

INDIAN AGENT'S OFFICE,

Kamloops, B.C.

July 4, 1914. 1914

[stamp]

*Sir, --*

We beg to submit the results of our labours as Valuers of the Inaidn Reserve in the Kamloops Indian Agency, which we trust will furnish you the information required in accordance with the requirements of your Honourable Body.

Your Obedient Servants,

[signed] John F. Smith

Indian Agent

The Royal Commission  
On Indian Affairs for  
British Columbia.  
Victoria, B.C.

[signed] Albert W. Duck  
Valuator  
For Royal Commission on  
Indian Affairs.

INDIAN AGENT'S OFFICE,

Kamloops, B.C.,

July 4, 1914.

Sir,--

We beg to submit the following report, as the result of our labours in the valuation of the Indian Reserves in the Kamloops Indian Agency.

OFFICIAL VALUATION OF INDIAN RESERVES.

KAMLOOPS AGENCY.

THE NORTH THOMPSON (CHUCHUAQUALK NO.I.)

(Visited April 22 and 23rd., 1914.)

This Reserve contain approximately 3,073 acres of bottom land, which can be divided into three sections, each section classified under three headings.

About 1000 acres of the southern end of first class bottom land, rich soil, 200 acres of which is cleared. Cleared land under cultivation, about 150 acres, valued at \$125.00 per acre. -----	\$18,750.00
50 acres of cleared land net under cultivation at \$100.00 per acre .....	5,000.00
800 acres on which there is a fair percentage of merchantable timber, about 3000 feet to the acre, at \$75.00 per acre .....	60,000.00
The centre portion, 1000 acres, about 500 acres of which is stone land, severed with scrub timber of no market value, except for fire wood, poor pasture. 500 acres of swamps hay meadow, overflowed by the river annually. The whole valued at \$15.00 acre .....	15,000.00
The northern portion of 1,073 acres. About 100 acres under cultivation, valued at \$125.00 per acre .....	
About 450 acres of good hay meadowland, valued at \$50.00 per acre .....	22,500.00
500 acres of stony land covered with scrub timber of no market value. Fair pasture, valued at \$15.00 per acre .....	7,500.00
About 23 acres of the land at this point has been washed away by the river. The total valuation of this reserve .....	1 41,250.00
Of an average of \$46.00 per acre.	

The Assistant Deputy & Secretary,  
Department of Indian Affairs,  
Ottawa, Can.

LOWER NICOLA RESERVES.NICOLA -MAMEET NO.1. LOWER NICOLA.

Visited June 17th, 1914. This reserve is situated in the Nicola Valley, and contains 11,365 acres, about 1500 acres of which is first class bottom land. About 500 acres is under cultivation, the greater portion irrigated. Valued as a whole at \$125.00 per acre ..... \$62,500.00

The other 1000 acres will be brought under cultivation with the completion of a high level irrigation scheme which is in contemplation. This is valued at \$25.00 per acre ..... 25,000.00

The remaining 9856 acres are divided into two xxxxx classes? The larger portion being xxx first class open range pasture, while the other portion is ordinary pasture. The land being sparsely timbered with a few merchantable on stony ground. The value as a whole being \$7.50 per acre ..... 73,920.00

Value of Reserve ..... 161,420.00

Average \$14.21½ per acre.

This reserve is fenced all round, in easy access to the town of Merritt.

JOCYASKA NO.2. LOWER NICOLA.

Visited June 15th, 1914. This reserve is situated north of the Goldwater River on the main road to Princeton [?] from the town of Merritt. It contains 380 acres of principally bottom land, about 75 acres under cultivation and irrigated, including some natural hay meadows. Valued at \$75.00 per acre ..... 5,625.00

About 30 acres of good land which might be cleared and cultivated with an increased water supply for irrigation. Value \$25.00 ..... 750.00

The remaining 215 acres is gravelly and reeky land, poor pasture. Value \$5.00 ..... 1,075.00

Total value ..... 7,450.00

Average \$23.28 per acre.

PIPSUEL NO.3 NICOLA RESERVE.

Visited June 16th, 1914. This reserve is situated on the main road to Ashcroft, 26 miles north of the Nicola River. It contains 220 acres of which about 7 acres are under actual cultivation, garden grain and hay, irrigated on account of its being in accessibility. This plot valued \$35.00 ..... 245.00

About 30 acres bottom land ~~xxxxxxxxxxxxxxxx~~ cleared and producing hay, valued at \$25.00 per acre ..... 750.00

About 50 acres bottom land heavily brushed valued \$15.00 per acre ..... 750.00

All of which is amenable to a good supply of water. The remaining 133 acres poor range pasture, valued at \$5.00 per acre ..... 665.00

There is a fair amount of merchantable timber on this reserve. Total value ..... 2,410.00

Average \$11.00 per acre.

