LANDS OF THE STATE.

Past, Present and Prospective Values of Country Realty.

OPPORTUNITY FOR SETTLERS.

Profits of the Orchard, Vineyard and Field—Dried and Canned Fruit Exports.

Knowledge of California, and the benefits to be enjoyed here, have excited wide interest and are causing many persons to look in this direction. But something more than general information is requisite before the man of family, with only a moderate amount of money, feels warranted in breaking up his home to come west, where conditions are quite new and altogether different. People, as a rule, before letting go the surroundings and occupations into which they have grown, and with which they are familiar, endeavor to settle on some definite plan to be taken up on reaching the new section of country to which they are drawn. Such plan can be intelligently made only after special and practical information has been obtained.

In seeking a home in a different country, among new people, surrounded by new conditions, sentiment is of little value, matters of practical everyday life are the first consideration. To live in a location where the climate is almost a continuous delight; where the range of production is as wide as the most exacting critic could wish; where life, in comparison with experience in a very considerable portion of the East, is made easy, not to say luxurious, while much to be desired, is after all less important in some ways to the average homeseeker than to learn of the opportunities for making a comfortable living after reaching the new location.

So large a portion of California presents peculiar advantages in the way of productions it is unwise to make comparisons or claim for any one district a superiority that entitles it to conspicuous prominence. To new settlers location is often largely a matter of accident, more frequently, perhaps, pecuniary conditions.

For many years intending settlers have been appalled at the prices of land in California. Comparatively the prices asked for land in this State were, until quite recently, higher than the rates demanded elsewhere west of the Mississippi River. Immigrants had their choice between Dakota, Minnesota, Colorado, Nebraska, Kansas and Texas, where farming land was selling from $10 to $15 per acre as against California, where good farming land was held at from $15 to $30 and $50 an acre. It is needless to add they chose the former localities. A very different comparison of land values could be made now. Out of the failures and financial depression of the past two years there has been evolved a new scale of prices. Of these the general impression is they are at bedrock. There is no such a thing as inflated values; boom prices are things of the past.

The figures asked for land in California are everywhere the most reasonable, and defy competition from any source or section of the Union when one takes into consideration the incomparable climate and the character and variety of the productions of the soil. It is always to a man's advantage to purchase anything outright and not buy on the installment plan, but there are thousands of happy and thrifty homes in California to-day secured on one of the many favorable plans offered to poor men. The terms of payment are such that about all that is required now to get a foothold is to be an able-bodied man. In every section of California there are lands for sale on condition of improvement. The purchaser is required to build a house and plant so much in fruit trees or vines, or cultivate a certain number of acres for five or six years. Then he must make payments on the land. Now and then a man starves out, but the rule is otherwise. The reader may have heard of the one who has failed, and never thought of the nine in possession of a nice little farm.

There is another feature of land values in this State. Its valuation up to this time has been largely upon its capacities for producing wheat, cattle, sheep and hogs. Land purchased at $10 per acre developed with the production of cereals and stock characteristic of the interior valleys a short time ago might have developed a value of $30 per acre. If so, there would have been an enhancement of 300 per cent of the original purchase price. With the new culture which is now being realized through a knowledge of the possibilities of our climate and irrigation, viz., the division of grain and stock ranches into fruit farms, this same property is made worth, perhaps, $300 per acre, an increase of 1000 per cent.

Because of better transportations facilities, both local and overland, destined soon to be accomplished facts, and because our vineyardists, orchardists and farmers have been educated to fully comprehend the advantages of irrigation and good culture, the value and demand for our farming lands is certain to increase.

It is owing to the fact that there are no summer rains that California produces the finest fruits of all kinds belonging to the temperate and semi-tropic zones. It is only rain that prohibits the growing of wine and raisin grapes in the States bordering the Gulf of Mexico. It is the absence of summer rain that gives California a monopoly of apricots, cherries and prunes. The wonderful success attending the growing of sugar beets is a consequence of our climate, to which is due the high saccharine quality of the vegetable. The sugar-beet industry, at present confined mostly to the Salinas Valley, has sprung into great prominence through the efforts Claus Spreckels, who erected great works and refineries for the manufacture of beets into sugar. He induced hundreds of farmers to engage in the industry, and they have realized very handsome profits. The raisins grown in the San Joaquin Valley, and especially in Fresno County, are equal to the finest products of Malaga.

In Spain five tons of grapes are required to produce one ton of raisins; in California three tons of grapes will yield one ton of raisins. Citrus fruits, principal among them being the orange and the lemon, are grown in the southern part of the State and the middle of the northern half with great success and profit. In nearly all parts of the State these fruits will grow and bear. Prune-raising is a great industry in the middle part of the State. Thousands of tons of prunes are dried every year, and as the crop is sure from one year to another, and the dried product light and capable of shipment to any part of the world without danger of deterioration, the acreage in prunes increased with enormous rapidity. Raising fruits for use in a fresh state, such as cherries, apricots, peaches, pears and the like, has brought snug fortunes to many. Nuts of various kinds yield handsome returns, the almond taking the lead. Olives are receiving considerable attention and invariably prove profitable.

