THREATENED FORESTS.

State Ownership of Public Lands in California.

The Most Direct and Effective Method of Solving Two Great and Important Questions — Irrigation of Desert Lands and Preservation of Forests.

William H. Mills, the General Land Agent of the Central Pacific Railroad Company, contributed a thoughtful article to yesterday's *Examiner* on the subject of our threatened forests and the problem of irrigating the vast arid regions of the Pacific slope. It contains so much reliable information and such important suggestions that we reproduce it in full:

The visit of the President to the Pacific Coast naturally suggests the question, "What will be learned concerning the special needs of that portion of the United States known as the Pacific States and Territories, and how what he learns prove advantageous to our development?" The suggestion is associated with the fact that he is the Chief Magistrate of the nation and that the Pacific States and Territories are remote from the great centers of intellectual and social life and from the seat of political power. We on the Pacific Coast have had frequent occasion to complain that our view of governmental policy found such tardy acceptance at the hands of the National Congress and the National Executive.

Under all forms of Government, there is too much dependence placed upon the legislative or law-making factor of prosperity. Beyond establishing equality of right, providing for public tranquility and the general welfare, Governments can do but little for communities. Communities, whether near or remote from the seat of power, must carve out their own destinies.

The State of California possesses vast undeveloped resources.

The products of our forests are an important source of income, and, properly preserved and administered, would be a future inexhaustible source of revenue to this commonwerlth. The mineral resources of this State are vast beyond computation. Our manufacturing possibilities are practically unlimited, while our commercial advantages are still unrealized. These combined are what we are accustomed to call the natural resources of our country.

With practically unlimited natural resources, the first great need of the Pacific States and Territories is a reinforcement of their industrial populations, and the coming of this reinforcement is not especially dependent upon national legislation. The President will find us a prosperous and happy people. He will find us loyal to the free institutions of our country and closely wedded by patriotic instinct to the great doctrines of civil liberty. The system of segregation of public land in the United States was devised and made applicable to the fertile region lying east of the Missouri River. The unit of segregation was one mile, or 5,280 feet square. It contained 640 acres of land, and experience in the fertile regions to which it was first made applicable disclosed the fact that one-fourth of a section was an area sufficient to employ the industry of a single cultivator and his family. The distribution of land holdings into 160-acre tracts therefore established a large class of independent land-owners. When the Northwest Territory was ceded to the United States this system of segregation wtis extended to it and was found applicable. As the frontier of civilization advanced westward it was still maintained, and at last, when the policy of disposing of the Government domain to actual settlers in quantities of 160 acres became fixed in the United States, it was so fixed because experience had demonstrated that number of acres as sufficient to establish the independence of a single agricultural cultivator and his family. This rule of segregation was only applicable, however, to the fertile portions of the United States where the fertility of the soil and climatic possibilities were analogous to the part of the country in which it originated.

Passing the one hundredth meridian, an arid region is encountered, embracing 1,700,000 square miles, or about one-half the territory of the United States. With the exception of the fertile valleys of California and the fertile portions of Oregon and Washington, the old rule of segregation is conspicuously meaningless. Ascertainments seem to determine the fact that the average fertility of the lands lying west of the one hundredth meridian is only one-twenty-seventh of the average fertility of the lands lying east of that meridian. It follows then that the exercise of the homestead right in the great valleys of the Ohio, Mississippi and Missouri river is twenty-seven times as valuable as the exercise of the same right west of the one hundredth meridian. In the cultivation of the soil the proper unit of valuation, if it were ascertainable, would be fertility and not area. The unit of segregation should recognize this difference of fertility and the value of the exercise of the homestead or pre-emption right, when those rights are exercised with respect to arid lands, and their value should be equalized by permitting a larger area to be taken. The attempt to apply the traditional policy of land segregations to lands so widely differing as to their fertility has led to a vast monopoly of the Westeru region by what is known as herdsmen's rights. The herdsmen have been undisturbed in the exercise of these rights because but 160 acres could be obtained and because that amount was utterly worthless to the owner. If the difference of fertility had been recognized and a system of land segregation suited to the new condition had been devised, the grazing areas of the great upland plateau between the Rocky and the Sierra Nevada Mountains would now be under the ownership of independent herdsmen and a relatively large population would occupy them.

