THE GERMAN FARMER.

Life and Habits of the Thrifty Wearer of Wooden Shoes.

How He Makes His Money and How He Saves It—Points Given to the American Farmer—A Big "Plant" of Moldy Money Brought Into Court.

A wooden-shoe-wearing German walking along the streets of St. Louis would cause almost as much of a commotion as would an Indian warrior in all the glory of his paint and feathers in the streets of Paris. And yet German habits, customs and dress prevail very largely in Missouri, and particularly in St. Louis County, and along the Missouri River, and two wooden shoe factories are in full operation in St. Louis County, out along the Manchester road. The people who follow these habits and customs, too, are among the best any country could have; peaceful, economical, thrifty and hard-working, embracing both the high and low Germans, as they are separated—those coming from the high and low lands of Germany, respectively. It is the latter who wears the wooden shoes. One of their number, speaking of the distinction, said of the two classes:

"The low German, coming from the low lands, is more plodding than the high one, and if anything more thrifty for that reason. The high German, from having experienced the inspiration of the lighter air of the high lands, is more poetical and more given to dreaming. The low German never in imagination paints a pretty picture of the future as does the high one. He knows how to work, he knows how to save the returns of his work, and he is satisfied. It is the low German, too, who wears the wooden shoe, which was first invented because of the necessity of protecting the wearer from the wetness of the lands in which they work."

HOW THE SHOES ARE MADE.

As stated, there are two factories in St. Louis County where these wooden shoes are manufactured. The operation is a simple but interesting one. No last, or anything of that sort, is known to the workshop, and few sizes. The workman simply requires a nice piece of well-seasoned sugar maple or elm wood, an ordinary spoke-shave, a large auger and curved chisels of two or three different sizes. With the spoke-shave the wood is brought into shape; then with the auger and chisel it is hollowed out for the foot: a strap over the instep, and there you have a wooden shoe. They are then made up in pairs, loaded into a wagon as loosely as cordwood, and the manufacturer's wagon starts out, delivering the goods at the farmers' houses, at the country groceries and at the dairies. They are used very largely in the latter places, where there are always more or less slop or water, through which the men and women, too, have to tramp.

The American who has never had a wooden shoe on his foot cannot, of course, imagine any comfort to be had from them. They look stiff, and are stiff, and the accepted idea is that they would be likely to give the beginner a fall. It is said, however, that you can become accustomed to them in five or ten minutes, and that then you will declare they are about the easiest and most comfortable articles of wear ever contrived for the human foot. They are as light as paper, much lighter than the ordinary leather shoe, and in addition to giving greater protection from water, do not cause the foot to perspire. In the most severe weather, it is claimed, they will also keep the foot from becoming cold, where one would have his toes almost frozen in a leather shoe.

HOW THEY MAKE THE MONEY.

It is not to the wooden shoe that the greatest interest attaches, however, but to the wearers of them, and their habits and customs. The German farmer, particularly the low one, can give the American tiller of the soil a great many lessons in the saving of his land—and his money, too—and in the profitable raising of his crops. In the Fatherland the farmer cultivates but few acres, but he gets everything possible off of those few, and at the same time he cares for his land, so that it never becomes old or worn out.

Leases made there contain provisions as to what crops shall be raised on certain acres for each year during the life of the lease. The land is not robbed of its vitality by being planted to wheat, or any one crop, year after year. In many sections, too, the German farmer will get a double crop in one year, while the American will get but one, and at the same time the former, by crop rotation and judicious fertilizing, retains the richness of his lands. For instance, many of the wooden-shoe farmers down around Carondelet, having cleared their ground of the wheat crop have plowed it up for late potatoes, and the chances are will have a good paying crop there. The German farmer saves his grain more closely, too, though he has, with larger fields to cultivate, fallen into some of the American practices.

Here is an instance: "I was never so surprised in my life," said one of them, "as when I came to this country and saw hogs turned into fields from which wheat had been cut. I expressed my surprise, and thought it very foolish, but with the changed conditions many of our countrymen have fallen into the same practice."

The German farmer has not deserted one other very commendable rule, however. His machinery and farm implements are carefully scoured, oiled and housed until they shall be needed for the next crop, while often the American farmer is content to leave his in the field for weeks and then put it under an open shed for the winter.

ABILITY TO WORK.