Small fruits, such as berries of various kinds, are extensively cultivated. They require irrigation. Vegetables, as the whole world knows, grow to wonderful perfection and hops yield abundantly and bring handsome returns. Those who have sought California wherever they have settled have generally bettered their condition. Almost every county in the State has some claim to superiority for some product, hence the difficulty in directing the home-seeker without knowing something of his tastes and requirements. While in most counties in the State fruit-growing and general farming may be followed with safety and profit, and the life of the farmer will be attended with many pleasures, one must make intelligent selection if he has any fixed plan with respect to the particular branch of fruit-growing he desires to engage in. Wheat and barley are successfully grown in every portion of the State. Peaches, pears and plums have a range. Apricots, almonds, French prunes and olives are more restricted, while oranges, lemons, walnuts, etc., are confined to a limited area, though not to any particular district. Grapes grow almost everywhere.

This has been a very favorable year for the fruit industry in California. There has been an increased planting over its entire territory. In the central portion of the State the planting has been largely of olives, oranges and almonds. Butte County is setting olives and oranges in increased quantities. In the country around Cleverdale, in Sonoma County, oranges are being extensively planted. On the eastern side of Tulare County, in the neighborhood of Porterville, Limekiln and Lindsay, great numbers of lemons and some oranges are being planted. San Diego County also is showing great partiality toward lemons this year. In Lake County olives and prunes are being extensively planted. The increased planting of olives has been something enormous.

In speaking of the profits of the fruit industry A. T. Hatch, the well-known orchardist, said a few days ago that taking one-half the average crop on his prune orchards at 3 cents per pound, allowing $37 per acre expense, he could figure on a profit of $100 per acre. He claimed that he might get ¾ of a cent per pound for apricots in the orchard and still make a profit. He said it was a poor excuse of a family numbering for instance five that could not make from a well-bearing orchard $50 per acre. He continued that the fruit market of last year was abnormal. There was a good crop, but owing to the railroad strike what fruit did not spoil was rushed into market at one time, where some more spoiled, owing to a surplus. The returns to the grower last year were not satisfactory, but even with the prices of fruit last year an orchard economically managed could be made to pay.

Mr. Hatch suggested that often obligations met, which swallowed up the fruit-grower, did not belong to the running expense of the orchard. Some superficial observer would infer at once that the fruit business was a failure. Such a view is narrow and unwarranted. Failures of fruit-growers in California are the outgrowth of circumstances wholly apart from the vital considerations of soil, climate and market.

From the annual report to the California State Board of Trade upon the industrial resources of the State of California for 1894, compiled by N. P. Chipman and published the 1st of this month, the increased shipments of fruit are noted. Mr. Chipman's comparative table for the years 1890 to 1894, both inclusive, referring to shipments East by rail, shows the steady advance of the industry.

The year 1894 compared with 1890, covering a space of five years, shows the following increase: Green deciduous fruits, 5557.4 carloads, 163.7 per cent; citrus, 2475.4 carloads, 75 per cent; dried, 1895.7 carloads, 58.7 per cent; raisins, 2635.3 carloads, 128.1 per cent; nuts 312.7 carloads, 397.3 per cent; canned, 1260 carloads, 31.4 per cent; average increase, all kinds, 14,158.9 carloads, 87.7 per cent.

The exports by sea of fruit are given as follows: England, 120.728 cases of canned fruit; Australia, 16,594 cases; New Zealand, 5916. These three countries took all but 30,613 cases shipped to foreign ports. We sent 136 cases to Germany. Our neighbor, Mexico, took 106 cases. British Columbia bought 952 cases, and Central America 758 cases. China took 2139 cases and Japan 1134.

This is particularly significant considering that we are obliged to circumnavigate the globe to reach foreign countries. While this is a good showing, cheaper and better facilities of shipment by water and rail will materially increase these figures and add to the profits of the producer.

FREE TO ALL!

We have just published a 70-page list of California Ranches containing full descriptions of many representative places, from the suburban home and small chicken ranch to large fruit, grain, stock ranches and colony tracts. It includes bargains in all parts of the State, but more especially within a radius of 100 miles from San Francisco. We have too many good places to advertise each one separately, but the best are described in our catalogue, which will be sent free on application, and from which any buyer should be able to select something to suit him.

SUBURBAN PROPERTY.

We are offering Lots in the

JONES TRACT,

....AT....

ELMHURST.