When it became apparent that the fertility of the arid regions of the United States could be developed only by the artificial application of water through systems of irrigation, the Government of the United States attempted legislation, generally known as the "Desert Land Laws." In the enactment of these laws it was controlled by former and irrelevant traditions. It attempted to preserve the traditional idea that 160 acres of land was a sufficient amount for a single agricultural owner, but it did not realize the fact that systems of irrigation could not be established by individuals, nor any system be constructed with reference to the fertilization of so small an area. The legislation had on this subject was perhaps well enough as to the ownership of the land after its fertility had been secured by the artificial application of water, but was grossly inadequate las to the inducement to the investment of the necessary capital. The President will have had sufficient observation of the arid regions of the United States to return perhaps with the conviction that rivers may be diverted from their channels and their waters applied to lands only by the expenditure of large aggregations of capital, and that the construction of such systems of irrigation can be compensated only by the development of great value upon large areas of land, and that therefore some judicious modification of the Desert Land Act, so long solicited by the people of the arid region, is not only judicious but necessary to the development of the country.

Logical relevancy brings us to the question of the State ownership of public lands. I see no reason why the Government of the United States should not donate to the State of California all remaining public land for the purpose of developing systems of irrigation, by which the great valleys could be fertilized, the vast possibilities of the climate utilized, and large, prosperous populations thus attracted. What is true of California would be equally true of Nevada, Utah, Arizona other Pacific States and Territories. The ownership of the public lands within the borders of these States by the States themselves, and the devotion of their value to the development of systems of irrigation, would be of immense benefit to the whole people of the United States. The development of fertility in the arid region is the equivalent of the acquirement of new and fertile territory. The proper irrigation of the San Joaquin Valley, in the State of California, would in all resperts be the equivalent of adding twenty times the area, on the basis of its present fertility, to the territory of this State, and therefore to the United States, On a less area of irrigated land in the valley of the Po, over nine millions of people now reside. The remaining public lands of California will eventually be sold by the Government. The proceeds of these sales will remain as now, an inappreciable source of revenue to the General Government, and the great good which might be accomplished by their donation to the State, and the subsequent devotion of the proceeds of their sale to the development of irrigation, will, perhaps, remain unaccomplished.

But a more important consideration to the people of California relates to the timbered lands of the State. The present policy of the Government relating to the disposition of these lands is by a system of location in 160 acre tracts; the locator subsequently acquires absolute ownership of the timber. This ownership once acquired confers upon the proprietor of timbered land the right to deforest the timbered regions of the State. The most superficial examination of this subject will convince the Chief Executive of the nation that the people of this commonwealth cannot afford to have the wooded slopes of the mountains denuded of their timber. The influence of the forests of California upon her climatic conditions is such that a deforested condition of her mountain slopes will relegate her most fertile valleys to a condition of permanent aridity. The continuation of the present policy concerning the sale of timber land is, therefore, inconsistent with the future welfare of this State.

If the general Government shall adopt the policy of refusing to alienate its title to the forest lands, our only source of timber would be cut off and a large and profitable industry would be eliminated, while on the other hand the absolute ownership of the timber areas of the State is inconsistent with the perpetuity of the fertility of its valley lands. The State ownership of the public lands in California is the most direct and effective method of striking a happy mean between these great evils. The State should own the timbered slopes of our mountains and should devise a system of the removal of such timber as has acquired its full growth only, and thus preserve all growing trees; so that the annual cut of lumber would be from such timber as can acquire no further growth. This policy would perpetuate the natural increase of the timber of the forest. This matter is of such importance that its brief recapitulation will be pardoned.

To the timbered slopes of the mountains of California is referable the climatic conditions of the valleys. Remove the forests and the torrential character of the rivers in our winter and springtime would, of itself, destroy the valleys and later leave the beds of these streams dry for nearly one half of the year, and a desert condition would at once ensue. The right to compass this disastrous condition is rapidly being placed in private hands by the absolute ownership of the timbered lands of the State. When the Government has once parted with the ownership of the land, it has lost the right to regulate the removal of timber or control its preservation. Thus there is passing into individual hands the right to destroy the State; for the absolute right to deforest the mountain slopes of California is the right to produce a condition which would be utterly destructive of the fertility of the valleys.

The art of agriculture as practiced by the people of California is of recent discovery. The agriculture and horticulture of California are a wide departure from the methods practiced by our fathers and as understood by 60,000,000 of the people of the United States. It would appear that one way to bring this great department in touch with the agricultural and horticultural interests of the Pacific slope will be by the establishment of a branch, under the direction of an intelligent commissioner, somewhere within the boundaries of the arid regions of our country. A branch of the Department of Agriculture established amid conditions to which its inquiries relate alone affords hope of practical results.

