REAL ESTATE—CITY—FOR SALE.

BOARDMAN BROTHERS & CO.,
138 MONTGOMERY ST.,
REAL ESTATE AGENTS.

$50,000—Near Turk and Leavenworth; good, modern improvements; under lease to one tenant at $4100 a year; a very safe, profitable investment.

$26,000—Mission corner; business property; new improvements; never idle; brings in $2040 per annum; in a progressive locality.

$20,000—Second st. corner, inside of Folsom; a good turn can be made on this very quickly; the cheapest corner on that street; pays $1140 per annum.

$16,000—Mission st., near Ninth; good sized lot, with old house; this is one of the cheapest pieces in that section; a turn in this.

$11,500—Fillmore st.; new and elegant flats; rent for $1100 a year; call for details of this real bargain.

$10,750—McAllister st. bargain, north side, 3 new and elegant flats; every modern convenience; all occupied at low rental, $1080 a year; original cost of property was $13,000; bank mortgage $5000.

$7,000—Second ave. flats; never vacant; 4 flats, 4 rooms and bath each; wood mantels, etc.; $72 a month; these flats much in demand by tenants.

$5,650—Mission investment; 2 flats on Folsom st.; new; rent $570 per annum; lot 25x100.

$3,100—On small street, near 6th and Bryant sts.; improvements in good shape; $336 a year rental; pays 9 per cent net.

RESIDENCES.

$25,000—Magnificent Broadway residence, 9 large rooms; well built; sunny; hardwood floors; every convenience and comfort.

$18,000—Broadway residence, north side, not far from Octavia; 10 rooms; in excellent shape.

$13,000—Jones st., near Clay, with fine view; good 9-room house, in excellent condition, with modern plumbing.

$5,000—McAllister st. cottage; 5 rooms; sunny side of street; in fine shape.

$2,700—McAllister st., near Golden Gate Park; fine little 5-room cottage; rent $21.

LOTS.

$10,000—One of the choicest marine view lots in the Presidio Heights; 50x127:6.

$6,500—Green, north line, near Devisadero; unobstructed marine view; lot 34:4x106:6.

$3,125—Locust st., near Jackson; cheapest lot in that beautiful district; street work done; marine view.

$2,600—Fulton st., near Lyon; 25x100; fine lot for flats.

BOARDMAN BROS. & CO.,
138 Montgomery st.

SPECIAL BARGAINS.

$25,500—Third st. bargain; 2 frontages; a big turn can be made; rents for $1140 net per annum; don't lose this opportunity.

$24,000—Within 2 blocks of S. P. terminal and Pacific Mail docks; corner, with area of nearly 6000 square feet; magnificent site for manufacturing, warehouse or other business uses; a good turn is surely possible, for it is really cheap.

$18,500—Fifth st. corner, not far from Howard st.; old improvements; corners on Fifth st. are hard to get; there is a good, quick turn in this one.

$55,000—Fine large corner on Fifth st.; over 5000 square feet of ground; old improvements pay over $1200 a year; a turn can be made.

BOARDMAN BROS. & CO.,
138 Montgomery st.

SPECIAL MANUFACTURING SITE.
SECOND ST.

$27,500—Close to railroads and Mail Dock; 68:9x150; this is the cheapest piece in the vicinity; a good speculation even if you do not improve it.

BOARDMAN BROS. & CO.,
138 Montgomery st.

HOOKER & LENT.....14 POST ST.

$90,000—Rents $6000 per annum; over 80 feet frontage; covered with improvements consisting of 5 stores and 2 upper floors; repairs paid by tenant; inside of Hyde and Ellis sts.

$65,000—Rents over $4100 per annum; 4-story building consisting of store and basement and 3 upper floors; all rented to 2 tenants.

$3,380—Rents $300 per annum; 2 houses of 4 rooms each; lot 24x75; near 8th and Howard sts.

$9,500—Rents nearly $1000 per annum; 3 brand new flats, 6 rooms and bath each; concrete foundation; street bituminized; lots 25x100; near McAllister and Baker sts.

$5,500—Rents $500 per annum; lot 25x80; on Harrison, near 3d; splendid investment.

Entire block on water front; suitable for manufacturing site.

$18,500—Residence fronting Alta Plaza; 14 rooms; sun all day; hardwood floors; very desirable; large lot.

$16,500—2 brand new flats, 8 and 9 rooms and social hall; total rents $115; 25x187:6; first-class surroundings and location; very central; on California st., not far from Laguna.

$28,000—Downtown income; rents $275 per month; new buildings.

$4,000—Lake st., near 5th ave.; cottage of 5 rooms and bath; lot 25x100; plenty of sun and light; cozy and up to date.

$6,000—Two flats, 4 and 5 rooms and bath; rents $540 per annum; sunny side of Post st., near Webster.

$5,000—Rents nearly $500 per annum; 2 flats and a rear house; lot 25x75; near 8th and Howard.

For different lists see other papers.