Hourly trains by the S. P. R. R. to Oakland and San Francisco, and electric cars to Oakland every 15 minutes.

Lots 40x125 and 50x150. Prices from $175 up to $1000.

Small payment down and balance on easy monthly installments.

Send for particulars—

GAMAN & LYON,

215 Kearny Street, San Francisco.

MARIN COUNTY.

38 ACRES IN ROSS VALLEY, WITH IMprovements, for sale, cheap or exchange.

The Fairfax Villa, containing 32 acres, beautifully wooded, with a fine trout stream.

6 acres on the main Ross Valley road, 5 minutes' walk from Tamalpais station.

Lot in Sunnyside; house 7 rooms and bath; a bargain; will exchange.

A fine dairy ranch in the beautiful valley of Nicasio, containing 336 acres improved, fine shade trees and trout stream; the price of this property has been reduced in order to make quick sale.

200 acres near Sausalito, suitable for milk ranch; a bargain. Apply to

JAMES TUNSTEAD, San Rafael.

BARGAINS IN COUNTRY REAL ESTATE.

ESTABLISHED IN 1860.

EDWIN K. ALSIP & CO.,

The Oldest and Leading Real Estate Dealers in Northern California.

No. 1015 Fourth Street, Sacramento.

No. 9, Rotunda, Mills Building, San Francisco.

We have more contracts upon country lands for sale than any dealers in San Francisco, and will guarantee to locate any one who desires to purchase or exchange his property.

☞ **THERE ARE A GREAT MANY WHO WOULD SETTLE**

In the country had they the means to purchase lands, although they have sufficient money to improve a place and could work the payments out of the land if they had the opportunity. WE HAVE TWO TRACTS OF LAND IN PLACER COUNTY that we are offering to cover just such cases. WE REQUIRE THE INTEREST PAYABLE SEMI-ANNUALLY AND NO PAYMENTS on the principal for four years, and then in annual payments.

THE FIRST WE OFFER

IS THE HIMES TRACT, WHICH CONTAINED originally nearly 500 acres. It is all level, and located on the railroad between Rocklin and Loomis. Water is now being brought upon the tract to irrigate it. Quite a portion of it has been sold off to parties who are improving it and who are well satisfied with their purchase. The prices range from $40 to $100 per acre, according to the location. It is just across the railroad track from the English colony, where land sold for $150 to $200 per acre, and it is no better land in any respect.

THE LIGHT TRACT

Is located 4 miles from Newcastle, and originally contained 400 acres, but only 160 acres remain unsold. This land is sold upon the same terms as the Himes Tract. A visit to either of these tracts of land will convince any that the location and quality is equal to any colony lands offered in the State, while the TERMS OF SALE ENABLE ONE TO PAY FOR THE LAND FROM ITS PRODUCTS.

WE HAVE ANOTHER LARGE TRACT THAT WE ARE PLACING on the market, consisting of 3200 acres, located 18 miles from Corning. We have a sufficient number of names of those who wish to locate on the tract, and will commence to subdivide it into 40-acre lots along in July. The terms of payment will be one-fifth down, with interest on deferred payments at 6 per cent, the purchaser paying the taxes on the land, which will not exceed $6 per annum to each 40 acres. We will not require any more payments on the principal for four years, and, after that, in annual payments. The land is well adapted for raising deciduous and citrus fruits. It is only slightly rolling, and can all be cultivated except about 500 acres, which will be thrown into pasture-land. 1200 acres are under cultivation. Parties desiring to locate upon this tract will please send in their names, and we will send circulars giving fuller description of it.

STOCK RANCHES.

The cattle business is looking up and is destined to be one of the prosperous industries of this State, as cattle are rapidly advancing in price. We offer below several good stock ranches on easy terms:

1500 acres on the Sacramento River, with a 2-story house of 14 rooms, 2 good barns, granary, blacksmith-shop and tools, etc.; water piped to the house; 50 acres of oak timber; a very fine place and cheap; 500 acres will grow alfalfa, producing three crops yearly without irrigation; price is $30 per acre, $10,000 cash down.

$27,500—4100 acres of land in Mendocino County; well watered; a summer and winter range combined; considered one of the finest stock ranges in the county and can be bought on easy terms of payment.

No. 1024—$10,000; 1035 acres of rolling land 3 miles from the railroad station; ½ an acre in orchard; berries and small fruits sufficient for family use; 300 acres clear; scattering timber over the place; fenced with 4 and 6 wires into 5 fields; house of 7 rooms; large barn; lots of springs; has been used as a hog and cattle ranch; will keep from 150 to 200 head of cattle; a very cheap place; will trade for suburban property.

No. 988—$12,000; 3480 acres; 1 acre orchard; ¼ acre strawberries; 75 acres cultivated; 1000 acres tillable; 2 houses and 4 large barns; located 7 miles from Fruto, but in Mendocino County; those who have seen this place say it is very cheap for the money.

