

A GREATER STOCKTON.

Why the People of the San Joaquin City Are Rejoicing.

FORGING TO THE FRONT.

Prominent Men Predict a Marvelous and Continued Growth.

THE RESULTS OF ENTERPRISE.

Three New Railroads for the Manufacturing Center in as Many Months.

STOCKTON, CAL., July 3.—Thousands of people will be in this city to-morrow, attracted as much by the idea of seeing what a city that can secure three railroads

here and the industries established will attract more of the thrifty class of workmen as well as outside capital. "This Corral Hollow road is going to be a great thing for us," he continued. "Every other item of expense in living is already low here and when good coal retails at \$4 a ton that is a great saving in the cost of running a home." W. D. Buckley of Eaton, Newell & Buckley is an enthusiast over the prospects in store for Stockton. "Judging from the way other cities in the East have grown quickly with much less natural resources than we have," said he this morning, "we should have in two or three years a population of 50,000. Why shouldn't we? With the start we now have, cheap fuel and water not far distant to irrigate 300,000 acres of the finest agricultural land in the world we should, with all these factors for progress, go ahead with wonderful rapidity. "There is one thing I have already noticed here in Stockton, and that is that there are no idle people. Nearly everybody is employed, and that is a healthy sign. There is no question but that very soon the people here will wake up to a realization of what they have. It is true they are enterprising and have recently shown to the rest of the State how full of enterprise they are, but still they do not appreciate as others on the outside do just how valuable their holdings here are. This Valley road is going to open up to us

STOCKTON REAL ESTATE INVESTMENTS.

MAKE A START. DON'T DELAY.

Stockton's most beautiful and highest suburb. Adjoining the best residence portion of the city, near Goodwater Grove.

The North Stockton Addition.

Within eight minutes' ride from the center of the city by electric-car line.

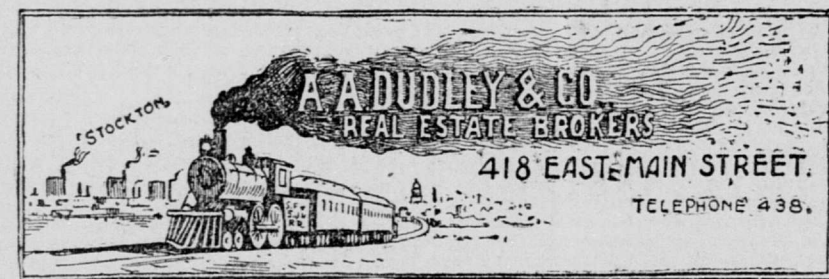
\$10 DOWN. NO INTEREST. \$5 PER MONTH. NO TAXES.

JOHN D. GALL, Stockton Agent, San Joaquin Street, near Main.

TITLE PERFECT. GILT EDGE.

THE JACKSON HOMESTEAD.

This tract is incomparably the most eligible of any that has been offered to the public in subdivisions. Nor can such an opportunity occur again, for there are no large tracts left so near the center of the city. It is just five minutes' ride from the County Courthouse, the business center of Stockton. The terminus of the electric cars is on the property. It adjoins the Jackson Baths, which are renowned for their curative properties, and which are visited by thousands every week. The natural gas wells are on the grounds. Pipes will be laid throughout the tract. The cost of gas will be merely nominal. It is just outside the city limits, thus escaping the payment of city taxes; at the same time it is so accessible that the residents will enjoy all the advantages of the city, including the benefit of the public-school system. The terminus of the Valley Railroad, its extensive workshops, and the shipping depot, will all be near this tract. The employees will seek homes near their work. This must give a great impetus to real estate in South Stockton. The electric cars are now running past the tract. It is connected to the city by continuous rows of houses. It is a part of the city for all practical purposes, except taxation. It is inside property. When the Valley Railroad commences operations prices will enhance rapidly, especially in the southern part of the city. These lots are offered on the basis of present prices. The Corral Hollow Railroad, which will be delivering coal in Stockton before the end of the year, runs near this tract. The cost of the lots varies from \$125 to \$350, on easy payments. Secure a lot before the boom commences. For sale by JAMES McCARTY, Real Estate Agent, 115 East Main Street, Stockton, who will always be pleased to show visitors the property. Take the electric cars to-day down San Joaquin street and view the famous Jackson Baths and see the above tract.



The McCloud and North Stockton Additions. STOCKTON'S CHOICEST SUBURBS.

CHOICE LOTS FOR SALE.

