COUNTRY REAL ESTATE—Continued

ONE of the most attractive and desirable homes on the peninsula at a bargain. Price below value of the improvements. Exchange for improved San Francisco or Oakland property. Would lease for long term.

Large, modern house, gas, electricity, hot water, heating system, garage, large stables, greenhouses, fine water plant, 3 artesian wells.

Over 8 acres finest soil; every variety fruit, lemons, figs, walnuts, etc., grow to perfection.

Beautiful grounds, lawns and gardens; fine old trees.

On automobile road to San Francisco; accessible; suitable for subdivision.

Address Owner, box 3349, Call office.

ALFALFA AND FRUIT LAND.
ATWATER-LIVINGSTON DISTRICT.
MERCED RIVER IRRIGATION.
WATER RENTAL $1.00 PER ACRE.

We have a choice subdivision at Livingston, Merced county; part of townsite on the tract; property close to station and market; good roads; soil deep, sandy loam; will raise alfalfa, fruit, grapes or vegetables; irrigation canals now on the tract. Prices $80 to $100 per acre; easy terms. Send for literature.

CO-OPERATIVE LAND AND TRUST CO., 246 Russ bldg., San Francisco, or Merced, Cal.

A—KREDO, THE LAND AGENT.
87 THIRD ST. MONEY TO LOAN.

$1,800—Best 30 acre, highly improved ranch near Mendocino City; 8 room house, barn; implements; horse, 2 cows, 100 chickens; choice home; $1,200 cash. KREDO, 87 3d st.

$1,000—26 acres, Napa foothills; new house, barn; partly cleared; chicken ranch; rare bargain; $200 can remain. KREDO, 87 3d st.

$750—10 acres level garden soil, adjoining town; house, well, spring, creek. KREDO, 87 3d st.

EARLY ORANGE LAND
AT PALERMO COLONY
BUTTE COUNTY, CALIFORNIA.

PALERMO ORANGES reach the eastern markets six weeks in advance of southern California; $85 to $125 an acre, with perpetual water rights; easy terms. ORANGES, OLIVES, FIGS, LEMONS and other fruits can be grown with big profits. For complete information call at our office. Literature mailed on application.

BROWN-WALKER-SIMMONS COMPANY, 615 Crocker Building, San Francisco, Cal.

IRRIGATED LAND AT $60 PER ACRE.

We offer, in tracts to suit, choice irrigated land in Kings county at $60 per acre. We will subdivide a section to suit you. This land is a deep sediment soil, already under irrigation from Kings river, entirely free from alkali, adobe and hardpan. Splendidly adapted to alfalfa, sugar beets, vegetables and deciduous fruits. Terms one-quarter cash, balance in 1, 2 and 3 years.

FEHREN-ROBINSON COMPANY, 925 First National Bank bldg., San Francisco.

MENDOCINO COUNTY LAND

The Gibson tract, ¾ mile from the business center of Ukiah, has been subdivided and placed on the market in 5 acre lots. Best quality river bottom land. Fine for garden, fruits and berries, hops and alfalfa. Healthy climate to maintain. Reasonable prices and easy terms. Address J. M. OWEN, Ukiah, Cal.

FOR sale—100 acres close to Ben Lomond; fine for subdivision; plenty of large redwoods and water; price $50 per acre on easy terms; 25 ft. lots next summer out of this piece can sell for $250 each.

15 acres close to Santa Cruz Big Trees, on main county road; an exceptional summer home subdivision proposition; lots sell from $250 up; price $500 per acre. Address P. O. box 73, Santa Cruz, Cal., for farther particulars.

"CALIFORNIA PRODUCTS AND HOW TO GROW THEM," a book for the farmer; explains about the farming districts of California, climate, soil, irrigation, fruits, vegetables, nuts, berries and ALFALFA; how to plant, cultivate and harvest. "Alfalfa and Dairying," "Our Model 20 Acre Farm"; all in one book; no farmer should be without it; mailed to any address in U. S.; price 50 cents; send P. O. money order. Address M. C. COATS, 23 Montgomery st., S. F., Cal.

SANTA CRUZ COUNTY—Choice productive ranch, 77 acres, in famous apple section near Watsonville; 25 acres in apples, 6 acres apricots, best varieties; healthy, vigorous trees; balance of land in grain and pasture; some good timber; 4 room house and barn; fine water supply; our best bargain; price $4,500, worth double.

E. H. DAY & CO., Ranch Specialists, 2484½ Pacific av., Santa Cruz, Cal.

OAK GROVE FARMS.

