

Caran Allen Ford Company

CAPAY VALLEY!

The Earliest Fruit Land in the State.

Equal in All Respects to the Famous Vaca Valley, Which it Adjoins.

UNPRECEDENTED TERMS.
INTEREST ONLY FOR FIVE YEARS AT 7 PER CENT.

Capay Valley is situated in Yolo County, about 90 miles by rail from San Francisco, and is traversed in its entire length by the Woodland, Capay and Clear Lake Railroad, the distance from Esparto to Rumsey being 21 miles.

The Capay Valley Land Company is offering the

Too much stress cannot be laid upon the great ad-

enable the purchaser to pay for the land out of its own product, viz.: Interest only for five years at 7 per cent. The only condition imposed is, that a reasonable proportion of the land purchased shall be planted to fruit trees or vines. Land may be bought without this condition on payment of 20 per cent. cash and remaining 80 per cent. at the end of five years, with interest annu- ally in advance at 7 per cent. The various tracts owned

vided into 10 and 20-acre lots, which are for sale at prices varying from \$50 to \$150 per acre. Similar unimproved land in Vaca Valley has recently been sold at \$400 and \$500 per acre.

These Capay Valley lands are under the most favorable climatic conditions for the prosecution of profitable fruit growing, and the locality has proved itself to be one of the most desirable in the State.

Four townsites have been laid out in different points in the valley, viz.: Esparto, Cadcnasso, Guinda and Rumsey. Town lots may now be purchased at reasonable prices and on easy terms.

The enterprising and flourishing town of Esparto is situated at the lower end of the valley, and \$125,000 worth of substantial buildings have already been erected, well adapted to the needs of the community.

The railroad passes through all of the tracts owned by the Capay Valley Land Company, thus insuring excellent shipping facilities; and land may now be purchased in the immediate proximity of either of the following stations: Capay, Cadenasso, Surrey, Guinda, Sauterne, blocks and waterworks, with pipes laid in the streets, besides extensive warehouses and numerous residences. The town has a postoffice, school-house and a weekly paper, and the fine railroad depot contains telegraph and express offices.

Postoffices have also been established at Guinda and Rumsy. This latter place, situated at the head of the valley, is the present terminus of the railroad. The

At many of these places fine orchards of the choicest and earliest varieties of peaches and apricots may already be seen, and during the coming season considerable additional acreage will be planted out. One of the recent sales made by the company was that of the Tancred Tract, containing 600 acres, to a colony association. This tract has been subdivided into forty holdings, all of which will be planted to fruit trees this season.

acres have been sold, are especially worthy of mention, and it is a significant fact that several of the blocks are owned by successful Vaca Valley fruit-growers, who expect to make their earliest shipments from here.

A location that is central and close to markets, Railroad communication which enables shipments to be made quickly and cheaply. Lands which are sold cheaper and on better terms than anywhere else in the State.

FOR MAPS AND ALL INFORMATION REGARDING THE GABAY VALLEY LANDS

WM. H. MILLS,
Fourth and Townsend Streets, - - - - SAN FRANCISCO.

D. J. MANNIX.
CONTRACTOR OF PLASTERING, KAL-
ifornia, and repairing in all its branches.
Furnishing of steam pipes and boilers a
specialty. Center pieces, brackets and all
kinds of plaster ornaments for sale. Resi-
dence, 2212 O street, opp. 1224 J street.
ap24-ff

DR. S. HIRSHOP.
PHYSICIAN AND SURGEON.
Office, 1224 J street, opp. 2212 O street.

ARARE OPPORTUNITY
Good Agricultural Land for \$10
to \$20 per Acre.
The Pacific Improvement Company has re-
cently purchased twelve thousand acres of

SOUTHERN PACIFIC COMPANY
(PACIFIC SYSTEM)
JANUARY 19, 1891.
Trains Leave and are Due to Arrive at
Sacramento:

Asylum, Office, room 12, Postoffice Block.					
MRS. MARION STIRLING, M. D.					
LATE LADY PRINCIPAL OF DUFFRIN					
Medical College for Women, and Superin-					
tes of the Hospital Dispensary, and Dispen-					
saries in Northern British India. Diseases of					
women and children a specialty. Office, room					
12, Postoffice Block.					
H. F. ROOT. ALEX. NEILSON. J. BRISCOL.					
ROOT, NEILSON & CO.					

HAS BEEN OBLIGED TO REMOVE
from 703 J Street, on account of repairs
to the building, all the goods now stored
in 11114 J STREET, where we shall continue
our business as a First-Class Home Bakery.
We desire give us a call, my friends.

THE NEW ENGLAND HOME BAKERY

principal instalments. No part of the principal
is to be paid for three years, and then
the purchaser is to pay the balance by
five equal annual instalments, with in-
terest at the rate of 7 per cent. per annum,
making payments extending over a period
of ten years. The purchase money is guar-
anteed that this is an opportunity to possess
land of fair average quality at \$20 an acre,
and good agricultural land at \$180 an acre,

6-15	A San Francisco via Benicia	11-49	A
6-15	A San Francisco via Benicia	12-49	A
6-15	A San Francisco via Benicia	10-10	P
6-15	A San Francisco via Benicia	10-10	P
+10-20	A San Francisco via Benicia	10-10	P
10-20	A San Fran via Livermore	8-25	P
10-20	A San Fran via Livermore	8-25	P
6-13	A Santa Barbara	9-25	A
6-13	A Santa Rosa	11-49	A
8-25	A Stockton and Galt	7-00	P
8-25	A Stockton and Galt	7-00	P
12-25	P Truckee and Reno	2-25	P

WELL BORER AND TANK BUILDER,
Tin, sheetiron and copper work, plumbing,
gas and steam fitting, jobbing, etc. 123
S. 2nd street. ap3-3in

STONE MASON.
CEMENT AND ARTIFICIAL WALKS
laid, in all colors, at lowest prices. First-
class work guaranteed. A. S. Smith and
Sons, 1010 S. 2nd street, St. Paul.