HOOKER & LENT, 14 Post st.

HOAG & LANSDALE,
108 Montgomery st.

TWO CHEAP LOTS.

On Shrader st., near Hayes; 50x110; only $5000; don't miss this chance.

McALLISTER ST.

East of Gough; size 27:6 to rear street; rents nominal; grand lot to improve; only piece for sale in this location; price $9750.

LEAVENWORTH-ST. CORNER.

best district; 55 feet frontage; 4 fine flats; rents $170 per month; substantial investment; price $25,000.

CLAY ST.,
IN PRESIDIO HEIGHTS.

Lot 50x127:8, with improvements; lot worth more than the money; the cheapest buy in the city; price $5500.

TWO FLATS—INSTALLMENT PLAN.

$1000 cash, balance easy payments; Panhandle District; 7 rooms and bath each; rents $62 50; price $7250; new and modern.

Three fine, modern flats, paying $98 per month; in Panhandle District; 30-foot lot; only $10,000.

REDUCED—REDUCED.

Fine 30-foot lots on north side of Lake, between 11th and 12th aves, running back to Mountain Lake Park, soon to be improved by the city; the cheapest lots for the money in the market; price reduced to $1500 each.

HOAG & LANSDALE,
108 Montgomery st.

S. W. CROZIER CO., 230 Crocker Bldg.

$19,000—Devisadero-st. business property; lot 57:6x107:6; containing store and flat above, and two houses of 8 rooms and bath each; rent $120; fine renting locality.

$6,000—2 beautiful new flats of 5 and 6 rooms and porcelain baths on 18th st., in the warm belt of the Mission; bright, sunny, attractive; modern in every detail; fine lot; have not been vacant since built, 2 years ago.

$6,500—Minna st., backing up to Mission; house of 7 rooms and bath; a valuable business holding with assured future.

$6,000—Half a block from Market and 7th sts.; lot 27:6x75; 4 flats renting for $48; in perfect condition; always rented.

$60,000—Splendid business property, consisting of hotel, lodging-house, stores and stables; lot 81x139:6, extending to rear street; present lease about to expire; rents can be increased to $450 per month; $27,000 mortgage can remain.

$3,500—Cash and assume mortgage of $3000; business property on Folsom st., near 9th; large lot, containing store, flat and stable; pays about 10 per cent net on equity.

$7,000—Broadway corner, near Van Ness ave.; 2 flats and rear house; rents $65; large lot, 28x137:6.

$4,100—Rents $492 per year; business property, consisting of store, 2 flats and rear house; nr. 9th and Howard; 25x75; snap.

See different list in other papers.

S. W. CROZIER CO., 230 Crocker Bldg.

HAWKS & SKELTON,
Rents Collected and Entire Charge Taken of Property.

$40,000—Front st., near Clay; brick building in the wholesale district; lease 4 years at the low rent of $170 per month; lot 27:8x120.

$12,500—Modern house, 10 rooms; Devisadero st., near McAllister; good location for a physician; cars at hand for every part of the city.

$10,000—Investment paying 6 per cent net; Bush st., near Van Ness ave.; two frontages.

$35,000—NE. corner Larkin and Lombard sts.; 50-vara; grand view of city and bay.

$3,500—Lots on Webster st., near Green; 25x106; very desirable; Fillmore-st. cars.

$2,500—Lots on S line Green st., near Fillmore-st. car; on a bank which gives a view of the bay; choice neighborhood.

$6,000—Lot on S line Filbert st., W of Larkin; fine view of Golden Gate; 60x137.

$5,500—Lots on N line Hayes st., near Baker; choice neighborhood; near the park; on car line; 25:6x187:6.

HAWKS & SKELTON,
323 Montgomery st.

BARGAIN—Two flats on Perry st., between 3d and 4th; always rented, $43 per mo.; well built, convenient; baths, etc.; price $3200. Store 24x45 Perry st.

$3300—NEW 5-room cottage; near H st., Sunnyvale; best bargain in city; terms. Box 1279, Call.

REAL ESTATE—CITY—FOR SALE.

NELSON, JOHNSON & CO.,
203 Montgomery st. Opp. Mills Bldg.

SNAP.
FOLSOM, NEAR 4TH.

$300 PER FOOT FOR THE GROUND.

$24,000—Buys 50x80 feet; north side of street, with a handsome, big, well-built building, in perfect condition; stores and flats; allowing only $9000 for the building, which would cost $20,000 to build, you are paying only $300 per front foot for the ground when adjoining lots are selling to speculators at $400 per front foot.

$65,000—Ninth street's choicest corner, close to Market; one of the largest corners on the street; the only piece left on this choice progressive street that can be had at the old prices; a positive increase assured and a chance for a quick turn.

$32,000—Or $400 per front foot for 5th st., a few steps from Folsom, running back to rear street; good improvements; stores and flats renting for nearly $200 per month; this is a bargain and a profit can be made of several thousand dollars probably before you even get your title searched.

