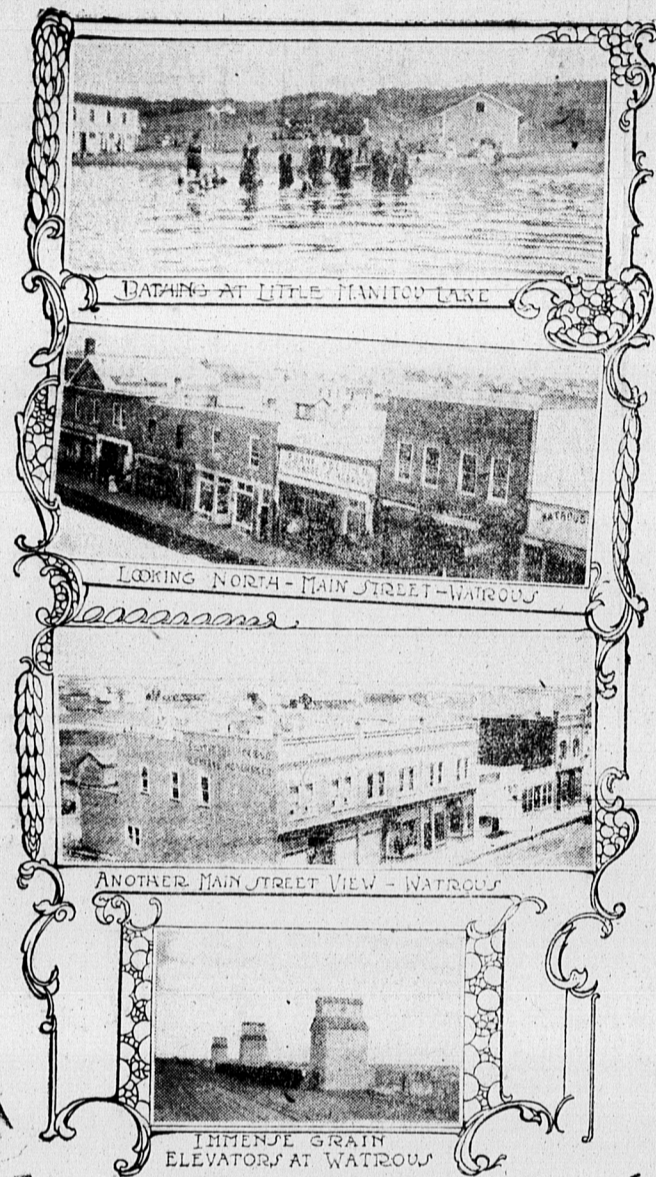


# THE GRAND TRUNK PACIFIC

Offers For Sale in First Subdivision to the Original Townsite of

# Watrous

The geographical centre of the great and growing Canadian West—The centre of the finest farming section in all Saskatchewan—The most attractive town of this new Golden Empire—The Central and Principal Divisional Point on the Grand Trunk Pacific Railway—The natural point from which the Hudson's Bay Railway will be built to Port Nelson or Fort Churchill—In direct line between Regina and Prince Albert, and will be on line of railway when built between these two cities—The terminus of the branch line of the Grand Trunk Pacific to Prince Albert.



## Good Water

The City Council has just voted to largely increase the water supply. Indications are that from two to five hundred houses will be built between now and the first of June, 1911, and the progress is everywhere apparent. For manufacturing purposes, a plentiful supply of water can be brought in at small expense from a spring-fed lake of pure water five miles to the east. Excellent drinking water is obtained from wells at a depth of thirty feet. Watrous has plenty of good water.

## A Hundred Houses

A hundred houses have been built in Watrous this year. The Tourist Hotel has bought the lot adjoining its present site, and will add thirty rooms to its accommodations as soon as a wing can be built. This house is packed constantly now. Manitou Hotel is situated in the same way and has also reserved another lot to build on. Every train brings people to Watrous—some to look over the ground and make their plans, others to settle and stay—to establish in business and grow with the city. Houses and store buildings are under construction on every hand. No one who lives in Watrous has any doubt as to its future. The buildings erected would be a credit to any city; the Hotels are well appointed and commodious and plentiful stocks of merchandise are carried in the stores.