VINEYARDS.

Since the consolidation of the wine-growers the wine interests of the State have been looking up. The price of wine has advanced 10 cents a gallon, and money invested in the future in vineyards will be quite as profitable as can be made. We offer several good places out of which money can be made:

THE FINEST VINEYARD IN THE STATE OF CALIFORNIA FOR $200,000. There are 640 acres of land, and the wine that has been produced from this place has received several gold medals and has a world-wide reputation, it having been shipped to Europe and other places, and is equal if not superior to any French wine produced. This vineyard is most all set out to Resistant Vines. There is a magnificent residence on the place, a fine wine cellar, beautiful grounds. About 60 acres are in orchard. The place cost the present owner very nearly $500,000, and is adjacent to one of the principal interior cities of this State.

ALSO

For $16,500, 1100 acres of land 10 miles northeast of Napa City, with a house of 7 rooms and furniture, small house for men, 55 acres in vineyard, 40 acres for hay and grain, 200 acres under cultivation, and the balance in timber. The personal property consists of 40 head of cattle and 9 head of horses, and all farming tools.

No. 1010—$7000—100 acres of land, slightly rolling; 30 acres in vineyard; 26 acres in orchard; ½ acre berries; 60 acres clear; fine large house of 16 rooms; small house of 6 rooms; barn; water piped to buildings from springs; everything in first-class condition; 5 miles from railroad, near Ben Lomond station; will take $2500 down and the balance in annual payments; from the description and location this is one of the cheapest places that has been offered in this county for many years.

No. 871—$17,000—250 acres near St. Helena, Napa County, of which 50 acres are in wine grapes, 15 acres in orchard, 10 acres of olives and a few berries; fenced in 6 fields; 2 good dwellings; barns; spring water; 4 horses; 2 cows; 4 dozen chickens; all farming utensils.

No. 866—$4000—126 acres; 10 miles from Healdsburg and 7 miles from Windsor; 20 acres in vineyard and balance in timber; small house and stable; living water running by the place.

GENERAL FARMS.

No. 1016—$5 per acre—480 acres of unimproved timber land in San Luis Obispo County; 10 miles from the railroad; 320 acres tillable if cleared.

No. 1007—$12,000—A farm of 75 acres of rich bottom land; 9 acres in vineyard; 6 acres in old orchard; 10 acres in prunes; 40 acres grain; 10 acres corn; well fenced into 6 fields, with 14 new double gates; large oak trees scattered over the place; 2-story house of 7 rooms; barn 50x85; 2 granaries; 3 wells; 2 horses, 2 cows, hogs, chickens, wagons, buggies, plows and all farming utensils; ¾ mile from station; 4 trains passing daily.

No. 1008—$4500—14 acres; 2 acres in table grapes, which netted $100 last year; 7 acres orchard, pears, apples and French prunes; 4 acres hay; all fenced with board and hedge; new house of 5 rooms and kitchen; good barn; horse, cow, 120 chickens; wagon; 2 plows; it is beautifully situated, only 1¼ miles from Martinez; it is unincumbered, and the only reason for selling is that the party is going to Mexico on an engagement and the place is too good to rent.

No. 995—$16,000—One of the best and most eligibly located farms in Santa Cruz County, consisting of 80 acres; 55 acres in orchard, apples, French prunes and cherries, trees being heavy bearers and in fine condition; 6 acres in grain; land rolling, of a rich, deep soil, well adapted for raising fruits; well fenced with picket fence; nice residence of 7 rooms; barn 40x16; packing shed; running stream of water through the place and 6 living springs; 2 horses; chickens; all farming tools included; this past season the place produced between 6000 and 7000 boxes of apples, besides Bartlett pears and prunes; it is a profitable place, and the owner has always made money on it.

No. 1015—$2100—6½ acres of choice land, located about 1500 feet from Novato station; house of 4 rooms and basement; 2 chicken-houses, barn and stable; some implements.

No. 3—$2500—15 acres of sandy loam soil; 4 miles from the railroad, in Sonoma County; 10 acres in fruit, half acre in blackberries; corn and potatoes raised on the balance; house of 6 rooms, barn and chicken-house.

CITY PROPERTY IN EXCHANGE FOR COUNTRY PROPERTY.

For $12,000—A nice piece of property in Oakland, with 6 cottages, renting for $67 per month; houses being built in the rear of the lot, leaving the front portion for other residences, with a driveway to the rear.

For $4000—A small residence in East Oakland, with 3 lots, 25x100 each, in exchange for a small place around the bay; will assume a small mortgage.