$24,000—Rents $220 per month; handsome, new, pressed brick building, facing on San Francisco's most charming park in the heart of the choicest part of Pacific Heights; 7 elegant apartments; all rented; $16,000 mortgage can remain if desired.

$35,000—Grand corner on 9th st.; 4-story, new, up-to-date building; store and lodging-house; rented under secured lease; tenant pays expenses.

$5,850—Choice southeast corner in the Richmond District, one block from the Park; 28 feet frontage; 2 beautiful, new, up-to-date bay-window flats renting for $52 50 per month; $500 cash will buy this, balance on time.

$6,000—Rents $56 per month; 3 bay-window flats of 5, 5 and 6 rooms and bath; perfect condition; Eighteenth st.; choicest block; $2800 bank mortgage.

$11,500—Rents $119; Folsom st., in the Mission; 48 feet frontage, with 6 swell, new, up-to-date flats; highest rent in the building only $22 50; gas and electricity, Bacchus log grates, etc.

$28,000—Or only $300 per front foot for Folsom st., on the north side, close to Second; surrounded by substantial improvements; this is a snap and a quick turn is assured.

$26,000—For a few days only; $13,000 bank mortgage can remain; 50x80, with large three-story building containing 3 stores and 5 flats; rents $170 per month; here's a speculator's snap that will resell for $5000 profit before you get the deed; deducting the value of the improvements you are only paying $300 per foot; everything selling on Folsom st. at $400 and over.

$8,750—Bryant st., near Third, running through to Welsh st.; 4 flats on one street and five on the other; ground a snap at the money; rents $77 per month.

$7,000—Rents $75 per month; back against Sixth st. property; lot 50x80; 8 flats in perfect condition; never idle; choice income with unparalleled futures; ground alone worth price asked.

NELSON, JOHNSON & CO.,
208 Montgomery st., opp. Mills Bldg.

CALIFORNIA
TITLE INSURANCE AND TRUST COMPANY,
410 MONTGOMERY ST.
MOVED FROM MILLS BUILDING TO MORE COMMODIOUS QUARTERS IN KOHL BUILDING.

CAPITAL ONE MILLION DOLLARS.

BY THOROUGH SYSTEM AND ORGANIZATION the CAL. TITLE INSURANCE AND TRUST COMPANY has as many advantages over the old-fashioned title examiners—each working alone and without co-operation—as the great shoe factory at Lynn have over the cobbler of the olden time.

THE CAL. TITLE INSURANCE AND TRUST COMPANY UNDER ITS CHARTER and deposit of $100,000 as a trust company with the State Treasurer is authorized by law to act in any trust capacity.

THE ONLY SAN FRANCISCO TITLE INSURANCE COMPANY having a complete locality plant or copy of the real estate records, constructed especially for insuring real estate titles like modern plants of New York, Boston, Chicago and Eastern cities; reasonable rates; regular trust company business transacted under State charter; all matters controlled and managed by the following

DIRECTORS AND TRUSTEES:

WILLIAM BABCOCK, President Parrott & Co.
CHARLES R. BISHOP, Vice Pres. Bank of California.
ROBERT BRUCE, Of Balfour, Guthrie & Co.
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CHARLES PAGE, Page, McCutchen & Knight, Attys.
A. T. SPOTSS, Mgr. Cal. Title Ins. and Trust Co.
JOHN R. SPRING, Capitalist, 530 California st.

F. B. SURRYHNE,
REAL ESTATE AGENT,
114 SUUTER ST.

$5,000—Actual sacrifice; Howard st., nr. 14th; 3-story residence, 9 rooms and bath; can be easily converted into 3 flats; desirable size lot, 27x80 feet; mortgage of $3500 can remain if desired; pick this up at once.

$8,750—Fillmore st., nr. Page; fine residence of 11 rooms and bath; extra large lot, 37:6x110 ft.; plenty of light and sunshine; mortgage of $5000 can be had if desired.

$18,500—East st., nr. Howard; very desirable holding; rental extremely low at $100 per mo.; this is one of the best districts in which to buy to-day for a big advance.

$6,500—Sacramento st.; 4 flats of 4 rooms and bath each; rent $70 per mo.; lot 25x137:6 ft.

$6,500—Jackson st., nr. Taylor; 2 flats of 6-7 rooms and baths each; lot 25x137:6 ft.

$3,600—Clara st.; 6 small tenements; rents $45 per mo.; a bargain.

$850—A snap; 30th ave., nr. M st.; lot 100x120 ft.; easy terms.

$400—Bargain; 41st ave., nr. S st.; lot 50x120 ft.

$1,100—21st ave., close to Fulton st.; lot 50x120 ft.

$1,200—Fair Oaks st., nr. 25th; lot 25x125 ft.

$600—26th st., nr. Dolores; lot 25x125 ft.

Get my catalogue for bargains.

F. B. SURRYHNE, 114 SUTTER ST.

PICK OF THE

HALFMOON BAY

PROPERTIES.