## An Empire in the Building

An Empire is being built in the West greater than the most enthusiastic ever dreamed of. Unequaled railroad facilities are being supplied. Towns and cities are showing magic growth. Population is increasing. Agricultural resources are being wonderfully developed. Hon Sydney Fisher says that this Great West will in a decade be producing a billion bushels of wheat annually. This Great Western Empire will have a population of thirty millions in a few years.

## A Hundred Millions Were Made Last Year

By those who own property in the Live and Growing Cities of Western Canada.

## WHAT PORTION OF THIS DID YOU MAKE?

From the most accurate figures obtainable, it is found that the assessed valuation of real estate in the live and growing cities of Western Canada last year increased more than \$100,000,000. This does not include improvements, but the actual increase in value of real estate in these cities. The Winnipeg Free Press, securing its figures from records which have been gathered directly from original sources, finds that in eight Western Canadian cities the increase in real estate values alone, and not improvements, for the past five years, has averaged 502 per cent, or an average annual increase of 112 per cent, for each of these cities during the past five years.

WHAT DO THESE FIGURES INDICATE? They indicate that an investment in the live and growing cities of Western Canada is as safe and sure as anything can be, and that your investment is almost certain to make you 100 per cent profit each year.

WHAT DOES IT MEAN TO YOU? It means nothing unless you participate in the profits, and you can do this only by buying real estate in these young and vigorous Western Canadian cities. The time to buy is when a new city has passed through the "seasoning" stage—when it is in the formative period—when its natural resources and strategic position assure the building of a big city along broad lines.

You cannot secure these profits in the older towns—the cities which have sprung up along the older railways. It takes capital to handle real estate in these older cities. But along the line of the new Grand Trunk, passenger service has only recently started; values have not had time to boom. A comparatively few dollars will do the work here, and every dollar invested in Watrous to-day should multiply itself many times before 1915—even before 1912. Some of the lots in Watrous are already selling at ten to twenty times their cost only two years ago.

If you failed to get in on the money that was made in other Grand Trunk Pacific cities—such as Port Arthur, Fort William, Saskatoon, Prince Albert, Edmonton, Prince Rupert or in others which might be named—here is your chance now to get in right on Watrous. The same spirit of co-operation which has been extended by the Grand Trunk Pacific to these other cities which have made good will be extended to Watrous. Watrous is destined to become the inland Prince Rupert of the Grand Trunk Pacific.

Suppose you had purchased a few years ago lots close in at \$100 in any of the Western Divisional Points in the C. P. R., your investment would have been safe and certain right from the start, and it would have been constantly and rapidly increasing in value.

Note the Divisional Points on the main line of road of the C. P. R., running west from Winnipeg—Brandon, Moose Jaw, Swift Current, Calgary, Medicine Hat, Revelstoke. If you had purchased lots in any one or all of those Divisional Points, when conditions were similar to those in Watrous to-day—when these young cities were about two years old, had a population of 1,500, and choice inside lots could be purchased at \$100 each—there could be no doubt about the wisdom of your investment, which would likely be worth to-day not less than \$10 for each dollar you invested. This opportunity, however, was presented a few years ago, but is now a thing of the past.

You now have the same opportunity in Watrous that was presented in these Divisional Point cities on the C. P. R. The Grand Trunk Pacific is the latest and destined to become the greatest of all the Transcontinental lines. Traversing as it does a great and rich territory, there can be no doubt that the Divisional Points on the Grand Trunk Pacific will in a few years be cities of equal size and importance with those on the C. P. R.

