GRAPE GROWING.

THE FUTURE OF THIS INDUSTRY IN CALIFORNIA.

Cause of the Depression in 1875—Will Grape Raising be Overdone—Various Phases of the Industry Considered.

[Professor E. W. Hilgard in the Overland Monthly for January, 1884.]

During the last four or five years the increase of the vineyard area of California has been so rapid as to give rise to considerable speculation regarding the final outcome of the movement, which stands in striking contrast to the deep depression of the vineyard interest that reached its lowest stage about the year 1875. At that time $8 per ton was the highest price paid for grapes, with a slack demand; and hogs, poultry, and even cattle were let into the vineyards to gather the vintage, preparatory to the contemplated pulling up of the vines and their replacement by grain or fruit trees. The recognition of the invasion of the phylloxera added to the gloom, from which a heavy and increasing indebtedness seemed to render escape hopeless for those whose all had been staked on the success of viticulture.

WAGON LOADS OF UPROOTED VINES

Entered Sonoma, and were corded up for sale as firewood around the public square of that despondent town. How greatly changed is the picture to-day! Not only have the abandoned vineyards been replanted in (oftentimes somewhat ill-considered) defiance of the phylloxera and all its works; but the valley lands, with a sixfold increase in value, have become too narrow for the expanding industry, and the oaks and chaparral of the mountain sides are giving way before the encroaching perennial green of the vine, both in the Coast Ranges and in the foothills of the Sierras. Even the brown, dusty plains of Fresno and Tulare are changing their somber summer garb, and are "wearing the green" of the grapevine, where but a few years ago the bright but brief spring bloom of the wild flowers alone relieved the intense monotony. Even the supposed "barren mesas" of southern California are being invaded by the vine, which seems only now to have realized that what it has been doing for centuries in the droughty coast region of Mediterranean Spain can be done again, and better, in the more fertile soils of California. But

IS NOT GRAPE PLANTING BEING OVERDONE?

Do we not hear of vineyards thousands of acres in extent being established, one after another, threatening to deluge the market with their products, and finally to leave at least the small grower, if not themselves, no better off than they were in 1875? Such warnings have been repeatedly sounded; and mingled as they are with allusions to incontrovertible facts that seem to sustain them, it is well worth while to examine somewhat closely into the foundation of these predictions. For should they be well grounded it will be ill for the many who are now investing their savings in this alluring industry, with the hope of literally being enabled, hereafter, to sit under their own vine and fig tree. It behooves, first of all, to consider the

CAUSES OF THE PREVIOUS GREAT DEPRESSION,

And to draw lessons therefrom. Why was it that the wines of California were a drug in the market, and barely passed muster under foreign labels? It was, unquestionably, because in their hurry to realize the golden harvest the great majority of the vintners of that time aimed altogether at quantity to the neglect of quality, and threw upon the market chiefly wines badly made from such indifferent material as the Mission grape, and which had barely had time to get fairly through their after-fermentation; consequently lacked character and frequently spoiled on the purchasers' hands. When the standard varieties of foreign grapes, prudently introduced by far-seeing men, came into bearing, bad was made worse by giving to wines made of Mission must, with a slight admixture of the nobler juice, the name of the latter, thus conveying to the consumer in the East, and to a few daring investigators of the new article in Europe, the idea that the noble Riesling, the Chaselas, and the best varieties of Burgundy and the Bordelais, were so deteriorated in the California climate as to yield an irredeemably faulty product, which could at most be used for dilution, to some extent, of the wines of France or Germany, but whose earthy, harsh taste would ever

RENDER THEM UNACCEPTABLE

To the knower of good wine. It were bootless to discuss at this time whether the growers or the wine merchants were most to blame for these costly mistakes; or whether, perhaps, they were only an almost inevitable phase of an incipient industry under new conditions. It suffices for our present purpose to know that such a state of things existed at the time of neap tide; and that knowledge should forever prevent a repetition of the faults that led to such a low ebb. It is difficult to conjecture how long the depression would have continued but for the intervention of that arch-enemy, the phylloxera, which spread terror and devastation among the vineyards of France, and sent her wine merchants and their foreign correspondents on a painful search for new sources of supply to all available countries. They began to recollect that among her many sins in the way of bad wines California had furnished some really good samples. Could it be possible that these might be duplicated, and the French wines thus saved the "foxy" contamination of the native American wines which the Eastern States were willing and able to furnish in unlimited quantities? It was

THE TURNING-POINT OF THE TIDE

In Californian viticulture. The attention not only of France but of the Eastern States was again directed to the product of Californian vineyards, which in the mean time had brought a respectable area of good European varieties into bearing, and could make a vastly better showing for quality. And, although some mistakes have been made even since then, on the whole the golden opportunity has been well utilized by our wine makers. From the lowly function of producing something that France would tolerate as an admixture to her wines, they have rapidly risen to that of establishing standard qualities that find favor under their own names and labels. They have become convinced, and are rapidly converting the rest of the world to the belief, that the faults heretofore observed in California wines were not of Nature's making, and that between the limits of Oregon and Mexico most, if not all, the most desirable qualities of European wines may be reproduced under an intelligent selection and mutual adaptation of grape varieties, climates and soils, and by the manufacture of wines

UNDER THE MANAGEMENT OF EXPERTS,

Instead of the hap-hazard system before pursued. And not being trammeled by time-honored habits in the premises, they are rapidly and consciously applying American ingenuity and energy to the solution of the several problems, upon the successful solution of which the future in store for the grape industries of California so essentially depends. The grape-growers, at least, now fully understand that quality, and not quantity alone, will, in the near future, be the determining factor as between profit and loss; and the somewhat heated discussions at a late convention show that they are not disposed to submit to an arbitrary classification of their products, in bulk, by the wine merchants, but will insist that special excellence, whether of location or treatment, shall command corresponding prices, as in the wine countries of Europe. One of the chief difficulties now existing lies in the lack of a sufficient number of competent wine experts, whose judgment shall be unbiased by local habits contracted in the Old World, and open to the modifications called for by the new conditions of climate and soil; and as well to the recognition of excellence not precisely in accord with any type of old-world vines, such as is extremely probable will be found among the products of California vineyards. Among the most important, and, at the same time difficult, questions still to be settled for California viticulture, is the

SPECIAL ADAPTION OF GRAPE-VARIETIES

To local climates and soils, and to desirable blends; and before these points are settled, many heavy losses and disappointments will be sustained. At this time some communities are so sensitive on this subject that it is unsafe to suggest a doubt of the adaption of the local climate to certain preferred and productive grape-varieties in which heavy investment have been made; and yet, the longer such delusions are indulged in, the heavier will ultimately be the losses from the slow and low sale of unsatisfactory products. No *one* locality or region can be good for all classes of wines, and those who insist on trying to force the Riesling and the Muscat into yielding their choicest products on the same acres of land, will simply find themselves distanced by prudent competitors who adapt their efforts to natural conditions. All these things will inevitably right themselves in the course of time by the survival of the fittest.

