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SACRAMENTO DAILY RECORD-UNION.

☞ Read the article upon San Joaquin County and its Resources, published in this issue.

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SAN JOAQUIN.

A Country of Vast and Varied Resources.

REMARKABLE FERTILITY.

A Climate Growing all Semi-Tropic Fruits as Well as of the Temperate Zone.

UNSURPASSED GRAIN, FRUIT AND VINEYARD LANDS.

Stockton and Her Industries—A Future Great Commercial Center, Surrounded With Richest and Most Tempting Lands for Home-Seekers.

"Westward the course of empire takes its way;
The four first acts already past,
A fifth shall close the drama with the day;
Time's noblest offspring is the last."

This immortal verse of Bishop Berkeley was a prophecy, which time is rapidly fulfilling. Ever since the dawn of history, the course of empire has been westward. Even in the days of dim tradition, the progenitors of the present dominating and conquering races of the world left the shadows of the lofty Hindu-Kush mountains, and turning their faces toward the setting sun, commenced a westward course that carried them over all Europe and across the stormy Atlantic to the new world. Here their feet knew no rest, for as soon as their settlements dotted the Eastern shore they turned their longing eyes to the crest of the Alleghanies, and their white covered wagons poured through the passes of that great range, and they occupied the Mississippi valley and the Lake Basin. With that same insatiable "hunger of the horizon," which has always characterized these migratory and conquering races, they crossed the "Father of Waters" and the swift Missouri, spread out over the wide plains, scaled the continental divide and occupied the interior basins, and the Pacific slope.

THIS "WESTWARD COURSE OF EMPIRE,"

From the Alleghanies to the tides of the Pacific, has occupied less than a century. In that time the greater part of a vast continent has been subdued and settled. Many great States have been carved out of the savage wilderness and added as stars of the first magnitude to the bright galaxy of the Union. Populous, cities, towns and villages almost without number, have sprung into existence; long lines of railways have been constructed; fleets of steam and sailing vessels have been put onto the inland seas and rivers; a far-reaching commerce established; the tireless wheels of gigantic industries have been started, and the continent has been populated by 150,000,000 industrious people. In all this immense "westward course of empire," over the

BEST AND RICHEST PORTIONS OF TWO CONTINENTS, CALIFORNIA,

"Time's noblest offering, is the last" to be occupied. It is now little more than a quarter of a century since the true development of this State commmenced. In that time her progress has been marvelous. She has taken the first position as the producer of gold, quicksilver, wheat, barley, wine, wool, fruit and vegetables, and her production in all these is still in its infancy. At the rate our energetic people are pushing these developments and adding to the volume of these products another decade will see California become the Empire State, if it is not so now. It is not only in agriculture that such gigantic strides have been made. In manufactures we are assuming a foremost rank, and our steamers and sailing ships are to be seen on every sea where the white wings of commerce go.

INCOMING TIDE OF PEOPLE.

California has already received a large immigration in the past. Of the 1,200,000 people who live here now, more than 750,000 are men, women and children who left their native States in search of homes. As large as the migratory movement to the Pacific slope has been in the past, it is now assuming incomparably greater proportions.

The world has resounded to the tread of many mighty armies, and has seen many great migrations. Whole peoples with their flocks and herds have left the land of their nativity, and, descending upon new countries, have conquered and occupied them, but history records no such movements of the human race as are now taking place upon this continent among the American people. Compared to the human tide which is now moving from the rising to the setting sun, the greatest of historic armies and the largest migratory movements of past ages appear insignificant. There are now living in this country more than 20,000,000 people who have gone out from the shadows of the roof-trees of their childhood's homes and

FOLLOWED THE STAR OF EMPIRE

In its westward course. Year by year, as the volume of our country's population increases, this human tide rolling west assumes greater proportions. Each year more than 750,000 men, women and children pass through Chicago in search of homes, and this is only part of the great stream of home-seekers coming toward our shores. In a single decade Colorado received an accession of 200,000 people; Dakota, 300,000; Nebraska, 350,000; Iowa, 400,000; Minnesota, 500,000; Kansas, 600,000, and Texas 650,000 people. Almost to the present time those States and Territories were not only the chief but the only attractions. The empire of the Pacific was so distant as to be unknown. Now steam and electricity have annihilated space, and our products of wool, wine, gold, grain and fruits have attracted the attention of the world, and the swarms of home-seekers are looking west to the crest of the Sierra, anxious to know the secrets of the sunny lands that lie hidden beyond. They have seen in all their towns in the East our great clusters of red and purple grapes, our luscious peaches, plums, pears and apricots;

OUR LARGE JUICY ORANGES,

The veritable "Golden Apples of the Hesperides," our purple and white figs, our raisins that rival those from Malaga, and they have drank our pure red, white and sparkling wines. They have heard that here are valleys sheltered from Arctic blasts, caressed by balmy winds from the tropics, valleys where there is a succession of golden days and cool sleep-wooing nights; valleys where winter is banished and in his place there is the vernal green of growing grass and waving grain, where flowers and the song birds are perennial; and they are coming here to find homes with us. There are three great railways to the north of this State, which are every day bringing 1,000 people to the Pacific coast. Here the three transcontinental lines have already arranged excursion dates for more than 75,000 home-seekers and capitalists, and new dates for more excursions are being applied for. So great is the coming that any estimate of the numbers to be expected would be idle. The estimates of to-day would have to be revised and enlarged to-morrow.