An investment in real estate in Watrous offers a splendid opportunity for large and certain profits. And no line of investment during the last few years has been so safe and shown greater returns than an investment in the rapidly-growing cities of Western Canada.

History DOES repeat itself, and it is usually safe to judge the future by the past. Being a Divisional Point on a great line of railway is usually sufficient to make a city of considerable importance, but Watrous, on account of its natural advantages and strategic position, would be an important inland city even if it were not a Divisional Point.

## Electric Light and Trolley Line

Two different companies have applied to the City Council of Watrous to secure a franchise to build an electric light and power plant, and also to build an electric street railway line from the G. T. P. station at Watrous to Little Manitou Lake. Both of these companies express a willingness to begin construction work immediately on receiving the franchise for this purpose.

Watrous is booming. The growth is a natural, healthy one. Everything indicates that Watrous in the near future is to become an important city. The residents of Watrous are thoroughly alive to the situation, and are buying all the property they can carry. Our representative in Watrous is selling more lots in our G. T. P. subdivision than any of our other agents. This point is significant, and shows that those who are on the ground and know our property are the best buyers.

## Our Addition

Adjoins the Townsite and is Already Part of the City

Watrous is rapidly building toward Little Manitou Lake. The subdivision which we are now selling lies immediately to the north of the original townsite of Watrous, and is but seven blocks from the Grand Trunk Pacific station and but four blocks from the present heart of the city. It should be remembered also that these are and will be all building operations south of the station for some years to come, as all of this property is owned and reserved by the G. T. P. Even if this were not the case, however it would be entirely logical to suppose that the town would build toward Little Manitou Lake. In three years from now the lots which we are offering to-day will be right in the heart of the city.

As a matter of fact, this addition which we are selling is legitimately a part of the original townsite which would naturally run from the railway track to the township line. In registering the plan of Watrous, however, the tract was divided, because if the whole of it had been registered two years ago, it would have been immediately subject to taxation as lot property. The Grand Trunk Pacific has waived until the town actually needed this room in which to expand and a larger number of lots have been snapped up by Watrous people who are waiting for the land to be put on the market.

## Buy at the Bottom

In Watrous now, prices are at the bottom—the town is just fairly getting started. But prices will soon be as high in Watrous as they are in Moose Jaw, Regina and other good western cities. Buy now at the bottom and get the benefit of all these advances.

## Lots in Watrous Selling Rapidly

Orders have been pouring into our office at a rapid rate, both by mail and by telegraph. We have a number of splendid locations still open at \$100 per lot, and some excellent corners at \$125. All of these lots are in the first addition to the original Townsite of Watrous.

It should be remembered that the magnet toward which the town is building—Little Manitou Lake—lies but two and a half miles north of Watrous, so that our G. T. P. subdivision is right in line of growth of the city.

The land is all open, clear and smooth, so you cannot get a bad location. The lots are very sightly and splendidly located.

## Buy Lots in Watrous and Make Money

The more lots you buy in Watrous, the more money you will make. It is impossible to purchase lots in a live and growing young city of Western Canada and not make splendid and certain profits.

Lots in Moose Jaw that sold a few years ago at \$100 each, are to-day worth from \$1,000 to \$3,000. Lethbridge a few years ago was a small frontier town. Lots in Lethbridge now command fancy prices, \$10,000 to \$12,000 is sometimes paid for a single lot.

Lots which sold in Saskatoon ten years ago for \$100 are to-day worth ten to fifty times that amount. You could have purchased lots in Edmonton ten years ago for \$100 each, which are to-day worth 1,000 to 10,000.

Those who purchased lots in Edmonton ten years ago are now possessors of property worth 1,000 per cent more than the price at which it was originally purchased—an average increase in value of 100 per cent, each year.

In Fort William the same rapid advance in values has taken place. Lots which sold at \$100 to 200 each, even five years ago, have since sold for 1,000 to 2,000.

It is almost impossible to chronicle the rapid advance in property in Calgary, Regina, Winnipeg, Vancouver, and other cities of Western Canada.

