## CITY REAL ESTATE.

G. H. UMBSEN & CO.,
REAL ESTATE AGENTS, RENT COLLECTORS AND AUCTIONEERS,
14 Montgomery st., San Francisco.

Call and obtain one of our "Real Estate Records," which contains a list of properties for sale in all parts of the city.

IMPROVED PROPERTY.

$4750. 24TH ST., ON LINE OF ELECTRIC road; 2 nice bay-window flats of 5 and 4 rooms and bath each; brick foundation, etc.; lot 25x114; sunny side of street.

$10.250. ELEGANT RESIDENCE ON Page st.: 9 rooms and bath each; bay-windows, brick foundations, etc.; lot 30x137:6.

$5000. MOSS-ST. INVESTMENT; 3 FLATS of 5, 4 and 4 rooms and bath each; rents $42 50; street accepted; lot 25x75.

$8250. RENTS $81 PER MONTH; TWO 3-story and basement bay-window houses of 10 rooms and bath each; lot 35x70; street accepted: Minna st.

$20.000. GOOD MISSION INVESTMENT; on line of electric road; 12 flats and 2 lots, 75x100 and 25x100; two frontages; bay-windows, brick foundations, etc.

$5850. NICE 2-STORY BAY-WINDOW house of 8 rooms and bath; brick foundations, stone walks, etc.; sunny side of Page st.; lot 25x137:6.

$2500. CHEAP AND SPLENDID INvestment; nr. Howard and 7th; 2 houses; rents $23 per month.

$16.000. RENTS $112 50 PER MONTH: 5 houses, 1 of 9 rooms and bath and 4 of 6 rooms and bath each; brick foundations, etc.; substantial and in good condition; Fell st.; nice location.

$13.000. FINE INVESTMENT; COR. NR. the park; several new flats, renting for $116 50; lot 31:3x100.

$15.000. PACIFIC HEIGHTS; ELEGANT mansion of 12 rooms and bath; breakfast-room, laundry, etc.; grand unobstructed marine and panoramic view; lot 26:6x127:8½.

$36.000. BUSINESS CORNER ON ONE of the principal streets north of and only two blocks from Market street; old improvements and lot 30x82:6; must be sold.

$3300. HYDE-STREET INVESTMENT; 2 substantial flats of 5 and 4 rooms and bath each; rents $30; street accepted.

$9000. CLAY AND PLEASANT STS.; INvestment of 5 good flats; rents $82; lot 23x120; 2 frontages.

$7500. NICE 2-STORY BAY-WINDOW residence of 9 rooms and bath; brick foundations and all modern conveniences; large lot.

$7250. CLAY ST., SUNNY LINE; FINE 2-story bay-window residence of 9 rooms and bath; stone walks, etc.; lot 27:2x102.

$18.000. NO REASONABLE OFFER REfused; nice location for manufactory; improvements, engine, boiler and machinery and lot 71x192; within a stone's throw of Market st.; corner on 2 prominent streets; will trade for Oakland property in part payment.

$5000. LARKIN ST.; 2-STORY BAY-WINdow residence of 7 rooms and bath; brick foundations, etc.; lot 22:8x99.

UNIMPROVED PROPERTY.

$1050 each—Pickup; 2 lots, each 26x114; Elizabeth st.

$2550—Corner on Green st.; 53:9x66; will subdivide.

$1050 each—Sanchez st.; 2, each 25x100; ready to build on.

$1000—Richmond; 23d ave.; 50x120.

$4500—Pacific Heights; Pacific ave.; 30x127:6; grand marine views and views of the Presidio and Marin County.

G. H. UMBSEN & CO., 14 Montgomery st.

BOVEE, TOY & CO.,
REAL ESTATE AGENTS,
19 MONTGOMERY STREET.

$1500. COTTAGE OF 5 ROOMS AND bath in Western Addition, near Laguna st.; only 2 blocks from Union-st. cars. BOVEE, TOY & CO., 19 Montgomery st.

$2500. RENTS $24 A MONTH; 2 FLATS in Mission; mortgage about to be foreclosed; bargain. BOVEE, TOY & CO., 19 Montgomery st.

$2300. COTTAGE OF 5 ROOMS AND bath; Treat ave., near 24th-st. cars; easy terms. BOVEE, TOY & CO., 19 Montgomery.

$5700. POST ST., NEAR BRODERICK; 2 flats; large lot, 41:3x137:6; street bituminous. BOVEE, TOY & CO., 19 Montgomery.

$1800. COTTAGE OF 4 ROOMS; LOT 25x120; only half block from Geary-st. cars; easy terms. BOVEE, TOY & CO., 19 Montgomery st.

$17.000. CHOICE McALLISTER-ST. business property; 2 stores; 4 flats above; large lot, 44:11½x100. BOVEE, TOY & CO., 19 Montgomery st.

$2600. 17TH ST., NR. CLARA AVE.; LOT 25x87; rents $28; 2 flats; must be sold. BOVEE, TOY & CO., 19 Montgomery st.