SEAL COVE.

TREES—SHELTERED—GRASSY BANKS TO WATER'S EDGE—SEALS SPORT IN BASIN.

For year's outing point Halfmoon Bay residents.

Limited number lots at the Cove.

Tract opened for sale next week.

Reservations made without deposit till then.

ATLAS LAND AND CONSTRUCTION CO.,
535 Crossley building, S. F.
JOHN SAVAGE,
Our agent, drugstore, Halfmoon Bay.

SELLING
TO BEAT THE BAND.
ONLY $1 25 A WEEK.

$275—Elegant level building lots, close to school; fine car service on Mission st.; cream of the Excelsior Homestead; stop paying rent and raise the baby where the ozone is not polluted with smoke and dust, to say nothing of the deadly microbe; no interest and no taxes.

GOLDEN GATE PARK LOTS.
ONLY $10 A MONTH.

$400—For finely located lots 3 blocks south of the park; electric car service unexcelled; enhancing in value with every stroke of the clock; buy now; next week may be too late; "Nat Goodwin" is not the only man that appreciates this beautiful section; no taxes.

W. J. WHITE COMPANY,
26 Montgomery st., room 8.

MARINE VIEW—PARK LOTS.
$300.
$50 DOWN—$10 MONTHLY.
NO INTEREST—NO TAXES.

Adjacent to improvements costing millions. Two electric roads will be running within one year.

Absolutely cheapest lots in Golden Gate Park District.

Lots will double in value in few months.
E. J. HOOPER, 26 MONTGOMERY ST.

BUILDING CONSTRUCTION COMPANY,
Installment homes. 713 Jas. Flood building.

We build on your property or buy you a lot; you make a small cash payment, then $8 per month pays principal and interest on each $1000 of balance due, making your monthly installments less than rent; call or send for circular.

A SMALL deposit, balance by installments, will buy an almost new modern 7-room house, fronting Golden Gate Park. Owner, box 1033, Call office.

FOR sale—Market-st. income property; a lot on 16th st., in Market-st. block; 50x135; rent $125 per month. Owner, 2551 Market st.

COTTAGES, 4 and 5 rooms; terms same as rent. Apply owner, lumber yard, corner Army and Condon sts.

FOR sale—A beautiful house of 6 rooms and bath, with all modern improvements; lot 25x120. 1218 Eleventh ave., near H st.

$6000—BARGAIN; residence, 9 handsome rms., bath; solidly built; sun every room; nr Panhandle; $2500 cash needed. P. O. box 2296.

REAL ESTATE—COUNTRY—For Sale.

OLD ESTABLISHED. ALWAYS RELIABLE.
W. J. WHITE COMPANY.
LOANS. INSURANCE.
TITLES GUARANTEED.
INVESTMENT BONDED SECURITIES.

We offer for a limited time only for cash investors living out of the city and not content with the 3 per cent offered by local savings banks, first mortgage gold bonds of the denomination of $1000 each, bearing interest at 5 per cent per annum, free of taxes, having 10 years to run. Interest payable semi-annually by the California Title Insurance and Trust Company, the trustees. Reference, the leading banking institutions of the coast.

Merchants, farmers, miners or workingmen can forward 10 per cent of purchase money pending investigation of securities. Owing to demand those sending deposits will be accommodated in rotation.

If you have gilt-edged city or country property you can exchange it for good securities.

$270,000—Finest stock range on the Western continent, an empire in itself, comprising 60,000 acres of valley and hill land in Shasta and Tehama counties, about 9 miles from Southern Pacific R. R. and town; fine summer and winter range, fertile valleys for crops of hay and grain; traversed by living streams, supplying abundant water, besides innumerable large springs all over tract; controls almost as much again free range; bank foreclosure and on easy terms; rapidly enhancing in value and containing immense deposits of gold and copper worth many times the price asked.

$35,000—Best equipped dairy in all Oregon, close to city of Pendleton; 1000 acres, finest of soil; 100 acres in heavy stand of alfalfa; all under cultivation and produces heavy crops; family orchard of 2 acres; 2 well-built, hard finished dwellings; large barn for horses and one for cattle, with feeding sheds; bunkhouse; poultry houses; several hundred tons of hay; 118 graded cows, milking at present; 35 heifers; 17 heifer calves; 14 head No. 1 horses and harness; 2 elegant milk wagons, cost $225 each, glass sides; 4 heavy wagons; buggy; bottom and sulky plows; drills; blacksmith shop and tools; 25 hives of bees; annual income $14,000 per year; a third cash only.

$32,000—640 acres, 1 mile from town; 60 miles city; creek through place covers it with sediment annually and unsurpassed for corn, potatoes, onions, etc.; all bottom land; well fenced and cross-fenced into 10 fields; water near surface; water piped to buildings and yards; windmill and 10,000-gallon tank; railroad passes through place; suitable alfalfa; 3 wells and large reservoir; barn 58x100; barn 35x60; barn 24x80; large wagon and toolhouse; granary; cement cellar; modern 7-room dwelling; fine income.