SAN JOAQUIN COUNTY.

Present Opportunities and the Future Outlook of this Section.

This description of San Joaquin county is intended to guide these people to cheap lands, where they can have picturesque homes, embowered in pomegranate trees and orange groves, embanked with rare and fragrant flowers, and surrounded by orchards and vineyards laden with their rich and luscious fruits. There may be other spots of earth as rich and attractive as this, but there are none richer and more attractive.

The Pacific slope is the brightest territorial gem of the continent. It is an empire in extent and natural resources. It has every element that makes wealth, that sustains a dense population, that builds vast manufactures, that stimulates trade, and that creates a far-reaching commerce. It has rich soils, immense forests, inexhaustible deposits of the royal and useful metals, a vast water system, and an incomparable climate. Its geographical location is most favorable. It occupies a semi-tropic zone. From its mountain slopes it looks down upon the great peaceful ocean, upon whose shores dwell more than one-third of the world's population. The heart of this favored region is Northern California.

A MAGNIFCENT AREA.

The area of the northern half of the State is 90,000 square miles, or more than 57,000,000 acres. It is larger than the two great States of New York and Pennsylvania, with a population of 10,000,000. It is more than twelve times the size of Massachusetts, which has 1,500,000 people. It is one-half the size of France, that supports a population of 37,000,000 with incomparable industries. It is larger than Italy, whose fertile plains were described by Napoleon as the "granary of the world." Its location leaves nothing to be desired. It lies in the south temperate zone, between the frozen north on the one hand and the torrid south on the other. It has more than 500 miles of coast line, with the finest land-locked harbor in the world, which, through its Golden Gate, gives free water communication to the dense populations of Europe and the untold millions of Asia.

THE SACRAMENTO RIVER.

The great river of the West, the Sacramento, washes this area. It has its source in the extreme northern part of the State, in the great mountain region, and passing south, and after receiving the waters of a great number of tributaries from the east and west, pours then into the bay of San Francisco. This river furnishes water transportation to a large and productive area, and its valley is of incomparable beauty and fertility. It enraptured the Spanish explorers and Jesuit fathers in the sixteenth century; it excited the strongest admiration of the bold rovers of the seas in the seventeenth and eighteenth centuries; it extorted the most extravagant praise from the pathfinders and explorers in the middle of this century, and it made the "argonauts" willing exiles from their childhood homes at the commencement of the American occupation. Flanking these valleys are two high mountain chains. On the west is the Coast Range, which overlooks the Pacific shores for 500 miles. On the east are the Sierra Nevadas, whose pinnacled peaks form the eastern part of the State.

This physical confirmation gives every topographical feature known to earth. There are wide, fertile valleys for him who prefers the lower levels; sloping hillsides for the dwellers at the mountain's feet, and deep valleys, canyons, gorges and lofty elevations for those who love the lights and shadows of great mountains.

ATTRACTIVE SCENERY.

No other part of the earth presents a wider and more varied panorama of beauty and grandeur than this garden of the Pacific slope. To the west the great sea rolls her crested waves against beetling crags and giant cliffs, or over wide stretches of pebbly beaches and shores of glistening sands. The gently rounded domes of the Coast Range, and the lofty summits of the Sierras overlook picturesque valleys and forest-parked plains. Shasta and Lassen, the grim sentinels of the north, lift their heads into eternal silence, just missing the crowns of eternal snows.

THE GREAT RIVERS

Flow through the grain-ladened valleys, looking like ribbons of silver set in cloth of gold. Innumerable streams, from their sources in the great mountains, dash through narrow gorges, pour in gleaming cateracts, down precipitous mountain sides and whirl in silent eddies at the feet of overbranching forest monarchs. Great woods darken the mountain sides and green oaks beautify the valleys.

The soil of this section is of remarkable fertility. In the valleys of the Sacramento and the San Joaquin it was formed at the bottom of an immense lake, which received the washings and weatherings from the lofty ranges that surrounded it. For untold ages the potash, the magnesia and lime from the weatherings of the magnesian lime strata, and the soda from the decomposed vegetation was carried, year after year, and deposited in the bottom of this inland sea, where it was stored up in inexhaustible quantities for the uses of the tillers of the land in later times. This accounts for the

INCOMPARABLE FERTILITY OF THESE VALLEYS.