LOWER NICOLA RESERVES (Continued)

ZOHT NO.4 LOWER NICOLA.

Visited June 13th, 1914. This Reserve is situated at the foot of the Niocla Lake and contains 500 acres. About 50 acres under cultivation and irrigated with a good supply of water. Value \$75.00 per 3,750.00  
The remaining 450 acres is very poor land practically all stone and gravel valued at \$2.50 per 1,125.00  
Total value of this reserve ..... 4,875.00  
Average \$9.75 per acre.

ZOHT NO. 5 LOWER NICOLA.

Visited June 13th, 1914. This Reserve is situated to the north of Zoht No.4, and contains 160 acres, about 60 acres of which is fenced and about 20 acres under cultivation for hay. Valued at \$50.00 per acre .... 1,000.00  
There are about 40 acres more of good land fenced which could be cultivated, good supply of water  
Valued at \$40.00 per acre ..... 1,600.00  
The remaining 100 acres is good range pasture with plenty of water. Valued at \$10.00 per acre ..... 1,000.00  
Total value ..... 3,600.00  
Average \$22.50 per acre.

LOGAN'S NO.6, LOWER NICOLA.

Visited June 13th, 1914. This reserve is situated in the mountains south of the Hamilton Creek some 20 miles from Nicola Lake. It contains 45 acres. It is unoccupied and used only as camping ground by the Indians when out hunting. There is some good land but the altitude being somewhat high, no attempt at cultivation has been made. It is however, good open range pasture.  
Valued at \$10.00 per acre .....Total Value..... 450.00  
Average \$10.00 per acre.

HAMILTON CREEK NO.7 LOWER NICOLA.

Visited June 18th, 1914. This Reserve is situated in the Valley of Hamilton or McDonald Creek, also known as Quichena Creek. It contains 4,400 acres, about 125 acres of first class bottom land cultivated, irrigated  
Valued at \$125.00 per acre ..... 15,625.00  
About 150 acres same class can be cleared and cultivated with a good supply of water, valued at \$75.00 11,250.00  
The remaining 4,125 acres first class open range pasture well watered valued at \$10.00 per acre ..... 41,250.00  
Total value ..... 68,125.00  
Average \$15.48 per acre.

SPEAUS NO.8 LOWER NICOLA.

Visited June 12th, 1914. This reserve is situated some eight miles south of Ganford Station in the Nicola Valley. It contains 266 acres, about 30 acres is cultivated and irrigated. Valed at \$50.00 per acre ..... 1,500.00  
About 150 acres of natural hay wood bottom land which can be easily cleared and brought under cultivation and irrigated. Valued at \$15.00 per acre ..... 5,250.00  
The remaining 100 acres is first class pastoral land with a good stand of merchantable pine timber. Value \$15.00 1,500.00  
Total Value ..... 8,250.00  
Average \$29.46½ per acre.

LOWER NICOLA RESERVES. (Continued)

NOVAITCH GRASS NO.9. LOWER NICOLA.

Visited June 12th. This reserve is situated in the mountains some 10 miles xxxx south of the Nicola River, and is reached by trail. It contains 1960 acres about 10 acres of which is cultivated and under hay. Valued \$25.00 per 250.00  
 About 50 acres more might be cultivated  
 Valued at \$20.00 per acre ..... 1,000.00  
 About 500 acres of good open range pasture  
 Valued at \$10.00 per acre ..... 5,000.00  
 The remaining 1400 acres consist of side hills, bluffs rocky land and scrub timber  
 valued at \$2.50 per acre ..... 3,500.00  
 Total Value ..... 9,750.00  
 Average \$5.00 per acre.

NOVAITCH NO. 10, LOWER NICOLA.

This reserve is along the Nicola River occupying space on either side of its banks and was visited June 12, 1914. It contains 2,310 acres about 236 acres under cultivation and irrigated with a very limited supply of water.  
 Valued at \$85.00 per acre ..... 11,560.00  
 There are about 114 acres of bottom and bench land which might be cultivated with an increased supply of water. Value \$35.00 per acre 3,990.00  
 Upwards of 600 acres of bottom land have been washed away by the ever changing channel of the Nicola River. The remaining 1460 acres consist of high benches land, rock bluffs and clay banks and sliding gravel, a portion fair range pasture. The whole valued at \$3.00 per 4,380.00  
 Total Value ..... 19,930.00

SHACKAN NO.11 LOWER NICOLA.

