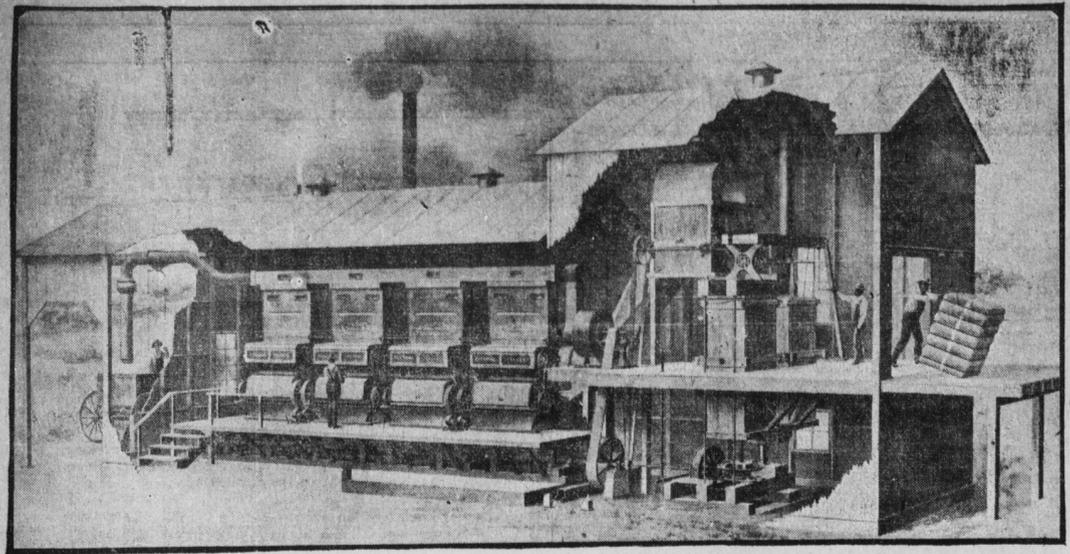


Complete Plant for Ginning Cotton at El Centro



This plant is being built by the Joseph R. Loftus company and will be replete with all modern improvements. This company reports the planting of thousands of acres of cotton in the Imperial valley this winter. This gin will be in operation in time for harvest.

YUMA PROJECT ATTRACTS MANY

LAND SEEKERS BESIEGE OFFICE OF AGENT

One Farmer Pays All Expenses and Clears \$2400 Off Forty Acres in Twelve Months—The Project

Everett P. Teasdale, 401 Central building, Los Angeles, who has been doing a land office business the past several days in furnishing maps, prices and location of the lands of the Yuma irrigation project, which has just been completed by the government, parted with some valuable information yesterday for the guidance of those entering the new irrigated section. The questions asked are numerous and pouring and a brief review of the situation will doubtless direct many in the right channels.

The weir, popularly known as the Laguna dam, which forms the main engineering feature of the Yuma project, extends across the Colorado river from the granite hills in Arizona to those in California, at a point about fourteen miles above Yuma. It is similar in construction to dams built in India by the English government some fifty years ago, still in good condition, having withstood all floods; also those built later across the Nile to irrigate the delta lands in Egypt.

The Laguna dam is over 4500 feet, or nearly a mile in length. It is composed of a rock, filled between parallel walls of concrete extending entirely across the stream from rock abutments on the one side to those on the other side of the river. These walls extend from below the river bed to the top of the rock fill, and the entire top surface of the dam on its down-stream side is covered with concrete pavement 18 inches thick. On the down-stream side of the lower wall is an ample apron or derrick stone so placed as to protect the structure from any tendency of the river to back-cut. The dam has a width of 250 feet and a height of 19 feet.

Some thirty miles of levees have been constructed to protect the valley land against overflow in high water season. These embankments are of safe dimensions, and their construction and foundations have been explored and reinforced. These levees are similar to those constructed along the lower Mississippi river, and experience gained has furnished valuable information applied in this project.

The Yuma project proper comprises about 140,000 acres of the richest land to be found on the face of the earth. Yuma is situated nearly in the center of the tract.

Prices vary from \$35 to \$150 an acre, according to improvements, distance from town, etc.

The best drinking water is obtainable all over the Yuma valley at from fifteen to thirty feet. No better water any place in the country.

There is a right of way for a new railroad, surveyed and paid for, starting at Yuma and extending down the middle of the valley. It is learned from a reliable source that this railroad will be finished in the next eighteen months. There are many free deliveries and telephone throughout the valley, and good schools and churches. Yuma, the county seat of Yuma county, is situated on the main line of the Southern Pacific, 250 miles east of Los Angeles and 120 miles from San Diego.