For $110,000—A fine piece of business property in San Francisco, renting for about $6000 per annum, in exchange for a grain or fruit ranch worth $50,000 or $60,000, leaving a mortgage on the property for the balance for a term of years at 6½ per cent.

EDWIN K. ASLIP & CO.,

9 Rotunda, Mills Buildg, San Francisco.

EL RANCHO COTATE

SONOMA COUNTY, CAL.,

40 MILES FROM SAN FRANCISCO, BETWEEN PETALUMA AND SANTA ROSA.

2000 ACRES SOLD TO DATE TO 125 FAMILIES.

8000 ACRES FOR SALE!

$500 to $1000 will buy ten-acre tracts, never plowed; therefore, not worn out. Land suitable for fruits, vegetables, berries, grain, dairying.

MOST SUCCESSFUL POULTRY CENTER Of the State. No irrigation necessary. Good water and climate and cheapest freight in the State. School, Postoffice and three railroad stations on tract. Any size tracts for sale at reasonable prices and on easy terms.

For particulars, circulars and maps apply to

GEO. T. TROWBRIDGE,

Cotate, Sonoma County,

Or Gaman & Lyon, 215 Kearny Street,

SAN FRANCISCO.

CHEAP BARGAINS

IN REAL ESTATE OFFERED BY

BOVEE, TOY & CO.,

19 MONTGOMERY ST.

THE GENERAL BIDWELL LAND—6500 acres of land near Chico, Butte County, Cal., known as the General Bidwell Ranch. This fine principality of the best land in the world is now offered for sale by us for $65 per acre as a whole. Part of this land is assessed for $275 per acre; has a fine orchard and nursery on the place; well wooded and well watered; terms very reasonable.

THE J. S. CONE LAND, Tehama County, Cal., bounded north by Mill Creek, south by the Leland Stanford lands at Vina, west by the Sacramento River and east by the mountains, containing about 6000 acres of land, of which 3500 acres are rich river bottom lands; loamy soil; well improved; has a fine water right sufficient to irrigate all the land in good shape from Mill Creek; price $160,000; easy terms, interest 7 per cent per annum; finest subdivision proposition in the State.

20,000 ACRES OF BEST SHEEP AND CATTLE RANCH IN NEVADA—The Hoppin Ranch is situated in Quinn River Valley, 70 miles north of Winnemucca, Nev.; there is enough meadow land on the ranch to get from 3000 to 5000 tons of hay, also grows fine alfalfa; the ranch is well fenced; 3 well-improved places on the property; about 3000 head of sheep, about 200 head of horses, wagons, mowers, rakes, harness, etc., goes with the ranch; postoffice and school near by; well watered; price reduced to $50,000; will take half in California property and remainder on mortgage at 6 per cent interest per annum; this is one of the finest bargains on the Pacific Slope for any one wishing to go into the stock business; the place has produced as high as $30,000 per year.

11,000 ACRES AT $3 50 PER ACRE—Rolling hills, with small valleys; about 4000 acres of this land can be plowed; fine stock ranch for sheep, cattle, hogs; well watered and timbered; one-third cash, balance 7 per cent interest; about 75 miles from this city.

67.17 ACRES AT $40 PER ACRE—With 16 acres of creek bottom thrown in; 4½ miles east of Woodland; this is fine alfalfa and fruit land; in fact the very best; will grow prunes to perfection; similar lands adjoining have been selling from $100 to $150 per acre; one-third cash, balance on very reasonable terms; investigate this.

SUBDIVISION OF 520 ACRES OF THE HOPPIN RANCH—5 miles northwest of the beautiful city of Woodland, on the north bank of Cache Creek, Yolo County, Cal.; we will sell this tract in parcels from 5 to 40 acres at prices from $40 to $60 per acre; the very best alfalfa land in Yolo County; no better pear or prune land in the State; it is the cheapest and the best piece put on the market in Yolo County IN TWENTY YEARS; TERMS, one-third cash, balance on time to suit buyer; we want to impress on the minds of those who have money that now is the time to buy lands, as they are cheaper to-day than in the past 20 years; we know now what our lands will produce; 20 years ago we did not.

If you want to be surprised in regard to prices of land call on us.

BOVEE, TOY & CO.,
No. 19 Montgomery St.,
San Francisco, Cal.

BARGAINS IN SMALL FARMS

D. H. TWING, SONOMA, CAL.

The 8-Year Plan, viz.:

6, 7 and 11 acre pieces at $70, $80 and $100 per acre; dark, chocolate-colored, gravelly soil; fine tree land; gently sloping to the south and west; well drained; good, soft water, by wells, within 20 feet of surface, and running water most of the summer on nearly every piece, and 3 20-acre hill pieces at $25 and $30 per acre, all within 1 mile of town. Terms—One-fifth cash, balance in 2, 4, 6 and 8 years at 7 per cent interest annually, in advance. (114).