5 acres or more; 2½ miles from Santa Rosa, a block from depot; rich valley land; excellent for fruit, berries, vegetables, alfalfa, poultry; gas, electricity, telephone, free mail delivery; beautiful oaks, good roads; prices $150 to $250 acre; easy terms. Santa Rosa Realty Co., 636 Market st. Phone Kearny 2798, San Francisco, or Elks' building, Santa Rosa.

ONLY $150 an acre for one of the best income alfalfa farms in Tulare county, including all the stock and implements; all highly improved; 8 room house, barn, blacksmith shop, etc.; fenced; 10 miles from good shipping plant and ditch water; all kinds fruit trees and vines; 2 groves of large blue gum trees; convenient to railroad and school. This is a bargain and will make easy terms. Address 1813 Berkeley way, Berkeley, Cal.

FOR sale—12 acres highly improved orchard; choice varieties of fruit, buildings, etc.

40 acres, excellent country home; fine buildings; good vineyard; near town; owner going east.

5 acres suitable for poultry, berries, vegetables, etc. G. A. LAVENDER, Livermore, Cal.

12½ ACRE chicken ranch, with orchard and vineyard; new 5 room, modern house with good cellar; 1,500 chickens, 2 brooders, 2 horses, harness, wagons and machinery; well good water; good reasons for selling; price $6,500, part cash; no agents; 1 mile from Hessel station on electric road. J. BUREL, rural 3, box 159, Sebastopol, Cal.

BARGAINS—A 5 acre chicken ranch for sale on easy terms; also 10 acre farm; fine valley garden and orchard land in a thickly settled neighborhood; good school across the street; fare 5 cents to and from Santa Rosa; ideal climate; plenty of fine water. For further details call or write 23 Montgomery st., American Real Estate Company.

AT a sacrifice—Choice 160 acres; all rich level land, soil sandy loam; A1 for fruits or alfalfa; family orchard; beautiful shade trees; old buildings; good fencing; fronts county road on 2 sides; 1 mile to R. R. station, 4 miles to good town, 65 miles from S. F.; only $40 per acre on easy terms. Address owner for interview, box 1202, Call office.

THE Atwater district in Merced county is attracting world wide attention; the sandy loam, superb irrigation, fine climate, excellent schools, fruit, vegetables and poultry raising, alfalfa and dairying is rapidly settling up this section with a fine class of people; low prices, easy terms. CROCKER IRRIGATED LANDS, 575 Market st., San Francisco.

FREE INFORMATION

On best country and suburban properties in California. Thousands of all descriptions listed. Information absolutely reliable and accurate. No fee or commission. Call or write HOMESEEKERS' INFORMATION BUREAU, 944-946 Monadnock bldg., San Francisco.

FOR sale or to lease, or for exchange on favorable terms; 1,250 acres of good grazing land, situated 9 miles from Santa Rosa; suitable for dairy; plenty of wood and water. Inquire of NEUSTADTER BROS., 1st and Mission sts., San Francisco, or JEWEL & PETERSON, Santa Rosa.

$3,500—FOR sale or exchange, for income property, 162 acres mountain ranch, 5 miles from Napa; 35 acres cultivated, balance timber and pasture; good improvements; water piped; running stream; 2 horses, cow, poultry, wagons, tools. Box 8, care Monticello stage, Napa, Cal.

28,000 acres for colonization; practically all under irrigation; thousands of acres government land adjoining; farm buildings, stock, ditches, etc.; on railroad; 10,000 acres garden land; price $30 per acre. CHAS. W. FISHER, 660 Market st.

FRUITDALE.

Three acre orchard home sites in Santa Clara county, on electric line and Southern Pacific; near Stanford university and Santa Clara college site. Inquire of C. D. JESSUP, 253 Russ bldg., S. F.

$2,800—PART CASH; in the Santa Clara foothills near Los Altos; 18 acres; small buildings; fine oaks and holly; springs and stream; ideal for berries, poultry and fruit. Box 365, Palo Alto.

FRUIT and berry lands; choice poultry farms; situate in Pajaro valley; the greatest apple producing section in the west. Write to Watsonville Globe Real Estate Co., Watsonville, Cal.; address A. E. JOY, president.

FOR sale or rent, at a bargain, or trade—Good ranch, 140 acres; 40 acres plowed; 400 assorted fruit trees, mostly Bartlett pears; fenced and cross fenced; house, 7 rooms; barn 30x50; 2 living springs. Inq. 814 1st av., Rich.