IN THE PROCESS OF EVOLUTION

On this basis, doutless a good many will suffer; not because "the business is overdone" in general, but because their particular product is a drug in the market, being, from whatever cause, below the mark of excellence required to secure profitable returns. They may, upon a different plane, experience a depression like that of 1875. The fact that immense quantities of very different wine are consumed in France and Germany will not avail here, where the laboring masses rarely touch wine, good or bad, thus far preferring beer or strong liquors. It is hardly probable that, for some time to come, it would pay well to ship "*vin ordinaire*" all the way to Europe; and although the use of native wines is likely to increase materially in this country, displacing in a measure the less healthful beverages now consumed, yet this is too slow a process to be relied upon by those now planting vines. We have a very analogous condition of things in

THE CASE OF THE ORCHARD FRUITS,

Which, until lately, have been planted in a somewhat indiscriminate manner. Orchards made up of a few choice varieties adapted to the locality prove very profitable, and will doubtless continue to do so, being in demand for canning and drying; while indifferent and mixed fruit becomes more and more every year a drug in the market. But in this case the California grower has to compete with the products of the East, where there are regions whose orchards, fruits, both fresh and dry, fairly compete in quality with ours. Not so in the case of the grape; for California seems to have, and is likely to retain, from climatic causes, the monopoly of the production of the European "*vinifera*" grape on the North American Continent, and with it that of the production of wines like those of the old world, as well as of raisins. Thus far, at least, few wines made from the grapes of the American stock are entirely free from the inherent "foxiness" which, while acceptable by way of a change, seems to militate against the daily use of wine, from the same cause that makes cake unacceptable in place of bread; and the toughness of skin and acidity of the innermost pulp tell at least equally against the making of raisins from the American berries. On the other hand, since the American varieties also succeed perfectly in California, our wine-makers have the opportunity of producing blends such as have never been attempted as yet (unless quite lately, and upon a small scale, in France), and which promise remarkable results. Considering that when all the vineyards at present planted shall be in bearing,

THE ENTIRE PRODUCT OF CALIFORNIA

Will probably still amount to only about one-thirtieth of the total product of France, and will only about equal that of Russia and Turkey, which is scarcely heard of in the world's commerce; that, as a consequence of the invasion of the phylloxera, the wine product of France remains stationary in the face of an increasing demand and higher prices, compelling an extensive importation from other countries to maintain an adequate supply; that the invasion of Spain and Portugal has but just begun, and seems to progress almost unchecked, despite all efforts to arrest it, having already caused a material falling off of the wine exports of those countries, whose somewhat unprogressive population will be slow to adopt the only feasible remedy of grafting on resistent stocks; that the inroads of the insect are but just beginning to be felt in the wine-growing districts of Russia and Greece; and finally, that for many years the price of wines, especially of the higher grades, has been steadily on the increase; it seems that the prospect of losses in consequence of

OVER-PRODUCTION

Of good wines in California is too remote to deserve serious consideration at this time. Practically, the same is true, even in a higher degree, of the raisin industry. Not only is it likely that the European production of this article will be materially decreased for some time to come, but the probable increase of consumption of an article so universally liked, but thus far too high-priced to be available to the laboring classes, should also be kept in view. In this case, as in that of wines, high quality will, however, be needed to maintain profits. First and second-class raisins will not be a drug in the market for many years to come, nor will there be much difficulty in converting a raisin-vineyard into a wine-making one, or vice versa, by grafting, should need arise. There are two other clouds, apparently more serious at present than that of over-production, that threaten the success of viticulture in this State. One is the presence of the phylloxera; the other, the scarcity of available labor, resulting through the "Exclusion Act."

AS REGARDS THE PHYLLOXERA,

It seems to be gradually but surely spreading over the State, in the absence of any effective system of quarantine other than such as the grape-growers of certain districts agree upon, or such as individuals practice for their own protection. Two chief causes contribute to this remarkable indifference toward a danger that has shown such formidable results in Europe. One is the indisputable fact that the attacks are not as fatal to the vine in California as elsewhere, despite the apparently favorable conditions offered by the climate. Another is the inveterate habit of Californians to take risks and abide by the results. A third may be found in the great rapidity with which young vineyards come into bearing, allowing losses to be made good in a much shorter time than would be required in Europe. However, a goodly proportion of the new plantings are now being made of resistent stocks, especially in districts already infested, while others are made with a view to permanent protection by periodic inundation. Altogether, the grape-growers have made up their minds to get along with or without the phylloxera, as may be necessary.

SCARCITY OF LABOR.

The other threatening difficulty is that of a scarcity of labor, and for the immediate future it is certainly a serious one. The Exclusion Act is rapidly rendering Chinese labor unavailable, and no other as yet appears to take its place. The difficulty is especially serious in the case of the great vineyard enterprises covering thousands of acres, which have been entered upon within the last three or four years. These are in nearly the same predicament as were the cotton-planters of the South after the war, when they found themselves unable to command the negro labor that had previously run their thousand-acre plantations so smoothly. They tried to solve the problem by inviting immigration; but the immigrants, when they came, would not serve on the same terms as the negroes, but wanted their own homes. In the course of experience, the planters' question, "How shall we run our large plantations?" has been answered by the practical response: "You must not 'run' them at all, but subdivide them, and settle families on moderately-sized homesteads." Measurably the same answer will have to be given to our thousand-acre grape growers; and when they submit to the obvious necessity, their enterprises will perhaps bring them less money for the time being than if their vineyards had been "run" by gangs of Chinamen, but they will certainly redound more to the benefit of the community at large. Wholesale planting, whether of cotton, sugar-cane, wheat, or vines, is certainly the least desirable form of agriculture, and compatible only with servile labor or its equivalent. Like bonanza mines, it enriches the few, but

LEAVES THE LABORERS IN POVERTY

And dependence, and impoverishes the soil; while diversified farming on small holdings creates general and permanent prosperity among an intelligent and independent population. It must be gravely doubted that any system of tenantry or colonization can be more than temporarily successful in connection with these large enterprises. They are likely, moreover, to suffer from another cause. It has been often said that the profits per acre in the wholesale planting of wheat are very small as compared with those obtained under similar natural conditions on smaller holdings, on account of the expensive plant, and the waste from numerous leaks that cannot be stopped when operations are conducted on so large a scale. If this is true of so simple an industry as wheat-planting, how will it be in the case of one involving so much judgment and technical knowledge as grape-growing and wine-making, and one so entirely dependent upon the quality of the product for its pecuniary success? Where are the experts to supervise minutely, as must be done, the details of the vintage from several thousand acres, every part of which must be watched lest a little leaven should damage the whole of so delicate a merchandise as wine? By dint of its very vastness, the undertaking falls into the same risks as in the case of the attempted making of wine by each small grower, of whom not one in ten possesses the necessary knowledge of the process. There is a measure below as well as above which an industry like this involves great risks of financial failure.

THE SMALL GROWERS.

For small growers, whose families can contribute largely to the labors of the vintage, the labor famine will have no terrors; and, generally speaking, the grape industry will suffer less than that of orchard fruits, whose bulky products require much more handling before getting into a marketable and preservable shape. With the former, the pressure ceases with the picking. Must once in the casks or vats is not very exacting in the amount of labor required, however much it stands in need of the closest and most intelligent attention; and wine once made almost takes care of itself, and can wait for a market as long as the owner's financial condition will permit. Yet the grower of grapes *exclusively* will find himself under the difficulty of being unable to give employment throughout the year to those whose help he needs during the vintage—a disadvantage inseparable from all undiversified farming, except perhaps sugar cane.

DIVERSITY OF PRODUCTS.

For this reason alone, even the small vineyardist should to a certain extent diversify his products; apart from the general maxim that it is unsafe to rely and stake all upon the outcome of a single crop, however rarely that crop may fail in our amiable climate. In the case of wine-making it is doubly desirable that the producer should be financially able to hold his product until it shall have distinctly shown its best quality, and unless he be a capitalist he can do this only by having something else to fall back upon for immediate pecuniary needs. While, then, we may not share the apprehensions of those who fear that grape-planting will necessarily be overdone in the immediate future, if the present rate of increase be maintained for some years to come, it may reasonably be expected that the high profits realized within the last few years will not much longer be *generally* maintained, unless the increase in the *quantity* of the product should be accompanied by such parallel improvement in the *quality* as shall materially and rapidly enlarge both the home and foreign market for California wines.