$7600. DEVISADERO ST., NR. HAYES; lot 25x106:3; 2 flats, 5 and 6 rooms each. BOVEE, TOY & CO., 19 Montgomery st.

$9500. WEBSTER ST., NR. GEARY; 2 new flats; rents $852 a year; always rented. BOVEE, TOY & CO., 19 Montgomery st.

$3750. SILVER ST., NEAR THIRD; LOT 26:6x75; 2-story house of 8 rooms and bath; rents $26 50 per month. BOVEE, TOY & CO., 19 Montgomery st.

$16.000. POWELL ST. FLATS, NR. SUTter; always rented; rents $1380 a year; lot 32:6x67. BOVEE, TOY & CO., 19 Montgomery st.

$4750. INVESTMENT PAYS $49 PER month; front and rear houses; near Howard and Seventh sts. BOVEE, TOY & CO., 19 Montgomery st.

$8000. POST ST. RESIDENCE, NEAR LAguna; house of 7 rooms, bath, etc. BOVEE, TOY & CO., 19 Montgomery st.

$10.000. MAKE AN OFFER; OWNER anxious to sell; Haight st., near Webster; 2 flats; large basement; suitable for flat; rents $65. BOVEE, TOY & CO., 19 Montgomery st.

$14.000. HYDE ST., NEAR GEARY; 3 flats of 5, 6, 7 rooms and bath each; rents $110. BOVEE, TOY & CO., 19 Montgomery st.

$8000. BARGAIN; CORNER WITHIN 2 blocks of Market st.; cost, 3 years ago, $12,000; store and flats. BOVEE, TOY & CO., 19 Montgomery st.

$37.000. PAYS OVER 8 PER CENT NET; Geary-st. business property near Larkin; large lot, 47:6x137:6; store and flats; rents $3648 a year. BOVEE, TOY & CO., 19 Montgomery st.

$9250. OAK ST., NEAR MARKET; rents $72 per month; front and rear flats; lot 27:6x95. BOVEE, TOY & CO., 19 Montgomery st.

DO YOU WANT
A GRAND MARINE VIEW,
ELEGANT RESIDENCE?
NE. corner Washington st. and Central ave.; lot 63:5x127:8; modern house, 10 rooms, and stable; cost owner over $25,000; cheap at $20,000, will take less; make offer; see it to-day.
EASTON, ELDRIDGE & CO.,
638 Market st.

MUST BE SOLD.
REDUCED TO $9000.
ELEGANT ASHBURY-HEIGHTS RESIDENCE.
Nine rooms, bath, attic and basement; grand view and delightful neighborhood; large lot, 50x106:3; house must be seen to be appreciated; chance for fine home at about half value; call for particulars. EASTON, ELDRIDGE & CO.,
638 Market st.

HERE IT IS.
ONLY $50 CASH,
Balance $5 per month, for fine lot on Diamond st., near 22d; ready to build upon; size 25x125; did you ever see anything so cheap?
EASTON, ELDRIDGE & CO.,
638 Market st.

WESTERN ADDITION
MODERN RESIDENCE.
$7000—9 rooms, bath and all conveniences; Clay st., near Scott; lot 25x127:8; choice location and a bargain. EASTON, ELDRIDGE & CO.,
638 Market st.

LOOK AT THIS
IF YOU WANT A HOME.
$2850 FOR MISSION RESIDENCE.
On line of cable, nr. 21st; 7 rooms and bath; house in good condition and nearly new; a big bargain for a homeseeker; half cash and balance easy.
EASTON, ELDRIDGE & CO.,
638 Market st.

READ THIS!
$6000! ONLY $6000!
CORNER LOT, 50x110.
One block from Park and panhandle: just the place to build elegant home; see it for yourself; it is the SW. cor. Page and Shrader.
EASTON, ELDRIDGE & CO.,
638 Market st.

JUST THE PLACE
FOR STORE AND FLATS.
$3200 ONLY.
Fine corner on Polk st., 25x100; reduced from $4100; owner must sell this week.
EASTON, ELDRIDGE & CO.,
638 Market st.

HALF PRICE.
SURE SPECULATION.
SIX LOTS—$150 EACH.
Twenty-eighth ave., 2 blocks south of the park; cheapest lots in the district; size of each 25x120; buy one or two and double your money.
EASTON, ELDRIDGE & CO., 638 Market st.

LOVELY HOME,
NEAR HOLLY PARK.
$300 CASH—BALANCE EASY.
New cottage; 5 rooms and bath; only one block from Mission electric road; lot 25x100 feet; carpenters just about finishing; not too late to make a few changes to suit buyer; call at office.
EASTON, ELDRIDGE & CO., 638 Market st.

WE'VE GOT 'EM.
BARGAINS!
BARGAINS!
BARGAINS!
Call at office and register your wants; we have a large list of desirable properties in all parts of the city for sale at bargain prices.
EASTON, ELDRIDGE & CO., 638 Market st.