$25,000 worth of country property, well located, wanted in trade for a beautiful residence, modern in every detail, surrounded by lawns and statuary, on the Heights, in swellest residence section of Oakland, overlooking Lake Merritt; block 300x800; natural stone coping; stables; living-room 30 feet long; hardwood finish; subdivide and sell quickly; investigate this through the leading banks of Oakland and we will talk business.

Offer wanted—Famous Orange Colony tract, 1 mile of Orland; level as a billiard table; on main irrigation ditch; produces five crops of alfalfa a season; adapted to oranges, lemons, almonds, figs and grapes; surrounded by beautiful homes; level roads; all surveyed in 10-acre lots, facing the main county road; 270 acres in all; no offer refused.

$16,500—General farm and dairy, comprising 320 acres of rich soil, one mile of station and creamery, Marin County; good 2-story residence, 8 rooms and bath; adjoining 8-room house for employes; 2 large barns; milkhouse; 8 large springs; water piped to house and grounds; family orchard; shade trees; large crops hay, grain and potatoes; average rental past 5 years, $750.

$25 per acre—468 acres hill land, 8 miles either Mayfield or Mountain View; highest part natural lake, fed by springs on place, sufficient to supply neighboring towns and irrigate a large body of alfalfa; fine place for resort, boating, etc.; small house, saloon and restaurant, stables, etc.

$6,000—Only 1 mile from Sebastopol, at electric station; 101 acres fine sandy loam; 2 bearing orchards; one 2½ acres prunes, peaches and cherries; another 17 acres full bearing best varieties of apples; 17 acres fine corn; 7 acres Burbank potatoes; balance in crops; fine hop land; residence 10 rooms; large barns; 10 poultry houses and wire netting yards; brooder-house, granary, storehouse, wagon shed; also good 4-room cottage; fine tract for subdivision.

$8750—100 acres island land, 6 miles from Stockton, on Santa Fe R. R.; an irrigation ditch flows through place; water free; all rented for $11 per acre and in potatoes, beans, onions and rye grass; small house, barn and usual outbuildings. Where can you get a better income on investment?

$3400—40 acres best island land, subject to irrigation; water free; 30 acres in asparagus; rents $10 per acre; small house, barn and outbuildings.

$6250—Make your own terms; 40 acres in the famous Lodi fruit belt; 30 acres full bearing orchard, half peaches, balance apricots and prunes; modern 6-room cottage, large, well-built barn; fruithouse; windmill and tank; all outbuildings; farming implements; 3 horses, cow, buggy, wagon, etc.; 3 miles of town; 1 mile of school; can borrow two-thirds price easy.

$12,000—30 acres, 2½ miles from Haywards and close to the new boulevard and Western Pacific station; about 20 acres full bearing fruit; large modern 8-room residence; pantries; porcelain bath; barn 36x50; large windmill and tank; fine grounds, ornamental trees; macadamized drive; large stables, hold 40 tons hay; 6 stalls, all cemented; carriage-house; swell income home; part cash; might trade income property.

$8000—Finest corner in Santa Clara County, Alum Rock ave., 3 miles San Jose; large saloon, 5-room cottage; stone walks and grounds; 16½ acres fine soil in full bearing; apricots, peaches, prunes and walnuts; windmill and tank; stables; water piped to buildings and grounds; buildings leased $30 per month; orchard brings in about $1200 per year; might exchange.

$8000—93 acres dark alluvial rolling land, between Napa and Sonoma City; small family orchard; new hard finished cottage of 4 rooms; also relled cottage, 4 rooms; used for hired help or summer boarders; raises fine crops of hay and grain; unsurpassed for fruit and vines; large barn; windmill and tank; poultry houses and yards; good winery; 5 horses, cow, wagons and farming tools; bank mortgage $3000; trade equity bay cities property.

ALFALFA LANDS.

$30 per acre, only half cash; on main Stanislaus irrigation ditch, 3 miles of Ripon, near creamery, where milk is shipped to city daily; 70 miles San Francisco; level sandy loam, all ready to run laterals; close to church and schools; tracts 20 acres up.

$75 per acre, subdivisions of 10 acres up, 2½ miles of Lodi; famous melon and tokay section; alfalfa of the best; school on tract; fine homes on all sides.

$25 per acre, under irrigation; in popular alfalfa and dairy section known as Manteceta district; sandy soil; good roads; close to school.

FRUIT AND POULTRY RANCHES.

$5500—18 acres fine black loam at Mountain View, 89 miles city; level sprinkled road; rural delivery; adjoining residences of well-known millionaires; 8 acres Blenheim apricots; 5 acres hay; 2 cottages, 3 rooms each; 5000-gallon tank; incubator and brooder houses; 12 poultry houses; wire-netting yards; stable, corrals, etc.; running stream, dam erected creates artificial lake for boating; massive oaks adorn property.