320-acre stock, hog and wood ranch; 100 acres cultivatable; 40 in cultivation; 12 acres in vines; a few fruit trees; more than 6000 cords of standing firewood, oak and pine; 4 miles from the switch on the county road; 5 miles from town; 8 springs and a running stream through the place; good partly finished house of 6 rooms; poor outbuildings; $3500; subject to approval of Probate Court, (121).

Chicken Ranches on the 10-Year Plan, viz.:

4, 6, 10 and 20 acre tracts on 10 years' credit, 1 to 2 miles from Sonoma City, and within half to 1 mile of El Verano station, on the Santa Rosa and Carquinez Railroad at $100 per acre; A No. 1 small farms and chicken ranches on the following extremely favorable terms, viz: Only the interest payable annually in advance for the first 5 years; then one-fifth of the purchase money and interest in advance annually on the balance for the next 5 years; interest 7 per cent. Conditions: Improvements to be made immediately. A1 fruit land; well drained; running water on surface until July of each year; about 100 feet elevation above tide-water. I have sold 34 pieces; a few choice pieces left. (112),

D. H. TWING, SONOMA, CAL.

BOOK (SEALED) MAILED FREE, 192 pages, cloth-bound, on Errors of Youth and Diseases of Men and Women. Address Dr. LOBB, 329 North Fifteenth Street, Philadelphia, Pa.

O'FARRELL & CO.

David Bush, Country Department,

11 Montgomery Street.

THE LOS GUILICOS RANCHO.

We are offering in subdivisions this celebrated rancho, situated in the heart of Los Guilicos Valley, Sonoma County. The Southern Pacific overland runs through the property. This property is ten miles east from Santa Rosa. The tract consists of over 1000 acres of the very richest of soil, which possesses attractions for the home-seeker difficult to equal and impossible to excel. This celebrated rancho was selected over 40 years ago by William Hood Esq., his choice of this section being governed by the extreme fertility of the soil, its abundant supply of pure water, perfect shelter and beautiful surrounding scenery. It is only 66 miles from San Francisco; fare, $1 45. We are offering this property in 84 subdivisions, varying in size from 5 to 80 acres, and at a price of from $50 to $150 per acre. Send for a catalogue.

$2500—10-acre tracts of full-bearing orchard near Kenwood, Sonoma County; as fine orchard land as there is in the State; an excellent opportunity to put up a cottage and own your own country home.

$4000—12¼ acres near Redwood City, on county road; 9 acres in prunes, balance in apricots and pears just coming into bearing, being 5 years old; all handsomely improved and ready to build upon; elegantly improved places adjoining; a great bargain; easy terms.

$8000—16 acres a quarter of a mile from Saratoga, Santa Clara County; all out in full bearing French and silver prunes, peaches and cherries; good house of 5 rooms and bath, barn and chicken-houses, windmill and tank; water piped to house and barn; a lovely place and a bargain; crop has averaged about $1600 per annum.

40 acres in bearing orchard between Los Gatos and Saratoga; fine improvements; cash or exchange for San Francisco property; value $25,000.

Seventeen acres at Haywards, all in prunes and apricots; income over $1600 last year; fine house and grounds; part cash or exchange for San Francisco property.

$6000—Eight acres of apricots and prunes in full bearing at Haywards; good house, barn and improvements, with spring water; part cash.

$20 per acre—One of the finest cattle and hog ranches in San Luis Obispo County, four miles west of Paso Robles, of 3100 acres; 500 acres in grain; 15 acres in orchard; fine house, barn and outbuildings; fenced and cross-fenced; plenty of water; abundance of oak trees; part cash, or will exchange for San Francisco property.

FOR SALE OR EXCHANGE FOR SAN FRANCISCO PROPERTY—One of the most magnificent improved income properties in Sonoma County of 800 acres, with orchard, vineyard, winery, cooperage, distillery and a complete plant for dipping and drying prunes; elegant mansion of 15 rooms, completely furnished; fine outbuildings; ornamental grounds, etc.; valued at $75,000; plenty of water; handsomely wooded; an ideal home or sanitarium; detailed description and pictures at office.

$12,500—66 acres, adjoining the town limits of Martinez; vineyard and orchard; elegant improvements; adjoins Mr. Bush's place; this is a bargain.

$8 per acre—2000 acres, 9 miles from Ukiah; 2000 sheep and lambs, 5 cows, 2 good teams of horses, 30 or 40 stock hogs; plenty of oak wood and running water; a fine body of farming and fruit land on this place; good house and barn; all fenced and cross fenced; one of the best stock and general farms in Mendocino County; half cash, balance at 8 per cent.

We have a number of small improved places in Alameda, Contra Costa, Napa, Sonoma, San Mateo and Santa Clara counties, from $3000 to $10,000, for sale or exchange.