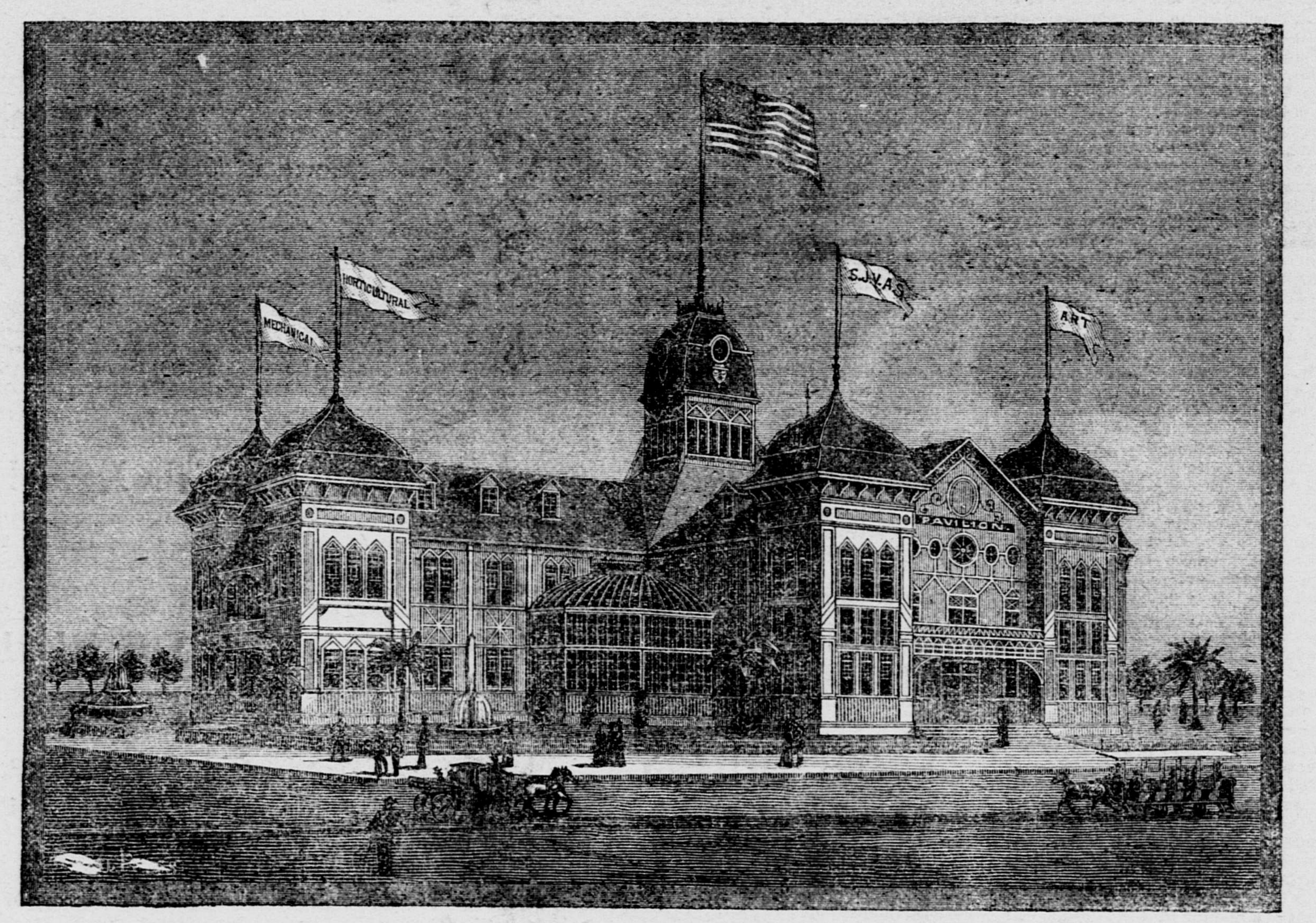
Judged by the analysis of the chemist and the experience of the farmer, there is no richer soil on the earth than the alluvium in this drained bed of what was once the great inland lake. Along the foothills are the clay loams, composed of sand, clay, lime, soda, potash, magnesia and iron. These clay loams have every element of fertility, and are known to be almost inexhaustible, bearing annual croppings for a great number of years without requiring fertilization. The evidence of the inexhaustible fertility of the soil of Northern California is furnished in the unexampled annual wheat crop, amounting to 35,000,000 bushels, with a yield of more than 50 per cent. greater than the average of the rest of the United States, and in the enormous yield of fruit and every other agricultural product. In the center of this fertile section of the Pacific Coast is

SAN JOAQUIN, THE GARDEN COUNTY

Of the State. It has every advantage of locality, being situated centrally in the State north and south, east and west. It is washed by the two great navigable rivers of the coast, the San Joaquin and the Sacramento, and it is half-way between the Golden Gate and the Sierras, which are seamed and ribbed with deposits of the royal and useful metals, and covered with the great forest belts. The river deltas have always been the most fertile spots of earth. The deltas of the Nile, the Amazon, the Mississippi and the Yang-tze presents the richest and most fertile spots known to the tillers of the soil. San Joaquin is

A DELTA COUNTY,

More than three-fourths of her area having been formed by the rivers which run through or along her borders. The area is 1,250 square miles, or 800,000 acres, of which two-thirds are valley or bottom lands, and one-third uplands. There is less waste land in this county, considering its size, than any other portion of the United States. Almost every acre of these 800,000 acres is adapted to tillage. The greater portion is covered with scattering oak growths, forming continuous oak parks, where "grove nods at grove." In the northeastern and southwestern portions there are a few sections of rolling foothill land.



EXPOSITION BUILDING—STOCKTON, CAL.

BEAUTIFUL SCENERY.