EASY TERMS. PERFECT TITLE. ONLY \$10 DOWN AND \$1 PER WEEK. NO INTEREST. NO CITY TAXES. Houses for Sale on the Installment Plan. Choice Acreage for Subdivisions.

DOUBLE YOUR MONEY IN A YEAR.

Information in regard to Stockton and vicinity gladly sent on application. Correspondence Solicited.

SPERRY FLOUR MILLS.

The location of Stockton with reference to the region of wheat production and to navigation, and the fact that this favorable location has been taken advantage of by progressive manufacturers, has made it one of the best known flour producers of the world. The Sperry Mills were established in 1852, and burned in 1882 and rebuilt in October, 1882. The main building is built of brick, five stories in height; the other buildings are also of brick, one, two and three stories in height, covering a whole block. The capacity is 1500 barrels daily. It has fifty-two sets of rollers and all modern machinery, lighted by electric lights from their own plants. The power is supplied by a Corlies engine made by the Riston Iron Works. They manufacture their own cotton sacks, have their own printing press, cookshop for testing flour, cooper-shop, and the wheat is taken by conveyors from the warehouse and cars into the mills in a continuous stream. The products of these mills are widely known and their reputation for good quality unsurpassed. Their sales of flour in China and Japan far exceed that of any other company, inasmuch that their brands were so extensively counterfeited in China that the company was compelled to send over an agent, who checked the process by resort to the British courts. Their export trade to Central and South America, Mexico, Hawaii, China and Japan is constantly increasing, and is a leading feature of their business. While the growth of the milling industry has required years of patient labor and a great expenditure of capital, the benefits of it are evident, giving to the farmers a home market for their products, besides affording employment to hundreds of men. Besides the manufacture of flour the company make large quantities of "Ger-

mea" and "Cereal," a food product which is meeting with rapid sale. The prospects for an increase of business over last year are very flattering. In spite of sharp competition, the export business has increased very considerably during the past year, and the prospects for the coming year are very promising.

STOCKTON MILLING COMPANY.

As the commercial center of the two great valleys of California Stockton is represented so well with flourmills that she is sometimes called the Flour City, and this distinction has been largely due to the Crown Mills of the Stockton Milling Company. These mills have a capacity of 1800 barrels per day, consume 720,000 sacks of wheat and manufacture 360,000 barrels of flour annually. The flour manufactured by this company commands the highest price and is rated the best in the market, and is made from the wheat raised in San Joaquin County and the San Joaquin Valley, for which they pay the farmers the highest possible price. The company has an office at 112 California street, San Francisco, where all the business relating to foreign shipments is transacted. Mr. J. M. Welsh, the general manager, resides at Stockton and gives his whole time to the management of the large business of the Crown Mill and Warehouse. He is one of Stockton's most enterprising citizens and is always found in the front of all public enterprises. He is a liberal subscriber to the stock of the San Joaquin Valley Railroad and one of the most active promoters of the enterprise. A. Schwabacher, president of the company, is deservedly recognized as one of the most enterprising business men of the coast, to the material interests of which he has shown himself on many occasions to be actively devoted.

JOHN D. GALL'S

Real Estate Exchange, 16 NORTH SAN JOAQUIN ST., STOCKTON.

Choice Building Lots

FROM \$150 UPWARD. Lots on Easy Installments. Only \$10 Cash, \$5 Per Month.

NO INTEREST, NO TAXES. 5-ACRE TRACTS VERY CHEAP.

SEVERAL SALOONS, GROCERY STORES, AND LODGING-HOUSES FOR SALE.

Write for Particulars.

THE Searchlight Addition!

"Is splendidly situated," says the Stockton "Mail." Is bounded on two sides by hundreds of beautiful homes. All things considered, contains the cheapest lots in the city. Is practically level, requiring no grading for building purposes. Consists of 1500 lots, the largest subdivision property in Stockton. Is on the Copperopolis road, the greatest thoroughfare in the county. Is indorsed as a desirable place of residence by the citizens of Stockton. Is the most elevated part of the city, being ten feet higher than the business center.

Is on the line of the survey of the S. F. and S. J. V. Railroad, and where it is proposed to have a passenger depot. It is just outside of the corporation limits, enjoying all the benefits of the city and sharing none of the burdens of taxation.

It is accessible from the business center by electric-cars and horsecars—it is proposed to supplant the horsecars by electric-cars within the next few weeks.