The great point about the German farmer, however, is his ability to work and save, and his great peculiarity in his manner of saving, but few of them ever trusting a bank. First, as to the work. All members of the family participate, women as well as men. It is related of one very wealthy farmer, rated at considerably over $100,000, the possessor of three large farms and a number of pretty and finely developed daughters, that he sends the latter out regularly as house servants, not calling them home again until harvest time. Then they go into the field and do a full day's work with the best man on the place. Complain? Not them. They make faithful servants, save their money and become ideal farmers' wives.

Five sisters, one after the other, have worked for one family, with the exception of their return home for the harvest work, until now the last one of them has been married off. Of the five not one was ever heard to utter a word of complaint, though their parents were abundantly able to give them finished educations and some of the leisure of the American society girl. But to all appearances they were happier, and are happier now married, than the society girl can ever hope to be. The latter has all of the petty vexations and jealousies of life, while the former knows only the hard work of the farm and the freedom from society's demands and exactions enjoyed in the country.

HOW THEY SAVE.

Next, as to saving. That is where the regular old-time German farmer is without a competitor in the world. He is his own banker, and rarely trusts a regular banking institution. The popular manner of saving the returns of the farm is to bury the money in some secret place. A prominent Clayton attorney ventured the opinion the other day that there is enough cash money buried in St. Louis County to buy the county. This may seem an exaggeration, but this attorney says not, and he has had as full and frequent opportunity to gain information as could be had. Nothing in the way of an accurate idea can be had, however, as the money-burier himself and his faithful wife alone know of the place of burial, or the amount of the plant. An instance of this is quoted:

At a partition sale of a piece of property at Clayton, a fine farm was knocked down to an industrious old German at $10,000. He was supposed to have saved a little money, but not much, not enough probably to make the one-third cash payment. The other payments were to be in one and two years. Before the day came for the sale to be affirmed two deeds of trust were drawn up, with the amounts blank. On the appearance of the old farmer the money-lender, who handles all such business, presented the deeds of trust for filling in of the blanks, asking him at the same time how much money he wanted and how much he wanted to pay.

"Vell," replied the old farmer, "I guess ve pay it all."

AN ASTONISHED MONEY-LENDER.

The money-lender was thunderstruck, knocked out in one round, and, with the idea that some one was encroaching on his domain, asked the old man where he was going to get it.

"De ole woman hat some," he replied with some degree of satisfaction, but still he did not further enlighten the money-lender, though the latter may have then suspected what was to come.

The business of the court dragged along slowly, and finally the matter of the partition sale was put off for one week. Then it was the old man came forward with two buckets and a basket for the Sheriff to take charge of until the matter came up. In them were the $10,000, in musty and moldy currency and gold and silver, which would make one think of a graveyard before he had counted a tenth of it. There were $2,000 in currency, $1,500 in gold, and the balance in dollars, halves and quarters, just as it had been taken in at the stand in the vegetable market. The old man was told it could not be kept in the Courthouse, as they had no fire or burglar-proof vaults, and he was advised to take it to the bank and get a certificate of deposit. No, sir; no bank in his. He would take it home; and take it home he did, returning the next Friday with the same two buckets and basket. He is now in possession of his farm, and is again secretly planting the proceeds of the work of himself, his wife and his sons and daughters.

GERMAN VS. AMERICAN.

Another case is referred to in which one of the prettiest farms in the county, though it is but ninety acres, is concerned. It was formerly owned by an American farmer who, in addition, had about $40,000. The farmer could not make a living, the $40,000 was subjected to such a steady and heavy drain that it was soon eaten up and the farm had to be sold. It fell into the hands of a German farmer, who had been a small leaser in that section of the county. He had been planting and had enough to make the first payments. He now has the farm almost clear. He has bought machinery and greatly improved the place, and still has been able to anticipate the notes given for the deferred payments and thus reduce his interest.

These are only instances. Others could be given if necessary, as they can also be found on Third street among the brokers. The German farmer who does not incline toward the bank does frequently place his faith in a good bond, but it must be a good one. He plants until he has enough to pay for the bond, and then he calls on the broker. Satisfied with the bond and having convinced himself that he is not paying too much for it, he produces his moldy and musty money, frequently in an old stocking. Where he has had it planted no one can tell, but the idea is generally held that it has been secreted around a stable or shed in close proximity to musty, decaying hay or refuse. It is enough, however, that it is in a place where he feels it to be safe. If it is ever lost the world never hears of it.—St. Louis Globe-Democrat.