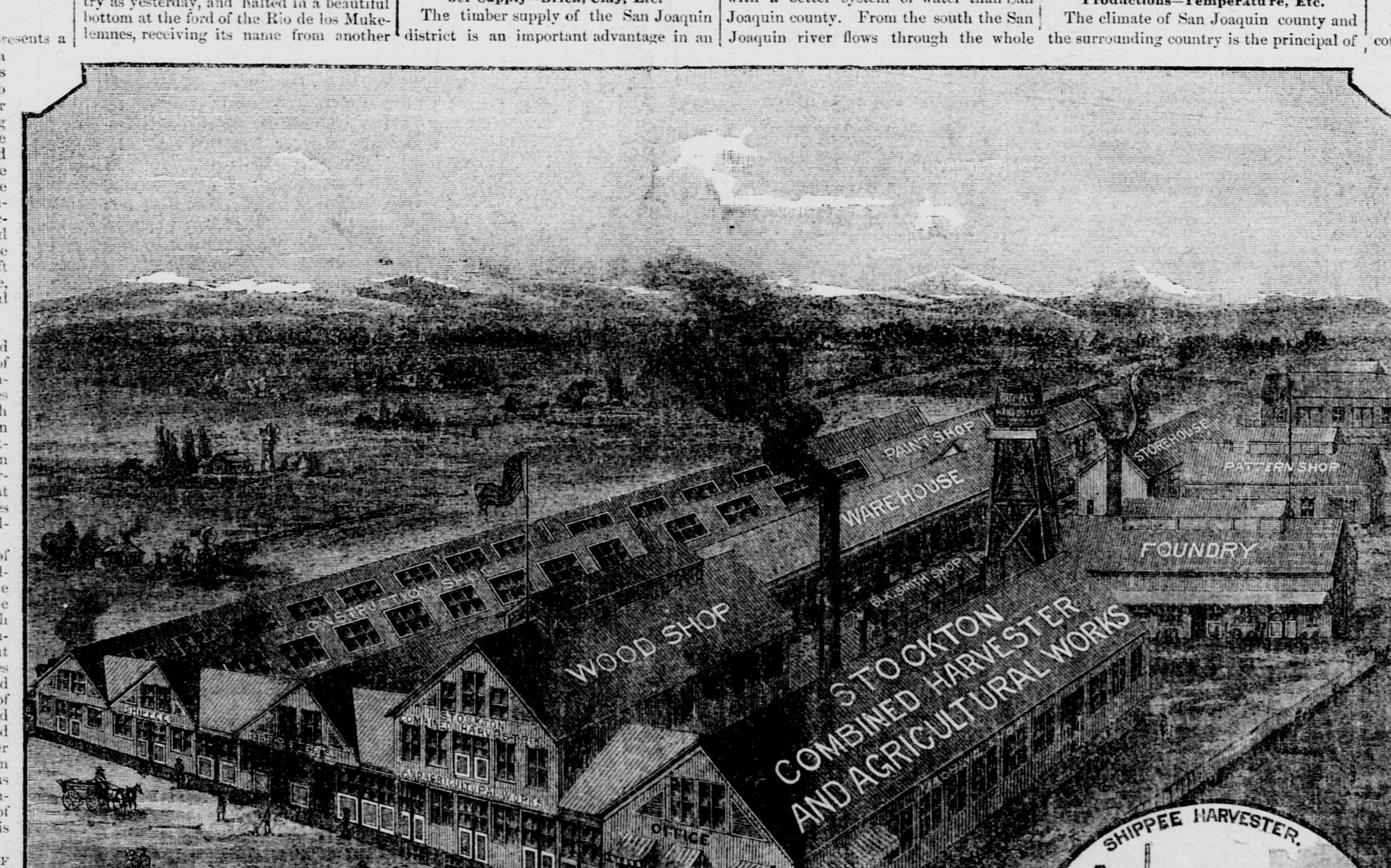
Some of the Attractions with which the Vision Meets.

The views that meet the eye from almost any portion of this section are most beautiful and grand. To the north are the two blue converging lines of the mountain ranges on either side of the parked plains. On the east the Sierras rise mass upon mass of mountains to an elevation of 12,000 feet. To the south is the wide valley of the San Joaquin with the blue outlines of the parallel mountains on either side, and on the west is the Coast Range with its rounded domes, above which rises Mt. Diablo, overlooking the ocean on one hand, and the rich valley on the other. In the fore-ground are the green tree borders that mark the banks of the Sacramento, San Joaquin, Calaveras and Mokelumne, while all around are the

GREAT GROVES OF OAKS,

"Those green-robed Senators of mighty woods." Of the beauty of this country and its wealth of flowers, General Fremont, in the report of his explorations of 1844, says:

"March 25th.—We traveled for twenty-eight miles over the same delightful country as yesterday, and halted in a beautiful bottom at the ford of the Rio de los Mukelemnes, receiving its name from another



Indian tribe living on the river. The bottoms on the stream are broad, rich and extremely fertile, and the uplands are shaded with oak groves. A showy lupinus of extraordinary beauty, growing four or five feet in hight, and covered with spikes in bloom, adorned the banks of the river and filled the air with a light and grateful perfume. This place is beautiful, with open groves of oak, and a grassy sward beneath, with many plants in bloom, some varieties of which seem to love the shade of the trees, and grow there in close, small fields. Near the river, and replacing the grass, are great quantities of animole, the leaves of which are used in California for making, among other things, mats for saddle-cloths. A vine with a small white flower called here la yerba buena, and which, from its abundance, gives name to an island and town in the bay, was to-day very frequent on our road—sometimes running on the ground or climbing the trees.