20 acres prunes and alfalfa, with free irrigation from creek; near Morgan Hill; $1,500 income; new 7 room house; hot, cold water, bath; windmill; tank; barn; team; implements; $8,000. GEO. J. POWELL, Morgan Hill.

GOVERNMENT LAND IN CALIFORNIA—FINE LAND, FINE WATER; RAILROAD ON THE LAND; SPLENDID MARKET; YOUR OPPORTUNITY; excursions weekly. For full particulars apply to 2354 Pine street, S. F.

$3,000—63 acres, Sonoma county ranch, highly improved; fruit, hay, grain, etc.; house and barn; finely located and cheap. CHAS. W. FISHER, 660 Market st.

711 acres, San Mateo county; stock ranch, house, barn; fenced, creek, etc.; stock and crop this year net $2,500; offer wanted; must sell. CHAS. W. FISHER, 660 Market st.

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

FOR rare chances in small homes, cheap and on easy terms, apply to GEO. SELLERS, Oakley, eastern Contra Costa county, Cal.

$3,500—Calistoga ranch, 160 acres; house, barn, etc.; vineyard, orchard, stock, implements, etc. CHAS. W. FISHER, 660 Market st.

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

COUNTRY REAL ESTATE—Continued

"TURLOCK IRRIGATION DISTRICT"—San Joaquin valley. Opportunities unsurpassed. A1 land; abundant water at low rate; healthful climate; everything grows; sweet potatoes, peaches, grapes, alfalfa; cows and alfalfa will pay you $100 per acre yearly. The Dairyman's Paradise. Write for illustrated booklet. Dept. "O," TURLOCK BOARD OF TRADE, Turlock, Cal.

CURRAN CLARK, 235 Montgomery st., S. F. Fine apple orchard near Los Gatos; fully equipped for work; house, barn, etc.; abundance of water from springs; partly timber land; an income producer; 80 acres; will take bay cities property to value of $5,000 in part payment. Price $16,000.

BUY country real estate through land expert who buys large tracts at wholesale prices for many to divide; you save what the big land companies make; your land is worth double what it costs you, and you run no chance of getting poor stuff. Address P. O. box 245, S. F., for particulars.

FREE GOVERNMENT LANDS—Write for official 112 page book, "Vacant Government Lands"; describes every acre in every county and state. A million acres now open. How to get a homestead, or irrigated farm. Price 25c postpaid. Webb Pub. Co., Dept. 38, St. Paul, Minn.

VALLEY CREST GARDENS.

5 and 10 acre lots, situated near Lake Chabot, between Oakland and Hayward; $250 to $350 per acre; terms reasonable; we will be open Sundays to show you this property. TAYLOR & HITE, 4600 East 14th st. at Melrose station.

BETTER than savings banks—I have for sale one of the best and earliest ranches in the famous Vaca valley. It will pay you better than 13 per cent on the investment. I will let you have it on easy terms if you so desire. Write box 245, Vacaville, Cal.

THE RICHARDSON LAND CO. IS LOOKING FOR BARGAINS IN COUNTRY LANDS. IF YOU HAVE SOMETHING GOOD, CALL OR WRITE. 306 CROCKER BUILDING.

$25 acre—500 acres choice wheat land, averaging 20 bushels acre; Siskiyou county, near railroad station; half cash. Box 1270, Call.

SANTA CLARA county, 10 acre orchard; will cut into 5 acre lots if desired; 1 mile to station, Los Altos; $500 per acre; half cash; no buildings. Box 1196, Call office.

FOR sale—Beautiful suburban home; modern; near carline; near San Diego, Cal.; elevation 400 feet; climate unsurpassed. Inquire F. W. MAIER, R. F. D. 1, San Diego, Cal.

400 ACRES of level land, 5 miles from Wasco, Kern county, for sale at $15 per acre. W. E. REYNOLDS, Santa Rosa, Cal.

2,335 ACRE stock ranch; hill land in Stanislaus county; $6.50 per acre takes it. See F. L. DARROW, 210 12th st. cor. Jackson, Oakland.

FIVE acre homes in Alameda county; $5 cash and $5 monthly; on 2 railroads. RICH VALLEY LAND CO., 180 Sutter st., S. F.