Our commercial necessities are of paramount tmportance. The great statesmen of the early period of our history sought to extend the territorial jurisdiction of the United States to the Pacific Ocean, hoping by that means to confront the vast populations of Eastern Asia and of India, and thus to establish a great highway of commerce with those populations on American territory. Our Golden Gate is a front door which faces the oldest civilizations of the world. It opens out upon an undeveloped ocean. It looks toward the westward as the gates of our Atlantic metropolis open to the east. The harbor of our metropolis should be the local center of converging and diverging rays of commerce with all the ports of the world. Notwithstanding the unlimited resources of our country, notwithstanding the energy and enterprise of its people, we are but a feeble commonwealth. The aggregate of the populations west of the Rocky Mountains is but little more than one-half that of the great metropolis of New York.

Adequate commercial relation between seaports of our coast and the ports of the world is a fruitful field of Governmental enterprise. In its infantile state it needs and demands a Governmental bounty. Encouragement to commerce in this way will result in a new foreign market for our products and their withdrawal from competition with Eastern producers. The whole people of the United States have therefore a common interest in the establishment of commercial relations between its Western territory and the American and Asiatic Pacific ports and the establishment of steamship lines between American Pacific ports and the ports of South America, Asia, India, Australia and New Zealand. It is of paramount importance to the promotion of productive industry in all the Pacific States and Territories. Our hope of empire will remain an unrealized dream until this is accomplished.

Alaska, as an investment, has paid the United States well. It cost us $7,200,000 when we bought it from Russia a little less than a quarter of a century ago, while the products of that locality since then have amounted to about ten times that sum.

BOILS, pimples, hives, tetter, ringworm and other similar affections caused by impure blood, are entirely cured by Hood's Sarsaparilla, which purifies, vitalizes and enriches the blood.

BEECHAM'S pills cure sick headache.

Dr. Price's Baking Cream Powder.
Used in Millions of Homes—40 Years the Standard.

FARM AND ORCHARD.

An Iowa Farmer Speaks His Sentiments in Plain Language.

Arbor Day and Its Manifold Advantages—It Teaches the Young How to Plant and Care for Trees, Shrubs and Flowers—The New Law on Contagious Diseases.

The following communication, written by John Thomas, of Oscaloosa, Florida, a farmer for forty years, is taken from the *Prairie Farmer*: "Many of our farmers who are complaining of hard times are themselves alone responsible for their condition. You know that it is not 'the tariff' that is to blame, nor 'railroad extortion,' nor 'unfriendly legislation,' nor any of the causes that are so glibly put forward by demagogues and that are echoed by secret and other political organizations. You know and I know and every farmer who keeps his eyes open knows that it is the farmer's own actions, or sometimes want of action, that has placed the majority where it is. I do not refer to those suffering from sickness or drought or grasshoppers or cyclones or similar accidental causes, as they are of but rare occurrence and cover but limited territories as a rule. I refer to the general conditions now existing amongst the farmers of the West and Northwest or those covered by the resolutions of the political demagogues and their imitators that I have named.

"These farmers are suffering from their own wastefulness, want of the use of the foresight which they all have, and that so few show or practice.

"This is a strong indictment, but it is a true one, as I shall shortly show. Go on to a hundred farms in any of the Western States at any season of the year and on ninety-nine you can see evidences of waste enough to account for the 'hard times' the occupant is crying about. Fine agricultural implements are bought, used once perhaps and then left exposed in the field or yard until needed the next year—then it is found that rust and decay have done their perfect work and that the machine, perhaps a fine harvester or a thresher or the like, is useless, or if not entirely so is in such a condition that it will take half its original cost to put it in working order.