ANOHER DAY'S REVEL IN BEAUTY.

"March 27th.— To-day we traveled steadily and rapidly up the valley. At 1 o'clock we came again among innumerable flowers, and a few miles further, fields of the blue-flowered lupine. We have found this beautiful shrub in thickets, some of them being twelve feet in hight. Occasionally three or four plants were clustered together, forming a grand bouquet, about ninety feet in circumference and ten feet high; the whole summit covered with spikes of flowers, the perfume of which is very sweet and grateful. A lover of natural beauty can imagine with what pleasure we rode among these flowering groves, which filled the air with a light and delicate fragrance.

"We continued on our road, interspersed through an open grove of live oaks, which, in form, were the most symmetrical and beautiful we had yet seen in the country. The ends of their branches rested on the ground, forming somewhat more than a half sphere of very full and regular figures, with leaves apparently smaller than usual. The California poppy, of a rich orange color, was numerous. To-day elk and antelope made their appearance. Our road was now one continued enjoyment, and it was pleasant, riding among the assemblage of green pastures with varied flowers and scattered groves, and out of the warm green spring to look at the grand rocky and snowy peaks, high above in the distance."

FLORAL WEALTH OF SPRING.

All through the winter and spring there is such a floral wealth as no other spot on earth can excel. "Anything more gorgeously beautiful than the display in valleys, on uplands, hillside and riverside it were impossible for any one to imagine. On every side are fields of rich and radiant bloom, and you become almost intoxicated watching the rainbow colors. In places there are carnivals of colors, in others there are flower families where purple, blue or crimson dominate." Along the streams, hidden under their bordering trees, hung with the heavy curtains of vines, in the deep shadows, there are masses of ferns, wood-mosses, lichens, lilies, sedges, holly-grasses and liverworts.

BUILDING MATERIALS.

Grand Forests and Inexhaustible Lumber Supply—Brick, Clay, Etc.

The timber supply of the San Joaquin district is an important advantage in an economic point of view, and it is one of the chief attractions for the home-seeker and capitalist who come from the plains and prairies, conspicuous for their lack of forests and tree growths. On the valley portions of this district the great oak growths furnish an abundance of the best fuel. Along the streams there are wide borders of oaks, sycamores, cottonwoods, alders, ash and willows. On the uplands and foothills there are abundant tree growths of various kinds, and on the higher mountains there is

THE GREAT FOREST BELT

Of the Sierras, extending north and south through the whole district, and having a width of from fifteen to eighteen miles. These forests compare favorably with the most famous tree growths of the world. There are cedars that rival those of Lebanon; the stately fir and the sugar pine, of which Professor Newberry says: "Like all the conifers on the Pacific coast it exhibits a symmetry and perfection of figure, a healthfulness and vigor of growth, not attained by the trees of any other part of the world. The mature tree reaches sometimes a hight of 300 feet and a diameter of twenty. The young trees of the sugar pine give early promise to the majesty to which they subsequently attain. They are unmistakably young giants." Here are—

"Cedar, cypress and pine and branching fir;
A sylvan scene, and as the ranks ascend
Shade above shade, a woody theater of stateliest view."

FOREST AND OTHER TREES.

In this great forest belt is the lumber supply of this coast for the present and for future centuries. In addition to the native tree growths the settlers, since the American occupation, have imported and grown a great variety of trees and shrubs. There is hardly an ornamental or useful tree of the North or South but can now be found in the tree plantations of this district. Here around the homes can be seen rows of tall Lombardy poplars, thrifty red and blue eucalyptas trees from Australia. All the palm trees of the tropics, including the beautiful fan palm, and the tender date and banana palms, grow here. There are laurel, lemon, lime, larch, holly, orange, olive, magnolia, myrtle, pomegranate, tulip and yew trees, forming, with the indigenous growths, an arboral wealth unequaled in any one spot on earth. There is every nut-bearing tree that grows on this continent, and they find everything congenial to them here.

Of the indestructible materials for buildings there are fine deposits of limestone, sandstone and granite, and those beds of clay for fireproof and building brick. Around Stockton and the other towns of this county, brick have been made for more than a third of a century. Owing to the materials for brick being contiguous to such quantities of good and low-priced fuel, brick are made and sold at low prices, and they have been largely used in building. All these lasting materials for buildings can be had as cheap as anywhere on this coast.

THE WATER SYSTEM.

A Never-Ceasing Supply of Water for all Possible Purposes.

