CITY REAL ESTATE—Continued

CENTER & SPADER,
Dealers in
REAL ESTATE AND FIRE INSURANCE.

RENT COLLECTORS.

660 Market st. Opposite Palace Hotel.

$5,750—Modern residence, 11 rooms, on 20th st. near Castro; lot 25x100.
$17,500—Northwest corner, close to 16th and Folsom sts.; fine building, stores and flats; lease to one tenant; lot 35x85.
$17,000—Valencia st., close to 21st; store and flats; rents $1,000; lot 28x100; offer considered; mortgage $6,000.
$13,000—Rents $163; 3 swell flats on Golden Gate av. near Devisadero st.; lot 25x137:6.
$4,500—Rents $45; modern residence 8 rooms; on Dehon st. near 16th; lot 25x80.
$6,500—Modern 2 story residence, 8 rooms, on Stanyan nr. Parnassus; lot 25x81.
$7,500—An offer wanted; 2 new flats on Alpine st. nr. Waller; lot 25x86.
$9,500—Rents $82.50; 2 flats and cottage, on Hayes st. nr. Buchanan; lot 27:6x120 to Linden av.; $500 mortgage.
$10,500—Rents $125; Hayes st. near Fillmore; fine investment; lot 25x137:6.
$12,500—Rents $115; Guerrero st. near 15th; 3 modern flats, 5, 6, 6 rooms; lot 25x103.
$11,000—Rents $102; 4 new up to date flats 5 rooms each; choicest location in Mission; lot 32:6x117 to alleyway.
$4,250—Rents $46; 2 flats and cottage on Shotwell st. near 24th; this is a snap.
$2,650—Snap; fine cottage, 5 rooms, high basement; Church st. nr. 29th; lot 25x114; mortgage $1,250 can remain.
$4,250—Snap; 2 story modern residence on Chattanooga st. near 22d; 7 rooms, bath and basement; lot 25x100.
$1,250—Snap; fine lot in Florida st. near 16th; 25x100; ¼ cash.
$3,000—Castro st.; very pretty cottage, 5 rooms, bath, basement; lot 25x114; $1,000 cash, balance to suit purchaser.
$4,500—Rents $46; fine buy on Shotwell st. close to 24th; flats and rear cottage.
CENTER & SPADER, 660 Market st.

FYFE & DEPAOLI,
3297 Mission st. opposite 29th.
Open Sunday from 9 a. m. to 4 p. m.

$2,900—Modern cottage, 5 rooms, bath; on carline; large, floored attic suitable for 2 rooms; high basement; lot 25x100 feet; $900 cash, balance monthly payments.
$100 cash, $20 per month, interest 6 per cent on deferred payments; 1½ story cottage, 6 rooms, bath; 2 blocks 28th and Mission sts.; price $1,600.
$1,200—Good cottage, 3 rooms, bath; close to carline; street work done; sewer connection; easy terms.
$2,000—Modern cottage, 5 rooms, bath, 3 rooms finished in basement; corner lot, 50x70 feet; 3 blocks Mission and 29th sts.; easy terms.

After the 1st of July we will commence the construction of 9 cottages in Fair av. opposite the junction of Valencia and Mission sts. Call at our office and inspect plans. Will finish interior and exterior to suit purchaser.
GEO. B. CONANT,
Tel. Douglas 2627. Room 136, Lick building.

$7,500—Beautiful marine view lot, 30x97 feet, to alley; near Fairmont hotel.
$10,000—Fine large corner; 32:6x97; near Fairmont; marine view; snap.
$8,500—Two elegant new flats, 3 and 6 rms.; Vallejo st., near cars; rent $75.
$12,000—For doctor; Church st. nr. Market; 2 new flats and garage; rents $110.
$22,500—Business corner near Market and 15th; store and flats; rents $203.
$14,500—Business property near Market st.; leased at $150 a month; bargain.
$65,000—New apartment house; choice location; rents $650; make offer.
$40,000—68:9x137:6; O'Farrell st., close in.
$950—Lot 25x100; Persia av. nr. Mission st.; terms if desired; 300 feet to cars.
$1,350—25x100; J st., nr. 11th av.; on terms.

$200 down—Bay window cottage; 4 large sunny rooms, bath, hot and cold water, 7 foot basement, concrete foundation; only 800 feet from Mission st.; balance $25 per month, including interest; price $2,000.
$100 down—House of 6 rooms, bath; patent toilet connecting with sewer; only 2 blocks from Mission st.; balance $25 per month, including interest; price $2,000.
$500 cottage; 4 rooms, bath and finished basement; gas; sewer; near Mission and Cortland; balance on very easy terms; price $2,400.
$250 down—Cottage of 4 hard finished rooms; facing car line, school and Glen park; balance same as rent; price $1,400.
F. AMBROSE & CO.,
3470 Mission st. opposite Cortland av.
Open Sunday.