## CITY REAL ESTATE.

O'FARRELL & CO.,
11 MONTGOMERY STREET.
REAL ESTATE AGENTS.
COLLECT RENTS. RENT HOUSES.
EFFECT INSURANCE.

$70.000. A VERY CHOICE PIECE OF downtown business property, on the corner of two of the best streets in the city; the lot is exceptionally large and the improvements nominal; it pays, however, about 6 per cent, but the above asking price is simply the valuation of the land, the improvements not considered; this is worthy of a thorough investigation, as it will bear out the above statement in every detail.

$5250. EASTLAKE RESIDENCE OF 8 rooms and bath on Pacific Heights commanding an exceptional marine view; large lot, 50x68:9; this is positively one of the cheapest residences in the Western Addition.

$36.000. CHOICE PIECE of GEARY-ST. investment property; gross income $3648 per annum; improvements, stores and flats.

$7800. 2 MODERN BAY-WINDOW FLATS on the N. line of Oak st. of 5 and 6 rooms and bath each.

$6000. A BUSINESS CORNER ON BUchanan st., in the northern part of the city; large lot, 80x75, partially improved; rendering an income of $540 per annum.

$6500. MODERN BAY-WINDOW RESIdence of 8 rooms and bath; on N. line of Oak st.; lot 25x137:6; this is remarkably cheap, and to look at it means to buy it.

BUILDING SITES COMMANDING UNOBstructed marine views; we have very many choice offerings in the select residence section known as Presidio Heights, which we will be pleased to submit to you upon application.

$900. ONLY TWO LEFT OF THE ENTIRE block that we subdivided on 12th ave., near H street, overlooking Golden Gate Park; this is only two blocks from the present terminus of the electric-car line, and is within 28 minutes' ride of the Baldwin Hotel; lots are 25x120; there have been very many handsome cottages built on this block; therefore, the neighborhood is assured; remember we have only two left.

$450. BUILDING LOTS ON THE MISSION road, at the end of the electric-car line; these lots are being sold at a remarkably low figure, as it has been demonstrated by the number that we have sold in a short space of time, and very many have built and are building their homes upon them; bear in mind that the block is only 28 minutes' ride from the City Hall (the center of the city), and they are 25x150, and terms can be arranged to suit the purchaser; you will find our representative upon the block every Sunday.

O'FARRELL & CO., Real Estate Agents,
11 Montgomery st.

$1200. MAKE AN OFFER. NOE ST. west side, near 23d.

$1000—90x160; 6 lots, 30x80 each; north side Trumbull st.; through to Canal st., near Congdon; College Homestead Association, off Mission st., near St. Mary's College.

$450—75x120; W. side 26th ave., bet. Q and R sts.; block 1052, outside lands.

$450 each—25x100 each; S. side 18th st., near Stanyan; Clarendon Heights, block 6, subdivision 1.

$300—30x100; Wayland st.; bet. San Bruno road and Girard st.; University Homestead Association.

$500—355x100; choice corner lot; fine spring of water ever flowing; Abbey Homestead Association, San Mateo County.

$175 each—115x100 each; choice corner lots; Abbey Homestead Association.

CHARLES C. FISHER, 507 California st.

$2600. PAYS 12 PER CENT PER ANnum net upon the investment; house 12 rooms; 4 tenants; lot 25x85 feet; off Bryant st., bet. 9th and 10th; rents $396 per annum; mortgage $500, 7 per cent; interest, water and insurance $73 per annum; total net income $323 per annum. CHAS. C. FISHER, 507 California st.

$1500. 29x88 FEET; COR. OLD SAN JOSE road and Kingston ave., south from 30th st.

$500—Cost $1350; entire fractional block No. 45, Abbey Homestead Association, San Mateo County.

$100—Lot 25x100; lot 4, block 34, City Land Association.

CHAS. C. FISHER, 507 California st.

FINE COTTAGE; 5 ROOMS AND BATH; planked basement; only $200 cash; easy installments. Twentieth st. and Potrero ave.

$5500. A SACRIFICE TO EFFECT QUICK sale; almost new flats, 6 and 7 rooms and bath; all modern conveniences; Pine st., near Baker; street accepted by city; lot 25x137:6. J. W. COLEMAN, 131 Montgomery st.

A. J. RICH & CO.,
REAL ESTATE AGENTS.
HOUSES RENTED, RENTS COLLECTED.
Entire charge taken of property.
112 MONTGOMERY STREET,
Under Occidental Hotel.
Telephone call, Main 5798.

BRICK BUILDING FOR BUSINESS PROPerty on Market st.; rent $7200 a year.

Corner Pacific ave. and Baker st., 55x137:6 ft.; price, $11,000.

E. side Stanyan st., bet. Carl and Frederick sts.; 25x100; price $2600.

50x127:8 ft. on Jackson st., overlooking the Presidio and bay; $6700.

Two modern houses, of 8 rooms each, at Park, 25x137:6 ft.; electric road passes houses; price reduced from $6500 to $6000; make offer.

2-story brick house of 9 rooms, with stable, in South Park; lot 45x125 ft.; price $7500.