Buy lots in Watrous now while they are selling at the ground floor prices, and hold them, and you are certain to make in live towns of Western Canada.

Think what it means for the population of Canada to increase from six millions to thirty millions, and 80 per cent of this growth will be in the West. There is no use living in a day of land and opportunity unless you are part of it. You doubtless have among your friends and acquaintances those who have shown their faith in Canada and the Canadian cities, and have become rich because they invested when these cities were young.

Buy lots and prosper with Canada. Buy in Watrous and as Watrous grows the money you put into it will grow just as surely and certainly. Invest your money where the greatest activity is taking place, in the centre of rapid growth, where the greatest advances are realized. This centre is undoubtedly in Western Canada, and Watrous is the pivotal point. You are taking no chances when you buy lots in Watrous at present prices. The future of Watrous is assured.

# WATROUS

## Telegraph Your Order at Our Expense.

On account of the rapidity with which lots are selling, we advise that you let us make the selection for you, and we promise that we will give you the best available remaining lots at the time your order is received. That we may make the best selection for you, we advise that you telegraph at our expense the number of lots you wish, and the prices you desire to pay, and let your remittance follow by return mail.

Prices of lots, size 50x140 feet, are \$100, and the corner lots \$125. You can buy a \$100 lot by paying \$10 down and \$10 a month; \$12.50 cash and \$12.50 a month for nine months buys a corner lot at \$125. If you want to pay all cash you may deduct five per cent discount.

Make remittance payable to the order of and send direct to the Land Commissioner of the Grand Trunk Pacific Railway, Somerset Building, Winnipeg. Receipts for payments made will be issued direct by the Land Commissioner of the Grand Trunk Pacific Railway, and when you have completed your payments, Torrens Title will be issued to you direct from the Grand Trunk Pacific Railway.

If the selection of lots made for you by our representative is not satisfactory, all you need do is to notify us to that effect, and the money which you have paid to the Grand Trunk Pacific will be refunded to you. Remember, there is no interest charged on deferred payments in case you desire to purchase on the installment plan, and you do not have any taxes to pay until 1912.

The more lots you buy in Watrous the more money you will make. How many lots do you wish? Fill out the blank in the lower right-hand corner of this advertisement to-day for the number of lots you wish to purchase. Let your remittance follow by first mail, but wire us at once your reservation for the number of lots desired.

In case you desire further particulars, maps, etc, before selecting lots, use coupon below.

**INFORMATION COUPON**  
International Securities Co.,  
618 Somerset Bldg., Winnipeg, Man.  
Please forward to me by return mail full particulars regarding the sale of town lots in the subdivision to the original townsite of Watrous, which is just being placed on the market.  
Name.....  
Address.....

**APPLICATION BLANK FOR PURCHASE OF LOTS,**  
Land Commissioner, Grand Trunk Pacific Railway Co.,  
Somerset Bldg. Winnipeg, Man.  
I hereby make application to purchase..... lots at the price of \$..... each, and enclose herewith remittance for \$..... being one-tenth the total purchase price. I agree to remit the same amount each month for nine consecutive months.  
I desire your representative to select for me out of the sub-division which you have just placed on the market to the original town site of Watrous, what he regards as the best lots remaining unsold at this price. Title to lots to be clear and indefeasible. No interest to be charged on deferred payments, and no taxes until the year 1912. Please make out and forward to me your formal "Application to Purchase Town Lots" which I will sign and return.  
Name.....  
Address.....

SEND YOUR ORDERS TO

**LAND COMMISSIONER, GRAND TRUNK PACIFIC RAILWAY CO.**

**SOMERSET BLDG., WINNIPEG**

For further information use Coupon in left-hand corner of this ad, and address to

**INTERNATIONAL SECURITIES COMPANY, LTD.,**

**649 SOMERSET BLDG. WINNIPEG, MAN.**