24 HOMES SOLD IN 60 DAYS.
Entire Block, 8th and 9th avs., A. and B sts.
Being Built Upon With

7 and 8 room dwellings	$5,400
6 room dwellings	$4,700 to $5,100
5 room dwellings	$4,200 to $4,400
4 room cottages	$3,700
Store and 4 room flat	$4,000

All on very easy terms.
Apply on premises to F. NELSON, builder.
Turk and Eddy st. cars pass the block.
McAllister, Geary, 6th av. and Clement st. cars within 2 blocks.

WE will build you a 4 room and bath cottage complete for $1,600; large, floored attic, stairway up; paneled dining room; grate and mantel; china closet; cement trays; stationary wash stand; 7 foot basement; concrete foundation; will furnish all the cash if you own a lot worth $800; cottage just finished for inspection. New Era Building Co., Inc., 3207 Mission st.

$6,500—One of the most beautiful and artistic homes in the select Ashbury heights district; 6 large sunny rooms; broad paved street; grand view; colonial mantel, built in book cases, etc.; garage, cemented and electric lighted; terms may be arranged; Cole, Shrader and W. 17th sts. Call or address box 3059, Call office.

HAVE a desirable lot with a fine view; residence or bungalow; will build to suit purchaser. Address or call E. SCHRODER, 456 Duboce av.

$5,000—Modern house; 17th and Ashbury sts.; 1 year old; half cash; snap.
$2,000—Cottage, 5 rooms; lot 25x100; half cash; be quick. Apply 1410 Haight st.

$7,500—Beautiful home; Ashbury district (Ferry carline); lot 25x100, level; east and west frontage; 7 rooms; inlaid floors; mortgage if desired. Apply 1410 Haight st.

DEHON st., 29, near 16th—Modern, 2 story house, 8 rooms and bath; lot 25x80; near 3 cars; will sell cheap. Owner obliged to go east.

ROTHERMEL & CO., 247 Russ building, have some good bargains in city property; also houses and lots in Berkeley, Oakland and Alameda. Get our new catalogue.

MODERN cottage; 4 rooms; Arlington st. one block from Mission; lot 25x100; $2,800 terms; $2,700 cash.

$6,500—Fine, 8 room residence with splendid view all over the city; large garden and fruit trees. Particulars McEWEN BROS., 475 Pine.

HOUSES, HOUSES, cheap; 5 and 6 room modern; large lots; bituminized street, etc., sidewalks. Owner, 11th av. above J, Sunset.

COUNTRY REAL ESTATE

MODEL FRUIT FARM FOR SALE.
175 acres of the very finest river bottom land in California; on S. P. R. R., 5 hours from S. F.; most all in young orchard; 47 acres of Phillips cling peaches, 28 acres Bartlett pears, 20 acres soft shell walnuts, several kinds of shipping plums and prunes, 30 acres alfalfa yielding 4 to 4 crops per year without irrigating, 20 acres other fine cannery peaches, and shipping depot on place; contains fine 10 room residence, best in the valley; hot and cold water in all rooms; with elegant surroundings; splendid large barn, tankhouse and windmill, wagon sheds, packing sheds, 2 tankhouses; complete outfit of orchard and farming implements; gasoline spray outfit; 4 double teams of good horses and 2 cows; 7 wells of good water; a fine vineyard of 35 acres of Thompson's seedless grapes also; this is a fine paying orchard farm, complete in every detail, always a good bearer, and contains only the fruits mostly in demand; adjoining land has recently been sold for from $500 to $750 per acre and is identical with this; this great bargain will be on sale for a short time for $62,500; $25,000 down, balance on first mortgage at 6 per cent net; do not lose this opportunity to get what you want—A REAL BARGAIN. Further particulars,
R. C. VOSE,
968 Broadway, Oakland, Cal.

NAPA COUNTY.
$750—5 acre lots in St. Helena, near electric cars and S. P. station; small almond grove on each tract; easy terms on monthly payments.
$1,400—10.92 acres, near Napa, suitable for chicken ranch; large barn; good spring water; hog tight fence on all sides.
$5,000—160 acres of splendid mountain land, with house of 5 rooms, barn, chicken house and outbuildings; 13 acres bearing vines; 1½ acres orchard; 14 acres hay land; good and abundant water supply; 1 acre alfalfa; 2 horses, 3 cows, all implements, conveyances and household furniture; near school and town.
$2,000—160 acres of mountain land near Napa Soda Springs; 50 acres cultivable; 1,000 cords standing wood; all under fence; small house and barn; near postoffice.
$2,000—22 acres, near Napa, on new road; 2 acres orchard; nice house and barn; 18 acres hay land; wood for home use; plenty of water.
MOUNT & SON, Napa, Cal.