S.W. cor. Jones and Jefferson sts.; 137:6x137:6.

Cottage houses, 1367 Dolores st.; 5 rooms and bath, basement; on each side of Dolores st.; 25x95 feet.

Apply to C. C. BEMIS, Real Estate and Land Agent, 324 Montgomery street.

A BARGAIN.
CHOICE
VAN NESS AVENUE
PROPERTY.
MUST BE SOLD TO CLOSE THE
ESTATE OF
JONATHAN DRAKE STEVENSON.

IN the Superior Court of the City and County of San Francisco, State of California.

In the matter of the estate of JONATHAN DRAKE STEVENSON, deceased.

Notice is hereby given that in pursuance of an order of the Superior Court of the City and County of San Francisco, State of California, made in department 10 thereof, on the 25th day of April, A. D. 1895, in the matter of the estate of JONATHAN DRAKE STEVENSON, deceased, the undersigned, executors of the last will and testament of said deceased, will sell at private sale to the highest bidder for cash, in gold coin of the United States, subject to confirmation by said Superior Court, on or after WEDNESDAY, the 15th day of May, 1895, all the right, title, interest and estate of the said JONATHAN DRAKE STEVENSON at the time of his death, and all the right, title and interest that said estate has, by operation of law or otherwise, acquired other than or in addition to that of said deceased at the time of his death, in and to all that certain lot, piece or parcel of land, with the improvements thereon, situate, lying and being in the City and County of San Francisco, State of California, and bounded and described as follows, to wit:

Commencing at a point on the westerly line of Van Ness avenue, distant thereon sixty-six and three-twelfths feet northerly from the northwesterly corner of Van Ness and Pacific avenues; running thence northerly along said westerly line of Van Ness avenue sixty-six and three-twelfths feet; thence at right angles westerly one hundred and twenty-four and nine-twelfths feet; thence at right angles southerly sixty-six and three-twelfths feet; thence at right angles easterly one hundred and twenty-four and nine-twelfths feet to said westerly line of Van Ness avenue and point of commencement; being a portion of Western Addition Block No. 93.

TERMS AND CONDITIONS OF SALE.—Cash, in gold coin of the United States. Deed at expense of purchaser.

Bids or offers may be made at any time after the first publication of this notice, and before the making of the sale.

All bids or offers must be in writing and left at the office of Charles L. Patton, Attorney-at-Law, No. 319 Pine street, in said city and county, or delivered to the undersigned personally.

Dated April 27, A. D. 1895.

EDWARD PEABODY and
ALFRED S. BARNEY,
Executors of the last will and testament of Jonathan Drake Stevenson, deceased.
CHARLES L. PATTON, Attorney for Executors.

CHEAPEST LOTS IN THE RICHMOND District.

| | |
|---|---|
| $300. | Lots on grade and fronting on |
| $325. | Point Lobos ave., Clement st., |
| $350. | 34th and 35th aves. |
| $400. | Two lines of cars will pass |
| $450. | the property. |
| $500. | Lots ready for building. |
| $750. | Sizes 25x100 and 25x120. |

Only $25 cash, balance $10 per month. Call for diagrams, etc. WILL E. FISHER & CO., 14 Post street.

$4125. FORCED SALE OF GILT-EDGED business property; new 2-story building, consisting of store with 3 living rooms attached and nobby bay-window flat of 5 rooms and bath, containing every modern improvement; 2 rooms can be finished in attic; located on 24th st., 138 feet E. of Castro, which is the business point of that section; terms $825 cash, balance monthly. Apply to TOBIN & McNALLY, 630 Market st.

1530 CASTRO—RARE CHANCE; ELEGANT house, 7 rooms, bath, all modern improvements, for sale or rent, cheap. Apply to owner, 1619a Post st.

## CITY REAL ESTATE.

IN ALAMEDA—TO EXCHANGE FOR SAN Francisco property, modern 2-story house; 9 rooms and bath; handsomely furnished; lot 60x150; gas, city and well water; carriage-house; street macadamized; half block to electric-cars; 5 minutes from broad-gauge station; 6 minutes to narrow gauge; cost $9300. Apply CHAS. C. BEMIS, 324 Montgomery st., S. F.

REDUCED TO $3400; OWNER ANXIOUS TO sell; corner 30x84, and neat cottage, on 24th st., near Valencia. THOMAS MAGEE & SONS, 4 Montgomery st.

PROPERTY-OWNERS, BUILDERS, ARCHItects—Guaranteed surveys of city lots for $7 50 up by S. HARRISON SMITH, 530 California, r. 9.

$500. COTTAGE OF 2 ROOMS IN BERKEley, lot 40x135, $50 down, $10 monthly; houses and lots all over town. CHAS. A. BAILEY, 46 Market st. or Berkeley station, Berkeley.

FOR SALE—$6500; MODERN 8-ROOM HOUSE; unfin. basem't; lot 25x110. Apply 2714 Pine.