No portion of this continent is favored with a better system of water than San Joaquin county. From the south the San Joaquin river flows through the whole length of the county, and furnishes not only a vast volume of pure water, but it furnishes navigation through the whole year. From the north the Sacramento brings the collected waters of the whole northern half of the State, a drainage basin larger than the Empire State, and washes the whole western border of the county. Both of these streams are not only navigable, they are tidal streams. From the east, draining the whole western slope of the Sierra Nevada mountains, is a complese network of clear mountain streams flowing through the county. The largest are the Stanislaus on the south, the Calaveras in the center, and the Mokelumne on the north. These are large streams, carrying large volumes of water. There is also a widely

EXTENDED SYSTEM OF SPRINGS,

Which furnish good water. At a depth of from ten to thirty feet pure and lasting well water is found. Underlying a large portion of the county there are basins of pure water from which, at small cost, flowing artesian wells can be had. Around Stockton there are from fifteen to twenty flowing wells, that furnish from 100,000 to 600,000 gallons of water daily. The advantage of being in this artesian belt is very great. Flowing wells on every farm would work a great change. They give a sparkling fountain at every front door, vernal green and bloom to every yard, running water in each room of the house, and in all the corrals, barns and stables.

MINING AND IRRIGATING DITCHES.

In the mountains to the east there are many large mining ditches, built in the hey-day of surface mining, many miles in length, and which cost great sums of money. These ditches run to the edge of the valley, are in good repair, carry many thousands of inches of water, and can be easily extended all over the valley lands. The extension of these ditches will be made in the near future, and there are now organized several ditch companies for taking water from the Mokelumne and Stanislaus rivers.

AN IMPORTANT WORK.

One of the most important of these enterprises is the "Mokelumne Ditch and Irrigating Company." The Directors of the company are the Hon. B. F. Langford, E. A. Beardsley, Charles W. McMasters, J. M. Logsden and E. W. Fairchild. There is plenty of water in the Mokelumne river at all seasons of the year; at low water the flow is nearly 1,500 cubic feet per second, and in June it is 3,300 cubic feet per second. The width of this canal will be 30 feet on the bottom and 45 feet on the surface, and the depth six feet. This will carry water to irrigate all the land north and south of the Mokelumne river, comprising 150,000 acres. It will make a garden of northern San Joaquin, and cover it with orchards, vineyards, vegetable and alfalfa fields. It will double and quadruple the producing capacity of this already fertile region.

The great navigable rivers, the mountain streams, the springs, wells, flowing wells and irrigating ditches give this section an unexcelled water system.

THE CLIMATE.

A Winterless Climate, with Semi-Tropic Productions—Temperature, Etc.

The climate of San Joaquin county and the surrounding country is the principal of her many charms. There is the deep blue azure of the Italian skies overhead, the warm floods of golden sunshine on valley and on hillside, and the soft winds from the warm ocean currents. There is no winter; the great Sierras form a mighty barrier which deflects the cold Arctic currents to the east, and the west winds, tempered by the thermal streams which take their rise among the tropic isles in the Indian ocean, come through the Golden Gate, and, spreading over the land, give it the orange, citron, pomegranate, magnolia and other

FLORA OF THE WARM SOUTH.

We still cling to the names of the seasons, which we brought from cold countries. We speak of December, January and February as winter, although in those months the whole country wears the vernal bloom of spring, and every valley and hillside is covered with a floral display rich in every color of the rainbow. There is no winter; spring and autumn fill the whole year. With the first warm showers of October "spring unlocks the flowers to paint the laughing soil." Then

"Comes the spring with all its splendors;
All its birds and blossoms;
All its flowers and leaves and grasses."

And it stays in all its beauty till the dry season commences, which is in June or July.

THE SUMMER TEMPERATURES

Are moderated by ocean breezes which come up the great valley, and make the afternoons delightful. At night the air currents are from the higher mountains, and are refreshing and invigorating. Of the evenings and nights of the Sacramento valley no pen nor pencil can draw a true picture. The cloudless starlit sky, the mild temperatures that woo to the open air of porches, lawns or gardens, the pervading perfume of a sea of flowers, the quiet hum of an infinite variety of insect life and the murmur of the foliage of trees and groves as it stirs to the caresses of the soft night winds—all these beauties, charms and glories of semi-tropical nights are beyond language to portray.

OUR ITALIAN SKIES.

There are two hundred and sixty cloudless days each year in this section, and glorious days they are. For months in the fall there is one long Indian summer, each day filled with floods of sunlight and warm, balmy south winds, and the land is covered with the soft autumn haze. It is said that there are shadings to every bright picture, but the picture of San Joaquin climate has few shadows. There are no blizzards, no cyclones, no snow, no ice, and there is no record of sunstroke in this district.

TEMPERATURE AT STOCKTON.