FOR sale—137 acre mountain home and fruit ranch, 6 miles from Napa; good road; 50 acres level, rich black garden soil under cultivation; about 1,200 full bearing fruit trees, balance wooded pasture; 10 springs of fine water piped to house and grounds; 12 room house, and bath with porcelain tub; patent toilet and marble washstands; hot and cold water; also 2 room cottage; tankhouse, with washroom and stationary tubs; all farming tools; drying trays; surrey, buggy, farm wagon and spring wagon; 2 horses, 1 cow, also complete poultry plant, with incubators and brooders; about 100 pure barred P. R. chickens; running water through each yard; rural mail delivery and telephone; ideal place for health resort; beautiful canyons and scenery; good shooting and fishing; altitude 900 feet; price $6,000. P. O. box 183, Napa, Cal.

COUNTRY REAL ESTATE—Continued

$65 PER ACRE.

CHOICE VALLEY LAND

ORLAND DISTRICT.

We are just putting on sale some of the choicest land in the Orland district, Glenn county, at a price that is very cheap in comparison with what it will be during the next year.

Large interests are at work in this immediate vicinity, having recently purchased over 100,000 acres just south of this locality. The government is irrigating its first unit of 15,000 acres adjoining this addition on the north. This means a tremendous influx of people here during the next year, and it will only be a short time when you will find no property offered in this vicinity at less than $100 per acre.

The soil is ideal, of great depth. The health conditions are excellent, there is no malaria in the section. It is now a superior orange section and is adapted for the growing of all kinds of deciduous fruits, as well as vegetables, grain, alfalfa, etc. No better place for dairy and poultry.

We will only sell 320 acres at the above price. Easy terms to suit the purchaser. Join our excursion to the tract next Saturday afternoon.
FEHREN, ROBINSON COMPANY,
925 First National Bank Bldg.

FOR sale—Easy terms to suit. Will take S. F. or Oakland improved property in part payment or would rent for a term of years. One of the most attractive homes in the state. Modern house, 20 rooms; all latest improvements, gas, electric light, hot water heating system; 1¾ hours by R. R. to S. F., 5 minutes to station.
Four acres lawn and garden, parked with old trees; four acres assorted fruits and vines; garage and modern stable for 20 horses; cost $10,000; large private water plant; three artesian wells.
Two small cottages, greenhouse and many other improvements, all in perfect condition.
This is not a ranch, but is right in town on electric line and main auto road to San Francisco and could be subdivided to advantage.
Price, $38,000, does not cover cost or present value of improvements.
For further particulars address Owner, box 3015, Call office.

NAPA COUNTY—
ORCHARD AND VINEYARD
17¼ acres in full bearing pears, apples, apricots and vines; 4 miles from Napa; close to steam, electric and river transportation; corners on 3 county roads; 7½ acres in 10 year old pears; 3¼ acres in 12 year old apricots; 3¼ acres in apples and 3¼ acres in 7 year old French wine grapes.
Elegant view; ideal climate; close to school and plenty of neighbors; 1 hour's ride from San Francisco on new electric road in operation this fall; ideal place for chicken raising.
The land is gently rolling; sandy loam soil, easily worked and requires no irrigation. Price $4,500; $900 cash puts you in possession of this place, including the crop this year; balance in 1, 2, 3 and 4 years. Investigate this if you want a country home with an income. This place will pay for itself.
PATTEN LAND COMPANY
601 First National Bank Bldg.
Market and Montgomery sts.
San Francisco

A GREAT BARGAIN

A GENTLEMAN'S HOME ON A HIGH INCOME PAYING BASIS—300 ACRES

100 acres in the choicest imported vines—full bearing.
60 acres in French prunes—full bearing.
10 acres in olives—full bearing.
75 acres in hay land.
7 acres in chestnuts and all kinds of assorted fruits; balance pasture.
Over 50,000 gallons of the choicest old wines in the state of California in the wine cellars.
Wine and olive presses; farming implements of all descriptions; horses, wagons, etc.; fine improvements, everything absolutely up to date; right elevation; splendid view; spring water; fine crop now on place; 11 miles from San Jose on the best road in the state. For particulars address
C. P. ANDERSON & CO., (SOLE AGENTS)
100 North 1st st., San Jose, Cal.

$10 PER ACRE.
We have 610 acres in Sonoma county; 20 acres in hay and garden; 6 acre orchard, mostly peach trees; 2 story house of 6 rooms; good barn and other buildings; 2 horses, 1 cow, farming tools, etc.; there is enough timber on the place to pay for it; only $10 per acre.

FRUIT RANCH, near Winters, Solano county; 22½ acres, all in fruit; 16 acres in peaches, balance in apricots; only 40 rods from public school; first class gasoline pumping plant, cost $1,400; average net crop returns $1,700 per year; if you are looking for a good paying fruit ranch in a good locality this is the best we have for the money; $6,750.
C. M. WOOSTER CO., 702 Market st.