The assertion is frequently made that good
lands, suitable for general farming, and es-
pecially adapted for grain-growing, cannot be
had in California for less than \$400 to
\$1000 an acre. An examination of the land
subject of this advertisement will prove to
home-seekers that this is an opportunity for
the purchase of good agricultural land for
an acre, and for qualities grading down to fair
agricultural land at \$10 an acre, on terms of

6513 A	Vallejo	11:40 A
6513 B	Vallejo	11:40 A
6513 C	Folsom and Placerville	11:40 A
6513 D	Folsom and Placerville	11:40 A
6513 E	Folsom and Placerville	11:40 A
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6513 I	Folsom and Placerville	11:40 A
6513 J	Folsom and Placerville	11:40 A
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6513 L	Folsom and Placerville	11:40 A
6513 M	Folsom and Placerville	11:40 A
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GUTHRIE BROS.,
PRACTICAL PLUMBERS, STEAM AND
Gas Fitting, Roofing and Jobbing, and
Reasonable. 1301 N. 1ST ST.

A. MEISTER,
CARRIAGES, CARRIAGES, PHAETONS,
Buggies and Spring Wagons. 910, 912,
914 NINTH ST., SACRAMENTO.

PALM DAIRY AND TABLE SALT.

For actual settlers a result easy of
accomplishment.
The primary object of the purchase of this
body of land was the breaking up of a large
holding for the purpose of promoting its set-
tlement in small quantities and its devotion
to diligent husbandry.
For further particulars, call upon or ad-
dress
W. H. MILLIS,
Land Agent of the C. & P. R. Co. Fourth and
Township of San Francisco, California.

THE LOUVRE REMOVED FROM 526 J
street to 701 J STREET. Thoroughly
restored and given to the public
public generally invited to give me a call.
J. W. JACKSON.

LIBERTY GARDENS,
Highland Park.
THE NEAREST AND MOST PLEASANT
suburban resort. Bowling and other
amusements. Refreshments. Stables.

S. CARLE,
SUCCESSOR TO CARLE & CROLY, CON-
tractor and Builder. Orders solicited and
promptness guaranteed. Office and shop,
1254 Second street, between K and L.

Attorneys-at-Law.
A. J. & ELWOOD BRUNER.

Dentistry.
DR. F. M. SHIELDS,
Office removed to
Room No. 10, Postoffice
building, Fourth and K streets
Sacramento.

F. F. TEBBETS.
DENTIST, 914 SIXTH ST.
between I and J, west side
Pacific Electric Commerce City
Building.

CONCORDIA BEER HALL.
No. 1051 Fourth street.
HAVING MADE EXTENSIVE IMPROVE-
ments the public are now cordially in-
vited to a first-class resort. Sandwiches and all
kinds of delicacies, bottles and glass
ware. The finest Wines, Liquors and Cigars on
hand.
H. KOHSE, Proprietor.


EBNER BROS.,

9, Postoffice building, Sacramento, ap-1m
S. SOLOH HOLL.
DENTIST, LINDLEY BUILD-
ing, southeast corner Sev-
enth and J streets, Sacramento.
C. H. STEPHENSON.
DENTIST, CORNER SEV-
enth and J streets, Sacra-
mento.
M. CRONAN,
230 K St., and 1108-1110 Third St.,
Sacramento, Cal.
IMPORTER AND WHOLESALE DEALER
in Wines and Liquors. Agents for the
celebrated Pommery and Gremu Champagne.

TORNEY AND COUNSELOR-AT-LAW.
OFFICE—420 J Street, Sacramento, Cal.
Notary Public.

A. L. HART.
TORNEY-AT-LAW—OFFICE, SOUTH-
WEST CORNER, FIFTH STS., ROOMS
12, 13 and 14, Sutter building.

THOMAS W. HUMPHREY.
TORNEY AND COUNSELOR-AT-LAW.
OFFICE—South-west corner, Fifth
rooms 7-8, Sacramento, Cal. Notary Public.



TO WEAK

Smoking from the effects of
your youth
early decay
I will send a valuable treatise
containing
the particulars for
a splendid medical work; should be read by every
man who desires to be healthy.

Prof. F. C. FOWLER, Modesto, Cal.

JAMES WOODBURN,
No. 417 K Street, Sacramento, Cal.
IMPORTER AND WHOLESALE DEALER
In Fine Whiskies, Brandy, Wines and
Liquors. Thanking my old friends and
patrons for their former patronage, I solicit a continu-
ance of the same. All orders will be promptly
and cheerfully filled.

SEND THE WEEKLY UNION TO YOUR
DEALER OR DIRECTLY TO THE PUBLISHER.