The temperatures at Stockton are as follows:

MONTH.	1884. At Sunrise	1884. At 2 P.M.	1884. At Sunset	1884. Mean	1885. At Sunrise	1885. At 2 P.M.	1885. At Sunset	1885. Mean	1886. At Sunrise	1886. At 2 P.M.	1886. At Sunset	1886. Mean
January	35.80	55.09	49.93	46.94	40.54	54.00	49.35	47.96	40.80	58.06	49.10	47.65
February	37.99	55.43	51.13	48.18	40.57	64.75	57.39	54.23	43.28	63.35	56.21	54.28
March	43.83	61.77	55.12	53.73	43.32	73.45	62.77	59.84	39.48	62.96	54.45	53.20
April	45.66	67.10	58.16	56.97	47.50	74.26	61.98	61.23	46.23	67.90	58.01	57.39
May	50.64	76.71	63.93	63.76	48.86	81.25	65.32	65.44	47.80	78.61	64.19	63.53
June	54.00	76.83	64.63	65.15	49.53	81.26	66.98	65.57	53.56	87.00	71.90	70.82
July	52.93	86.19	73.48	70.86	54.77	86.29	72.85	71.13	56.29	89.64	76.74	74.22
August	54.73	87.96	75.93	72.87	56.38	90.93	78.67	75.82	56.35	90.83	77.41	74.86
September	48.30	78.96	69.86	65.70	52.93	86.60	77.03	72.18	50.40	85.40	74.60	70.13
October	45.35	75.83	65.61	62.26	48.32	78.61	70.90	65.91	42.80	71.90	64.19	59.63
November	39.63	67.63	61.10	56.08	48.10	62.00	57.80	55.30	35.70	62.30	56.76	51.58
December	38.64	56.16	51.74	48.84	43.64	55.09	51.06	49.04	40.80	59.06	53.38	51.08
Yearly Mean				59.27				62.00				50.70

COMPARISONS WITH ITALIAN CLIMATE.

Compare these with the temperatures of Naples in Italy, considered to be the best climate in the world:

	Naples.	Stockton.
January	46°	47°
February	47	52
March	51	56
April	56	58
May	64	64
June	70	68
July	75	72
August	76	73
September	69	69
October	61	62
November	53	54
December	49	50

THE RAINFALL.

The average rainfall is about twenty inches, being ample for all staple crops. As has been stated before in this article, the rains come in showers through six months of the year, commencing in October. There are no down-pourings of rains lasting through days and weeks, and there are no long periods during which the skies wear a dull and leaden appearance. The rainy season is a succession of showers and sunshine. It is Nature smiling through her tears.

TRANSPORTATION.

Most Favorable Facilities for Reaching Markets That Can Be Furnished.

In nearly everything which makes a country desirable for a settlement, it is enough to say that San Joaquin county equals the other favored spots of the United States, but in this matter of transportation it is entirely within the bounds of truth to say that she excels any other county in the State. Many other counties have railroads through them, and a river that borders them, but here the navigable streams extend through the center of the county. On the Sacramento, which forms the eastern border, the largest steamers float, and on the San Joaquin river there is good navigation as far as Hill's Ferry.

THE RATES OF FREIGHT

And the fares for passengers by these water routes are exceedingly cheap. It is true that all kinds of freight can be put on to an ocean steamer or sailing vessel in the harbor of San Francisco from the warehouses of Stockton cheaper than the merchants of San Francisco can dray their goods and put them on shipboard. This is an advantage which is enjoyed by no other interior section of this State. All the grain, hay and other farm products; all the products of the mills, factories, and the forges of Stockton are carried by these water-ways to the ocean for from 25 to 50 cents per ton. There is a large fleet of steamers and barges of all sizes that ply constantly on these 50 miles of navigable streams in and around San Joaquin county.

THE RAILROADS OF THE COUNTY

Furnish rapid and cheap transportation. Running north and south through the county there is the Western Railway, running from San Francisco to Sacramento, where it connects with the overland line, and with the California and Oregon road. At Lathrop it connects with the Southern Pacific to the Cotton States of the Gulf. There are branch roads from Stockton to Milton, in Calaveras county, a branch to Oakdale in Stanislaus county, and a branch from Lodi to Valley Springs in Calaveras county, which reach the rich timber, grazing, farming and mining regions of the Sierras. On all these roads there are several freight and passenger trains daily, and the rates are low and the transit rapid. Everything that the farmer produces can be loaded on the cars or on the steamers at night and be put into the market of San Francisco fresh in the morning, or can be loaded on the cars and sent on its journey to the States and Territories East of the Sierras, where our great Eastern markets are.

PRODUCTIONS.

Immense Yields of Cereals, Vegetables, Fruits of all Kinds, Etc.

The productions of this section are of the most varied character. They embrace everything that grows in the cold North and in the hot South. The warm days and the cool nights the year around make this a common ground where the children of the North and South meet and fraternize. Wheat from the high altitudes and latitudes meets the rice from the South, and they grow side by side. The Siberian crap apple and pomegranate are produced in the same field. By the side of the Norwyy pine,

"The fragrant orange flowers
Fall to earth in silver showers."

The oak that braves the fiercest Arctic blast, and the palm that is wooed to life by soft winds and warm sunlight, grow to luxuriance, and together interlace their branches. Every fruit and flower that has its home from the snow regions of the frigid zones to the everglades of the tropics flourishes in the open air here.

WHEAT PRODUCTIONS, ETC.

There are great wheat ranches that employ scores of men and teams in seed time and harvest. There are vegetable farms that produce train loads of vegetables, great fields of corn, orchards with every kind of tree fruit, and vineyards with all the varieties of grapes which grow from the inhospitable Baltic coast to the delicate varieties of the warm and wooing Mediteraanean. The experiences in agriculture and horticulture run back before the days of gold in the 40's. In that long time the capacities of the soil and climate have been pretty thoroughly demonstrated. It has been shown that wheat, oats and barely are certain and remunerative crops, that the yield per acre is fully twice as much as the average yield in the Eastern States. Corn has been grown with great success.