For one to appreciate fully the advantages and conditions of this valley, it is necessary that one should make a trip there and drive over the valley and see for one's self. The prices quoted on the land might seem high to anyone who is not familiar with conditions there, but when one sees the returns from these lands they are very cheap. Improved lands bring from \$20 to \$30 an acre, cash rent, and often, when rented on shares, net the owner from \$30 to \$40 an acre. The gross returns on one acre of land this year, seeded to such staple crops as alfalfa, would be \$125 to \$200 an acre. Egyptian cotton, \$210 an acre. The Egyptian cotton, the United States experimental farm showed a gross return of \$210 an acre the last season, and these lands yield greater returns when planted to vegetables or fruits. Dairying, hog and chicken raising are very profitable industries here on account of favorable climate, the great amount of pasture the land will afford, and the high market price received for these products on the western coast.

"While driving through the valley recently with a land seeker," says a Yuma correspondent, "he conceived the idea that he would like to interview a farmer, so we stopped, and this is the farmer's story: 'I came here late in the fall of 1906, with very limited means, barely enough to purchase a team and pay living expenses until I got started. I rented forty acres of land, for which I agreed to pay \$600 out of the first year's crop. After farming this one season I paid my rent, living expenses and all other expenses, and had a credit in the bank for \$240. I have now bought a piece of land of my own.'"

While the majority of this land is in a primitive state, parties looking over the valley will not even more favorable reports than this.

BUILDING PERMITS INCREASE IN AMOUNT

The month of March, just closed, shows an increase of almost \$150,000 in the value of building operations in Los Angeles over the same period last year. The total runs well above the million dollar mark, being \$1,154,726, against \$1,005,463 a year ago.

The total number of building permits for the month was 788, an increase of thirty-three over March 1908. The following are the figures by classes:

Class	Permits	Value
Class A, steel frame	3	\$113,000
Class B, one story	27	240,751
Class C, one and a half stories	294	385,980
Class D, one and a half stories	42	77,270
Class E, two stories	18	218,025
Class F, three stories	56	1,000,000
Churches	1	500
Public buildings	1	6,823
Sheds	66	6,823
Foundations	2	1,800
Public alterations	49	47,218
Frame alterations	240	37,748
Demolitions	6	400
Totals	788	\$1,154,726

Following is a report by wards, from March 1 to March 31, inclusive:

Ward	Permits	Value
First ward	88	\$4,647
Second ward	69	62,749
Third ward	58	164,223
Fourth ward	84	298,882
Fifth ward	229	327,801
Sixth ward	178	32,013
Seventh ward	28	17,895
Eighth ward	12	3,772
Ninth ward	96	42,652
Totals	788	\$1,154,726

CLOSE-IN PROPERTY SELLS FOR \$16,500

The Edwards & Widley company reports one of the busiest weeks of the present season. The following transactions were made:

For S. R. Roseberg to Vincent Guercio, lot 17, block G, Bonnie Brae tract, being 50x150 feet on the east side of Bonnie Brae, near Eleventh street. Improved with a two-story eight-room house, No. 1040 South Bonnie Brae street. Consideration, \$7500. Purchased for a home.

For J. C. Horgan to W. S. Stevenson, lot 35, block D of the West Park tract, being 50x135 feet on Leighton avenue, near Vermont. Consideration, \$1350. Mr. Stevenson will at once improve with seven-room bungalow to cost \$2500.

For Alexander Keating to George T. Gray and Edward T. Gadden part of lot 4, block 79 of Ord's survey, being a lot 50x150 to alley on the east side of Hope street near Eleventh street; consideration, approximately \$16,500. C. C. Edwards represented the purchaser. This property adjoins the new Rambler garage on the north, and it is the intention of the new owners to erect a modern garage building upon the property. Several applications have already been made by automobile dealers for a long term lease.

For F. J. Hastings to J. R. Hunt, a seven and a half acre orange grove, situated in Covina on Double avenue close to town; consideration, \$11,000. The property is improved with a modern five-room house and outbuildings, and is about equally divided between navels and Valencia.

Sales of Portable Houses
H. J. Brainerd, manufacturer and builder of ready-made portable houses, 507 Chamber of Commerce building, reports activity in the sale of his houses during the past week. He is erecting three houses for the Sattelle Powder company, Hason, Cal.; also an administration building, merchant room and kitchen and bank house. A four-room house for Duncan Howard, Avenue 51, is just completed, also a large cottage for W. S. Kaitano, Fullerton. Mr. Brainerd reports sales of a cottage to C. A. Jones, 842 Forty-second place, and a bungalow to Mr. Keeso, Highland Park.

1250 Per Cent Increase
E. A. Beck has sold to A. Bauer, a pottery manufacturer of Paducah, Ky., through J. J. Whitecomb, a local real estate dealer, lot 11 of the Griffin Arroyo Seco tract, at Lucy street and Avenue 32. The property was purchased as an investment in 1904 for \$250, and just sold to Mr. Bauer for \$2500 for manufacturing purposes.