"Look again, and you will see the wagon, the plow, the harrow, the shovel, hoe, rake and harness in equally bad order, and simply from sheer neglect. The waste of the money involved in these items alone would be a handsome income to the 'poor' farmer's wife! But she also is to blame for waste. Not a day passes but she throws away of food, or gives it to the hogs, more than enough to feed two families as large as her own; that is, she wastes two or three times as much as her family consumes! The horses, unless it may be an especial 'speeder,' are neglected; the cows, calves, sheep and hogs likewise. A shoe is loose on the horse and is neglected; the next day it is gone and at least fifty cents gone with it. The cows shiver in the blast and shrink in their milk, or abort, and Providence, instead of the owner, is blamed. The calves are hooked or trampled on by the larger animals, and 'bad luck' is given as the cause of the loss. The hogs die of 'hog cholera,' when a dollar spent for a proper preventive would have saved the lives of the entire drove. The hens likewise die of 'cholera,' when they, too, could be saved by a a little foresight. Eggs are lost by weasels, minks, skunks, stray cats, and the like, and many a dollar thus kept from the farmer's purse. After the crop is grown, one-quarter or more, as a rule, is allowed to go back into the ground. It is first threshed out by the harvester, then in taking it to the stack, then in the stack by birds, and rats, and other vermin, if not by animals allowed to raid the stack. Then there is a loss in the threshing, sacking, hauling to market—in other words, there is a leak from the moment the grain is ripe until it has left the farmer's hands for good. If the grain is corn, we have the same loss, only, however, occurring in a different way. And so it goes—waste everywhere—and still the farmer wonders that he is poor, or not 'getting along.' As a rule, in the first place he undertakes to do too much—attempts to farm 160 acres when he should not have had more than forty. I claim that with forty acres properly farmed, and everthing properly and carefully taken care of, he can make more net than is generally done off the 160 acres.

"I can show you farmers in Indiana, Illinois and Iowa, who year in and year out make eighty to one hundred bushels of corn to the acre, while their immediate neighbor will not average thirty-five. The man that grows the eighty or one hundred bushels to the acre saves it, too, and has no cause to complain against the laws, or unequal taxation, or want of free coinage of silver, or against railroad rates, or the hundred other scarecrows the political demagogues are talking about. Look at our German farmers. They nearly all get rich, and get it simply by carefulness and saving and thrift and reasonable foresight. It is a burning shame that we American farmers will not follow their careful habits. Go on to the average American farm and outside of the simple acts of preparing the soil and sowing the seed, I will defy you to find a single evidence of economy, or care, or saving. It is waste and destruction everywhere. I have looked the field over from Eastern Ohio to the eastern slope of the Rocky Mountains, and I see the state of facts existing, and find waste and want of thrift nearly everywhere, and grieve to see so few who will see the real cause of the trouble. No matter what laws you make—not even Stanford's fiat bond law—will help you in the least. In yourselves, and there alone, is your salvation. Of course, all your readers will not agree with me in the presentation of the case. Those that are most guilty will cry out the loudest against my facts and inductions, but for all that in their heart of hearts they will know I have told the truth. I firmly believe that the savings that the farmers can make in the lines I have indicated would, in five years, pay off every farm mortgage in the Northwest, and another five years would make the same wealthy—having no debts, no mortgages, their farms well stocked and themselves and their families well housed, well clad and well educated."

ARBOR DAY AND ITS ADVANTAGES.

Arbor day is now one of the most important events of the year, and the Governors of the several States give proclamations of the times selected for the observances. Though enjoyed as a holiday, Arbor day is intended to teach and impress the younger persons the necessity of not only ornamenting the homes and public grounds with trees, evergreens and flowers, but also to preserve and perpetrate many varieties that are gradually becoming extinct. To observe Arbor day without contributing in some manner to the accomplishment of the objects intended and sought by its celebration is to waste valuable time and lose the advantages of united action. The Sunday-schools, the children of the day schools and their parents should engage in the work. The school yards, cemeteries, the roadsides, parks, lawns and along the sidewalks of villages and towns, give employment and amusement to all engaged, and but a few years will elapse before the effects of Arbor day will be apparent in every direction.

It is most important that the children be taught to take an interest in Arbor Day, to anticipate it, and be prepared for it. Teachers should educate the children to a partial knowledge of the proper plants and trees best adapted for the climate and section, and aim to make the day one of mutual advantage to each and all, as well as to afford as much enjoyment as possible. The instruction imparted, not only to children but also to adults, by the observance of Arbor Day, will be of advantage. Children learn how to plant and care for trees, shrubs and flowers. Adults seek more knowledge of varieties and of plants to which they have before given but little attention. Landscapes are beautified and homes made more attractive. Those who have been content with the native oak, the pine and the chestnut, will find other varieties sometimes an advantage, while the beautiful evergreens will change the appearance of the landscape in winter. One of the most important sources of instruction is the use of flowers and shrubbery to ornament the school-yards and homes. A beginning is then made in practical botany, and the knowledge gained becomes a stimulus for more, the children who are to be the parents of the future being thus better prepared and informed to take a deeper interest in Ardor Days hereafter.—*Philadelphia Record.*

CONTAGIOUS DISEASES.