THOSE GROWING A HIGH-GRADE PRODUCT

Have no reason to fear unremunerative prices; but it may be that the valley lands, yielding from ten to seventeen tons per acre, will, for wine-making purposes, before long fall behind those of less exuberant yield in the net returns. When labor is scarce and high, high quality and value of necessity gain precedence over large quantity and inferior grade, which in the Old World, at least, is held to be inseparable from such high production. In France the average product per acre is about one and two-thirds tons, and much less in the vineyards yielding the celebrated wines, while more than twice that amount is the least average assignable to California. Although contrary to the cherished convictions of not a few of her enthusiastic sons, it is hardly reasonable to suppose that the same laws that govern wine production and the taste of wine consumers elsewhere will not hold good here, and will not vindicate themselves whenever a normal state of equilibrium is reached, as with the increased facilities of communication must soon be the case.

As a result of this increased communication, also, the

LABOR QUESTION WILL ADJUST ITSELF

Through the influx of immigration; and it is pleasant for those whose home interests are permanently established in this sunny climate to consider that a commonwealth of fruit-growers and vintners is, almost of necessity, one of more than average intelligence, not only because of the special need of the use of brains and knowledge involved, but also because the pursuit is so attractive as to bring within its ranks, especially in later life, a good many educated men from "the professions." Nowhere, probably, is the desire for a country home so universal as in California, for nowhere does nature render it so easy to combine it with a rational enjoyment of life. It may not be irrelevant to add, that nowhere will a good professional training of those devoting themselves to agricultural pursuits be more richly repaid.

HE WAS CALM.

"Feel of my pulse!" he suddenly exclaimed, as he thrust his hand out to a policeman on Jefferson avenue.

The officer instinctively laid his hand on the butt of his self-cocking revolver, and drew back.

"Well, then, listen and see if my heart thumps—look me in the face and see if I am pale," continued the stranger.

"What sort of a circus is this?" growled the officer, as he jingled his handcuffs.

"There you go—there it is again! I'm fully prepared to be called a crank or run in as a lunatic! Heap insult upon injury, but I'll be calm—terribly calm."

"Who are you?"

"Bronson—Bronson, of Indiana."

"And what's happened?"

"I arrive in Detroit this morning. I lend a stranger $45 and take a check for $500 as security. Check proves N. G. I proved to be a greenhorn who ought to be rubbed down with a brickbat and fed on nails. I find myself dead-broke in a strange city, but I am calm—wonderfully calm. Pulse is regular at about sixty-eight, and no excitement around the heart."

"Well?"

"Well, I go to a hotel. I register and take breakfast and report my financial condition. Result: Contumely and kicks, but more kicks than contumely. I am lifted into the street in front of a No. 10 boot and in the presence of 150 spectators; but I am calm—grimly calm. Not a hair rises on end—not a flutter under the left arm."

"That's good—go on," encouraged the officer.

"I select my bank from the dozen in the city, and draw a sight draft on my brother in Indianapolis. Result: No bank pays a sight draft till after collection, and I walk out. 'Nother bubble busted, but my calmness solidifies—no weakness in the knees—no wild thoughts of suicide. Simply a dreadful, icy calmness."

"And then?"

"And then I go to the telegraph office, and dispatch my rich uncle in Chicago to telegraph me $25. There is no anxiety while waiting. I lean against a lamp-post like a man carved of stone. The answer comes. He advises me to go to Halifax."

"He does, eh?"

"Exactly; but am I perturbed? Do my teeth chatter? Do my legs wobble as I glide around? Not a wobble nor a chatter. I am adamant itself. I am dead-broke—strapped—gone up—busted and cleaned out; but would you suspect it to look at me?"

"No, I wouldn't."

"Of course not. On the contrary I remind you of a calm, still summer morning—the waters without a ripple—the cows chewing their cuds in the green meadows—the plow-boy sitting on the barbed wire fence to kill time. I am repose. I am calmness. My dear sir, good-by—calm good-by!"

And as he walked off he carefully scrutinized the windows for a sign of "Free lunch from 10 to 12 A. M."—[Detroit Free Press.

Glycerine is good for chapped lips. Keeping them away from the chaps is also effective.

LOCAL INTELLIGENCE.

WHAT A REPORTER THINKS REGARDING A SACRAMENTO BUSINESS HOUSE.

Some Account of a Remarkable Evolution in Trade in Sacramento.

In the past few years the press of Sacramento has recorded in the annual reviews of the business of the city the steady rapid growth of a firm, the name of which is known to the uttermost parts of the coast. The progress of the house has been phenomenal, and has been the cause of no little conjecture and criticism. We refer to the

REMARKABLE BUSINESS DEVELOPMENT

Of the Mechanics' Store, under the administration of its founders and proprietors, Messrs. Weinstock & Lubin. Probably no business house in the State has been written about more than this one. It has been the theme of speech, essay, assault, defense, laudation, criticism, jealousy and admiration; it has been one of the liveliest factors in the business growth of Sacramento, and has done a vast deal to add to the volume of the retail trade of the city.

THE BEGINNING

Of the firm it is not necessary to refer to now. All the people remember—for the story has been often told—how but a few years ago two young men, in a mere cupboard of a storeroom, opened the Mechanics' Store, and all the people know to what immense proportions the establishment has grown. Said one of the proprietors on being consulted relative to the propriety of making reference to the business in this issue: "Well, do not attempt to puff us. We are content to have the truth spoken for us. I am aware that the iteration about our business is apt to pall on the public ear, but in truth there is something new to say about our house every day, for we have had no day pass without some interesting development, something learned, something gained worth preservation and repetition. Speak the truth of us, for we do not fear it, but we would prefer that you be modest regarding our success. We have done no more than others may do by a proper application of business principles and a good degree of courage and will power. There may be such a thing, you know, as saying so much that some may doubt its verity. So we prefer that you draw it mild." But while attempting to respect the wish of the partner referred to we find it difficult to do so; for, whatever is said of the establishment must be with a liberal use of adjectives. We may, however, without trespassing, remark that the statistics show the business of the house to be steadily gaining. The number of employes has also augmented. With the increase of the volume of the trade and the importance of the business the house has not lost any of its distinctive features. It is the same in conduct, principle and method to-day as it was in its incipiency.