$ $
$ DAIRY AND FARM. $
$ $11,000—590 acres in Mendocino county, 8 $
$ all fenced and cross fenced; 280 acres good $
$ fertile valley land, balance grazing and timber; about 6,000 cords of good fir wood can $
$ be sold for 75c per cord stumpage in the $
$ tree; house of 6 rooms, 3 good barns, water $
$ piped to both; creamery house, separator, $
$ 20 cows, 2 horses, wagon and all farm im- $
$ plements; one-half cash, balance 4 years at $
$ 6 per cent net. $
$ THE WRIGHT CO., $
$ 416-418 First National Bank building. $
$ OAKLAND, CAL. $
$ $

FIFTY ACRES LEVEL AND ROLLING close to Mayfield. Must be sold as a whole, $180 per acre. Adjoining subdivision same class land selling at $350; soil and irrigation facilities right. You can buy this tract and highly improve half of it on the profit you will make on the other half. The present owner is not in a position to subdivide.
J. W. WRIGHT & CO.,
125-127 Sutter street.

"READ THIS FOR RARE BARGAINS."
A noted health resort among The Pines; could accommodate from 50 to 100 guests; now in full swing; open all the year.
2nd—A lovely home with 3 acres of ground, fully improved, in the city of Auburn.
3rd—A ranch of 35 acres, high cultivation; stock, horses; immediate possession; 4 miles from Auburn.
For detailed information apply to W. J. McCANN, East Auburn, Cal. Mention paper.

ALAMEDA COUNTY RANCH.
15 acres, 7 room house, barn and other outbuildings, 1½ acres of plums, 5 acres rhubarb and other fruit; balance in hay, etc. This is the best acreage buy in Alameda county; near San Lorenzo; price $9,000.

We have ranches for sale or exchange in any part of the state.
GOLDEN RULE REALTY CO.,
1408 Fruitvale av., Fruitvale.
(Closed Sundays.)

SMALL RANCHES.
CHICKENS—GRAPES—FRUITS
10-20-30 acre ranches on our beautiful San Martin ranch, south of San Jose; improved or unimproved; suitable for chickens, fruits, grapes, etc.; this is one of the ideal locations in Santa Clara valley; only 75 miles from San Francisco; price $100 per acre; monthly payments of $14.14, including interest if desired; if you are looking for a beautiful place to build up a home and where you will get good returns out of the land, let us show you over our ranch.
C. M. WOOSTER CO., 702 Market st.

OWN AN APPLE ORCHARD; $25 cash; easy terms; no interest or taxes; SEBASTOPOL. SEBASTOPOL; small fruit and poultry farms. SANTA ROSA; 18 acres; improved; will trade for city, suburban or bay property. SACRAMENTO; 10 to 80 acres; trade for city or bay, improved or unimproved. HAYWARD; small fruit and poultry farms. FRUITVALE home; trade for ranch. SANTA CRUZ; 3 acres; trade for farm, or business in nearby town. MISSION cottage; trade for unimproved farm. CITY FLATS; trade for Berkeley property.
C. R. HAMMERSMITH, 576 Golden Gate av.

IRRIGATED LANDS—
$25 an acre; 400,000 acres; most fertile land on earth; everything grows; 25,000 acres sold to American farmers; canal and water ready; $1,000,000 improvements; perfect climate. The great Yaqui valley, Sonora, Mexico; nearer eastern markets than California; S. P. station on land; terms $5 per acre for 5 years. Investigate. Full particulars and literature on application. CAESAR RODONI, 120 Montgomery av., S. F.

ATTENTION, STOCKMEN!
We are instructed to sell the best general farm and stock ranch in California; 11,645 acres 10 miles west of railroad, steamboat landing and county seat; 4,000 acres grain land, balance open oak range; fenced and cross fenced; watered; good improvements; 500 acres alfalfa land; rainfall 20 inches. Including cattle, price $12.50 per acre; one-third cash.
C. M. WOOSTER CO., 702 Market st., San Francisco, Cal.

IRRIGATED LANDS—
$25 an acre; 400,000 acres; most fertile land on earth; everything grows; 25,000 acres sold to American farmers; canal and water ready; $1,000,000 improvements; perfect climate. The great Yaqui Valley, Sonora, Mexico; nearer eastern markets than California; S. P. station on land; terms $5 per acre for 5 years. Investigate. Full particulars and literature on application. CAESAR RODONI, 120 Montgomery av., S. F.

20 acres; San Joaquin county; 14 in 2 year old, A1 vineyard; new house; well, pump, gasoline engine and 40,000 gallon reservoir; in new Wright irrigation district; $125 per acre; third cash.
20 acres, close to above; 13 in vineyard, part bearing, 1 acre orchard, 5 in hay; small house; $125 per acre, half cash. Address owner, W. S. BUCHANAN, Ripon, Cal.

7½ acres in berries and grapes; family orchard; good house, barn, horse, cow, buggy, wagon, chickens; fine water piped from windmill and tank; price $1,800. TROUGHTON & RICKLEY, 506 17th st., Oakland.

COUNTRY REAL ESTATE—Continued

THE HYDE RANCH.

5, 10, 15, 20 and 30 ACRE TRACTS.

BEAUTIFUL SONOMA VALLEY.