The following Act to amend Sections 400 and 401 of the Penal Code of the State of California, relating to contagious diseases among animals, was approved March 10, 1891.

"Any person who shall knowingly sell, or offer for sale or use, or expose, or who shall cause or procure to be sold or offered for sale or used, or expose, any horse, mule or other animal having the disease known as glanders or farcy, or who shall bring, or cause to be brought, or aid in bringing into this State any sheep, hog, horse or cattle, or any domestic animal, knowing the same to be affected with any contagious or infectious disease, shall be guilty of a misdemeanor.

"Every animal having glanders or farcy shall at once be deprived of life by the owner or person having charge thereof, upon the discovery or knowledge of its condition; and any such owner or person omitting or refusing to comply with the provisions of this section shall be guilty of a misdemeanor."

FARM NOTES.

The soil for beets should be plowed from 12 to 15 inches deep, and as much of the beet root grown beneath the surface as possible.

Produce something out of season, make it attractive and delicious, and see how quick it will sell and how soon there will be a call for more.

Only an experienced workman should lay off the corn rows. The rows should be straight in order to more easily cultivate the crop, yet much carelessness is allowed in laying of corn rows, though it causes a loss of time and labor later on.

We can never hope for the blessing of uniformly good roads throughout the country until the care of them is delegated to skilled and competent hands, instead of being left, as now, to the mercy of local shiftlessness and indifference.

Rotate the crops in the garden as well as in the fields. Do not grow peas or cabbage on the ground occupied by such crops last year, but change all crops to new plots, or to plots occupied by some other crop the previous season. Rotation is a very important matter in agriculture.

Co-operation in the purchase of pure-bred stock will enable the farmers in a community to improve with but a small cost to each. A bull of some preferred breed, or a stallion, will more than pay its cost in a single year. Once such a plan of procuring pure-bred males is adopted it will encourage the community to extend the system of co-operation in other directions.

The herbs are too much neglected in gardens. Sage, savory, thyme, parsley and marjoram are almost indispensable to a well-regulated garden. Nearly all herbs can be grown from seeds, and once obtained many of them remain for years, and they are also propagated from roots. Herbs, even when established, are too often neglected. They should be cultivated and manured.

Pardy's Recorder says: "Don't leave too many canes in the red raspberry and blackberry hills or rows to bear another season, but go through now and cut out close to the ground all small plants, leaving three to four strong canes to every three to four feet, or three canes to every hill, and cut them off at the top, leaving canes four to five feet high. The more coarse material like straw, hay, leaves or pine needles thrown under the bushes, the better the crop next season, especially if the season should prove dry."

Old People.

J. V. S. is the only Sarsaparilla that old or feeble people should take, as the mineral potash which is in every other Sarsaparilla that we know of, is under certain conditions known to be emaciating. J. V. S. on the contrary is purely vegetable and stimulates digestion and creates new blood, the very thing for old, delicate or broken down people. It builds them up and prolongs their lives. A case in point:

Mrs. Belden an estimable and elderly lady of 510 Mason St., S. F. was for months declining so rapidly as to seriously alarm her family. It got so bad that she was finally afflicted with fainting spells. She writes: "While in that dangerous condition I saw some of the testimonials concerning J. V. S. and sent for a bottle. That marked the turning point. I regained my lost flesh and strength and have not felt so well in years." That was two years ago and Mrs. Belden is well and hearty to-day, and still taking J. V. S.

If you are old or feeble and want to be built up.

Ask for

Joy's Vegetable Sarsaparilla

Most modern, most effective, largest bottle. Same price, $1.00, six for $5.00.

Meeting Notices.

SPECIAL MEETING OF TEHAMA Lodge, No. 3, F. and A. M., THIS (Monday) EVENING, at 7:30 o'clock. Master Masons cordially invited.
1t* C. N. NELSON, W. M.

STATED ASSEMBLY OF SACRAmento Council, No. 1, R. and S. Masters, THIS (Monday) EVENING, 7:30 o'clock.
1t* HARRY INGHAM, T. I. M.

OFFICERS AND MEMBERS OF Tehama Lodge, No. 3, F. and A. M., will meet at the hall THIS (Monday) AFTERNOON at 3 o'clock, to attend the funeral of our late brother, Rupert M. Meller. Visiting brethren cordially invited.
1t* C. N. NELSON, W. M.

