

HENRY UINLEIN, President. AUGUST UINLEIN, Secretary. ALFRED UINLEIN, Superintendent.

Capay Valley Fruit Lands.

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 most fertile lands in this beautiful valley upon terms which 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 annually in advance, at 7 per cent. The various tracts owned by the Capay Valley Land Company have been subdivided 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 earliest in the State. The grape crop of 1890 from the company's vineyard at Cashmere was picked, dried and shipped to Chicago and Philadelphia before the Fresno County grapes were ripe.

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, Cashmere or Rumsey.

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.

The fine orchards on the Guinda Tract, where 400 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.

Too much stress cannot be laid upon the great advantage to the fruit-grower of being in early locality. In most cases it makes the difference between success and failure. The industrious orchardist of Capay Valley may rest assured that he will derive all the benefits gained by the first fruit shipments of the season, and that 20 acres of this rich land, when the trees are in bearing, will yield a handsome and assured income.

The Capay Valley Land Company has an agent residing in the valley, whose duty it is to show the various tracts to land seekers.

Four townships have been laid out in different points in the valley, viz: Esparto, Cadenasso, 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, including a fine four-story brick hotel, two large brick 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 Rumsey. This latter place, situated at the head of the valley, is the present terminus of the railroad. The comfortable little hotel makes excellent quarters for hunters as well as land-seekers.

The advantages enjoyed by the settler in Capay Valley may be thus concisely summed up: A soil of great fertility, yielding bountifully of every crop.

A soil and climate which will ripen all kinds of fruit and vegetables earlier than anywhere else in the State.

A climate perfectly adapted to the curing of raisins and drying of fruit without the aid of artificial evaporators.

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 CAPAY VALLEY LANDS, APPLY TO OR ADDRESS W. M. H. MILLS, SAN FRANCISCO.

Fourth and Townsend Streets, SAN FRANCISCO.

Real Estate, Business Cards, and various notices including 'ARARE OPPORTUNITY', 'SOUTHERN PACIFIC COMPANY', and 'FISHING TACKLE'.

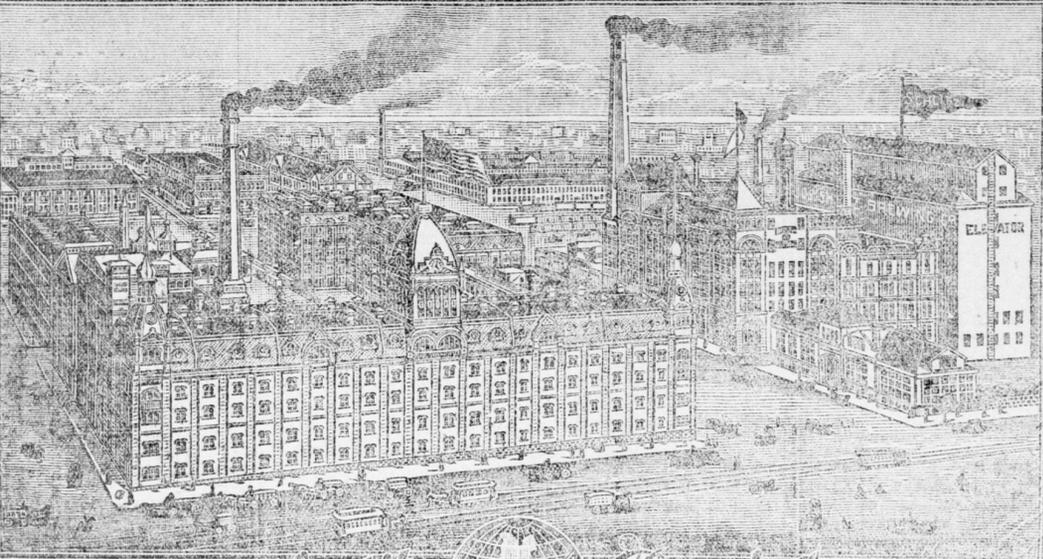
DIRT BREEDS VERMIN. Of a good house-wife, who uses SAPOLIO, it is well said: "The mouse is muzzled in her house." Try it and keep your house clean. All grocers keep it.

BEWARE OF IMITATIONS. ELY'S CREAM BALM. Gives Relief at Once for Cold in Head, Croup, Sore Throat, etc.

SEE MY SPONGE? SISTERS DO AS I DID. DRESS YOUR SHOES WITH WOLF'S ACME BLACKING. ONCE A DAY, WASH THEM CLEAN WITH WET SPONGE.

SOUTHERN PACIFIC COMPANY. Dining Car Service. Omaha, Chicago & New York.

NOTICE OF SALE OF IRRIGATION DISTRICT BONDS. Board of Directors of Pomona Orange Belt Irrigation District.



BECK'S BEER BRANDS. BUDWEISER, PILSENER, WIENER, ERLANGER, CULMBACHER, "SCHLITZ-BRAU". MILWAUKEE. ANNUAL CAPACITY: ONE MILLION BARRELS OF BEER.

COMMERCIAL. SACRAMENTO MARKET. FRUIT—Lemons, \$1.50; Apples, \$1.00; Oranges, \$1.25; etc.

SAN FRANCISCO MARKET. FLOUR—No. 1, \$1.00; No. 2, \$0.95; etc.

EASTERN AND FOREIGN MARKETS. WHEAT—No. 1, \$1.00; No. 2, \$0.95; etc.