The Pickwick Club in Louisville is reported to be the "swellest" organization of colored men in the country. It is literary as well as social, and its leaders set the fashion for the colored jeunesse doree of the town.

The Society of Friends in Great Britain, after a steady decline for many years, is said to be increasing and showing signs of a slow but very positive revival.

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BUT REFUSE SUBSTITUTES. GENUINE HAS BUFF WRAPPER AROUND BOTTLE. MADE ONLY BY POND'S EXTRACT CO., 76 FIFTH AVE., NEW YORK.

ON A CHINESE RIVER.

The Trip from Tientsin to Pekin Is Dreary.

Glimpses of Pekin—The Temple of Confucius and the Lama Temple—Description of a Chinese Printing Office.

The characteristic dreariness of the Chinese landscape is seen in a marked degree as one approaches this city, all the way up from the Gulf of Pe Chihli. The Peiho River, up which one travels fifty miles to this place, is one of the crookedest and muddiest streams imaginable. Throughout its entire navigable length it flows through a level alluvial country. Yet its current is rather swift, and as a result it is constantly eating away its banks here and building them out there, and so changing its course and filling itself up with mud bars and shallows. It also carries vast quantities of sediment down to the gulf and deposits them in bars at its mouth, forming serious obstacles to navigation. Little is done to overcome this evil by the apathetic Government, and, indeed, little could be done from the very nature of the case. The deposits of silt are so great and so constant that to dredge them away is out of the question. Whether a deep channel could be made and maintained by a jetty system is a doubtful problem. The result of these conditions is a serious paralysis of trade. The Peiho is the great highway of commerce from Pekin and the great northern canals to the sea. Yet almost every vessel that enters or leaves the river, if it be of any considerable draft, is subjected to vexatious delays.

At the entrance to the river stand the famous Teku forts, looking far more formidable than they really are. Then for miles one passes through a country that resembles Holland with none of its redeeming features. On every hand mud flats extend to the horizon. But they look as barren as the heart of the Sahara. Here and there are villages of mud huts, which only accentuate the general tone of desolation. Near by are clusters of cone-shaped mounds, which are the tombs of the dead. They look scarcely more forbidding than the houses of the living. The only objects which remotely approach picturesqueness are the antique windmills, the canvas sails of which revolve horizontally. Yet these dreary expanses are really very fertile and productive, almost every acre yielding abundantly corn, millet and vegetables. Throughout all these farms and gardens artificial irrigation is resorted to in the most primitive fashion. There are ditches and gutters running here and there all over the plain, and these are filled with water simply by bailing it up from the river by hand, or at best by the use of an old-fashioned well-sweep, or an endless chain of buckets, these rude appliances being worked by hand. Another important industry in this part of China is the production of salt, of which this city is the great market. For a mile along the shore of the Peiho are to be seen huge piles of matting bags filled with salt awaiting transportation.

The population here is very dense, and presents the familiar phases of Chinese life. The river bank literally swarms with naked children, who divide their time between eating green cucumbers and swimming in the river. In this hot weather most of the workmen on the junks and docks are also entirely destitute of clothing. Many of them display magnificent muscular development, though, as a rule, the marks of poor food, uncleanliness and unsanitary conditions of life are painfully evident. The native quarter of the city is laid out rather better than most Chinese towns, the streets being wider and straighter. It is, however, a particularly dirty and uninteresting place. The foreign quarter is, of course, much better. Its broad and well-kept streets are paved with crushed stone, and the houses, as a rule, are large and comfortable. But there is little shade or vegetation of any kind. Even a few blades of grass are a rarity. The earth is bare and brown under the burning sun. Indeed, Tientsin is almost intolerable as a place of residence. Yet the city, doubtless, has an important future. It is the seaport of Pekin, the capital; the center of trade of all the northern provinces, and the principal depot of commerce with Russia.