SACRAMENTO HUSSARS, ATtention!—Special meeting THIS EVENING at 7 o'clock sharp. Every active member requested to be present. By order
THEO. SCHUMACHER, Captain.
MANGOLD, Secretary. 1t*

Y. L. L., NO. 17.—REGULAR MEETING THIS (Monday) EVENING at 7:30 o'clock at Y. M. I. Hall; nomination of delegates to the Grand Council. By order of the PRESIDENT.
MRS. M. NAGLE, Cor. Sec. 1t*

LADIES' MUSEUM ASSOCIATION.—Special business meeting MONDAY, April 27th, at 2:30 P. M., at Pioneer Hall. By order of the PRESIDENT.

NOTICE, CARPENTERS' AND JOINERS' Union, 341.—Regular meeting WEDNESDAY EVENING at 7:30 o'clock. All members are earnestly requested to attend, as there is special business to be transacted.
J. P. DUNN, President.
L. A. SIMMONDS, Secretary. ap27-3t

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Highest of all in Leavening Power.—U. S. Gov't Report, Aug. 17, 1889.

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ABSOLUTELY PURE

Wanted.

WANTED—LADIES TO CALL AT 900 Eighth street and see the ladies' tailor patterns cut; system taught; satisfaction guaranteed. ap27-3t

WANTED—A SITUATION TO DO GENeral housework; good cook. Apply at 1322 Third street. ap27-2t*

WANTED—DRESSMAKER AT 917 Tenth street, between Iand J. ap26-3t*

WANTED—SIX LADIES AND GENTLEmen of good address. Apply 703 J street. C. E. V. SAUNDERS, Manager. ap23-6t

WANTED—GIRLS WITH SOME EXPErience as trimmers, in the Millinery Department. Apply to C. H. GILMAN, Red House. ap11

WANTED—A THOUSAND HEAD OF cattle to pasture on the Hovenden Ranch (late the G. D. Connors Ranch), on the Cosumnes; also, a thousand acres for summer-fallow. Apply on the ranch to MR. GONZELL, Overseer. mr29-tf

WANTED — TEAMS — PARTIES WITH teams or traction engines to take contract to haul three million feet of lumber; all summer's work. For further particulars address EL DORADO MILL AND LUMBER CO., Diamond Springs, Cal. fe14-tf

WANTED—MEN FOR FARMS, VINEyards, dairies and all kinds of labor; women and girls for cooking and general housework; plenty of work for desirable help. Apply at EMPLOYMENT OFFICE, Fourth street, K and L.

Lost—Found.

STRAYED OR STOLEN—FROM TWENTY-fourth and V, a bay colt two years old, with one white hind foot. Return to above address and be rewarded. ap25-3t*

LOST—ON SATURDAY EVENING LAST, a gold glove buttoner, with heart charm attached. Please return to book-keeper at Weber's, 1217 L street, and receive reward. ap25-tf

To Let or Rent.

TO RENT—HOUSE OF NINE ROOMS, bath, gas; nice quiet locality; a desirable home for the right party. Apply at 722 Eighth street. ap25-7t*

TO LET—SECOND STORY OF HOUSE, No. 304 J street; containing five nice rooms suitable for housekeeping. Inquire of S. ROSENFELD, 304 J street. ap25-7t

TO LET—A TWO-STORY FRAME DWELling, containing six rooms and bath, hot and cold water, modern improvements. Inquire at 1708 Eighth street; rent reasonable. 3*

TO LET—A FIVE-ROOM MODERN COTtage, nearly new; also, a six-room cottage. Inquire 1234 G street. ap22-7t*

TO LET—AN ELEGANTLY FURNISHED bay-window room, with family board, at reasonable rates; gentlemen only. 721 H street. ap17-tf

TO LET—FURNISHED ROOMS, DOUBLE and single; also housekeeping rooms, at 418 L street. ap15-1t*

FOR RENT—340 ACRES OF GOOD PASture at Cothrin's Station, El Dorado County. Inquire of W. S. COTHRIN. mr31-tf

HOTEL OF 100 ROOMS, ALL FURnished, full of boarders and roomers, to lease; best location. Inquire at 1007 Fourth.

FURNISHED ROOMS AT CENTRAL House from $5 per month upwards; also family rooms at low prices. HORNLEIN BROS., Proprietors. mr19-1y

TO LET—THREE TENEMENTS, THREE rooms each; also one house, 8 rooms, partly furnished (suitable for lodging or boarding-house); also some rooms, furnished or unfurnished, suitable for light housekeeping. For particulars apply at WOOD YARD, 401 I street. All cheap rent. mr5-tf

TO RENT—FURNISHED AND UNFURnished rooms, suitable for housekeeping; rents from $4 to $8. Inquire at 309 M st. fe6-tf

For Sale.