Pays \$2400 for House
Connell company has sold for M. C. Pullen to Lizzie A. Esterline the property at 1133 East Fifty-fifth street for \$2400. The lot is 9x23 feet to a 15-foot alley, and is improved with a new five-room cottage.

EASTERNERS FLOCK TO WESTERN TEXAS

PACKED TRAINS LEAVE ST. LOUIS

Patriots' Headquarters in La Salle County Awake to Call of Modern Colonization—Cheap Lands an Inducement

Trains through St. Louis and Kansas City are loaded to the guard rails. Thousands pass daily through these cities to southwest Texas. Half way from Gulf to plains they are finding the conditions to satisfy their wildest dreams. They find this land, grazed over for a hundred years, the most valuable land for general truck farming in the world, say promoters of Texas enterprise. They find cotton, corn, oats, alfalfa, sorghum, millet, potatoes, melons, pears, peaches and berries of all kinds, as well as figs, oranges and fragrant jessamine. This great state of Texas has much land within its borders, for it is twice the size of England, Scotland, Ireland and Wales put together, a fourth larger than the whole German empire and equal in size to France, Belgium, Switzerland and Denmark, Michigan, Indiana, Illinois, Wisconsin and Iowa could all be dropped within its borders and still have enough land left for New England. Texas now has a population of nearly 4,000,000 inhabitants, but when it is more thickly settled in New England it will have a population of 75,000,000. So there is plenty of land while it lasts.

Centers in Choice Spot
But the rush of settlers seems to have centered on the one choice spot where every condition required by the homeseeker is met—in that beautiful, rolling country just south of San Antonio, on the I. & G. N. railroad, in La Salle county, the old Dewees ranchero, headquarters of the patriots who formed their government in 1836.

So great has become the demand for these lands that in order to make it more convenient for intending settlers or investment purchasers, the owners of the property, the Truck Growers' Colonization company of San Antonio, has opened an office in Los Angeles at 341 South Hill street, in charge of J. W. Whann, general agent, who is arranging transportation for those wishing to go and inspect these lands. As these lands are now selling at only \$22.50 an acre, it is not expected that the tract will be on the market for any extended period.

SEVENTH STREET LOT CHANGES AT \$15,000

W. B. Merwin & Co. report the following sales: J. E. Gannon to Marshall Stinson, lot on the north side of Seventh street, just east of Mateo street, 4x10 feet, improved with a two-story frame building; \$15,000. Bertha Howe to Amelia Hunt the southeast corner of Fifty-third street and Monica avenue; \$250. Fifteen lots in the Bowen-Slawson Junction tract were sold by the same firm for \$500.

CUDAHY RANCH ENDS MOST PLEASING MONTH

No Purchased Land in Tract Stands Idle on Account of Policy Against Speculative Element

Development on the Cudahy ranch reached high water mark during March. The great colony of country home places is expanding in every direction.

"It is extremely gratifying," says Manager James R. H. Wagner, "to note how few people allow their land to lie idle. We are not selling land to the speculative element of buyers. More than 90 per cent of those who have bought have already built, or contemplate doing so in the very near future. I no sooner make a sale than the buyer astonishes us (no one astonishes for its the usual thing now) by ordering his water meter put in and contracting for a residence of some kind. Of course this great progress is going to send Cudahy ranch prices up before very long. Business is the increase. I can readily believe that the city is overflowing with colonists and tourists, because inquiry for Cudahy ranch property is at present greater than at any time since the property was first opened, about a year ago. We are selling to three classes of people. First, the man who wants to take life easy in the country. Second, the city workman who wants a country home; and third, the man who wants to make his land yield him and his family a living."

During March the total sales amounted to about 300 acres. Among the recent buyers are: J. L. Platt, 2 acres on Ardmore street, near Cudahy avenue; price \$1000. B. H. Burt, 2 acres on Clara street; price \$800. W. H. Reese, 2 acres on Florence avenue; price \$800. Mr. Reese is building a fine modern cottage.

EAGLE ROCK REALTY SHOWS STEADY GAIN

The Edwards & Widley company reports a lively market in its Eagle Rock subdivisions. During the past week the following were made:

To Hattie M. Johnson, lots 32 and 33, Ellenwood Heights tract; 120x140 feet on the east side of Ellenwood drive, consideration, \$800.
To Mrs. S. MacDonald, lot 57 of the same tract on the west side of Ellenwood drive, near Colorado street; consideration, \$500.
To O. A. Brisson, lot 48 of the Eagle Rock Acres tract, 140x270 feet, on the north side of Myrtle avenue, near Central avenue. Consideration, \$1200.
To Harry N. Needham, lots 16 and 19 of the same tract, being one acre on the north-west corner of Valley drive and Park avenue; price, \$1000.