THE CHANGES HAVE BEEN EVOLUTIONARY,

But none of them have departed from the great general principle underlying the whole management—a republican principle, by the way, and representative of a democracy of the purest order—equal treatment to all; perfect equality of all patrons when dealing with the house; one unchangeable price for each article for all persons; absolute and strict adherence to the terms of every bargain made; irrevocable decrees against credit in any guise or form whatsoever; uniform urbanity and attention to purchasers, no matter what their station or how great or how small their trade; strict attention to duty on the part of every employe, the insistence that every person in the establishment should keep in view the fact that his or her advancement depends solely upon him or herself; the certain progression of all employes who prove deserving; sale by country order, by which the distant buyer is enabled to order by catalogue or sample the most ordinary or the most costly article, with the assurance that the selection will be made with equal care and discrimination as if he were present in person; the perfect system of recording the history of the order and dispatch of goods, together with the correspondence relating thereto, whereby the minutest detail may be ascertained on an instant's notice regarding the transaction; the admirable system by which the history of the sale of all goods is kept, and the equally admirable system of checks and balances and division into department of all the work of the house. But the features of the establishment are not all revealed by this much of outline. It has systems within systems, as, for instance, the method of importing

THE LATEST, RICHEST AND MOST APPROVED

Fashionable goods, made and unmade, for the millinery department, and the keeping of such a detailed account of the make of every unmade article, the cost of each and every part, even to the minutes of labor bestowed, so that at a glance the forewoman can tell to a cent what it will cost the house to reproduce a fac simile of any article of millinery for any customer. So, too, regarding the small army employed in the dressmaking department—such is the perfection of the discipline, that any article made can be reproduced perfectly, and at an exact figure of cost and the same to all purchasers. Here, too, the fashion importations can be duplicated without the necessity of sending back to the original mart. This system, it must be seen by the most apathetic, is a saving to the patrons of the house in a large way. So throughout system is the rule, and the best business methods the law. In all these years it has never been said that the house has had one price for one person one day, and another for another person another day, nor has it ever been charged that an advantage has been allowed to rich or poor, or the slightest distinction made between customers as to their social standing. Our own idea is that this is

THE GREAT CENTRAL SECRET

Of the success of Weinstock & Lubin, supplemented, of course, by shrewd, bold and daring operations, by taking risks of large transactions at small profits, trusting to the faith of the public in the representations of the house. And this latter, by the way, is a matter of vast importance. The firm has been one of the best users of printer's ink. It has advertised in the most liberal manner, but we are prepared to say that no man or woman can be found to say they have ever detected the firm in misrepresenting in a single line in reference to the goods offered or the price asked. This public has implicit confidence in the statement of the house. If it announces the importation of a lot of goods and their display upon the counters at a given hour at a given price, and, coupled with the note that they are fine medium or poor quality, the people desiring articles of that class place perfect confidence in the advertised representation, and go to purchase, or remain away, confident that there has been and will be no deception. In short, these men have illustrated in a most striking manner that it pays to deal fairly, and that the keenest critic in the world is the general public, and at the same time, the most responsive of all to fairness is this same general public. One further remark, and we close. The house has each year raised the standard of the goods in which it deals. While still supplying all demands, it has advanced all the time into the higher classes of values and fabrics, until now there is found in the establishment the representative goods of the best marts of the world and the finest products in fancy goods, dry goods, notions, boots, shoes, hats, caps, millinery, clothing, cloths, furnishing goods, cloaks, robes, suits, millinery supplies, satins, laces, woolens, etc.

THE TOBACCO BUSINESS.

What Can Be and Has Been Done by a Sacramento House.

Among leading tobacconists of the interior Sacramento houses take the lead, and among these none stand better, or do a larger trade, than Gattmann & Scheunert, of 622 and 624 K street. On several annual reviews we have had occasion to speak of this establishment. During the year last past it has extended its trade into Oregon and Washington Territory, pushing further out than any other Sacramento house. The firm is an importing and manufacturing one. Its manufactory turns out all grades of goods, and tobacco supplies from the most approved Eastern sources. In importing they bring from Havana the best brands known, and tobaccos of the first class and highest standard. The business is now confined exclusively to tobacco and cigars, and is not hampered by notions and smokers' supplies. This enables the entire energies of the firm to be devoted to the business lines named, and to building up a broad wholesale trade. They make a specialty of the brand of cigars owned by the firm, and known as "Edison's Electric Light" and "State Capital." These brands are high-priced goods and cannot be surpassed. The firm has the most implicit confidence in the worth of these cigars. All the leading brands of the trade, are, however, supplied to meet demand. The firm can fill orders at as low rates as rule in any market, and in addition ship to the interior sooner after the receipt of orders than the Bay dealers, at a saving of freight and time to the buyer, and without charge for wharfage or cartage. All the advantages, indeed, enjoyed by the business of Sacramento are open to this firm, and all fully availed of for the benefit of the trade they supply.

For these reasons we are justified in inviting the attention of the trade to the facilities offered by Gattmann & Scheunert for responding to its demands. There is not only no need to send to San Francisco, Chicago and St. Louis houses for cigars and tobacco, but it is an absolute loss to the buyer to do so when Sacramento has such houses as the one under notice, capable of supplying every need at rates on a par with, and oftener than not less than, those of rival markets Gattmann & Scheunert can fill orders generally on the same day of receipt, and this enables the interior merchant to keep his supplies fresh and his orders moving, and to do business on less investment than otherwise.

A FINE BUILDING.

The Splendid New Structure for the Firm of Hall, Luhrs & Co.

Hall, Luhrs & Co. will, this first week in January, move into the splendid new business building, specially erected for them on Second street by Mrs. J. Gregory, and which they are to occupy under a ten years' lease. Hall, Luhrs & Co. is one of the best known and most prominent grocery houses in the jobbing trade of the coast. Few, if any, have had a more rapid and at the same time sound growth. The firm succeeded the Milliken Bros. in March, 1877, at the corner of Third and K streets, and has ever since remained at that location. The storerooms, spacious as they are now, fail to accommodate the stock necessary to carry, and are inadequate to the general demands of the growing business of the establishment. Because of this fact, the removal mentioned is about to take place. It has been, and is, and will remain, one of the chief advantages of Sacramento, that the cost of occupying adequate business premises is not here so great as to be any considerable factor in the business, and hence the Sacramento merchant is enabled to utilize exceedingly spacious storerooms with floor area of vast dimensions, and in localities contiguous to the wharves and the depots of the railroads without locking up a heavy capital in buildings, or suffering a great outgo from his income for rentals. He is enabled also to secure sunlight, air and street and other approaches without limit, and to store and handle his goods at the minimum of cost and with maximum of benefit. These facts, coupled with the other advantages of this market such as dryness of climate, centrality of location, ease of shipment, rapidity of delivery, absence of wharf dues and cartage, etc., enable Hall, Luhrs & Co. to do an exceedingly large business, ranking with the best outside the metropolis, and which makes the new building they are about to enter an absolute necessity to them. The structure, the plans for which were drawn after their own designs, was erected under the architectship of N. D. Goodell. It is located at 914, 916 and 918 Second street, between I and J streets, is 60 feet front and 150 feet in depth in the clear. It rises in three stories, two being lofty and above the street level. The main floor front is wholly of iron and glass, and the upper of brick, surface cemented, the architectural features being bold but graceful, and commanding the attention of the eye of every passer in the street. The suspended awning is something new and adds materially to the elegance of the structure, as also does the narrow line of railed veranda above it. Entering the main store-room, we come first to the office and sample-room, a graceful room of artistic design and composed wholly of wooden frame-work and glass. It rises to the hight of the eighteen-foot ceiling, and over it is a large opening with the upper skylight above, throwing a strong but softened light through the glass roof. This structure is 15 by 70 feet. The front section is the sample-room, and the rear is the office for the accountants, who are provided with the latest circular bank counters and approved desks. In front of this complete inner building is the latest pattern of hydraulic elevator, running to the three floors. On either side of the office and sample-room are railway tracks for cars, traversing the entire length of the building. Thus, goods delivered at the front door are placed directly upon cars, and transported to any part of the main floor, or sent below or aloft by the elevator. So, too, heavy trucks can be run to the rear lower floor down the incline of Commonwealth avenue, that runs along the rear of the building. Goods may be taken from them directly into the basement story to the permanent scales located at the entrance, and sent aloft or stored on that floor, and so, too, goods can be delivered in like manner. By this admirable means one man can do the work of two in handling goods, and thus the height of economy in labor is attained. The basement story is laid throughout with concrete floor, capable of bearing heavy hand trucks loaded with the most weighty goods. It is the best lighted and ventilated basement wareroom in the city. The floor slopes to one corner, where the drainage is gathered on a prepared wash-floor. The main floor at the rear of the office is cut with a large opening that gives a view of all the rear of the basement from the office, and aids in lighting the basement. In one corner is a room for butter storage—the completest in the State. It is 44 by 14 feet. One side and end being brick-walled, the ceiling on south side and remaining end are formed by a double wooden wall, packed closely with salt. The room is well ventilated and arranged, so that an even temperature of 60° can be maintained. On the basement floor will be kept mainly island sugars, syrups, canned goods in part, potatoes, salt, fish, etc. Ascending to the third floor, we come to a room 60 by 142 feet. On either side are hanging galleries. That on the north is arranged with patent boxes in tiers for goods that have to be weighed out. On the other will be stored nuts, raisins, etc., in bulk, while the floor will be given up to teas, canned goods and lighter dry articles. To the rear is a room 60 by 18 feet, where the necessary filtering, rectifying and bottling department will be located. This rough outline will give some idea of the spaciousness, completeness and admirable arrangments of one the finest wholesale business buildings in the State.