FOR SALE—A CANOPY-TOP PHAETON, in good order. Apply at 708 Q st. ap25-3t

FOR SALE—A CORNER LOT, SIZE 80x 80; high, and a very fine view; corner Twenty-first and P streets; price, $1,400. Apply on the premises. ap25-7t*

FOR SALE—40,000 FEET OF IRRIGATing pipe; nearly new; sizes, 1¾ inches, 2 inches, 2½ inches and 2⅝ inches. Apply at this office. ap25-7t*

FOR SALE—TWO FRESH MILCH COWS. Apply to F. A. C. NICHOLS, one mile southeast of Oak Park. ap24-8t*

FOR SALE CHEAP—SIX GOOD HORSES. Apply at UNION BREWERY, Twentieth and O streets. ap23-tf

FOR SALE—HOUSE AND LOT, SOUTHwest corner Twenty-third and H streets. Must be sold; any reasonable offer will be considered. Apply to STROBEL, 317 J street. ap22-7t*

FOR SALE—A THOROUGHBRED MARE, sired by Boots, out of Lady Stacy, by Norfolk, out of Wildide, etc.; she is a fine breeder and very gentle; also a thoroughbred Jersey bull. Apply to EDWIN K. ALSIP & CO., Sacramento. ap16-tf

FOR SALE—240 ACRES GOOD LAND, well improved; good house and other buildings; near Roseville. Address MRS. H. SCHAPER, Roseville. mr31-1m

FOR SALE—ONE OF THE FINEST AND largest saloons in the city; extra family entrance; best location; stock and lease. Inquire at this office. mr9-tf

FOR SALE OR TO RENT ON LEASE—TEN acres of bottom land, one mile below Washington, Yolo County; if sold will take small payment down. Apply to EDWIN K. ALSIP & CO., Real Estate and Insurance Agents, 1015 Fourth street. fe22-tf

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Capay Valley Lands.

A CAPAY COLONY.

Busy Fruit-Growers in a Pretty Yolo Valley—Tancred and Its Adjoining Farms.

IN THE SPRING OF LAST YEAR Robert A. and Neal D. Barker associated themselves with William McKay, all of Oakland, with a view of searching out a suitable location in which to engage in the profitable occupation of fruit-growing. After visiting many localities, they decided on the Capay Valley, Yolo County, and the Rhodes tract at Tanered.

Negotiations were opened with the Capay Valley Land Company, owning the tract in question. With W. H. Mills, the General Agent of that company, they arranged for the purchase of about 220 acres of foothill land This being more than they had thought of taking for their own use, they spoke to a number of friends about it, with the result that the tract was divided among the following people: B. L. Hickok, 40 acres; W. T. Barnett, 20 acres; N. T. Greathead, 20 acres; Mrs. L. Greathead, 20 acres; W. McKay, 20 acres; N. D. Barker, 20 acres; R. A. Barker, 20 acres; J. P. Brownlee, 20 acres; E. H. Haslett, 10 acres; Joseph Barker, 10 acres; A. W. Kelly' 10 acres, and Frederick Kelly, 10 acres.

So far this had been merely a private venture of the gentlemen above named, but in talking up the question of dividing the land already purchased, it was found that so many more would like to join it than the area of the purchase would admit of, that it was suggested on all hands, "Why not get some more land and divide it up in the same way?" Then followed the idea of a stock company to take hold of a larger tract and arrange for the cultivation of the whole of it, after subdividing it according to the requirements of the subscribers. A provisional board was formed, a prospectus issued, and finally, on the 5th of June, 1890, the Western Co-operative Colonization and Improvement Company was duly registered and proceeded to business, with the following officers: President, William McKay; Vice-President, M. P. Brown; Directors—H. C. Ellis, Charles Brooke and R. A. Barker; Secretary and General Manager, Neal D. Barker; Solicitor, C. E. Snook; Treasurer, First National Bank of Oakland.

The balance of the tract, 373 acres, was purchased. A contract was entered into for the purchase of a large number of fruit trees, vines, etc. This early purchase of trees was the means of saving between $3,000 and $4,000 to the company, the prices in some cases having more than doubled since then.