The Hyde ranch of 600 acres of rich level and rolling land, orchards and vineyards, is for sale in small tracts to suit.
The Hyde ranch has a splendid reputation and has been farmed by Mr. Hyde successfully for 30 years. The title is absolutely perfect.
Elegant rich lands covered with oaks, which raises immense crops of hay, corn, beans, tomatoes, etc., for $50, $60, $75 and $100 to $150 per acre.
Full bearing orchards of cherries, prunes, pears, peaches, etc., for $250, $300 and $400 per acre.
Choice vineyards of Zinfandel, Cabernet, Carignan, etc., in full bearing for $160, $175, $190, $200 and $225 per acre.
Each piece a positive snap.
Never anything cheaper offered and so good.
Very easy terms.
Only 40 miles from San Francisco.
Can go up early in the morning, spend 6 hours on the ranch and back by 6:10 p. m.
Moderate restriction in order to keep the property up in nice clean shape, with neat little cottages and no unsightly shacks.

Write or call for circulars.

G. H. UMBSEN & CO.,
20 Montgomery st.,
San Francisco, Cal.

MORGAN HILL
$6,000—10 acres in prune orchard, peaches and other fruits; about 5 minutes' walk from station.
MILL VALLEY
$3,750—2 modern bungalows, large lot, 87:6x130; rented $60 year around; sold cheap to make quick sale; owner leaving state; mtg. $1,200 can remain; 1 block from station.
NOVATO
$10,000—20 acres, beautifully situated house of 11 rooms, completely furnished; 1,100 chickens, 2 Jersey cows and heifer, 1 horse and buggy, 20 tons hay, 150 pigeons and squabs; farming implements; family orchard; cheap and snap.
CASTRO VALLEY
$7,500—7 acres full bearing fruit, principally apricots and pears, with almonds bordering on side and front facing on county road; house of 8 rooms, bath, chicken houses, brooder, chickens, 200 white Leghorns laying hens, 200 pigeons and squabs, ducks, etc.; this year's crop goes with the place; a few minutes' drive from Hayward.
HEALY & GILLESPIE,
714 Market, Room 202.

B. F. HERSHEY, 353 KEARNY ST., S. F., Cal.

REAL ESTATE, LOANS AND COLLECTIONS

IRRIGATED LANDS

$14,000—214 ACRES SANTA CLARA CO.; 16 miles from San Jose; 90 acres in vines, full bearing, all farming implements; balance of the farm is good farming land; 6 room house, good barn; all wine tanks, barrels and everything goes; clear title. Terms, or will exchange for city property.

$2,400—40 ACRES, MENDOCINO CO., AT Inglenook; 30 acres is under good cultivation; a good 2 story house of 7 rooms; large barn; apple house; 3 acres of the best orchard; good creek on place; all kinds of small fruit. Terms to suit you.

A BIG PRODUCING, COMPLETELY IMPROVED, perfectly located 20 acre vineyard; 10 minutes' walk from Calistoga; creek bottom soil; vines producing 10 tons to the acre; has all the necessities to insure comfort as well as revenue. Properties like this we rarely secure, so don't delay investigating.
J. W. WRIGHT & CO.,
125-127 Sutter street.

SPARE A FEW HOURS OF YOUR SUMMER VACATION investigating the vast country real estate opportunities. We will help you to prepare for the coming rainy day; charge you nothing. Full details about thousands of country properties on the Pacific coast subject to our undivided attention when you call or write.
PACIFIC REALTY INFORMATION BUREAU,
405-406-407 Metropolis Bank bldg., S. F.

MEXICAN and Texas timber colonizing land. 350,000 acres pine and oak and hardwoods; choice; well located for export; $2.50.
154,000 pine, oak, ash, hardwood, $3.
696,000 improved stock ranch and timber.
100,000 acres irrigable land and stock, $1.75.
1,000,000 acres colonizing lands, 30c up.
Texas and Mexico, all size tracts and all classes of timber and stock ranches. Reports sent; information at office. DAVIS BURNHAM, 704 Mills bldg., S. F.

IRRIGATED FARMS ON EASY TERMS
Five to 40 acre farms in Sacramento valley; rich, deep, sandy loam soil for fruit, walnuts, vegetables, alfalfa, etc.; 26 daily passenger trains; no farm more than 20 minutes' walk from a station; the best land and best living conditions in California; a 10 acre farm means independence; excursion every Saturday. F. I. HILL & CO., 6 East st., opp. Ferry bldg. Phone Kearny 302.

CONTRA COSTA COUNTY BARGAIN
Yes, a bargain, nothing less; with the electric railroad from Oakland assured, "things will be doing"; if you have money to invest in a large tract at prices far below what others are selling for, see us at once; delays are dangerous; can show you immense profits; see us.
GEO. H. MURDOCK & SON,
Room 91, Bacon block, Oakland.

SOMETHING EXCELLENT.
460 acres choice, level land; joins town at railroad junction; 60 miles out; good, large ranch buildings; well fenced, etc.; owner nonresident, offers a bargain; price, including 350 fine sheep, 20 horses, cows, tools and furniture, $23,000; this land is said to be worth $100 per acre by men who know it and have worked it for years; terms can be made.