Is across the street from a subdivision on which there has been erected more houses within the past three years than on all the other city subdivisions combined.

The Lots in the Searchlight Addition are sold at \$125 and upward. The Terms are \$10 cash and \$10 monthly. No Interest. No Taxes the first Year.

CHARLES SUMNER YOUNG

OWNER. REAL ESTATE DEALER. MAKING A SPECIALTY OF SUBDIVISION PROPERTY. Office: 18 CROCKER BUILDING, San Francisco, Cal.

BUY NOTHING TILL YOU SEE THIS

FAIR OAKS.

THE BEST BUY IN STOCKTON.

NATHAN C. CARNALL, GLENN O. CARNALL, MILLS BUILDING, S. F.

R. E. WILHOIT & SONS,

General Land and Loan Agents, SEARCHERS OF RECORDS AND CONVEYANCES. (ESTABLISHED 1868.)

Agents Stockton Water-Front Tract, West Stockton and Other Properties.

IN CITY AND COUNTRY.

No. 232 East Main Street, Stockton, Cal.

The San Joaquin Valley and the Corral Hollow railroads have located their terminals on the water-front tract. For the latter road massive bunkers will be erected on the property, while the balance of the tract possesses every inducement for manufacturing and warehouse purposes, being immediately adjoining the manufacturing and milling plants of the city. No doubt next year will show great manufacturing and commercial improvements in this section of the city.

D. R. OLIVER,

513 East Main Street, Stockton, Cal.

REAL ESTATE DEALER.

OWNER OF EAST STOCKTON ADDITION AND BROWN'S ADDITION.

Choice City and Suburban Property for Sale on Easy Terms. Fruit and Grain Tracts in Divisions to Suit Purchasers.

DO YOU WANT TO INVEST?

Have you a dollar and want to make two? Do you want a pick of the best property in Stockton? If this is what you are aiming at you need go no farther than to

HENDERSON & CARTER, REAL ESTATE AGENTS,

No. 17 South San Joaquin Street, Stockton, Cal.

- NORTH SIDE. \$4000—House of 12 rooms, bath and pantry; good barn, fine tankhouse and 2 lots on Poplar street; can sell on terms to suit purchaser. \$2400—A house of 5 rooms, bath and pantry, and stable; lot 50x150. \$7000—House of 8 rooms and three lots. \$4500—House of 11 rooms, bath, pantry and stable. \$2400—House of six rooms; corner lot. SOUTH SIDE. \$1000—House of 5 rooms, near Wheel Factory. \$2200—House of 16 rooms, nice lot 50x100, and stable. \$2200—Two houses and corner lot, 50x100. \$2500—House of 5 rooms, lot 50x150, and stable. \$1600—House of 6 rooms, near new depot site. \$1250—House of 5 rooms; modern improvements. \$1100—House of 4 rooms on Church street. HOMESTEAD. \$1100—House of 4 rooms on street line. \$1400—House of 5 rooms on California street. \$750—Two houses and corner lot and stable; easy terms. \$2000—House of 7 rooms and 2 lots; cheap. \$1650—House of 5 rooms, bath and pantry; installments. \$1500—House of 5 rooms; new installments. \$950—House of 4 rooms and stable; lot 50x150. \$900—House of 5 rooms on Lindsay street. \$1100—House of 4 rooms; lot 50x100. \$2300—House of 6 rooms on Miner avenue. \$750—House of 5 rooms, stable and corner lot. \$3000—House of 6 rooms; modern improvements. \$900—House of 5 rooms, lot 56x150, and stable. \$5750—House of 10 rooms, 2 lots and stable. \$1500—House of 5 rooms, 2 blocks from the new depot. \$1200—House of 5 rooms, lot 50x150. \$1600—House of 5 rooms, bath, pantry and stable; installments. \$1600—House of 5 rooms and 2 lots and corner lot. \$1800—House of 6 rooms, nr. harvester shops. \$1500—House and lot on Union street. \$1100—House and lot on American street. \$1600—House of 5 rooms, 4 lots and stable. \$800—House of 4 rooms; 50x175; easy terms. \$2750—Two houses and 2 lots and stable. \$1000—House and lot on California street. \$2750—House and 4 lots on Sutter street; fine bargain. \$1750—House of 4 rooms on American street.

EATON, NEWELL & BUCKLEY,

REAL ESTATE

Stockton, California



THE LATE CAPTAIN CHARLES W. WEBER, FOUNDER OF THE CITY OF STOCKTON.