HOUSES FOR SALE ON SMALL MONTHLY payments; loans made on San Francisco real estate. LOUIS BLANK, 214 Pine st., rms. 58 & 59.

WANTED—NICE VACANT FLATS; HOUSES or stores; at once. SPECK'S, 30 Montgomery.

WANTED—LOTS $750) FOR LUCRATIVE business; knowledge unnecessary; lady or gentleman; genuine offer. Room 30, Nevada House, Oakland.

WANTED—FOR CASH, CHEAP LOTS NORTH and south of the park. S. P., box 180, Call Office.

## OAKLAND REAL ESTATE.

2 LOVELY COTTAGES IN A NO. 1 CONDItion; electric cars pass property; 100x240; mortgage $4500; will sell for $14,000 or exchange for clear property or lots in San Francisco or Oakland. E. E. BUNCE, 1008 Broadway, Oakland.

ELEGANT HOME AT A BARGAIN; STORY and a half cottage containing 9 rooms and bath; natural wood finish; fine elevation; magnificent view; large lot; owner going East; terms easy or would exchange one-half for country land. Apply to MATHER & ARNEST, 457 Ninth st., Oakland.

BARGAIN—HOUSE, 4 ROOMS; MODERN; lot 50x125; street macadamized; sidewalks; city water; good well on place; price $1000 cash. Apply to WHITE BROS., 1128 Twenty-third ave., East Oakland.

BARGAINS. BARGAINS.
Choice building lots: all street work done; no further cost to purchasers; a few lots remaining unsold; American Investment Union Tract No. 1. A. H. BREED & CO., 460 Ninth st., Oakland.

MUST BE DISPOSED OF THIS WEEK; beautiful home in East Oakland; modern 2-story house on northwest corner on Tenth ave.; lot, 100x150; barn, chicken-yard, etc.; above grade and commands a fine view; fruit trees; shrubbery; large commodious grounds; 1 block to electric-cars; price, $5500; mortgage, $4000; street work, stonewalks complete; first come first served. J. S. MEYERS, 1002 Broadway, Oakland.

17 RANCHES FOR SALE OR EXCHANGE from $1600 up to $50,000; 9 cottages for sale, some on monthly installments, on easy terms. E. E. BUNCE, 1008 Broadway, Oakland.

SNAP, $3250, CHICKEN RANCH, 3½ ACRES; 2 acres in bearing fruit; house of 5 rooms; bath; good barn; 12 chicken-houses; 1200 thoroughbred fowls; horse, wagon, tools; spring water piped to house and yards. Fruitvale Land Company, Fruitvale station.

HOMES FROM $400 UP; SEE OUR LOTS from $75 to $100 each. SNETSINGER & CARROLL, Fruitvale station.

LOOK! $150—LOTS IN FRUITVALE ONLY $1 cash and $1 a week; buy a home and save your small earnings; the new railroad will double values in Oakland. H. B. PINNEY, 902 Broadway, Oakland.

FOR RENT—WINDOW AND DESK ROOM on Broadway; central location. 1010 Broadway, Oakland.

BUSINESS AND RESIDENCE PROPERTY sold on easy terms; small payment down or exchanged. E. E. BUNCE, 1008 Broadway, Oakland.

$750 CASH WILL BUY A NICE 6-ROOM cottage, worth $2000, leaving a mortgage of $1000. Address WM. P. TODD, 1008 Broadway, Oakland.

## OAKLAND FURNITURE FOR SALE.

FURNITURE AND CARPETS AT YOUR OWN price. H. SCHELLHAAS, 408 Eleventh st.

## ALAMEDA REAL ESTATE.

DESIRABLE COTTAGE HOME; 6 ROOMS, bath and good stable; location very sunny; will sell at bargain. Address Owner, box 1303, Alameda, Cal.

NEW COTTAGE; 5 ROOMS; STREET WORK, sidewalk; $500 cash, $30 per month. J. H. YOUNG, 1243 Park st.

IF YOU WANT
A GOOD, SUBSTANTIAL AND STYLISH HOME
CALL ON THE OLD BUILDING FIRM OF
A. R. DENKE, WEBSTER STREET.

$1500. NEW MODERN FIVE-ROOM COTtage, easy terms; $5500, on Park st., lot 95x117, improved, rents $40 per month; to exchange for city property, a fine home on Central ave. E. D. JUDD, 1424 Park st., Alameda.

$1900. SNAP; NEW MODERN COTTAGE; street work, sewer, cement walks complete; $150 cash; balance $20 monthly.

Alameda bargains, for cash and installments; houses to let in all parts of Alameda. H. P MOREAL & CO., 1432 Park st.

ALAMEDA PROPERTY—BUY, RENT, SELL or exchange bargains. Call on WILL BURNHAM & CO., 1355 Park st., Alameda, and BURNHAM & MARSH CO., 428 Montgomery st., S. F.