HOTEL AND BUSINESS CHEAP.
Country hotel, 10 rooms, in live, growing town; fine climate; new buildings, all stocked and furnished; doing excellent business; fine bar trade and a money maker; death cause of sale; nothing better in the state; paying well; $5,000.

GEO. H. MURDOCK & SON,
Room 91, Bacon building, Oakland.

SIXTY DOLLARS PER ACRE
Marion colony—Fresno co.; 20 acre tracts; very best early citrus fruit soil in state; irrigation canal; unlimited water supply; 62½c per acre yearly; 2 schools close by; train within short distance. Abundant well water at 60 feet. Will plant and care for nonresidents; $40 per acre down, balance at 6 per cent. Will exchange for bay property, improved or unimproved.
FRANK R. NEVILLE,
1511 Webster st., Alameda, Cal.

COUNTRY PROPERTY.
A beautiful country home, within 30 minutes of San Francisco; 5 rooms, bath, electric lights; lot 54x107 feet; situated in Burlingame; 7 minutes' walk from S. P. station or 3 minutes from San Mateo electric road; will net 10 per cent as an investment; terms, $2,600. Box 1980, Call office.

NINE room modern house; large lot; nice barn; 28 full bearing orange and other fruit trees; located in Healdsburg, Sonoma county; this would make delightful "out of city" home; $3,500.
14 acre ranch; good 7 room hard finish house; barn; 3,000 resistant vines; 7 acres grain; stone cellar; fine location for chickens; 2 miles from Healdsburg; $1,800.
C. M. SAGE, room 19, 1068 Broadway, Oakland.

DO not overlook this—400 acres on Eel river, Mendocino county; 15 acres under cultivation; balance rolling hills, with plenty of oak timber; good house and barn; one of the best little cattle and hog ranches in the state of California; would make an ideal summer resort; fine hunting, boating and fishing; no trouble to catch the limit; price $5,000. McFAULL & EDWARDS, 330 Chronicle bldg.

MENDOCINO CO. land for sale—320 acres, 9 miles from Ukiah; 20 in orchard and hay land, rest grazing. Price $3,000.
5,000 acres of range, of which 70 is farming. Price $5 per acre.
80 acres farm, well improved, near Ukiah; $50 per acre.
By ENGLISH & CLEVELAND, Ukiah, Cal.

I HAVE 183 acres of land in Ukiah valley; 30 acres alfalfa land, balance farming and wood land; all under good fence; fair house and barn; running stream of water; good orchard; all kinds of berries and small fruits; an ideal place for health and profit; owner going to Europe; price $5,500 for quick sale. Address box 1488, Call office.

WE have 1,080 acres land, 200 under cultivation, 3 miles from town and railroad; the best combined stock ranch and farm in California; running stream of water; fenced and cross fenced; price $20,000; terms.
If you are looking for a farm, stock or fruit ranch at the right price call and see us.
McFAUL & EDWARDS, 330 Chronicle bldg.

160 ACRES land near Brentwood; 45 acres bearing vineyard, balance in corn and other products; 6 room house, good barn and out buildings; running stream of water piped to house and barn; 5 horses; all farming implements; everything ready to do business. This is a snap; do not overlook it. Price $8,500, ½ cash for quick sale.
McFAUL & EDWARDS, 330 Chronicle bldg.

EUCALYPTUS OR INVESTMENT
2,270 acres level land well suited for eucalyptus; good location, 5 miles from the river, 8 miles from S. P. R. R. This is one of the best investments and cheapest buys we have ever had. Only $15 an acre.
C. M. WOOSTER CO., 702 MARKET ST.

LOT 25x100, Vista Grande, very reasonable; $10 down, $7 monthly; no interest. M. LANGLEY, 354 25th av., Richmond district.

COUNTRY REAL ESTATE—Continued

HAYWARD PROPERTY.
$3,750—6 acres, very attractive; 5 room house, bath, pantry; hot and cold water; barn, cow barn, chicken houses for 2,000 chickens; mill tank; 1 acre in fruit; beautiful view; good road; near school; improvements alone worth the money; see it quick.
$3,500—5 acres; house, barn, chicken houses; few fruit trees; nice garden; fine road; near school.
$3,250—5 acres, with 4 room house, barn, chicken house; only $3,250.
$6,000—5 acres, finely improved, near town; fine sandy loam soil; modern house of 7 rooms; chicken houses, pigeon loft, mill and tank; fruit and flowers; a very desirable home.
$2,250—1 1-3 acres, 8 blocks from P. O.; 100 large fruit trees, which last year bore 13 tons of fruit; land between trees produced 70 sacks of early peas, equal to 15 per cent on the investment; new 3 room bungalow; streets on 3 sides of the property; see it quick; nothing better for a small home.
Large and small ranches, town property, lots and subdivisions of every description. Call on or address
WILBERT & BEAM,
Opera House bldg., Hayward, Cal.