$6500—30 acres black loam at beautiful Edenvale, 6 miles city of San Jose; 5 acres prunes; 5 acres almonds; 5 acres apricots; 10 acres great stand alfalfa; finest pumping plant Santa Clara County, capacity 800 gallons a minute; close to school; small house, barn, outbuildings.

$2500—104 acres rolling land, south of San Jose; soil produces heavy crops hay and grain; family orchard; 5 acres fine vine; 2 acres full bearing; balance hay and pasture; good dwelling of 9 rooms; barn and outbuildings; plenty water; 9 head of cattle; farming implements; good income.

$15,000—40 acres river bottom land, 2 miles Yountville; tiled and cross-tiled; some prunes and large family orchard; pretty summer resort; station close; residence 12 large rooms, baths, hot and cold water; cement cellar; newly furnished; refrigerators; French range; stable 60x90, full hay; carriage-house; windmill, tower; 3 soda springs; swimming tanks; 6 new cottages; trade income property and pay cash difference.

$10,000—26 acres black sandy loam in irrigation district; 12 minutes' walk bank corners, Oakdale; all in full bearing apricots, peaches and cherries, some oranges, olives, and almonds; new, modern 9-room residence, porcelain bath, clothes and china closets; natural wood finish; windmill and tank; new pumping plant; farming implements; spring wagon, horse, 2 cows; fine income; trade city or across the bay and assume.

$16,000—Modern 2-story brick building and basement, adjoining bank corner; best retail location in hustling mining town of Northern California; building 40x120 on large lot; combination gas and electrical fixtures; present rental $210 per month, but stand raise soon, as leases expire; trade income or residence property around bay.

$18,000—100 acres alluvial loam on the Big Ranch road, 2 miles of Napa City; elegant modern residence; baths; clothes and china closets; 9 large rooms, hand-decorated; hardwood floors; large grounds; stables, carriage-house; grounds; outbuildings; 3 acres choice fruit; sell 25 acres, with improvements, for $8000; might trade good bay property.

$8000—420 acres, 2 miles postoffice, Napa County; 170 acres rich valley land; raises fine corn and grain; fenced into 6 fields; 2500 cords standing timber; 3 large springs; old house, 7 rooms; large barn; 5 young horses; buggy horse; farm wagon; mowing machine; tools; furniture; poultry; part cash; might trade.

$200 down, as evidence of good faith only; balance many years at 5 per cent; 114 acres rolling rich land, near San Jose; fine crops; good dwelling, barn, outbuildings; water piped to buildings; owner will advance money for seed or improvements; $4000.

$750 down, balance 14 years, monthly payments; 58 acres, 3 miles Capitola; 20 acres high state cultivation; 4 acres full bearing apples, pears, grapes; 15 acres corn, potatoes, string beans; 5 acres hay; balance timbered pasture; 8-room hard-finished house; hot and cold water; 5 poultry houses; 6 outhouses; clear $1600 year easy; $3200.

Send stamp for the largest printed list published on the coast. Property handled at bedrock prices and on exclusive contracts only.

W. J. WHITE COMPANY,
26 Montgomery st., room 8. Phone Main 5704.

REAL ESTATE—COUNTRY—For Sale.

C. M. WOOSTER COMPANY'S ATTRACTIVE BARGAINS IN COUNTRY LANDS.
GOOD LAND. LOW PRICES.
Alfalfa, Fruit, Vines, Vegetables and Poultry.

Sacramento Valley irrigated garden soil; $30 to $85 per acre; alfalfa, corn, cattle and hogs; catalogue.

Early orange land at El Mirador Heights, Lindsay, where orange groves pay $400 an acre; $7 monthly will buy 10 acres; price $50 to $100 an acre; catalogue.

Santa Clara Valley fruit, vine and poultry land; only $100 an acre; $14 14 monthly will purchase 10 acres; some splendid bargains in young vineyards, on very easy terms; buy good land at first price; catalogue.

$1,000—5 acres first-class land in Santa Clara County; 5-room house, barn, etc.; 2 acres bearing orchard.

$4,500—45 acres in Napa County; 15 acres fruit; good improvements.

$6,500—30 acres choice land in Santa Clara County; 15 acres bearing fruit; 10 acres alfalfa; 5 acres vegetable land; water plant 1000 gallons per minute.

$20 an acre—1312 acres, near R. R. depot, in Merced County; can all be irrigated; first-class for subdivisions.

$25 an acre—1920 acres, near Gridley; can be irrigated.

$6 per acre—14,000 acres; big stock and grain ranch; 4500 acres choice grain land; railroad and water transportation; big bargain; will sell whole or part; easy terms.

$35 per acre—2000 acres, near Tulare; first-class alfalfa and fruit land; can all be irrigated by means of pumping plant; splendid site for colony.