Pekin is sixty miles distant, but the journey thither is a trying one. The overland roads are very bad, even for horseback traveling. The easiest way to make the trip, although it takes a long time, is to go up the river. The stream is crookeder than ever and the current is very swift, And not only is progress thus necessarily slow, but the distance is very great. The sixty miles of direct distance are stretched into 150 as one follows the snake-like windings of the river. One travels in a houseboat which is partly propelled by sails and partly by poling but most of all by towing, a couple of coolies tramping along the river bank and pulling the boat at the end of a rope. The country along the river is much like that between Tientsin and the sea, but more human life and activity is visible. There seems to be less irrigation and more cultivation. The farmers work with the clumsiest of implements, and yet do very well. The heat in summer time is intense, often ranging for days together at 105° in the shade.

At Tungchau one leaves the boat and makes the rest of the journey overland. The distance to Pekin is only fifteen miles, but it seems fifty. There are two roads, and each is much worse than the other. One of them is called the dust road. It is simply a huge ditch. In dry weather it is composed of dust a foot or more deep, and as fine and dry as flour. In wet weather it is a river of mud. The other is a stone road. It is paved with huge rough blocks of granite, no two of which are within six inches of the same level. To travel over such a highway in a springless wagon is a torture that the Inquisition would have envied. Both roads grow worse and worse as they approach Pekin, and the entry into that city is peculiarly unattractive. The roads are indescribably bad, and filth of every kind is indescribably abundant. Yet there are many interesting things to be seen in the city. The great wall around it is built of huge bricks that weigh sixty pounds apiece. Outside the walls are a fine Lama temple and the temple of Confucius. There are also some fine marble monuments. The city has many marable structures of various kinds, and rich and grotesque carvings and exquisite porcelain tiles are seen everywhere. There are ponds filled with water lilies and lotuses. There are two interesting churches, one French and one Portuguese. Perhaps the finest scene of all is the general view of the city from the astronomical observatory, and it is charming, because from that hight the dirt and squalor of the place are not visible, and one only sees the picturesque roofs of colored tiles. But the city is exceedingly hot and unhealthy in summer, and every one who is able to do so goes to the surrounding hills to live.

One of the most interesting places in the city was a Chinese printing office, conducted just as it was centuries before the barbarous world outside of the Flowery Empire had dreamed of the art of typography. The office contained a score of plain square tables, on which the cases of type were spread out, very much after the English method, only taking up much more room. One man was engaged in setting up type—another was printing. The former stood before a table, on which was what may be called the Chinese "case." It was a solid block of hard wood, about twenty-two inches long by fifteen inches broad, and perhaps three inches deep. The inside was hollowed out to a depth of about a quarter of an inch, this depression being still further hollowed out into grooves about three-quarters of an inch deep. The block had twenty-nine of these grooves, each filled to a depth of a quarter of an inch with ordinary stiff clay. With his copy before him, armed with a small pair of iron pincers, the compositor began his work; character after character was transferred from the case and firmly pressed into the clay. When the "form" was complete a flat board was placed on the top and the characters pressed perfectly even and level with the surface, and the wooden edge of which was cut to form the border generally found round every Chinese page. The printer now received the form and carefully brushed his ink over the type. Taking a sheet of paper he pressed it down all over the form so that it might be brought in contact with every character. He then removed the sheet and examined each character, carefully adjusting those which were not quite straight with the pincers, and apparently never touching the types with his fingers. After sufficint copies had been struck off the type was distributed, each character being returned to its particular box. The type in the form was of three sizes, each character being kept in place entirely by the clay in which it stood. They were cut out of some hard wood and were perfectly square. The art of printing in this way had been handed down in the same family since the Sung dynasty, more than six hundred years ago. No strangers were ever taught, apprentices being always taken from the same clan.

ON THE TURF.

BAD TRACKS AND SLOW TIME AT SARATOGA AND JEROME PARK.

Vic H. Takes First Money in the 2:17 Class at the Washington Park Breeders' Trots.

Special to the RECORD-UNION.

SARATOGA, Aug. 19.—The weather was pleasant and the track bad.

Half mile, Foreigner won, Gray Goose second, John Winkle third. Time, 0:51.

Mile and seventy yards, Watterson won, Casterway second, Inferno third. Time, 1:51.

Six furlongs, Lord Harry won, Bellwood second, Judge Morrow third. Time, 1:18.

Five furlongs, Tormentor won, Mabel Glenn second, Gold Dollar third. Time, 1:04.