Visited June 11th, 1914. This reserve is also situated on Nicola River and occupies space on both sides. It contains 6,460 acres, a portion of its bottom and bench lands are being utilized and 116 acres of which is under cultivation in garden patches, small orchards, grains and grasses with a fair supply of water for irrigation. Valued at \$125.00 14,500.00  
 About 25 acres of good bottom land, cleared but not yet cultivated. Valued at \$100.00 2,500.00  
 About 750 acres of bench land ready for cultivation and can be irrigated. Valued \$25.00 1,675.00  
 The remaining ~~xxxxx~~ 6,204 acres is considered fair range pasture. Valued \$5.00 per acre .. 31,030.00  
~~Total xxxxx~~ About 50 acres of uncleared bottom land valued at \$50.00 per acre ..... 2,500.00  
 Total value ..... 52,390.00  
 Average \$8.09½ per acre.

SOLDATQUA. NO.12 LOWER NICOLA.

LOWER NICOLA RESERVES. (Continued.)

SOLDATQUA NO. ~~XX~~ 12.

Visited June 11th. This reserve is situated in the mountains some 12 miles north of the Shackan Reserve No. 11 and is reached by saddle horse over a dangerous mountain trail, as we could not by the means available reach and return the same day. It was not visited. But made out our estimate from information given by the Chief Billy Nakaltse, and other members of the Shackan [illegible] Reserve. It contains 2440 acres. It is unoccupied no portion of it under cultivation. The altitude is very high and very little land is suitable for cultivation. Stony land sparsely covered with scrub timber but considered fair range land which we valued at \$5.00 per acre 12,200.00  
Average \$5.00 per acre.

PAPSILOUA NO. 11.

Visited June 11th. This reserve is situated a short distance to the north of Shacken Reserve No.11. IT contains 730 acres, about 15 acres of which is cultivated and irrigated, garden patches, small orchards grains and grasses, valued at \$100.00 per acre ..... 1,500.00  
About 25 acres more of the bench land will be brought under cultivation on completion of the ditch which is in course of construction. Valued at \$75.00 per acre ..... 1,875.00  
The remaining 690 acres is considered ordinary pastoral land valued \$5.00 per acre ..... 3,450.00  
Total value ..... 6,825.00  
Average \$9.35 per acre.  
GRAND TOTAL OF THE LOWER NICOLA RESERVES 357,680.00

COLD WATER RESERVES.

Coldwater No.1.

[Handwritten]  
Valued at 100<sup>00</sup>  
per acre  
150 acres

Visited June 15th. This reserve is situated on the banks of the Coldwater river, about eight miles northeast of the town of Merritt. It contains 4,640 acres, about 250 acres of which including both bench and bottom land could be cultivated if sufficient water for irrigation were available. Value \$50.00 25,000.00  
The remaining 4,240 acres is considered ordinary pas timber pasture with a fair percentage if merchantable timber. Value \$5.00 7,500.00  
Total value ..... 21, [800?] .00  
Average \$11,57[?] per acre. 53,700.00

PAUL BASIN NO.2.

Visited June 15th. This reserve is situated on the north side of Coldwater River about 10 miles distant from Coldwater Reserve No.1. It contains 1,594 acres, the greater portion being first class bottom land. There are about 35 acres cultivated in hay, grain and small garden path, irrigated, value \$100.00 3,500.00

Paul Basin No. 2, Coldwater (Continued.)

About 45 acres of good quality natural meadow hay. Valued \$50.00 per acre..... 2,250.00  
 Upwards of 100 acres more of good bottom land sparsely timbered with a fair percent age of merchantable pine timber. This land can be easily cleared and cultivated. Valued at \$40.90 per acre .....40,000.00  
 The remaining 514 acres is considered good range pasture valued at \$10.00 per acre. 5,140.00  
 Total Value..... 50,890.00  
 Average \$31.86 2/3 per acre.

MEADOW NO. 3, COLDWATER.

Visited June 15th. This reserve is situated in the mountains east of the Coldwater River and some 20 miles distant from Coldwater Reserve No.1. It contains 42½ acres. In consequence of its ¼ inaccessibility is it unoccupied, consequently was not visited. Our information was gained from Chief George Sandy and other Indians of the band. In effect that there are about 15 acres of swamp hay meadow which yields about 10 tons hay annually. The remaining acreage is stony land very poor pasture. We therefore place a valuation of \$7.50 per acre..Total..... 318.75  
 Average \$7.50 per acre.

GRAND TOTAL OF COLDWATER RESERVES \$104,908.75

UPPER NICOLA RESERVES.NICOLA LAKE NO I. (Visited June 22nd, 1914.)

This reserve is situated on the left bank of the Nicola Lake and immediately at the confluence of Douglas Lake Creek, also know as Sullivan Creek with the Nicola Lake. It contains 2,693 acres about 350 of which is under cultivation and irrigated with a good supply of water. Value \$125.00 43,750.00  
 Possibly 150 acres more of bottom land could be cultivated and irrigated. Value \$75.00 per acre. 11,250.00  
 The remaining 2192 acres can be considered fair open range casture. Value \$10.00 per acre 21,920.00  
 Total value..... 76,920.00  
 Average \$28.57½ per acre.