FOR SALE BY C. L. LITTLE,
527 Castro st., Hayward.
2 acres, right in town; splendid little new 5 room bungalow; small stable; 3-4 chicken houses; well, windmill and tank; also well and pump for irrigating; plenty of fruit, berries, etc. Price $3,000.
4 acre chicken ranch; splendid set of buildings; chicken houses, brooder houses, etc.; horse, cow, wagon, harness, all farm tools; 1,600 white leghorn laying hens. Price $5,500.
I am also the owner of the Bonnie Brae tract, Hayward's residence park. Lots 50x137 for $400 and up; each lot a family orchard; street work done; cement sidewalks; city water, electric lights and telephone; 20 minutes' walk from electric cars. Call on me at my office for particulars. I handle only best properties.

THE FAMOUS GIBBS RANCH OF
66 ACRES, ADJOINING THE
CITY OF CALISTOGA, NAPA COUNTY.

WILL SUBDIVIDE IN 5, 10 AND 20 ACRE TRACTS, OR MORE IF YOU WISH.

SOME OF THIS LAND IS IN GRAIN, BALANCE FULL BEARING PRUNE TREES.

PRICES RANGE FROM $115 TO $270 AN ACRE; TERMS, THIRD CASH, BALANCE MORTGAGE AT 6 PER CENT.

NOTHING BETTER IN SOIL, CLIMATE AND BEAUTIFUL SURROUNDINGS IN CALIFORNIA; AN IDEAL HOME SPOT.
FYFE & DEPAOLI, 3297 Mission st.

LOS GATOS FOOTHILL PROPERTY.
$3,250—5 acres, 1 mile north of Los Gatos, in the famous Santa Clara valley; in assorted orchard, prunes, peaches and cherries, also a good vegetable garden; elevation about 500 feet; level land; good view; city water. This year's prune crop of from 12 to 15 tons goes with the property if sold before July 15; good house of 6 rooms, barn and other outbuildings; chicken yard; fine shade trees around house. This is a delightful home place in the healthiest spot in California. Address
JOHNS & McMURTRY,
Los Gatos, Cal.

SUBDIVISION TRACTS
20,000 acres for farming and grazing; $11 acre.
19,000 acres alfalfa land; $47 per acre.
14,000 acres farming, fruit, etc., $35 acre.
5,000 acres for eucalyptus, alfalfa; $25 acre.
7,000 acres Merced grain land; $25 acre.
7,000 acres orange land; $27 acre.
Easy terms can be arranged on these. Have other tracts too numerous to mention.
CHAS. W. FISHER, 660 Market st.

ATTENTION—BUYER AND HOME SEEKER.
We are running a free information bureau, giving reliable, detailed information on all California lands; we have many desirable propositions in every county; many fine bargains. If you are looking for information, write us or call at our office and it will be freely given. CALIFORNIA LANDS INFORMATION BUREAU, 946-948 Monadnock bldg., S. F.

20 ACRE irrigated ranch, well located, SACRAMENTO VALLEY. Very good improvements; 7 room house; large barn, windmill, chicken house, hellhouse, auto house, small orchard; improvements cost $5,000 alone; price $6,000; terms.
Also small, irrigated, unimproved ranches, 10, 20, 40 acres.
C. M. WOOSTER CO., 702 Market st.

COMPLETE RANCH HOME CHEAP.
10½ acres rich level land, joins town, Sonoma county; in bearing vines and fruit, with extra good ranch buildings; 6 room house and bath, basement, wine press; cooperage, stock, crop and tools. Places like this are rarely for sale, but owner has removed (is in other business) and offers a bargain. Price, $4,500; $2,500 cash; no trade. GEO. H. MURDOCK & SONS, sole agents, room 91, Bacon bldg, Oakland.

$3 100 buys nice mountain ranch, 162 acres, 5 miles from Napa, on county road; 35 acres in cultivation; good pasture; 700 cords wood; good house, barn, chickens, houses, 3 horses, cow, chickens, wagon, tools, family orchard, berries, grapes, potatoes; water piped; everything goes. Address box 8, care Monticello stage, Napa, Cal.

$650—Beautifully situated 4 room bungalow with 2 large wooded lots overlooking Russian river at Montesano, near Guerneville; almost new, with fine large veranda; beautiful redwood grove; one of the best situated summer homes in this locality; cost over $800. H. SMESSAERT, Guerneville, Cal.

FOR sale—Tokay vineyards from 2½ acre tracts up; planted and taken care of for 3 years without expense to you; only $1 down and $1 per acre per week; no interest; no taxes; a tokay vineyard means an assured income. For particulars address The Underwood Tract Co., Acampo, Cal.

PIGS AND ALFALFA.
The easiest money making farming in the world. Ten acres in alfalfa and hogs will produce $1,500 per year. Call at office and let us show you how to do it.
CENTRAL CALIFORNIA LAND AGENCY,
703 Monadnock building, San Francisco.