Particulars of

DAVID BUSH,

O'FARRELL & CO.'S Country Department, 11 Montgomery St.

YOUNG MEN!

The Specific A No. 1.

Cures positively and GLEET, without fail, all cases of GONORRHOEA and Prevents stricture, it being an internal remedy. Cures when everything else has failed. Sold by Druggists, or sent, postpaid, on receipt of price by the A. Schoenheit Medicine Co., San Jose, Cal.

PRICE $3.00

No Percentage Pharmacy, 953 Market St.

EASTON, ELDRIDGE & CO.
REAL ESTATE AGENTS & GENERAL AUCTIONEERS
OFFICE & SALESROOM
638 MARKET ST. OPP. PALACE HOTEL, SAN FRANCISCO.

2500 ACRES

—IN—

Small Farms

FOR THE PEOPLE!

MICHAEL LYNN RANCH!

Subdivision of the GABILAN RANCHO,

NEAR SALINAS CITY,

Monterey County.

At Private Sale!

Large and Small Farms!

50 ACRES,

—AND—

100 ACRES

—AND—

400 ACRES

—ON—

LONG CREDIT! EASY TERMS!

ONE-QUARTER CASH; BALANCE IN ONE, TWO AND THREE YEARS. INTEREST, EIGHT PER CENT PER ANNUM.

This Beautiful Property,

Comprising about 2500 acres of land, lies to the south and east of Salinas, constituting one of the finest properties in the State of California for diversified farming, including fruit-growing, grain-raising and livestock. The property has a frontage on the Main County Road running from Salinas south, and also has an important frontage on the old "Los Angeles Stage Road," and has been subdivided into 31 beautiful farms, comprising areas of from 50 to 400 acres each. A most excellent supply of water underlies the whole property, available from artesian wells and a permanent stream of water that traverses the property from south to north. Shipping point is within one mile, at Spence Station, and warehouses on the main line of the Southern Pacific Railroad; also, at Salinas and at Chualar.

We are offering the property on especially favorable credit-terms of one-quarter cash; the balance in one, two and three years, with interest at eight per cent per annum, payable semi-annually. The land will be sold the present season, including the crop now growing, and the income from the land this season will very easily carry the first payment.

☞ We invite correspondence with regard to this property, and our reprsentative at Salinas will make personal visits to the Ranch with intending purchasers.

For further details, address

EASTON, ELDRIDGE & CO.,

638 Market Street, S. F.

OR SALINAS, MONTEREY COUNTY.

HEADQUARTERS

FOR

California Lands.

OFFICE OF

THOMAS McMAHAN,

628 Market Street.

The following list of Country Properties are this week offered to the public, and accuracy of description is guaranteed. There is no doubt that they are each and every one of them bargains, and that the buyers thereof will be alive to their own interests when they invest in them, as the time never has been so favorable. Don't miss your opportunity. Don't wait until prices are at flood tide, which will soon be the case, unless all signs fail. For any further information regarding these properties apply at the office.

ALAMEDA AND CONTRA COSTA COUNTIES.

$40 per acre for 403 acres fine rolling hills, splendid soil, 3 miles from Haywards, Alameda County; house, barn, outhouses, small orchard and vineyard; fenced and cross-fenced; fine place for stock or general farming; plenty of running water, also fine springs; magnificent view of the bay of San Francisco, including the cities of San Francisco, Oakland, Alameda and portions of the counties of San Mateo and Santa Clara.

$35 per acre for 396 acres fine rolling hills, splendid soil, 6 miles from Haywards, Alamada County; house, barn, fences, running water and springs; small orchard and vineyard; would make a good general farm and would be excellent for orchard or vineyard; if properly handled this is a very profitable place.

$12 50 per acre for 710 acres; 2 miles from Walnut Creek, Contra Costa County; all fenced, but not otherwise improved; plenty of water and considerable timber; probably wood enough to pay for the ranch; makes an excellent stock ranch.

$5000—8 acres, near Haywards, of choice fruit; house of 10 rooms and bath; all modern conveniences; piano, furniture, horse, cow, vehicle, poultry and implements.

SANTA CLARA VALLEY.

$1250—160 acres in Santa Clara County, overlooking Uvas Valley; about 50 acres good plowed land; balance fine grazing and enough timber to pay for place; good cabin and open fireplace; 100 young fruit trees; tract level and hill, and adapted to fruit, grazing, etc.; chickens do exceptionally well here; altitude about 1200 feet; surroundings: modern houses and thrifty orchards and vineyards.

$9500—45 acres, 2½ miles from Saratoga, Santa Clara County; 22 acres in orchard, balance hay, grain and pasture; improved.