To Clara H. Ferris, lots 10 and 11, Windermere Heights tract, 100x140 feet on the west side of Windermere avenue, near Colorado street; price, \$800.
To T. G. Hickman, lots 15 and 19 of the same tract; lot 50x145; consideration, \$800.
To A. Loring Handley, lots 49 and 50, Eagle Rock Acres tract, being two acres on the north side of Myrtle avenue, near Central avenue. Consideration, \$2400. Purchased for immediate improvement.

Apple Valley

BEAUMONT'S LATEST SUBDIVISION



Virgin Soil, with All Its Original Virility, Offers the Home-seeker the Apple Growing Opportunity of a Lifetime

The Opening of Apple Valley Is One of the Fruit Land Triumphs of Today—5 Acres and Independence

Reservations in Apple Valley Must Be Made Before May 15th to Get Opening Price

After That \$2.50 to \$5.00 Per Acre Advance

The sun never shone upon more glorious apple lands than Apple Valley. The best of the great Beaumont feast. Soil of the most vigorous quality. 320 acres divided into multiples of approximately 5-acre tracts. The entire acreage is now under cultivation—planted to grain—one-fourth of which goes to you if you buy now—so that your investment will begin to earn a profit the very first season. The water supply is delivered to each tract under pressure, which enables each rancher to have domestic water for every sort of modern home use, as well as furnish fire protection. This magnificent tract of land is situated one mile north and half a mile east of Beaumont City; adjoins Cherry Valley Tract on the east and is a near neighbor to one of the most famous fruit ranches in Southern California—"Highland Home Ranch." Its environment alone gives it great value, and the placing on the market of these 320 acres is a distinct triumph for this company. Prices range from \$135 to \$200 per acre, with water under pressure in steel pipes, which is decidedly low for land of such character.

EXAMPLE OF COST
5 acres with water under pressure in steel pipes for \$900
Trees to plant same will cost extra \$100
Total cost, 5 acres and independence \$1000

As to what Apple Valley lands will produce, we have only to take you over to this near neighbor—Highland Home Ranch, with its 150 acres of 10 to 20-year-old apple, peach, pear and cherry trees, to show you what you, too, may enjoy within a very few years—a ranch worth five times the price you have to pay now.

Our Interesting Stereopticon Lectures Will Be Resumed Tomorrow, Monday, Apr. 5

Free Lectures 10:30 a. m. 2:30 and 8 p. m.

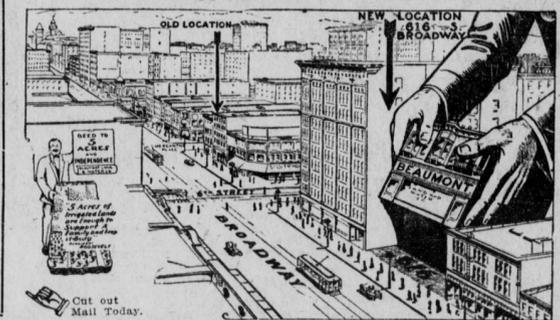
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I want to know more about Beaumont and its irrigated apple lands. Send me literature and information. If satisfactory, may want to go to Beaumont on one of your Sunday or Thursday excursions. Give me railroad rates from this point.



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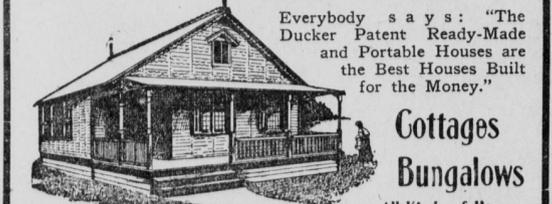
Buy your farm among fertile fields, where every day increases its value for commercial purposes and eventually will make you rich.

Lomita farming lands are unsurpassed. The soil is as nearly perfect as soil can be. The United States Government reports class it as the famous Fresno sand. Fruits, walnuts, vegetables, grapes and in fact all kinds of farm produce pay well there. Expert specialists have selected it for special uses; 30 acres of walnuts recently planted, 40 acres of asparagus and 20 acres of winter rhubarb show what the people think of it. Water is pure and ample, one well alone pumping 1275 gallons per minute. Its commercial future will be profitable. It is close to the new channel, close to the railroad, parallels the Shoestring strip and the new good roads boulevard runs through it. There is big profit in it aside from its remarkable productivity. Now is the time to buy it. ONE ACRE, FIVE OR TEN, \$375 per acre; easy terms.

Excursions Today from This Office at 9, 10 and 11 o'Clock and Every Day This Week. Call, Phone or Write for Maps and Complete Information.

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