Seven furlongs, Sportsman won, Powhattan second, Post Odds third. Time, 1:52½.

JEROME PARK.

JEROME PARK, Aug. 19.—The weather was pleasant and track slow.

Sweepstakes, half a mile, Spendanet won, Glamor second, Marmont third. Time, 0:50½.

Handicap sweepstakes, mile and sixteenth, Beansey won, Lizzie second, Sir George third. Time, 1:52½.

Sweepstakes, five furlongs, Lavish won, Orageuse second, Volunteer third. Time, 1:02½.

Sweepstakes, six furlongs, Enos won, Vocalite second, Disappointment third. Time, 1:18.

HAWTHORNE RACES.

CHICAGO, Aug. 19.—Six furlongs, Sidney won, Dr. Iceman second, Horace Leland third. Time, 1:19½.

Mile and a sixteenth, Argents won, Falerna second, Carus third. Time, 1:56.

One mile, handicap, Polemus won, Bankrupt second, Labold third. No time taken.

Half-mile, Patti Rosa won, Buckhound second, Little Rock third. Time, 0:52.

Seven furlongs, Powers won, Lena Frey second, Royal Flush third. Time, 1:35.

GARFIELD PARK.

GARFIELD PARK, Aug. 19.—Six furlongs, Fonda won, Nora Marks second, Bob McCart third. Time, 1:16.

Mile and seventy yards, Arundel won, Osborne second, Renounce third. Time, 1:46½.

Five furlongs, C. J. J. won, Glenoid second, Sam Farmer third. Time, 1:01.

Free handicap, mile and a sixteenth, Brandalette won, Guido second, Aloho third. Time, 1:51½.

WASHINGTON PARK.

CHICAGO, Aug. 19.—Washington Park Breeders' Trots. In the trials for records Jennie Starr trotted in 2:24½, and Boaz in 2:22½.

Interstate Stakes, three-year-olds, two in three, Faustine won, Stamina second, Broom All third. Best time, 2:18.

Breeders' Stake, four-year-olds, Lizette won, Gertrude second, Kate Phallamont third. Best time, 2:20½.

In the 2:25 pace, Major Wonder won, Telegram second, Red Bell third. Others ruled out and drawn. Best time, 2:14½.

In the 2:17 class, Vic H. won, Thorwess second. Others ruled out. Best time, 2:15¾.

In the 2:25 class, Dolly Wilkes won, Jennie Sprague second, Kate B. third. Time, 2:24.

AT SPRINGFIELD.

SPRINGFIELD (Mass.), Aug. 19.—The 2:30 trot Freestone won, Bella Wilkes second, May Bird third, Lady Jefferson fourth. Best time, 2:25½.

Hampden Park Stake, $5,000, 2:22 trotters, Little Albert won, Nightingale second, Jessie Hanson third, Abbie V. fourth. Best time, 2:17½.

The 2:25 trot (unfinished) Play Boy won both heats. Best time, 2:22½.

Accounts from Sierra Leone represent that the suppression of the slave trade along that coast and the consequent inability of the warlike races to sell their captives has caused a revival of former scenes of slaughter and bloodshed. Coomassie, it is said, has again witnessed the killing of as many as 200 victims in one day. The savage Wangarus recently made a raid into Dagomba, completely devastating the villages, and carrying off over 2,000 captives. They were unable to get rid of the prisoners as slaves, and held a sacrificial feast which lasted for three days, in which every captive perished, not even children being spared.

Royal Baking Powder.

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

Royal Baking Powder

ABSOLUTELY PURE

Meeting Notices.

NOTICE.—THERE WILL BE A MEETING of the Contractors' Association at their hall THIS (Thursday) EVENING at 8 o'clock. A full attendance is requested. S. CARLE, President. C. W. DAILY, Secretary. [N. and B. C.] 1t*

CALIFIA PARLOR, NO. 22, N. D. G. W., meets at Pioneer Hall TO-NIGHT at 8 o'clock. [1t*] MRS. COLEGROVE, President.