[From a photograph.]

in as many months looks like as by the various features of the celebration. Stockton people have an air of confidence about them now born of an assurance of a prosperous future for their city. Yet a canvass among some of the leading business men of the city to-day reveals the fact that the people here realize less what is in store for Stockton than do non-residents. John D. Gall said this morning that the local people do not seem to be alive to what they have at home, especially with reference to property-holders, who seem to be willing to part with their lands at prices which will increase 200 per cent within the next year. "Outsiders are coming to us every day looking for locations here and owners of land let their property go at ridiculously cheap figures in view of what is in store for them," said he. "A tract outside of the city was sold for \$50,000 a short time ago, and six months back any one could have purchased it for half of that money.

the entire San Joaquin Valley, for which this city is the natural distributing point. There is no telling what we will be five years from now."

S. M. Griffiths, of Griffiths & Wolf, has had considerable experience in boom towns, and he declared to-day that property here right now is by far the cheapest of any in any town of note in California, and that prices could be doubled and still the rates would be cheap. "In the three months I have been here," said Mr. Griffiths, "I have noticed a sharp increase in land values, but the increase is almost nothing compared to what it will be in a year from now. I know the State of California thoroughly, and I speak in all candor when I say that there is no place in the State where investments can be made so advantageously as in this city. There is very little idleness here, and there is more money in circulation to the population in Stockton than in any other city on the coast. I have observed an air of prosperity and of confidence that a man seems to breathe as soon as he strikes the town. I notice also that there are no dwellings to rent, and it is a fact that to-day there are a great many families camped in tents along the rivers and channels near here, waiting for houses to be built.

"Another great interest that the people have almost lost sight of is this canal of the Stanislaus and San Joaquin Irrigation Company. It will be open in about a month and then hundreds of thousands of acres will be cut up and subdivided into small farms. All great cities are built up by agriculture or manufactures, or both, and Stockton has both. Stockton has an agricultural region about her second to none in the State. She is the natural distributing point for the great San Joaquin Valley and a portion of the Sacramento Valley, as well as for one of the richest mining regions of California. Only yesterday a mining man of Fresno who is opening up new properties in the mountains purchased \$1500 worth of supplies here. Stockton as a manufacturing city will be the Pittsburg of the Pacific Coast. With an abundance of natural gas and the cheapest fuel on the Pacific Coast, as soon as the Corral Hollow road is completed, the great manufacturing interests are bound to center here."

D. R. Oliver recently returned from visiting several of the leading cities of the interior. He declared to-day that property here is now worth more by from a quarter to a half than in any of these cities. "Why," he exclaimed, "rates are ridiculously cheap here now, when one considers what they will be in a year from now if Stockton develops, as she is bound to. You wait until you see the people that are already looking to Stockton ready to come here with their business and willing to put their capital in this place. Just as soon as the Valley road is started you won't know the city. From all parts of the State come inquiries about locations for various enterprises, and Stockton has shown that she will foster every legitimate industry she can. I don't know of any place on this coast that I would rather be in than right here, for I have just that much faith in Stockton's future to believe that she is the best town for a business man to tie to that there is in California."

Work has been under way for several days by the surveyors who are running their lines for the Corral Hollow road, and on the 10th inst. Engineer Storey has said the actual work on the Valley Railway will be commenced in this city. Already the Lodi road has reached the Smith place, some miles from here, and the work of grading is going on as rapidly as possible.

The hotels are filled with Easterners and men from all over the coast, who are looking for business locations and investments.



H. C. Bender, Director-General of the Stockton Water Carnival. [Reproduced from a photograph.]

I am firmly convinced that within two years we will be the second city in the State. This is bound to be, for Stockton has everything to make it a great city. She has large manufacturing interests to start with, and now with cheap fuel from Corral Hollow and another railroad down the San Joaquin Valley she is bound to make such strides that every one will look on in wonder. I have great faith in our city's future."

Eugene Wilhoit of the wealthy firm of R. E. Wilhoit & Sons, in conversation with the CALL correspondent, said that Stockton has never had a boom, and has not one now. Prices for land are now cheap, and not very much higher than they were before the various roads that are going to be so much for this city started to come here. "We have certainly everything," said Wilhoit, "to make this a great city. Not only have we large manufactures here now and every prospect of being the great manufacturing town of the whole coast, but we have cultural interests all around us that can hardly be equalled. These things ought to be enough to tell the most unthinking that Stockton is right 'in it.' We have a good class of people