much as a section of 640 acres in Washington. In the light of facts that are universally conceded, we believe that long before the Panama Canal is completed, offering a cheap water service to New York, the British Columbia timber lands will sell for \$200 an acre.



PROPOSED OPERATING R.R.
INTERNATIONAL BOUNDARY.



VANCOUVER ISLAND



W. A. HILLIS & SONS

~~BOARD OF TRADE BUILDING~~

~~VICTORIA, B. C.~~

Vancouver, B.C.

7-16-07



Mr. Wm. H. Belden,

Port Harvey,

B.C.

CRACROFT
JUN 16 1877

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