W. C. T. U.—MEETING THIS (THURSday) AFTERNOON at 2:30 o'clock at Pioneer Hall. MRS. M. E. JENKS, President. MRS. G. SCHADT, Secretary. 1t*

G. A. R.—REGULAR MEETING OF SUMner Post, No. 3, THIS (Thursday) EVENING at Grangers' Hall, Tenth and K streets. Visiting comrades always welcome. J. C. MEDLEY, Post Commander. W. B. MAYDWELL, Adjutant. 1t

RISING STAR REBEKAH Lodge, No. 8, I. O. O. F.—Regular meeting THIS (Thursday) EVENING, at 8 o'clock. Members of sister lodges cordially invited. MRS. EMMA TILTON, N. G. MRS. GEORGIA GUTHRIE, Secretary. 1t

REGULAR MEETING OF COURT Sacramento, No. 6,861, A. O. F. of A., THIS (Thursday) EVENING at 8 o'clock. Every member requested to be present. D. W. KLOPPENBERG, C. R. C. E. HILL, R. S. 1t

Wanted.

WANTED—MIDDLE-AGED WOMAN TO do housework by day in first-class private family. GREGORY'S EMPLOYMENT OFFICE, Tenth and J streets. 1t*

REFINED WIDOW OF 30 DESIRES housekeeper's position for widower without small children. MRS. ADELINE CLARK, 507 Ellis street, San Francisco. au19-1t*

WANTED—A GIRL TO DO COOKING and light housework; German or Norwegian preferred, at 1303 I street. au18-3t*

WANTED—43 MEN AND BOYS TO make up a club for bicycles; $1 50 to $2 80 per week; cash prices on installments. Inquire at MELVIN'S, 718 K street. au15-tf

WANTED—SALESWOMAN FOR MILlinery Department. Apply to CHAS. E. PHIPPS, Superintendent Weinstock, Lubin & Co. au19-3t

WANTED—A GIRL TO DO GENERAL housework and take care of children. Apply at 1230 P street. au19-2t*

WANTED—A GIRL FOR HOUSEWORK at MRS. DOAN'S, 1812 Twenty-first street. au18-3t*

WANTED—$2,000 FOR ONE OR TWO years; mortgage security of $4,500 land value, Newcastle. Apply to STROBEL, 317 J street. au18-5t*

WANTED—A MIDDLE-AGED WOMAN to do general housework at 1724 K street. au15-tf

WANTED—HORSES TO PASTURE. NO. 1 pasture. Inquire for TODHUNTER, at Yolo end of bridge. au11-tf

WANTED—A GIRL FOR HOUSEWORK. Apply at 1700 Q street. au10-tf

WANTED—FIVE GENTLEMEN, WIDE awake, with good address; salary or commission. Apply to THE SINGER MANUFACTURING CO., 703 J street.

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.

To Let or Rent.

TO RENT—TWO UNFURNISHED ROOMS suitable for housekeeping. Inquire at KREBS & CO.'S, 626 J street. au20-tf

FOR RENT—THAT FINE, TWO-STORY brick house, 1419 Third street, containing eight rooms, besides bath-room and kitchen; the walls of the house are furred and perfectly dry; a nice yard; only $25 per month to a good tenant. L. C. CHANDLER. au20-6t

TO LET—THE LOWER FLAT OF A newly finished house of the latest improvements, situated between Seventh and Eighth on O street. Apply next door or to FRANK HICKMAN, 1014 Fourth st. au20-3t*

TO LET—HOUSE ON THIRD STREET, between Q and R; six nice rooms; large yard with fruit trees and stable. Inquire at 304 J street. S. ROSENFELD. au19-6t

1223 H STREET—NICELY FURNISHED rooms en suite or single; board optional. au19-1w*

TO LET—FOUR ROOMS AND KITCHEN, suitable for housekeeping, over Pacific Bakery, Fourteenth and G streets. Inquire on premises. au18-1w*

$35. TO LET—HOUSE OF ELEVEN rooms, 310 M street. FELCH & COOLEY, agents, 1013 Fourth st. au18-3t*

TO LET—ONE FURNISHED FRONT room with bay window; near State Printing Office. 1614 M street. au15-6t

TO LET—THE BRUCE HOUSE, ON J street, between Tenth and Eleventh. Inquire at GUTHRIE BROS.', 127 J st. au12-tf

TO RENT—CITY HOTEL, SACRAMENTO; 90 rooms, all furnished; doing good business; rare chance for hotelman; no others need apply. For particulars inquire of P. CONLAN, 311 K street. au8-tf

$32—RENT OF NINE ROOMS, BATH, gas, all in good repair, at 718 Eighth street. Inquire at 722 Eighth street.