L. K HAMMER.

Music Warerooms, 820 J Street, Sacramento, Cal.

The music house of L. K. Hammer is well known, and is one of the oldest on the Pacific coast. Mr. Hammer has been associated with the

CHICKERING PIANOS

For over twenty years, and he has succeeded in placing them in the foremost rank, it being now well known that they have no superior either in respect to tone, workmanship or finish.

Until late years the upright piano was hardly known. Messrs. Chickering & Sons have patented ceratin improvements in the upright piano which place it beyond the reach of all competition, the principle of these being the metallic action, obviating all liability to become affected by changes of climate; then another is the patent fall and music desk, making these pianos a very ornamental piece of furniture, quite a contrast to the upright pianos of other makes.

Special mention must be made of the Wilcox & White Organs. The solidity and durability of these organs, both external and internal, is thoroughly established through the record of each instrument made, and the same superiority of workmanship and tone is uniformly maintained in all styles manufactured by this company. The Wilcox & White Organ Company have patented something entirely new in the organ line, called

THE SYMPHONY.

The tone is so akin to a regular pipe organ that one could be easily deceived should he hear and not see the instrument. "It has wonderful power, and its variety of effects seems unlimited." Organists of high repute unqualifiedly indorse this instrument as the most complete and perfect that has ever been constructed.

Mr. Hammer's stock of small instruments, strings, musical merchandise, sheet music and music books is the largest and most complete outside of San Francisco. Anything in the music line can be obtained at his music store, 820 J street.

KILGORE & TRACY,

Wholesale and Retail Grocers and Produce Buyers, 913 and 915 K Street.

During 1883 the business of this firm has exceeded that of any former year. The house was established in 1875, and has won its way to a broad success. Its rules have been square dealings, small margins and quick returns. The firm of Kilgore & Tracy has won a reputation that is enviable for strict integrity in all dealings, and the purchaser is assured of full weights and measures. The business of this firm extends well throughout the northern and central counties, and to many points in Nevada. They keep in stock all the approved goods usual to the well-stocked grocery. They deal largely in produce, and buy all brought to them, which makes their store a market of exchange. The true market is always that where the producer can sell as well as buy. Feed, butter, fruit, raisins, eggs, potatoes, onions, wheat, corn, etc., they purchase at standard market rates, giving at all times the highest market value. Their stock is selected from the best sources, and in character is of the best quality. For teas, spices, coffee, etc, they have special facilities, both as to quality and prices. In these lines they can offer the trade especial inducements. So, too, in canned goods of all kinds—pickles, jellies, jams, etc.; their stock is complete, and from manufacturers' hands direct. There is in store constantly a fine stock of all kinds of salt for table, stock and dairy, and in mill stuff this firm carries all the favorite brands of wheat, graham, rye and buckwheat flours, oat and corn meal, cracked wheat, farina, hominy, pearl barley, etc. Their line of choice liquors, whiskies, brandies, etc., is complete, as is also the various lines of tobaccos—chewing, smoking, cigars and cigarettes. Cured meats they keep from the best producers in that line. The storerooms of Kilgore & Tracy are four in number, each having two floors, and each floor being 20x100 feet in area, and still they are crowded for room. The interior buyer in visiting Sacramento should call on them and verify the statements herein made, and he will find it to his interest to do so. This article is no fulsome puff but a brief statement of fact, that Kilgore & Tracy is a firm doing a sound business, wholesale and retail, and daily proving itself entitled to the patronage of the public. 913 and 915 K street.

GRANGERS' CO-OPERATIVE BUSINESS ASSOCIATION.

Of Sacramento Valley, Corner Tenth and K Streets, Sacramento, California; F. P. Lowell, Manager.

The building in which this Association transacts its business is situated on the southeast corner of Tenth and K streets. It fronts 40 feet on K and 100 feet on Tenth streets. It is a solid brick structure, three stories, with an extensive basement; cost nearly $20,000, and is the handsomest business building in the State outside of the metropolis. This handsome structure is the outgrowth of the "Grangers' Co-Operative Association of the Sacramento Valley," which was organized May 12, 1877, with a capital stock of $2,838 at the time of commencing business. At the present time a majority of the capital stock has been paid up in cash. At its inception the Association purchased the ground on which their elegant new building now stands. At that time a frame structure stood on the lot, which served the society until its growing business (amounting to over $100,000 last year) demanded increased accommodations. The Grange Hall, in the second story, is considered one of the most commodious and best appointed Grange Halls in the United States.

IMPORTERS AND DEALERS.

The Association is a large importer and dealer in general merchandise, farm products, groceries, grain, flour, ground feed, and also in agricultural implements and farm machinery of all kinds. A large warehouse located just east of their extensive store is used for the storing of this class of goods, and where will always be found in stock a complete assortment of the celebrated "Advance Chilled Plows" and the Weybrich Single Grand Illinois Header, D. M. Osborne & Co.'s Self-binding and Self-raking Reapers and No. 2 Mowers. Also the celebrated Studebaker Bros. Wagons and Buggies. These are kept of various styles and sizes, and for service have the reputation of being the cheapest and best. Also the California Spring-toothed Harrow. They also deal extensively in crockery, glass and tinware; are agents for the celebrated Glidden Barbed Wire, baling wire, and every other article and class of material necessary to the farmer in conducting his business.

This firm also has the agency for the Champion, Anti-Friction Barn Door Hanger. Farmers know how difficult it is to have a barn door move easily and smoothly, one which can be opened readily, and without any appreciable exertion. This cannot be done when the doors are swung upon hinges, nor even with the old style of hangers was the job of opening them a particular pleasant one. With this Champion Hanger, the heaviest barn door can be opened and closed as easily by a child of three years as by a strong and powerful man. The hanger is so ingeniously constructed and the door so nicely balanced thereon, that the least touch is sufficient to spin it along on the rollers. All difficulty whatever is obviated by the new movement, which has become very popular, and the sale for which is increasing very rapidly. One of the largest agricultural implements and hardware firms in the State, which did not care about the agency for this hanger when it was first introduced, is continually in receipt of orders therefor which it has to fill by calling upon the Association. The Association prides itself upon having the best and latest improved patterns of every article which would be serviceable to its customers.