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

OAKLAND REAL ESTATE

AUCTION	NEXT	AUCTION
AUCTION	SATURDAY.	AUCTION
AUCTION		AUCTION
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THE KINSELL HOMESTEAD, ELMHURST.
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THE KINSELL HOMESTEAD, ELMHURST.
NEAR OAKLAND.
NEAR OAKLAND.
NEAR OAKLAND.
NEAR OAKLAND.
WITHOUT LIMIT OR RESERVE.
WITHOUT LIMIT OR RESERVE.
WITHOUT LIMIT OR RESERVE.
WITHOUT LIMIT OR RESERVE.

By order of court to complete the liquidation of the CITIZENS' STATE BANK OF SAN FRANCISCO, 1 o'clock next Saturday afternoon, November 6, 1909.

This property lies on the San Leandro road, in the city of Elmhurst, and the sale will be conducted upon the property. It has been divided into 13 lots averaging 35x140 feet, and will be sold at auction to the highest bidder, one lot at a time, without limit or reserve. It is upon the main street of Elmhurst, and is salable business property, that any purchaser can turn around and resell at private sale for a big profit. It has the highest elevation of any of the lots in Elmhurst, and the finest electric line in Alameda county passes the property. The Kinsell family had hundreds of acres to choose from, and out of all the property, comprising practically all of the rapidly growing town of Elmhurst, selected this spot as the most desirable place to build their home.

It occupies a magnificent corner and is within 2 blocks of property which recently sold for $100 per front foot.

To reach the property take San Leandro or Hayward cars at 12th and Broadway, Oakland. For maps and further information address

FRANK K. MOTT COMPANY, Auctioneers,
FRANK K. MOTT COMPANY, Auctioneers,
FRANK K. MOTT COMPANY, Auctioneers,
1060 Broadway, Oakland, Cal.
1060 Broadway, Oakland, Cal.
1060 Broadway, Oakland, Cal.

LEWIS & MITCHELL CO.,
208-9 FIRST NAT. BANK BLDG.
DO NOT MISS THESE.

We have just secured the agency to sell these two new and beautiful modern homes, located in one of Berkeley's choicest residence districts.

These houses are undoubtedly the best constructed and best finished houses in Berkeley today; open nickel plated plumbing throughout the house; beamed ceilings in the dining room; double hardwood floors on entire lower floor; upstairs chambers are well arranged with large sleeping or sun porch, from which you get an elegant view of the hills and surrounding district; dining rooms are beautifully paneled with slash grain pine; large lots, each being 44 feet in width by 132 feet in depth; you can have your driveway and plenty room to spare; fruit trees already growing in the back yards; but you must see these properties to appreciate them, so we are going to have our salesmen on the premises today (Sunday), October 31, between the hours of 10 and 4; take Telegraph av. car and get off at Prince st. and walk one block east to Dana st. You will see the houses before you with our sign on them. You can have your choice of either of them if you come early; both entirely different designs; price on one $5,000; on the other $4,900; terms to suit you. Don't let the other fellow get ahead of you.

Be there Sunday or see us for further particulars.

LEWIS & MITCHELL CO.,
308-9 First National Bank Building,
Oakland, Cal.

EASY PAYMENT HOMES FOR ALL.

$300 cash takes immediate possession of a strictly modern 5 room south front cottage with not a cent to spend, between Telegraph av. and Broadway and near Key Route; less than $2,900 takes it.

$500 and rental payments takes a built to order massive composite cottage home on high terraced lot, 40x135, affording ample room for driveway, garage and a most profitable vegetable and small fruit garden; A1 neighborhood near Grove st. and Key Route. This embodies a jewel of a home for particular people.

A 2 story 7 room modern home on a 120 foot lot near Grove and 37th sts. for $3,650.

$500 down takes a Queen Anne high basement cottage on Walsworth av.; total price reduced for quick sale to $3,250.

It is our business to suit particular buyers and we take a pleasure in endeavoring to find exactly what is desired. If not obtainable we can arrange to build you a house just where you want it on easy terms.

HOLCOMB REALTY COMPANY, INC.,
Investor of Capital,
306 San Pablo av., Oakland, Cal.

READ—THE ALDEN CO.—READ

$1,650—7 acres, improved and fine soil; house, barn, etc.; 2 acres Tokay grapes, peach trees, etc.; 1 hour R. R. ride from Oakland.

$850—1 acre, with house, barn, etc., and family orchard, at Walnut Creek; we have 83 acres, good to sell in 5 and 10 acre tracts; the new electric R. R. crosses one corner of same, running to Oakland.

$850—Good house, 5 rooms and lot; near cars; big snap.

$650—House, 3 rooms, and lot 50x140; good well water and near cars, etc. By

THE ALDEN COMPANY,
1003½ Broadway and 462 10th st., Oakland.