ALL KINDS OF VEGETABLES

Are produced of superior quality and in quantities above the average, on alluvial ground near the streams, or where irrigation is used. Several crops of vegetables are grown each year. There is no month of the year but what some kind of vegetable matures here. As bearing upon this question of a succession of crops, through the year and upon the market for these products, the fact that from November to June immense quantities of vegetables are shipped to every town of size west of the Missouri river, between the British dominions on the north and the republic of Mexico on the south. New Orleans, San Antonio, Austin and Sherman order them by the carload. Most of the towns in Kansas, Nebraska, Iowa and Minnesota buy and eat our vegetables during those months.

SUPPLYING THE EAST.

This past season train-load lots of vegetables were shipped to Chicago, Cleveland and Cincinnati to the end of May. Little has been said of this demand for California vegetables but it is true, however, that the volume of these shipments is greater than the shipments of our fruit. The demand has doubled each year for the past three or four years, and there can be no doubt that all the vegetables possible to be raised here will bring remunerative prices. There is probably no branch of farming that pays better than vegetable-growing. A small quantity of land only is required, and in ninety days after the first seed is planted something of a return may be realized.

FRUIT-GROWING.

Profits from This Industry as Shown by Varied Experiences.

Small fruit-growing has been successfully engaged in in this district, and it is especially adapted to people of small means. Five to ten acres of land is all that can be managed to advantage. There are many families now here who make good livings from five acres of strawberries, blackberries or raspberries. With judgment in the selection of soils and with skill and industry in cultivation and marketing, from $200 to $400 worth of berries per acre can be relied upon. The returns from this branch of horticulture can be realized much sooner than from tree fruits.

THE EARLY FRUITS.

Fruit-growing dates back to the early days of the American occupation. Almost the first thing done by the settler was to plant out fruit trees and vines. All varieties of fruit trees were planted, and with the most statisfactory results. Apples of good size and flavor are grown even in the valleys, but on the foothills, to an altitude of 3,000 feet, the best apples are grown. Every variety of peach is grown on the valley soils, on the rolling lands, and on the slopes of the foothills, and they cannot be excelled in any country for the quantity and quality of the yield. The same may be said of the production of pears, plums, prunes, cherries, apricots and nectarines. All these are grown with the

GREATEST SUCCESS

And pecuniary profit in San Joaquin county, and the orchard products are in demand in all the vast country from the eastern base of the Sierra Nevada to the Atlantic ocean. The sixty million people of the East are buying and eating our fruits, and the seventy millions of the next census will demand them, and the ninety millions of the next succeeding census will make a still further demand, and so on till the population of the country demands more than this coast can produce.

CITRUS AND OTHER CHOICE PRODUCTS.

It should be borne in mind that, so far as has been demonstrated, there is no other portion of the United States which can produce good wines, raisins, olives, olive oil, figs, prunes, oranges, lemons or limes. Florida has produced citrus fruits to a considerable extent, but the winters there seem to be such as to make the production uncertain and the business hazardous. Of all these articles we are large importers; we consume much more of them than we produce, and sound economy demands that we produce all that we consume, at least. With these facts in view, there seems no reason to fear a lack of markets for all of those products that all the home-seekers who may come here for the next fifty years can produce.

THE PRICES OF LAND

In this district are remarkably low, considering the fertility of the soil, the abundance of timber and water, the pleasure and profit of the winterless climate, the means of transportation and the profit which can be made from the land. Relatively, these lands are as cheap or cheaper than in other parts of the State. On the rich alluvial lands the prices range from $40 to $100 per acre, and when put out to vegetables, small fruits, orchards or vineyards these lands will

PAY THE PURCHASE PRICE IN ONE YEAR.

The lands of the brown soils can be had from $40 to $80 per acre, and are exceedingly cheap at these figures. On the foothill slopes and in the foothill valleys land is much cheaper. It is a fact as true as holy writ that the best land is the cheapest at any price. Ten acres of first-class land is worth more than 100 acres of third-class land. Buy the best wherever it is to be had, regardless of locality, but be sure that there are markets and transportation.

CHOICE VINEYARD LANDS.

There is no better vineyard land than that of San Joaquin county. It is now more than a third of a century since the first vineyards were planted, and through all that time these old vineyards have grown and produced great crops of grapes. The first vines were the Mission variety and after 35 years are still to be seen, as strong, vigorous and prolific as ever. Since the American occupation in 1847-8 there have been a large number of vineyards of the better varieties of grapes set out on all the different varieties of soil in this district.

The El Pinal Vineyard, owned by the West Bros., is one of the most famous in the State. It is many years since the first vines of this vineyard were planted, and they show a luxuriant growth and are prolific and continuous bearers. The wine and brandy from this vineyard has a national reputation second to none. The Messrs. West are among the most intelligent grape-growers and wine-makers of the coast, and are entitled to great praise for their efforts in demonstrating the capacity of these soils for vineyards.

There are many other vineyards in the county which for years have made a golden return for the labor bestowed upon them