## ALAMEDA ROOMS AND HOUSES.

9 ROOM HOUSE; RENT $25; CENTRAL AVE., Webster station. Apply 1230 Market st., city.

## BERKELEY REAL ESTATE.

THE GREATEST BARGAIN EVER OFFERed! A lovely 8-room house with every convenience; beautiful grounds; 75x135 feet; sewered; close to station; only $3000; $500 cash; balance $30 per month. W. C. MORAN, Lorin station, Berkeley.

POSITIVE BARGAIN; MUST BE SOLD; 7-room house; new; 2 lots. JOSEPH J. MASON, Dwight-way station.

## COUNTRY REAL ESTATE.

BEAUTIFUL HOME IN SANTA ROSA; 11 rooms; all modern; handsomely ornamented lot; electric arc light in front; 100x600 feet deep; orchard, garden and alfalfa; photograph at this office; $6000.

200 ACRES EXTRA FINE SOIL NEAR Healdsburg; 20 acres full bearing prunes, plums and peaches, 18 acres healthy grapes, 10 acres hay, balance oak timber; living creek; 2 hard-finished houses, 8 and 4 rooms; spring water piped throughout; fruit-dryer, etc.; last year's income $2400; an exceptional bargain at $8000.

45 ACRES: SOLID FRUIT AND BERRIES; 2 miles from depot; 50 miles north; finest land in the State; finely improved; $7500, or when fruit is gathered $4500.

55 ACRES—AT STATION, 60 MILES NORTH, the late country residence of a deceased gentleman; 7½ acres assorted full bearing fruit; 25 acres healthy vines; modern residence 9 rooms; farm buildings to match; cost $9000 before fruit or vines were planted; is now offered at the nominal price of $5500, half cash.

480 ACRES ALAMEDA COUNTY, 2 MILES from depot; 120 acres heavy grain, besides 60 horses and cattle pasturing at $1 50 monthly each; only $6000; cheap at $10,000.

FRUITVALE—35 ACRES ON HIGH ST.; 10 minutes from electric cars; a beautiful site or for subdivision, overlooking Golden Gate, the bay and surroundings; only $550 per acre.

20 ACRES; PEACH ORCHARD; ADJOINS depot; 10 miles from Los Angeles; last year's crop 75 tons; will exchange for select Western Addition or park lots. BOVEE, TOY & CO., 19 Montgomery st.

O'FARRELL & CO.
DAVID BUSH, COUNTRY DEPARTMENT.
11 MONTGOMERY ST.

If you wish to purchase country lands we would like to show you some bargains in improved income producing orchard, vineyard, grain and stock farms (many of them bank foreclosures) that we have in Alameda, Contra Costa, Napa, Sonoma, Solano, San Mateo and Santa Clara counties, and in the middle and northern counties, and in the San Joaquin Valley. We would also call the attention of buyers to the fact that our Mr. Bush, having an improved orchard and vineyard and a 40-years' experience and knowledge of the value of land for orchard and vineyard purposes, can intelligently direct buyers to the best lands and bargains in the State, and now is the time to buy. For particulars inquire of David Bush, country department of O'FARRELL & CO., 11 Montgomery st.

15—ESTABLISHED 15 YEARS—15.
N. D. SICKELS,
THE
LAND AGENT.
The only agency in America making sale and exchange of country property a strict specialty regularly publishing a
DAILY DESCRIPTIVE LAND JOURNAL.
Accurate descriptions of hundreds of places for sale and propositions to exchange ranches for town and city property; also for any class of business or mines. Greatly facilitating and free of charge to buyers and sellers.
318 Post st., bet. Stockton and Powell, S. F.

TO EXCHANGE FOR STOCK OR GENERAL farm—31-acre fruit farm; prunes, pears, peaches; 2400 trees, nearly all in bearing; 35 miles from city; no incumbrance. J. T. PETERS, Mills building.

HOMESTEAD LOCATED; $250 CASH; NEAR railroad; good fruit, vegetable, grazing land; water, timber; employment furnished for sober single man; none other apply. 509 Kearny, room 3.

A SNAP—2 ACRES, NICELY LOCATED AT A Fruitvale; price $1500; terms, ⅓ cash, balance to suit. Apply WHITE BROS., 1128 Twenty-third st., East Oakland.

TO EXCHANGE FOR CITY PROPERTY house 6 rooms, 7 lots 1 acre land, horse, buggy, cow, stable, fruit trees, vines, chicken, etc. Address 1003 Mission, cor. Sixth, room 1, from 1 to 5.

$5 AN ACRE, 360 ACRES; BY SCHOOL; easy terms. M. GRIFFIN, Cottonwood, Cal.

## COUNTRY REAL ESTATE—Continued.

AN EQUAL SHOW FOR ALL; STRAIGHT, fair and square deal; an investment offered that is honest; own your own home and be independent; try it and you will find that we advise you right; we will sell you 40 acres of alluvial soil in the Warren Green rancho, Glenn County, Cal., for $280; $3 per acre down, balance in 60 monthly payments, without interest, and will throw in town lot 100x150; land suitable for all kinds of fruit, berries or grain; needs no irrigation; climate unsurpassed anywhere in California; 168 miles north of San Francisco and only 20 miles from county seat of county, and 6 miles from nearest railroad town; fare, round trip, $9. For investments and information address or call on the H. M. BENSON CO., 902 Broadway, Oakland.