Orders for general produce are shipped to all points of California and Nevada at the lowest cash rates and delivered on board of cars and boats free of charge. This extensive business enterprise, which is not only a credit to the Association, but also to the city in which it is located, is superintended in all its departments by its gentlemanly manager, Frank P. Lowell.

The following names and officers constitute the new Board of Directors for the ensuing year: William Johnston, President; T. J. Filcher, Vice-President; George Rich, Secretary; L. H. Fassett, Treasurer; George W. Hancock, Daniel Flint, Charles A. Hull, A. M. Plummer and N. Mertis.

BAKER & HAMILTON,

Importers, Manufacturers and Dealers in Hardware and Agricultural Implements.

The firm of Baker & Hamilton, whose vast establishment in Sacramento is located on J street, between Front and Second, with warerooms on Front and also extending through to Commonwealth avenue, is too well known, and its extensive business too thoroughly appreciated, to need any detailed discussion at this time. They are importers and dealers in all kinds of hardware, comprising axes, shovels, spades, bolts, screws, butts, hinges and rivets; also, saws and tools of every description. Every approved kind of lock, planes, mills, oilers, wheelbarrows, wrenches, twine, rope, belting, wire, rakes, scythes, snaths, forks, grain-cradles, hoes, wire-cloth, powder of all kinds, shot, gun-caps, cutlery, are kept on hand.

They keep every class and kind of agricultural implements and machines known to the business. The house is agent for the following celebrated machines, etc.: Hollingsworth sulky rakes, Tiger (self-dump) sulky rakes, the Buckeye mower and reaper, the Champion mower and reaper, the Case header, by J. I. Case & Co., Racine, Wis.; the genuine Pitts thresher and mower, the Bain farm and freight wagon, Ames' portable engines, Baxter engines. They also deal in the best quality of barbed fence wire, particularly the quadrated barbed wire, admittedly the best in use; also the annealed baling-wire. The house is in constant supply also of baling-rope, belting of leather and rubber of all kinds, and rubber hose. They keep in stock the best kind of farm machinery, such as the Eureka gang plow, Moline steel plow, Collins' cast steel plow, iron plow, Gem seed sower, Cohoon seed sower, Gotham seeder and cultivator, superior seed drills, harrows, cultivators and planters.

THE CAPITAL FURNITURE COMPANY.

The Capital Furniture Company of Sacramento reports an increase of business for 1883 over any preceding year since doing business, and they enter the coming year with better facilities for supplying their increasing trade. Their factory being located beside the railroad track at the corner of Sixth and H streets, they are enabled to handle all their material at the smallest cost, and having the best improved machinery, can make their goods at a minimum expense. In addition to wood goods they carry a full line of upholstery goods. Their warerooms are at 616 J street, occupying three floors, 160 feet deep, or about 1,000 square feet. The company has won its way from a small beginning by a continuous growth, until it now stands at the very front as the leading manufacturers of furniture in the interior of the State, and the people are appreciating their efforts to build up a large local industry by a bestowal of a large share of their trade.

They are meeting the demand for medium grades of furniture of superior make, style and finish, their motto being to make their goods "standard" as to quality. They claim that "Home Industry" should be the watchword for every thriving community, and importation reduced to the minimum.

JOHN BREUNER.

Wholesale and Retail Dealer in Furniture.

Mr. Breuner, the pioneer furniture dealer of Sacramento, carries a full line of household, office and hotel furniture of the finest material and workmanship. He employs the most skilled labor and personally supervises all the work done in his establishment. For years Mr. Breuner has enjoyed the reputation of being the leading dealer in furniture in California, outside of the metropolis. During the past year he has enlarged his premises until now he occupies Nos. 604, 606, 608 K street and 1109, 1111, 1113 and 1115 Sixth street.

YOUR BROKER.

Carl Strobel—Agency, 321 J Street.

Mr. Strobel, an old resident of this city, is well and favorably known. Five years ago he established a general agency and commission business, where buyers and sellers of all kinds may meet at shortest notice and at least expense—or, in other words, may have their business attended to in the most prompt and satisfactory manner, and with no care required upon the part of themselves, and but little expense. At this agency the money of the capitalist is loaned upon good security or profitably invested for him. Borrowers are promptly accommodated with loans from private capital at the lowest rate of interest. Farm and city real estate is sold, rented or exchanged, and parties desiring to purchase a residence or lands are able to find at his office a large list of all kinds of property, and Mr. Strobel can at once send them to the kind and description of property for which they are seeking. Bargains in city or country property, or in mineral lands and mines. The producer and manufacturer place here on record what they have to dispose of, and meet, with the least expense, the consumer and dealer, to their mutual advantage. Enterprising men find at this agency opportunities for partnership, mercantile, manufacturing or mining investments or business chances. The agency also represents some of the very best and most substantial home and foreign fire insurance companies, and solicits patronage. The thoroughly satisfactory manner in which all matters are transacted by Mr. Strobel has acquired for him a large and increasing business.

MEMORY'S WINDOWS.

Drawing Aside the Curtain for a Retrospect of Youthful Days.

In his recent Thanksgiving address in the Brooklyn Tabernacle, Dr. Talmadge gave the following vivid recital of his boyhood times, and which will be appropriated by a large portion of the older class of our readers as an accurate and fond portrayal of the long past scenes of their own youthful times in far away and perhaps obliterated homes, but viewed still with almost rapture through the open windows of memory. He said:

Then we have not only the present surroundings to make us happy, but our minds are crowded with vivid reminiscences. On a day like this the memory becomes a kaleidoscope, and every minute the scene changes. You give to the kaleidoscope of memory a turn, and there they are, natural as life, around the country hearth on a cool winter night. Hear the hickory fire crackle and see the shadows flit up and down the wall. Games that sometimes well-nigh upset the chairs—"blind man's buff," "who's got the button," "the popping corn," "the molasses pulling," and the witch stories that made the neighbors' boys afraid to go home after dark. Hickorynuts on one dish, roasted apples on the other. The boisterous plays of "more bags on the mill," "leap frog," "catcher," around and around the room until some one got hurt and a kiss was offered to make up the hurt, the kiss more resented than the hurt. High old times! Father and mother got up and went into the next room because they could not stand the racket. Then, instead of compunctions of conscience, a worse racket! But now the scene is fading out. The old fireplace is down and the house is down with it. One of those boys went to sea and was never heard of. Another became 'squire in the neighboring village. Another went to college and became a minister. Another died the following summer, and they are all gone, and you had better turn the kaleidoscope quickly or you will get us all crying.

There! Turn it no further, for I want to see that old Thanksgiving dinner. Father at one end, mother at the other, and the children between, wondering if father will ever get done carving the turkey. Oh, that proud-strutting hero of the barnyard, upside down, his plumes gone and minus his gobble, stuffed with that which he can never digest. The day before, at school, we had learned that Greece was south of Turkey, but at that table we found that turkey was bounded by grease. The brown surface waiting for the fork to plunge astride the breast bone, and with knife sharpened on the jambs of the fireplace lay bare the folds of white meat. Give to the boy disposed to be sentimental the heart, give to the one disposed to music the drumsticks, give to the one disposed to theological discussion the "parson's nose." Then the pies! For the most part a lost art. What mince pies, in which you had all confidence, fashioned from all rich ingredients, instead of miscellaneous leavings which are only a sort of glorified hash! Not mince pies with profound mysteries of origin. But mother made them, chopped the meat for them, spiced them, sweetened them, flavored them, and laid the lower crust and the upper crust, with here and there a puncture by the fork to let you look through the light and flaky surface into the substance beneath. No brandy, for old folks were stout for temperance, and cider about half way between new and hard, with a slight tendency to hard. But I have always been opposed to cider—except when it's good. Dear me! What a pie! You deluded New Englanders can talk till you are gray about your pumpkin pies for Thanksgiving Day, but give me an old-fashioned New Jersey mince pie. Of the ten at that table all are gone save two—one in village churchyard, some in city cemetery—but we shall sit with them yet at a brighter banquet. Better turn the kaleidoscope.