20 acres level land in Lake county; situated on county road, near Highland Springs; 9 acres young vineyard, 5 acres alfalfa; 6 room house; barn; 2 wells; land can be irrigated; creek flows through place; price $1,500. Box 3072, Call office.

COUNTRY REAL ESTATE.
$1,300—5 acres full bearing fruit and berries; 4 room house, outbuildings; arranged for poultry; near town, school, stores; rural delivery; garden and good crop goes with place; easy terms. B. F. COOLEY, Aromas, Cal.

$6,000—A bargain; ranch, 30 acres good land; about 900 chickens, 3 horses, cow, farming implements, crop; everything on a working and paying basis; $4,000 cash; $2,000 time. 7 per cent; must be seen to be appreciated. For particulars apply F. KEPPEL, Cotati, Cal.

SANTA ROSA REALTY CO.
Selling land from 3 tracts near Santa Rosa: $100 an acre up; also big list of properties of all kinds; call or write for booklet. Office 39-40, 638 Market st., San Francisco; office 5 Elks' building, Santa Rosa, Cal.

CALIFORNIA land, $1 per acre cash payment, balance purchase 90 cents per month per acre; close San Francisco; no taxes, no interest; 5 acre tracts; level, rich, clear, ready to plow, irrigated; perpetual water right; immediate possession; particulars, maps, photographs free. STEVENSON COLONY, 1414 Market st., S. F.

FOR sale—30 acres; a bargain; 14 acres bearing vineyard, balance unimproved; will guarantee 15 per cent on your money this year; price $5,500. Write today for particulars to D. H. NEEDHAM, box 48, Acampo, Cal.

$10 PER ACRE
160 acres in Lassen county, Cal.; fenced; free water right; fair buildings; alfalfa land.
PACIFIC LAND COMPANY,
110 Bacon Block, Oakland.

A— KREDO, THE LAND AGENT,
87 3D ST. MONEY ADVANCED.
$1,000—40 acres improved chicken ranch.
$1,050—20 acres improved chicken ranch.
$800—10 acres improved. KREDO, 87 3d.

$1,650—104 acres level land, 35 acres cultivated, balance pasture and timber; good 4 room house; barn, chicken house, well and spring; 4 cows, 2 heifers, 50 chickens; 1 mile to town with mills and factories; R. R. adjoining; rare bargain. KREDO, 87 3d st.

45 acres—Orchard, grapes, hay, pasture, timber plenty; house and barn: $1,100 cash, worth $2,000; near Ukiah. KREDO, 87 3d st.

OUR Kern county lands have an abundance of free water; just the thing for trees, vines, poultry, hogs, dairying, etc.; 10 years' time. Planters' Land Company, suite 206, Metropolis bank building.

FOR the best fine of country property, farms, fruit and poultry ranches, stock ranches, alfalfa and timber lands, send for new catalogue. ROTHERMEL & CO., 247 Russ bld., S.F.

SEVERAL large tracts of agricultural, timber, grazing and mineral lands in Mexico; one of 176,300 acres at $1.35 an acre; get particulars at office. ROTHERMEL & CO., 247 Russ bld.

OIL LANDS.
40 acres proving oil land for sale in 28-28, Bakersfield, Kern county. For particulars 299 Monadnock building. T. F. A. OBERMEYER.

APPLE and berry lands for sale and exchange in the beautiful Pajaro valley. Correspond with WATSONVILLE GLOBE REAL ESTATE CO., Watsonville, Cal.

FOR sale or exchange for dairy or stock ranch, 20 acres, irrigated, improved peach, melon, alfalfa or potato land 8 miles from Turlock, Cal. HENRY HAYDEN, Hood River, Ore.

FOR sale—25 per cent discount; equity of $500 in property in Naples tract, Halfmoon bay. Owner, box 128, Stockton, Cal.

FRUIT, stock, poultry and alfalfa ranches from $2,000 up; subdivisions from $5 an acre. CHAS. W. FISHER, 660 Market st.

2½ AND 5 acre homes, only $225 and up; near town; all conveniences; $25 down, $10 monthly. Rich Valley Land Company, 546 Market st.

$1,500—Cottage, 4 rooms; large lot; $100 down, $15 a month. W. E. REYNOLDS, Santa Rosa, Cal.

FOR sale—152 acres land in Solano county; fruit and grain land. Address box 222, Suisun, Cal.

COUNTRY REAL ESTATE—Continued

TO rent—10 acre ranch in Castro valley; spring water piped to house; 2 miles from Hayward. Apply ELLIS BROS., 468 11th st., Oakland.

CONTRA COSTA county real estate for sale. Send for list. D. J. WEST, Martinez, Cal.

FOR farms, stock ranches and timber lands see McFAUL & EDWARDS, 330 Chronicle building.

BUY a home in Sonoma county. Write for list. JOHN A. WILLIAMS, Sebastopol, Cal.

$2,450—$500 cash; 5 acre chicken ranch; fully equipped. J. STEPHEN