MARIN COUNTY—5000 ACRES 26 MILES from San Francisco.
RANCHO DE NOVATO.
Tracts of any size desired; fruit, grain and vegetable land; no irrigation; both rail and water transportation; $40 to $75 per acre; easy terms. town of Novato; graded school, hotels and stores on the property; send for circular.
Dairy for sale with or without cows.
SYNDICATE INVESTMENT COMPANY, 64 and 65, Chronicle building.

REDDINGTON TRACT—RUSSIAN RIVER Valley; 14 to 40 acres; $25 per acre and upward; easy terms; send for map. J. T. PETERS, Mills building.

FOR LOVELY COUNTRY PLACE NEAR beautiful Ukiah, on river; 80 acres, partly bottom; 2000 young trout placed in river; oak grove; wood will pay for place; $25 per acre; part cash. Box 9, Oakland Call Office.

25-ACRE RANCH, MOST BEAUTIFUL HOME, for sale cheap; good house and barn and workshop; 3 acres in vines, 1 acre orchard; 1 good cow, 50 chickens, 20 ducks; 2 miles from Martinez, Contra Costa County; cash, $2500; no agents. Address A. R., box 18, Call.

$2000. CHICKEN RANCH, 4 ACRES, black loam, new 1-storry hard finished house and basement, small barn, large chicken house and brooder, fine flower garden, 15 minutes walk from Postoffice; $1000 cash, balance 7 per cent. G. C. YOUNG, Petaluma.

$16 PER ACRE—IMPROVED BIG VALLEY ranch; timber; running water; well located; must be sold; United States patent. W. L. FOSTER, Kelseyville, Cal.

6 ACRE LITTLE HOMES ON EIGHT YEARS' credit. D. H. TWING, Sonoma City, Cal.

M. GRIFFIN, COTTONWOOD, CAL., SENDS free circulars and prices of cheap land.

IF YOU WANT A RANCH FOR GRAZING purposes or an orchard already improved, where only small cash outlay is required, balance payable in 6 or 7 years, apply 326 Montgomery st., S. F.

$5000. NEAR HAWYARDS, 8 ACRES, choice fruit, house of 10 rooms and bath, all modern conveniences; piano, furniture, vehicles, cattle, poultry and implements. Apply to PROWSE & BRADFORD, Haywards.

$200 PER ACRE, 20 ACRES FINE FRUIT land ¾ mile from town, whole or subdivisions, easy terms. PROWSE & BRADFORD, Haywards.

## HOUSES TO LET.

550 BRYANT—HOUSE OF 7 ROOMS AND bath; nice yard; basement.

103 FULTON—6 ROOMS; BATH; BLOCK from new City Hall.

$20. HOUSE, 6 ROOMS, BATH; MODERN improvements. 1804 Lexington ave., nr. Stevenson.

114 EIGHTH—SUNNY UNFURNISHED rooms, single or en suite; references.

128 ROSE AVE.—HOUSE OF 3 ROOMS. APply 121 Page st.

CHEAP HOUSE 5 ROOMS, LARGE YARD, stable for 20 horses. 1006 Sansome st., near Vallejo st.

STEVENSON, BET. TWENTIETH AND Twenty-first—Neat 2-story house of 6 rooms and bath; in good order; rent $20. Apply to C. S. CAPP & CO., 413 Montgomery st., House Brokers and Real Estate Agents.

437 EDDY—HOUSE OF 11 ROOMS AND bath reduced to $45; cheap.

$10. 3 ROOMS; YARD; CELLAR. 37 DORE st., off Harrison, bet. Ninth and Tenth.

26 PAGE—HOUSE OF 7 ROOMS AND BATH; rent reduced.

$35. SUNNY HOUSE; 9 ROOMS AND bath; SE. cor. McAllister and Polk.

HOUSE 7 ROOMS, WITH LOT AND STABLE; cor. Potrero ave. and Army st.; rent $15. G. H. UMBSEN & CO.

HOUSES, HOUSES, HOUSES, HOUSES, To rent, to rent, to rent, to rent, to rent. BALDWIN & HAMMOND, 10 Montgomery st.

## FURNISHED HOUSES.

FURNISHED HOUSE TO LET FOR 3 months; rent $150; reduced to $65 to desirable party; situated in Western Addition, Bay View; 11 rooms, all sunny; new house. Address F. H., box 52, Call Office.

FOUR LARGE SUNNY ROOMS, FURNISHED, or will sell furniture of 7-room house for $150. 725 O'Farrell st.

## COTTAGES TO LET.

COTTAGE IN THE MISSION; FOUR LARGE rooms; large yard. Apply 418 Stevenson st. or 25 Florida st., corner Twenty-fifth.