HAMILTON CREEK FISHING OR QUICHENA NO. 2.

Visited June 18th, 1914. This reserve is situated on the main Nicola Road 4 miles southwest of Nicola Lake No.1. It contains 60 acres of bottom land 25 acres of which is under cultivation and irrigated. Valued at \$125.00 an acre..... 3,125.00  
 The remaining 35 acres is alkalic swamp grass and brush. Its situation has an increased value which we place at \$15.00 per acre..... 525.00  
 Total Value..... 3,650.00  
 Average \$60.83 1/3 per acre.

UPPER NICOLA RESERVES. (Continued)

DOUGLAS LAKE NO.3. (Visited June 19, 1914)

This reserve is situated and occupies space on both sides of the Lake and Creek, and some 16 miles distant from Nicola Lake. It contains 23,047 acres about 800 acres of which is under cultivation and irrigated with a good supply of water. valued at \$100.00 per acre..... 80,000.00  
 About 500 acres more of the bench land could be brought under cultivation there being an abundance of water for irrigation, valued at \$75.00 per acre..... 37,500.00  
 Remaining 21,547 acres is considered good open range pasture, well watered, and Valued at \$10.00 per acre..... 217,470.00  
 Total Value..... 334,970.00  
 Average \$14.53½ per acre.  
SPAHOMIN CREEK NO.4.

This reserve is situated at the extreme south west corner of Spahomin No.8, which joins Douglas Lake Reserve No.3, on the south. It contains 320 acres about 80 acres of which is a natural hay meadow bottom land of good quality. Valued \$5000 per acre.... 4,000.00  
 The remaining 240 acres is considered first class open range pasture. Valued at \$10.00 per acre..... 7,400.00  
 Total Value..... 6,400.00

SHAPPERON LAKE NO. 5

Visited June 20, 1914. This reserve is situated about 14 miles northeast of Douglas Lake No. 3 and on the west of Shapperon Lake It contains 725 acres about 5 acres of which are cultivated in hay and grain. Value \$25.00 125.00  
 The remaining 720 acres a large portion of which can be brought under cultivation at a considerable expense if water can be brought on. The pasture at present is considered very ordinary range pasture. Its situation however gives it an enhanced value, which we place at \$10.00 per acre..... 7,200.00  
 Total Value..... 7,325.00  
 Average \$10.10 1/3 per acre.

SHAPPERON LAKE NO. 6

Visited June 20th, 1914. This reserve is situated about 3 miles to the east of No.5 It contains 15 acres of first class bottom land the whole of which is under cultivation and irrigated. Value \$125.00 per acre. Total. 1,875.00  
 Average \$125.00 per acre.

UPPER NICOLA RESERVES. (Continued.)

~~XXXXXXXX~~ SALMON LAKE NO17.

Visited June 20th, 1914. This reserve is about 5 miles north of Chapperon Lake No.5. It contains 172 acres about 20 acres of which is cultivated for hay. Valued at \$100.00 per acre ..... 2,000.00 The remaining 152 acres is considered second class rangepasture. Valued at \$7.50 per acre ..... 1,140.00 Total Value ..... 3,140.00 Average \$18.55½ per acre.

SPAHOMIN CREEK NO.8.

Visited June 19th, 1914. This reserve is situated on the Spahomin Creek. It joins the southeastern boundary of Douglas Lake Reserve No. 3. And connects with the north-ern and western boundaries of Reserve No. 4. It contains 3,857 acres of high bench land a large portion of which under the influence of Spahomin Creek. There are about 600 acres of good land which could be cultivated and irrigated. Valued at \$50.00 per acre ..... 30,000.00 The remaining 3,257 acres are considered first class open range pasture valued at \$10.00 per acre ..... 32,570.00 Total Value ..... 62,570.00 Average \$16.22½ per acre.

We desire it made clear that, in the several classifications given in this report, that we seek no measurements in determing the areas. They are singly estimated acres, and that in nearly every case our computation is made from unofficial schedule taken from the Schedule of Indian Reserves issued in the year end-ing June 30th, 1902. We are the opinion that our estimate of areas will not be found far out and that our valuations have been made with due regard to the value of lands in the vicinity of these Reserves.

In submitting the same, we beg to remain,

Your obedient servants,

[signed] John F. Smish  
Kamloops Indian Agency.

[Handwritten]  
The Royal Commission on Indian  
Affairs in the Province of British  
Columbia.

Victoria, B.C.

[signed] Albert W. Duck  
Valuator,  
For the Royal Commission  
on Indian Affairs in British  
Columbia