Yes; there they go down this hill, head first, on a sled, coasting. Clear the track! Four sleighs abreast and four in the rear, the touch of the toe the only rudder; the walk up hill, thrashing the numb fingers around the body, more than paid for by the descent, swift as the sled of a Laplander. Many of our lives are only a repetition of that process, walking up hill for the sake of riding down it.

Turn the kaleidoscope and you see the neighborhood quilting. The mothers and wives came in the afternoon, all wrapped up from the cold, and their feet on a foot-stove. When they got warm and took out their needles and sat down it was a merry group and full of news. Once in a while a needle would slip and make a bad scratch upon the character of some absentee, but for the most part it was good wholesome talk. And in the evening, when the young people came, and the old people were in one room and the young people in another, in the latter there was some lively stepping. When the black boy played "Moneymusk" even grandfather, in the next room, who had distributed many tracts on the sin of dancing, was seen to make his heel go. It seemed to me a great fuss and a great gathering to get one quilt made. But the fact was that good neighborhood was quilted, warm sympathies were quilted, lifetime friendships were quilted and connubial bliss quilted. And they stayed late. And such plays as you had in that back-room when you joined hands and one of the loveliest stood in the ring! What a circumference to what a center!

Turn again the kaleidoscope and there is the old meeting-house, made solemn and sleepy; bumble-bees humming about the old clapboards; horses under the shed stamping at the flies; choir in gallery with a broken fiddle; farmers in their sleeves aroused from their slumbers by the hymn: "My drowsy powers, why sleep you so?" aged mininter, good enough for translation; the old church from floor to ceiling full of old-fashioned religion, one ounce of which is worth twenty tons of the humbug of modern evolution. Where's the old minister now? Where are the leaders who sat around the pulpit and listened till the sermon got to the seventeenthly?

Turn the kaleidoscope again and there is the old country school-house, where the master pulled our ears till they have always since been a little out of proportion; the tin cup out of which fifty drank without fastidiousness; the gad cut out of the woods by the boy who was to suffer it in his own chastisement; the modest house in the woods, and the jealousies because a pair of black or blue eyes would have uncomplimentary preferences; the bullies of ten years old imposing on those of seven; the rising of mirthful feeling among the ribs, quaking the young diaphragm and rising till it twitched the corners of the mouth and suppression was no more possible, and though frowning schoolmaster sat on the valve it would come to explosion, shattering the whole school into splinters of fun, one giggle setting off a whole magazine of cacchination.

Turn the kaleidoscope and here is the corn husking and the "raising" frolic, and here the snow-balling carousal and there the sleighing party, and there the spring-time blossoms and here the treat of the first ripe harvest apples. Was anything ever half so joyous?

One more turn of the kaleidoscope and you see your early struggles. You now realize what were your last blessings. Your elaborate and prolonged decision as to whether it should be a new hat or a new coat, for it could not be both at the same season. Your effort to make $10 do the work of $20. The snubbing you got when you attempted higher position. The skillful buttoning of the coat to hide patches. Your subordinate place to those who had not half your ability or morals. The endurance of those who swashed about big with brief authority. At last your triumph, your raised salary, your advanced position, your affiancing, your marriage, your rooms that were of plenty. The cradle with miracle of dimpled beauty, the high chair at the table pounding with spoon and rattle. The hardships of life widening into a comfortable livelihood and perhaps a competency. The graves covered with chaplets of consolation. The crosses with crowns hung on the top of them. The whole struggle and mystery of your life adjusted for your welfare here or hereafter. Enough! Put down the kaleidoscope of reminiscence and take up the palm branch of thanksgiving. * * *

The only cure for love is marriage; the only cure for marriage divorce. Beware of imitations. None genuine without the word "Chicago" blown on the bottle. [Exchange.

WANTED, LOST AND FOUND.

Advertisements of five lines in this department are inserted for 25 cents for one time; three times for 50 cents, or 75 cents per week.

$10.000 THEY WANT TO BORROW for three or five years, at 9 per cent. per annum; will give a $15,000-farm for security; the security will bear investigation. For particulars, inquire of CARL STROBEL (their Broker), 321 J street, Sacramento. d29-3t*

WANTED—AN ACTIVE AGENT IN EVERY county in Central and Northern California to solicit Mutual Life and Accident Insurance. Apply personally or by letter to WM. McKIBBIN, General Agent California Life and Accident Association, 817 K street, Sacramento, Cal. d25-2w*

LOST—FROM THE CENTRAL HAY Yard, J, between Tenth and Eleventh streets, a SORREL HORSE, white stripe in face, one white hind foot; weighs about 1,050 pounds. A liberal reward will be given for the return of the horse to the above stables. d25-1w*

TO FARMERS.

WE HAVE ON HAND A LARGE NUMBER of first-class farm hands, consisting of Americans, Canadians and Scandinavians who have just come to the State, and they are men who understand the work in all its branches. Send on your orders to HOUSTON & CO., Employment Office, corner Fourth and K streets, Sacramento. je13-1ptf

TO LET OR FOR SALE.

Advertisements of five lines in this department are inserted for 25 cents for one time; three times for 50 cents or 75 cents per week.

FOR SALE—TEN LARGE THOROUGHBRED Jacks, at Chico Fair Grounds, Butte county. d29-1m AKIN & SCRIBNER.

FOR SALE—HEALING AND Mineral Springs, Health and Pleasure Resort, Hotel and Cabins. A good investment for any one wanting property of that kind at a low price. For particulars, inquire of or address CARL STROBEL (the Broker), 321 J street, Sacramento, Cal. d19-14t*

FOR SALE—THE ROCKLIN LIVERY and Feed Stable, including Stock and Buggies, and everything with the Barn; a good paying business; will give possession the day of purchase. For further information, inquire of M. J. NEHER, Proprietor, Rocklin, Placer county, Cal. d12-1m*

FOR SALE—A HOUSE AND LOT, MOST desirable location in Sacramento; house contains 7 rooms; gas in each room; also, bathroom; lot, 45x160; fine shrubbery. Inquire of HENRY ORTH, No. 328 K street, Sacramento. Piano for sale. d11-1plm

PARLOR SET FOR SALE—NEARLY NEW—at a bargain. Also, Four Walnut Whatnots and One Large Heating Stove, Cheap, at CHAS. M. CAMPBELL'S Pioneer Store, 409 K street. Upholstering and Repairing. Second-hand Furniture Bought, Sold or Exchanged. Give me a call. n15-tf

CHANCE FOR A

Good Investment

ON ACCOUNT OF INTENDED REMOVAL OF the Brewery Business of the Sutterville Brewery, the buildings and improvements of said Brewery, together with about 5 acres of land, for sale at a bargain. Apply to N. THIELEN, proprietor, or CADWALADER & PARSONS. n28-1ptf

MONEY TO LOAN

ON REAL ESTATE, AT A LOW RATE OF INterest, by PETER BOHL, 325 J street. je16-tf

LEGAL NOTICES.