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 upward; also family rooms at low prices. HORNLEIN BROS., Proprietors.

For Sale.

FOR SALE—100-ACRE, WELL IMproved farm; just as fine as the best of Orangevale lands, nearer Sacramento; only $4,000. Apply to STROBEL, 317 J. au20-6td&1tw*

FOR SALE CHEAP—ONE NEW MATHUshek piano. Apply to W. T. J., this office. au18-3t*

FOR SALE—THE FURNITURE OF A completely furnished house of eight rooms, with a three-year lease; rent, $30 per month; centrally located; price, $400. Apply to EDWIN K. ALSIP & CO., Real Estate and Insurance Agents, 1015 Fourth street, Sacramento. au18-3t

FOR SALE—ONE COMPLETE SET OF Chamber's Encyclopædia; new, for $15. 603 K street. au15-6t

FOR SALE CHEAP—ONE OF THE OLDest hotels in the city. Apply at this office. au14-tf

FOR SALE—VERY CHEAP, SEVEN FULL lots in one block, 240 feet railroad front; good factory site. Apply to STROBEL, 317 J street. au14-7t*

FOR SALE—SMALL AND LARGE FARMS wanted to find buyers who know a good thing when they see it. Apply to STROBEL, 317 J street, Sacramento. jy29-1md&w

FOR SALE—A FARM CONTAINING 87 acres, situated 2½ miles from county seat and 1 mile from railroad station; 50 acres under cultivation, planted in trees, vines, etc.; 37 acres in timber; good buildings; good well and spring, 2 horses and harness, 2 wagons, 7 head stock and all necessary farming utensils; the above land is nearly all under a large canal. Reason for sale, old age. Inquire of WM. A. KRAMP, Diamond Springs, Cal. jy16-3m*

FOR SALE—140 ACRES OF RECLAIMED land on Grand Island, Sacramento county, fronting on Old River, between Walnut Grove and Isleton; orchard of pears, plums and quinces; will be sold at a bargain. For terms and particulars inquire at this office or at the U. S. Land Office, San Francisco.

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

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.

THE NEWS OF THE WORLD IS CONtained in the WEEKLY UNION.

General Notices.

ARTISTIC TAILOR SYSTEM TAUGHT; patterns and dresses cut; perfect fit. Call at 1509 Tenth street, between 3 and 6 P. M. au19-5t*

THE FINEST LUNCH HOUSE—CAPITAL Ale Vaults. NAGELE & SVENSSON. Lunch from 11 A. M. to 2 P. M. Clam Chowder and Mussel Soup every evening, 6 to 12 o'clock. Finest Wines, Liquors and Cigars. au13-tf

ANY ONE HAVING PURCHASED A Singer Sewing Machine on the installment plan, and not over $25 paid on same, will save $15 by calling on M. F. CRANDALL, 721 K street. jy27tf

Lost—Found.

LOST—LAST THURSDAY EVENING, A gold bracelet with ornament attached. Finder please return to this office. au19-2t*

STRAYED—TO MY PREMISES, NEAR Lisle's Bridge, American Township, on or about July 5th, a steer, branded "C. R." on left side. The owner can have same by proving property and paying charges. A. S. GREENLAW. au15-1w*

STRAYED—A BAY HORSE, SEVEN years old, heavy mane and tail, weight 1,200 pounds, and not shod. Finder will receive $10 reward by returning to 1818 P street. J. W. RICHMOND. au14-tf

Real Estate, Etc.

DIRT CHEAP!

FOR SALE,

—ONE OF THE—

BEST SALOONS

On J Street.

City and county license paid.
Long lease at reasonable rent.
Good chance for single men. Investigate.

STEPHENSON & HARTMAN,

1007 Fourth Street.

W. P. COLEMAN,

Real Estate Salesroom, 325 J St.

$50 PER ACRE.

ONE HUNDRED ACRES FIVE MILES east of Lincoln, Placer county. Twelve acres in bearing vineyard. Family orchard. Land all fenced. All under ditch. Part of the land "bottom land." Grows alfalfa. Good dwelling of six rooms. Good barn. 739

$1,600.

Ten acres near Brighton Station. Good land. 737

$6,000.