$62 50 per acre—960 acres reclaimed peat land, near Stockton; under high state of cultivation; now rented for $10 and $12 per acre; irrigation free.

$23 an acre—875 acres, near Marysville; no waste land; good improvements; can all be irrigated by means of pumping plant.

$60,000—Magnificent orchard of 200 acres on Feather River; 150 acres alfalfa and vegetables; $30,000 to $35,000 annual income; cheap irrigation; easy terms.

$31,000—268 acres first-class land in Marin County; fine improvements; 38 cows; 9 horses; 6000 chickens; all farming implements go with the place; income from eggs alone $40 per day.

$10,500—164 acres rich land on the Sacramento River; 8 acres orchard; fine assortment of fruit; residence cost $5000; electric road to run within 100 yards of this ranch; river sediment soil; an ideal home; worth $14,000.

PALO ALTO.

Magnificent lots, 50x150 feet; adjoining Stanford University; beautiful live oaks; street work and cement sidewalks included; best investment now on the market; only $10 per month; catalogue.

REDWOOD CITY.

Last chance to buy an acre at the price of a town lot; choice residence location; beautiful oak trees; choice acre lots $450; inside city limits; 5-acre lots $200 to $450 per acre; catalogue.

We have a large list of properties, large and small, throughout California. Catalogue sent free.

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LAKE COUNTY PROPERTIES.

160 acres near Lower Lake; 40 acres level sediment land; 25 acres rolling, tillable land, balance pasture land; house of 5 rooms, barn, chicken-houses, etc.; 2 horses, 2 cows, chickens and farming tools, wagons, etc., go with the property; price $2500.

160 acres in High Valley, 100 acres of which is good valley land; rented at $125 per year, and assessed at $1250; house, barn, etc.; price $1500.

800 acres, 400 of which is good level farming land, balance good pasture; house, barn, etc.; fenced and cross-fenced; several good springs of water; price $8000 if sold within 30 days, or will trade for San Francisco property of the value of $10,000.

SONOMA County; a snap; 10 acres fine creek bottom land; 8 acres in strawberries; 2 acres resistant vines, young family orchard; abundance of water; new modern 5-room house, barns, etc.; only 2 miles from Santa Rosa; price $3200.

BOARDMAN BROS. & CO.,
138 Montgomery st.

WIDOWED OWNER MUST SELL.

$12,000—263 acres richest valley land in the fertile Lompoc Valley, Santa Barbara County; large river running through the place; extra deep rich loam soil; assessed $8100; mortgaged $6800; a genuine bargain; would trade.

HALF PRICE FOR QUICK SALE.

$16,800—400 acres west of Sacramento; 75 acres full bearing vineyard; 50 acres full bearing orchard; good 10-room modern house, stone foundation; this place is easily worth $35,000.

$1000—10-acre poultry ranch at Livermore; all level; cheapest buy in California; easy terms.

$3400—1½ miles north of Haywards, one-third of electric road; 10 acres richest dark loam soil, 3 acres assorted orchard; No. 1 hard-finished 4-room cottage, closets, bath, sink, water piped, front and rear porch, brick foundation, rustic barn, well, windmill, large tank; school one mile; the land alone is assessed at $3000; this is a snap that is seldom offered; terms if desired.

BURR-PADDON COMPANY,
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AN EXTRA
SPECIAL
BARGAIN.

$7500—50 acres richest level land, adjoining Livermore, Alameda County; 33 acres full-bearing vines, best varities, in A1 condition; good 6-room, hard-finished, plastered house, painted and in good condition; many ornamental trees, 50x64 barn, 20-horse stable, granary, several chicken-houses, 3 good horses, 3 cows, 1 surrey, 2 wagons, buggy, mower, cultivator and numerous other implements; the income from the vineyard alone is $3000; owners are very old and want to retire; more land adjoining, if desired, $100 an acre; this is the biggest snap we have ever offered; don't miss it. BURR-PADDON CO., 40 Montgomery st., San Francisco, Cal.

D. W. CARMICHAEL CO.,
232 Montgomery st.
Mission Branch, 2543 Mission st.

$11,000—48 acres, 8½ miles west of Napa; 40 acres full bearing prune, pear, peach and apple orchard; fine improvements. —172

$1,500—Glenn County; 120 acres, near Elk Creek, school, church and store, 1 mile; 80 acres farm land, 15 acres garden land, fenced; no improvements; a bargain. —181

$31,650—2540 acres, Merced County, all fenced and cross-fenced; good farm buildings; railroad and canal through land; 900 acres can be irrigated; cattle and stock on ranch can be bought separately.—145

$50 per acre; Stanislaus County; improved and unimproved lands in Turlock and Modesto irrigation district for sale. —148-168

$6 per acre—Sonoma County; 640 acres; near Glen Ellen.—170

$350 each, for two well located lots in block 5, Point Richmond; these are bargains.

ARE YOU LOOKING
FOR AN IDEAL RURAL HOME?

If so, do not fail to consider the following, and see or write me. It will not remain unsold long.