120 FILLMORE—COTTAGE OF 5 ROOMS and bath; basement and stable.

4 SUNNY ROOMS AND CELLAR; $15. 417 First st.; Rincon Hill marine view.

SUNNY COTTAGE, TWO ROOMS; LARGE stable; rent $10. 919 Capp st.

COTTAGE, 4 ROOMS AND BATH; RENT $13. 130 Bernard st., near Leavenworth, between Pacific and Broadway.

$18. BAY-WINDOW COTTAGE—4 ROOMS; bath; basement. 33 Thirteenth st., near Howard.

$11. COTTAGE, 4 ROOMS, YARD. RINcon ave. and Second st., near Brannan.

SUNNY COTTAGES, 4 AND 5 ROOMS, BATH. basement, yard; cheap. Dolores and Fifteenth.

NEAT COTTAGE; 5 ROOMS; BATH; CELlar; yard; $15. 1127 Twentieth st.

$14. BAY-WINDW COTTAGE; 4 ROOMS and basement; 212½ Perry st.
$8—Cottage; 4 rooms; 206 Perry st.: water free.
Apply to G. N. UMBSEN & CO.

## FLATS TO LET.

NEW 4-ROOM FLATS; BATH; SUNNY; modern; facing park panhandle; 1620 Fell st., bet. Lott st. and Masonic ave. EASTON, ELDRIDGE & CO., 638 Market st.

1207½ BUSH—FLAT 4 ROOMS (1 ALCOVE), bath; hot and cold water; gas and water free; rent $22 50. Apply 1209A Bush st.

522 SIXTH ST.—FLAT 4 ROOMS, HALL, folding doors, mantel, large yard, rear entrance; rent reasonable.

FINEST FLAT IN THE MISSION; ELEGANT and sunny; 6 rooms; bath; 829 Guerrero, near Twenty-first; low rent; electric-cars. Key at E. G. DENNISTON'S or ARNOLD BROS.', cor. Valencia and Twenty-first sts.

140 FULTON—EXCELLENT FINE NEW upper flat; 7 rooms; bath.

1513½ MISSION, NEAR ELEVENTH—5 beautiful papered sunny rooms; bath; aundry.

416½ HYDE ST.—FLAT OF 3 SUNNY rooms. Apply 418.

ELEGANT NEW FLATS; SEVENTH, BELOW Bryant; 5 and 6 rooms: bath; $10 to $17.

$14. LOWER FLAT; 4 ROOMS. 108½ Park ave., off Bryant st., near 6th.

$11. 4 ROOMS; BATH; FINE VIEW. 1063½ Broadway, near Jones.

$12. FLAT OF 4 ROOMS. 563 MINNA ST.

ELEGANT SUNNY FLAT, 7 ROOMS, beautifully papered and frescoed. 713 Grove.

$18. NEW MODERN BAY-WINDOW FLAT; 5 rms.; bath; gas; tubs. 911 Folsom, nr. 5th.

ELEGANT SUNNY FLAT; 4 ROOMS, BATH; modern; only $20. 746 Twenty-third st., near Guerrero.

1021 HAIGHT, ABOVE BRODERICK—nice sunny 6-room flat; fine view; nr. park.

3 SUNNY CORNER ROOMS; BATH; $15. NE. cor. Polk and Jackson sts.

SUNNY FLAT; 3 ROOMS; YARD; BATH; $10. 523 Second st., opposite park.

NEW SUNNY FLAT OF 4 ROOMS; LARGE yard. 52 Norfolk, bet. 11th & 12th, off Harrison.

SUNNY FURNISHED FLAT, 5 ROOMS; BATH; modern improvements. Apply 410 Haight st.

UPPER FLAT 6 ROOMS, BATH; NEWLY renovated; rent reduced. 327½ Haight st.

NICE BAYWINDOW FLAT, 4 ROOMS, DOWNtown; modern improvements; $20; water free. 1308 Powell.

ALL SELECTED (NEW) COTTAGES, FLATS, houses, with stable, $6 to $100. SPECK'S, 30 Montgomery.

FLAT, THREE ROOMS; STABLE; $12. 650 Natoma st.

NEW UPPER FLAT; 5 ROOMS; $17. 8 WALter st., near Ridley and Sanchez.

$22.50. CORNER BAY-WINDOW FLAT, 6 extra-large rooms and bath; all sunny front rooms. Key downstairs, NW. cor. Seventeenth and Capp sts.

MODERN FLAT, 6 ROOMS AND BATH; RENT cheap. 331A Oak st.

ELEGANT, SUNNY FLAT; 6 ROOMS AND bath. 145 Grove st., nr Van Ness ave.

FLATS, FLATS, FLATS, FLATS, FLATS, To rent, to rent, to rent, to rent, to rent. BALDWIN & HAMMOND, 10 Montgomery st.

## HOUSEKEEPING ROOMS.

309 TURK ST.—ELEGANTLY FURNISHED sunny rooms; privilege of housekeeping.

SUNNY FURNISHED HOUSEKEEPING rooms. Apply 16, 17 and 20 South Park.

$6. FURNISHED ROOM, HOUSEKEEPING;