NOTICE.—THE COPARTNERSHIP IN THE Grocery Business at Eighteenth and M streets, heretofore existing between P. WOLF, Jr., and L. D. WINDMILLER, under the firm of Wolf & Windmiller, is this 10th day of DECEMBER, 1883, dissolved by mutual consent. The business will be conducted hereafter under the name of L. D. WINDMILLER.

P. WOLF, Jr.,
d11-1mTuThS L. D. WINDMILLER.

NOTICE TO CREDITORS.—NOTICE IS hereby given by the undersigned, Executrix of the estate of L. K. HAMMER, deceased, to the creditors of and all persons having claims against the estate of said deceased, to present the same to the undersigned, executrix of said deceased, with the proper affidavits or vouchers, at No. 820 J street, in the city of Sacramento, within ten months after the first publication of this notice.

MARIA L. HAMMER, Executrix.
L. S. TAYLOR, Attorney for Executrix.
d18 1aw4wTu

SUMMONS—STATE OF CALIFORNIA, COUNTY of Sacramento—ss. In the Superior Court, in and for said county. The People of the State of California, to R. T. HUDSON, greeting: You are hereby notified that an action was commenced in the Superior Court of the county of Sacramento, State aforesaid, by filing a complaint in the Clerk's office of said Court, on the 14th day of DECEMBER, 1883, in which action SARAH A. HUDSON, is plaintiff, and you are defendant. That the general nature of the action, as appears from said complaint, is as follows: To obtain a decree of said Court dissolving the bonds of matrimony now and heretofore existing between plaintiff and defendant, and the plaintiff be awarded the custody of their minor children, and for further relief, upon the alleged ground of the failure of defendant to provide plaintiff with the common necessaries of life for the last two years, he having the ability so to do; all of which is more fully set forth in the complaint on file herein, reference to which is hereby made. And you are hereby directed to appear and answer said complaint within ten days from the service of this writ, exclusive of the day of service, if served on you in said county of Sacramento; and within thirty days, exclusive of the day of service, if served elsewhere; and you are further notified that unless you so appear and answer within the time above specified, the plaintiff will apply to the Court for the relief prayed for in her complaint.

In testimony whereof, I, Chas. M. Coglan, Clerk of the Court aforesaid, do hereunto set my hand and affix the seal of said Court, this 14th day of DECEMBER, A. D. 1883.

[SEAL.] CHAS. M. COGLAN, Clerk.
By W. B. Hamilton, Deputy Clerk.
L. S. TAYLOR, Plaintiff's Attorney d18-1aw2mTu

SUMMONS—STATE OF CALIFORNIA, COUNTY of Sacramento, ss. In the Superior Court in and for said county. The People of the State of California, to E. C. GILBERT, E. C. KEMBLE, R. CUTLER MOORE, JOHN B. ONISTON, RICHARD JONES, MINNIE H. ROBERTSON, formerly MRS. M. H. BROWN, SAMUEL CROSS, JAMES S. GRAHAM, — WARBASS, — HEYL, — MORSE, S. BRANNAN, ANGUS FRIERSON, P. B. CORNWALL, E. C. BELL, WM. WILLIS, HANORA ENNIS, JOHN DOE, MARY DOE, JANE DOE, HENRY DOE, FANNIE DOE and WM. DOE, greeting: You are hereby notified that an action was commenced in the Superior Court of the county of Sacramento, State aforesaid, by filing a complaint in the Clerk's office of said Court, on the 5th day of NOVEMBER, 1883, in which action JOHN DOYLE is plaintiff, and you are defendants. That the general nature of the action, as appears from said complaint, is as follows: To obtain a decree of said Court requiring said defendants to set forth their title in and to those certain pieces or parcels of land, situated in the city of Sacramento, county of Sacramento, State of California, described as lots Nos. 2, 3, 4, 5, 6, 7 and 8, in the block bounded by I and J, Twenty-sixth and Twenty-seventh streets, of said city, all of said lots being contiguous and inclosed in one inclosure; that the claims of plaintiff and defendants thereto be settled, and that the Court by its decree declare that plaintiff has a valid title to said premises, and that the defendants have no claim or title thereto; also, for general relief, which is more fully set forth in the complaint herein, reference to which is hereby made. And you are hereby directed to appear and answer said complaint within ten days from the service of this writ, exclusive of the day of service, if served on you in said county of Sacramento; and within thirty days, exclusive of the day of service, if served elsewhere; and you are further notified that unless you so appear and answer within the time above specified, the plaintiff will apply to the Court for the relief demanded therein.

In testimony whereof, I, Chas. M. Coglan, Clerk of the Court aforesaid, do hereunto set my hand and affix the seal of said Court, this 5th day of November, A. D. 1883.

[SEAL.] CHAS. M. COGLAN, Clerk.
By W. B. HAMILTON, Deputy Clerk.
D. E. ALEXANDER, Attorney for Plaintiff.
d11-1aw2mTu

SUMMONS—STATE OF CALIFORNIA, COUNTY of Sacramento—ss. In the Superior Court in and for said county. The People of the State of California to FREDERICK FRANKS, MARY LOUISA FRANKS, JOHN DOE, JOSEPH DOE, MARY DOE and THOMAS DOE, greeting: You are hereby notified that an action was commenced in the Superior Court of the county of Sacramento, State aforesaid, by the filing of a complaint in the Clerk's office, of said Court, on the 29th day of OCTOBER, 1883, in which action WILLIAM SCHROEDER is plaintiff and you are defendants. That the general nature of the action, as appears from said complaint, is as follows: To recover judgment that defendants be required to set forth the nature of their claim to the premises known and described as lot Number Five, in the block between J and K, and Seventeenth and Eighteenth streets, of the city of Sacramento, county and State aforesaid; that it be adjudged that the defendants, or either of them, have no claim or title to said premises, and that the plaintiff's title thereto is good and valid, and for costs of suit and general relief, as more fully appears by the complaint on file herein, reference to which is hereby made. And you are hereby directed to appear and answer said complaint within ten days from the service of this writ, exclusive of the day of service, if served on you in said county of Sacramento; and within thirty days, exclusive of the day of service, if served elsewhere; and you are further notified that unless you so appear and answer within the time above specified, the plaintiff will apply to the Court for the relief demanded in said complaint.

In testimony whereof, I, Charles M. Coglan, Clerk of the Court aforesaid, do hereunto set my hand and affix the seal of said Court, this 29th day of OCTOBER, A. D. 1883.

[SEAL.] CHAS. M. COGLAN, Clerk.
D. E. ALEXANDER, Plaintiff's Attorney. n7-1aw2mW

NOTICE OF SALE OF REAL ESTATE.—THE undersigned, Executor of the last will and testament of J. N. FULLER, deceased, hereby offers for sale at private sale for cash, in United States gold coin, and subject to confirmation by the Superior Court of Sacramento county, the following described real estate belonging to the estate of said deceased, viz: Lot number eight (8), in the block bounded by P and Q, Fourteenth (14) and Fifteenth (15) streets, of the city of Sacramento, county of Sacramento, State of California. Bids or offers in writing for said property will be received at the office of CLINTON L. WHITE, southwest corner of Fifth and J streets, of Sacramento city, or may be delivered to the undersigned personally, or may be left with the Clerk of the Superior Court. Said sale will be made on or after January 19, 1884.

J. F. CALDERWOOD,
Executor of the will of J. N. Fuller, Deceased.
December 29, 1883.
WILBUR F. GEORGE and CLINTON L. WHITE, Attorneys for Executor. d29-14t