FOR SALE.

A model home of ten acres, highly improved and set to the choicest fruits and berries, ornamental and shade trees; a first-class steam pumping plant on the place; the very best of water, also susceptible of ditch irrigation; only a few hundred yards from a new interurban car line, and less than three miles from beautiful San Jose, in the world famous Santa Clara Valley; society the best; almost frostless and view royal; plain view of San Francisco Bay and Lick Observatory; will produce an average income of 8 per cent on $10,000; for good business reasons it is offered for $7500 on reasonable terms if sold soon. DO NOT OVERLOOK THIS.

THOMAS GILBERT, BROKER,
ROOM 1004 UNION SAVINGS BANK BLDG.,
OAKLAND, CALIFORNIA.

LEVEL land near Gilroy, in the famous Santa Clara Valley; abundance of water close to the surface, and no hills to climb.

A snap—$1000 cash; 28 acres of level land, 1½ miles from Gilroy; rich black soil; pumping plant across the road; price in all $2500; land adjoining sold at $150 per acre.

$125 per acre; 10 and 20 acre tracts; 3 miles from Gilroy; flowing wells on this tract at 100 feet; this is a chance to get a little home, where you can have berries and alfalfa with your own water; terms, one-third cash.

$3500—Ten acres full bearing apples at Chittenden, Santa Cruz County; soil on this tract is forty feet deep, and this is a bargain.

SOUTH SANTA CLARA LAND CO., Gilroy.

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Eight hundred million acres open to settlement; Johnson's illustrated guide to the Government lands of the United States tells where it is, what it is and how to get it; no book like it ever published; a mine of golden information that every homeseeker should own; describes the free land by counties; covers every feature; homesteads, timber, mineral, Government irrigation projects; illustrated from photographs; all land laws fully explained; $1 postpaid; write for prospectus. WM. H. JOHNSON, Publisher, Springfield, Mo.

BRICK hotel of 25 rooms; unfurnished; located in enterprising Point Richmond; a fine chance for an experienced hotel-keeper; can be leased or purchased.

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DO you want to rent a dairy ranch, only 60 miles from San Francisco, where the grass grows the year round; lots of water; good buildings; 2 milk trains daily. A. E. BIGGER & CO., 738 Mission; hrs. 8 to 10, 1 to 2.

FOR sale—One site 2400 square meters, situated in Chihuahua, Mexico; near depot of the Sierra Madre, Pacific and Kansas City, Mexico and Oriente Railway. Address F. H. R., Call office, San Jose, Cal.

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$400 LOTS.
$400 LOTS.

SUNNY SAN MATEO.

Lots sewered, watered; 10 minutes from electric cars; adjoin new public school; no lot less than 50 feet frontage by 150 feet deep.

In buying in San Mateo you get the benefit of a thriving business town, not a barren hillside with nothing but promises advanced.

Terms one-fifth cash, balance at $10 a month.

With these easy terms every one can lay away a tidy sum; buy now and get the advantages of the new cut off now nearing completion.

Our office is at San Mateo, Second ave., near the depot.

BALDWIN & HOWELL, 25 Post st. F. S. GRUMMON, San Mateo.

INVESTMENT extraordinary; hotel and grounds and valuable Main st. frontage in rapidly growing town situated on rail and water; the town has assured manufacturing industries, which, when running to full capacity, will make the greatest industrial center within 40 miles of San Francisco; the Main st. frontage of this property, if improved with stores and vaudeville playhouse, could be leased to pay 25 per cent on the money invested; and the hotel building and grounds, fronting on the rear street, if conducted with billiard and poolrooms and bar, could be made to pay 40 per cent on the actual invested capital; the frontage on Main st., 200 feet, would bring $20,000 if sold for the asking price of adjoining frontage; nonresident owners say sell the property for $12,500. For further particulars

COOKE REALTY CO.,
532 Market st.

A BARGAIN in farm property; 240 acres near Willows, Glen County, fenced and cross-fenced, corrals, garden, windmill, good house 6 rooms, barns, storehouse, etc.; family orchard, containing almond, olive, mulberry, walnut, pear, plum, apricot, prune and fig trees; price $8400. Call or write

COOKE REALTY CO., 532 Market st.

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COUNTRY DEPARTMENT.

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$35,000—3260 acres, grazing and farming land; plenty of water; small house.

RIVER BOTTOM LAND.

$55 per acre; 320 acres, Sargent Tract; now rented for $8 per acre per annum; will shortly be worth twice the money.

$2,000—20 acres alfalfa; fine stand, under ditch with abundance of water; near good town.

$2,600—10 acres and fine improvements; bay county; near good city; good buildings; chickens, horse and wagon; cows, farm implements, etc.; bargain.

ON THE PENINSULA.

$3,750—18 acres; close to station; all in best of fruit; daily trip to San Francisco can be made.

We have a large list of places of every character. Come in and look them over.

JAY T. NASH,
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