The ideas which the prospectus set forth have been but slightly modified and the progress of the company has been uninterrupted. Those who went into it doubtingly have become enthusiastic, and almost all the members arranged to set out all their lands in fruit trees, etc., the first year. Consequently in this, the first season, some 40,000 trees and between 20,000 and 30,000 vines will be planted.

The satisfactory working of this scheme has had the effect of attracting considerable attention to the work of the Colony Company, and a number of people are now desirous of joining in with them. An additional 200 acres have been added to the sixty acres originally purchased.

For the company is predicted a very bright future, as well as for the beautiful valley in which their operations are conducted. How this marvelous little garden has come to be so long neglected is a puzzle to every one who has visited it, but one thing is very sure, and that is that this neglect will never again be felt in the valley.

The fruits set out are mostly of the standard varieties—peaches, apricots, Bartlett pears, prunes, figs, raisin grapes, etc., while along both sides of the avenues, throughout the tract, walnuts will throw their graceful shade. A considerable number of citrus trees are also being set out; quite a sufficient number to demonstrate that these fruits can be successfully grown in the valley, about which the colonists appear to have no doubt, provided proper care is given to the young trees. Neal D. Barker, General Manager of the company, resides on the tract, and to his care is to be ascribed much of the success of the venture.

Mention should be made of the town-site, about which there is a pleasant innovation which might with profit be followed by more ambitious places. A small park of some three acres has been laid out right in the center of the town. This park it is proposed to beautify by planting in it from time to time as many of the beauties and curiosities of tree and shrub life as may be obtained by diligent search and a wise expenditure of money. It is not expected that Tancred will ever be a large and busy city, but it is thought that it can be made a very pleasant little place to dwell in.

A petition has been circulated recently and very largely signed, asking the county to accept Island avenue, on the colony tract, as a county road, and to build a bridge across Cache Creek at this point, in order to give the settlers on the east side of the creek access to Tancred Station. The Tancred colonists are quite willing to give the necessary right of way, and are very desirous of having a bridge there, as the colony lands extend along both sides of the stream. It is thought that it would be a very wise expenditure of public money to grant them this very necessary improvement, as the operations of such companies are of widespread benefit to the whole county and State. The attractions and comforts of the cities are well known, but to those who are willing to settle on the land and show that the country also affords attractions and comforts and ways of making money pleasantly, every inducement should be held forth.

The following is a list of the principal members of the Tancred Colony, with the number of acres owned by each, and a fact worthy of mention is that in each contract or deed issued by the Colony Company there is a provision that no intoxicating liquor shall ever be manufactured or sold on the land. The apparent success of the enterprise shows that the ideas and plans of the colony, as set forth in the prospectus some time ago, are not impracticable: C. T. Hull, Berkeley, 5 acres; W. P. Hammon, Oakland, 14 acres; C. S. Kasson, San Francisco, 11 acres; Jos. Barker, 10 acres; A. W. Kelly, Kincardine, Ont., 5 acres; N. T. Greathead, 5 acres; R. G. Greathead, Oakland 10 acres; R. A. Barker, San Francisco, 10 acres; N. D. Barker, Tancred, 10 acres; Dr. K. Favor, San Francisco, 27 acres; J. P. Brownlee, Kincardine, Ont., 9 acres; W. T. Barnett, Berkeley, 5 acres; M. P. Brown, 10 acres; Chas. Brook, Sr., Oakland, 10 acres; W. C. Boutelle, Berkeley, 20 acres; Mrs. T. A. Crelin, Oakland, 5 acres; C. H. Peach, Tancred, 5 acres; H. C. Ellis, Oakland, 10 acres; J. Vanstone, Winnipeg, 10 acres; E. A. Vanstone, Tancred, 5 acres; E. Wadsworth, Sacramento, 5 acres; M. A. Thomas, Oakland, 6 acres; James Graham, San Francisco, 11 acres; A. Stark, 12 acres; J. Stark, 10 acres; Mrs. M. Vrooman, 5 acres; C. E. Snook, 10 acres; C. T. Greathead, 12 acres; Wm. McKay, 5 acres; Mrs. Wm. McKay, Oakland, 5 acres; Mrs. E. C. Wooley, Brooklyn, N. Y., 10 acres; Mrs. H. Beckley, Oakland, 5 acres; T. A. Marriett, 5 acres; J. C. Harrison, Tancred, 5 acres. The land reserved by the Colony Company, including townsite, consists of 61 acres.
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