$80 to $150 per acre for 100 acres choice orchard land, in subdivisions, in the celebrated Uvas Valley, Santa Clara County; easy terms.

$10,000—162 acres fine level land; choice soil and location; 2 miles from Hollister; improved.

A 20½-acre tract, unsurpassed in fertility and agreeable surroundings.

20½ acres, 2½ miles from Hollister, San Benito County; a deep sediment loam, 40 feet deep, and fronting on a public thoroughfare; all level and well fenced; 520 Blenheim apricots, 4 years old; 500 silver prunes, 4 years old; 600 French prunes, 3 years old; 550 softshell walnuts, 4 years old, from seed; also assorted family orchard in bearing; irrigation ditch adjacent; fine windmill and tank; water piped to house and grounds; small cottage; good barn, stable and sheds; personalty to go with place: 2 good horses, harness, wagons and full list of farming implements of every description; will pay to investigate.

SANTA CRUZ COUNTY.

$2000—43 acres, 8 miles from Santa Cruz, 2 miles from railroad station; 18 acres under cultivation; 700 fruit trees; 7 acres table grapes; house 5 rooms; barn; stable; 6 chicken-houses; household furniture, farming implements, etc.; has cost the owner over $4000; must sell on account of sickness; a snap.

$6500—40 acres, 12 miles from Santa Cruz; nearly level and under cultivation; 1500 fruit trees; full bearing; winter apples, prunes, etc.; took first prize at county fair for best exhibit of fruit; rich soil; new hard-finished house, cost $3000; barns, outbuildings, etc.; will pay 12 per cent net on purchase price; will exchange for gilt-edged San Francisco or Alameda property.

$1350—7 acres level land, Bonny Doon, 12 miles from Santa Cruz; good house, barn, blacksmith-shop, chicken-houses, etc.; family orchard; abundance of small fruits; plenty of water; cheap place; delightful climate; no fog.

$7000—20 acres, 2½ miles from Santa Cruz; 7½ acres winter apples, 7 years old; 7½ acres prunes, 7 years old; family orchard; good house 7 rooms; barn; stable; chicken-houses for 600 chickens; level land; A1 soil; plenty of water; adjoining land unimproved held at $300 per acre; one of the bargains of Santa Cruz County; an income from the start.

A SPLENDID OFFERING.

$7000—90 acres in Santa Cruz County, 2 miles from a flourishing town and 7 miles from the famous sugar-beet manufacturing city of Watsonville; tract level and rolling; 18 acres in full bearing prunes and apples; all kinds of vegetables grow to perfection without irrigation; new rustic house of 7 rooms, surrounded by great profusion of flowers; 2 barns, workshop, toolhouse, milkhouse, corncrib, extra poultry house and yards, hosehouse, woodshed and quarters for help; a fine spring of water 10 feet deep, from which water is piped to house and grounds through 2-inch galvanized pipes; personalty to go with place: 1 span fine horses, 3 cows, heavy wagon, 1 spring wagon, 1 cart, 4 sets harness, 4 plows, cultivator, harrow, corn sheller and grinder and many other farm tools; timber on the elevated land worth $1000; terms one-half cash; a place to live and die on.

SONOMA COUNTY.

$8500—80 ACRES IN SONOMA COUNTY, about 60 miles from San Francisco; half mile from station, on S. F. and N. P. R. R., and adjacent to the most popular mineral spring resort in the State; soil black and red loam; tract level and gently sloping; choice fruit as follows: 11 acres French prunes, 15 acres in Bartlett pears, Crawford peaches and silver-drop plums, 27 acres in black Burgundy and Zinfandel grapes nearly all in full bearing; abundant living water; fine windmill and tank; water piped to house and over premises; improvements consist of a modern 6-room cottage and bath, hot and cold water; to go with place a long list of personal property comprising everything required on a well conducted farm, including furniture of residence. It will pay any home-seeker to see this place.

MARIN COUNTY.

$1400—12 acres in Marin County, 25 miles from this city and ½ mile from a thriving railroad town; will produce several crops per year without irrigation; both rail and water transportation.

$1650—10 acres in Marin County, near last described tract; 6 acres in thriving young orchard; plain but comfortable house, barn, chicken-house, etc.; must be sold.

BEAUTIFUL VILLA SITE.

$3000—5½ acres in the city of San Rafael, which could also be used for poultry to great advantage and profit; neat cottage, barn, etc.

$2750—A MOST DESIRABLE PROPERTY or wayside place; 6 acres 2 miles from San Rafael and near Tamalpais Station; A1 soil; well fenced; barn, sheds, etc.; residence and store recently burned; water piped over grounds; lies well for subdivision.

$3000—31 acres in Marin County, 25 miles from San Francisco and 1½ miles from railroad town; fine fruit and vegetable land; ordinary improvements; on county road; excellent tract.