Nineteen acres east of Twelfth-street Road. North of Holland's ranch. Dwelling of six rooms; barn. Six acres in Bartlett pears. Rents for $50 per month. 736

MONEY TO LOAN.

P. BOHL. E. A. CROUCH

A Desirable and Eligibly Located

RESIDENCE FOR SALE.

TWO STORIES, WITH NINE LARGE rooms, double parlor, bathroom, hot water connection, etc.; lot 40x160, filled to the grade; has large cesspool with sewer connection; plumbing on premises in A1 condition; street improvements all completed, stone sidewalk, etc. Situate on south side N, between Eleventh and Twelfth streets—in that row of fine residences—superior to any location in the city. Premises offered for 30 days. Apply to

EDWIN K. ALSIP & CO.,

Real Estate and Insurance Agents,

1015 Fourth St., Sacramento.

FOR SALE.

A FINE COTTAGE, NEARLY NEW, FIVE large, airy rooms, two bay windows, double parlors (grained in cherry), closets, bathroom, pantry, cupboard, hot and cold water, high basement, which can be finished off for dining-room and kitchen. This property is well located and will be sold at a sacrifice if called for soon. Two-thirds of purchase price can remain on mortgage. Lot 40x150.

MILLS & HAWK,

301 J Street, Sacramento.

AGENCY UNION INSURANCE COMPANY.

JOE POHEIM

THE TAILOR

MAKES THE BEST CLOTHES IN THE STATE

At 25 PER CENT LESS THAN ANY OTHER HOUSE.

SUITS Made to Order from $20

PANTS Made to Order from $5

FINE TAILORING AT MODERATE PRICES

Rules for Self-Measurement and Samples of Cloth sent free for all orders.

No. 600 J St., cor. Sixth

SACRAMENTO.

SINCE ITS ORIGIN THE NOW FAMOUS PROGRESSIVE DISPENSARY, located in Odd Fellows' Building, STOCKTON, has been the means of restoring to perfect health thousands of unfortunates, many of whom had been given up to die by other physicians. A number of ladies and gentlemen have given permission to refer to them as living vouchers of the great institution. Call and learn their experience yourself. Remember, while there is life there is hope, and if any power on earth can save you it is the staff of physicians and surgeons of the Progressive Dispensary.

Consultation Free and Sacredly Confidential. Each visitor seen privately and cures guaranteed. Out-of-town patients can write.

DISEASES WE TREAT SUCCESSFULLY:

Asthma, Catarrh, Nasal, Throat and Lung Diseases; Diseases of the Digestive Organs; Constipation, Liver, Kidney and Bladder Complaints; Bright's Disease; Diabetes and Kindred Afflictions; Diseases of the Bladder; Stricture, Fits, Nervous Diseases, Lost Manhood, Exhausting Drains, Seminal Weakness, Piles; All Chronic Complaints; All Diseases of a Private Nature; "Lack of Youthful Vigor in Men," the Result of Excesses, Abuse, Overwork or Dissipation, Positively and Rapidly Cured. Diseases of Women treated with unfailing success.

We would remind the afflicted that this institution is supplied with skill, ability, facilities and appliances for the successful treatment of all classes of diseases and chronic ailments, no matter from what cause arising.

If our physicians cannot cure you, no power on earth can, therefore if afflicted with an ailment or disease come where genuine ability is a ruling feature, where success is our watchword and the alleviation of human suffering our mission.

PROGRESSIVE DISPENSARY Corner Main and Hunter Sts. (Odd Fellows' Building), Stockton.

HOURS—Daily, 9 to 4; evening, 6 to 8; Sundays, 10 to 12 only. au11-TTStf

RESUMED BUSINESS.

THE JOB PRINTING BUSINESS OF WOODSON BROS., closed temporarily a portion of last week, has been resumed again

AT 511 K STREET.

It will be conducted by F. M. WOODSON and the ESTATE OF E. D. WOODSON. au3-

TO WEAK MEN Suffering from the effects of youthful errors early decay, wasting weakness, lost manhood, etc., I will send a valuable treatise (sealed) containing full particulars for home cure, FREE of charge. A splendid medical work; should be read by every man who is nervous and debilitated. Address, Prof. F. C. FOWLER, Moodus, Conn.

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 Tancred.

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 $4,000 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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