HERE'S A GOOD THING.

A SEVENTH STREET INVESTMENT.

$8,000—Store and flat; income $840 per annum; close to Broadway; fine little home and business investment.

GEO. W. AUSTIN,
1018 Broadway, Oakland. A-325.

FOR sale—I have 2 very desirable lots for building or investment purposes, near center of city. For particulars address Owner, 1659 Harrison st., Oakland.

FOR sale—Completely furnished or unfurnished 5 room cottage; high basement and garage. Inquire owner on premises, 684 32d st., Oakland.

FOR sale—2 5 room bungalows, up to date in all respects; one $2,500, the other $2,600. Call and see us. LAUGHLAND & SCHNEBLY, 1443 Broadway, Oakland.

$100. THAT IS ALL. $100.
Will buy you a 4 room cottage; street work done; sidewalks in; balance $20 per month; price $1,400. Address 1420 Broadway, Oakland.

$1,200 big lot in Fourth av. terrace for $850; another big corner lot near Fourth av. terrace for $450; easy terms. 1102 13th av., Oakland.

THE best corner in East Oakland to open a store; nice house; easy terms. 1102 13th av., Oakland.

OAKLAND REAL ESTATE—Continued

LAYMANCE REAL ESTATE CO.,
1214-1216 Broadway, Oakland, Cal.

EXTRA FINE BUSINESS CORNER.

$45,000—Business corner, over 100 feet frontage on 2 of Oakland's close in, prominent business streets; 9 stores and 6 apartments; income $4,200 per annum at very reasonable rents; $15,000 bank loan can stand or be increased to $25,000. (538)

FINE MODERN CORNER.

$12,500—Business corner, 2 stores and flat above, on one of Oakland's finest thoroughfares; income $105 per month; fine location and getting better every day. (578)

NEAR BUSINESS CENTER.

$6,250—Substantial 2 story 10 room house, that is worth altering into 2 stores and 2 flats, and the location calls for such improvements; 35 feet frontage alone worth price asked; will pay 12 per cent; fine for printer, bakery, grocery, delicatessen, shoe shop, etc.; within 2 blocks of 12th and Jefferson; MONEY IN THIS. (260)

UPPER PIEDMONT HOME.

$4,300—Modern house, 5 rooms; fixtures; stationary washstands; deep closets; corner; 66 feet frontage; surrounded by fine homes; near car line; place needs new lawn and some retouching, but is fine value; $3,000 mortgage can remain; eastern owner has reduced price from $6,000. (301)

FOR THE HANDY MAN.

$2,750—Pair plain flats, 4 and 5 rooms, between 2 car lines; 50x150; barn; just the place for some carpenter to fix up on rainy days and make a turn; terms arranged. (527)

RAILROADMEN, ATTENTION!

$2,250—Good cottage (not new), 6 rooms; modern plumbing; 38 feet frontage; near 9th and Chester sts.; bargain.

LAYMANCE REAL ESTATE CO.,
1214-1216 Broadway, Oakland, Cal.

ARTISTIC HOME OPPORTUNITY.

In the shadow of Linda Vista, the beautiful, close to Key Route, business center, in warm belt, is a new, strictly modern high basement home, on a heavy concrete foundation; artistic finish, piazza porch, rooms tastefully tinted, sanitary nickel plumbing, open fireplace with ash chute, separate bath and toilet, finest kitchen with down to date conveniences, basement for ample storage, carpenter shop and fruit and cool closets; lawn in; cement walk; street work completed; price for immediate sale only $2,950; easy terms to responsible party. Phone owner at Piedmont 1842, or

HOLCOMB REALTY COMPANY
(Investor of Capital),
306 San Pablo av.,
Oakland, Cal.

OWNER GOING EAST MUST SELL

$5,250—A SNAP—I am going away and must sell my flats. One has 5 rooms, the other 7; gas and electric fixtures of modern type; every convenience. Located at 697 38th st, near Grove; handy to Key Route depot. Call at property and see me. My price is a forced one.

A PICK UP—GRAB IT

A splendid investment; a pair of new flats with profitable renting possibilities. Five and seven rooms and all gas, electric and other fixtures and conveniences strictly up to date; good location, convenient to Key Route depot; owner must sell and price is away down—only $5,250; will pay well. Let us show this to you. GEORGE W. AUSTIN, 1018 Broadway, Oakland.

OAKLAND SNAPS.

$4,000—Extra well built pair of modern flats, modern in every detail; near cars and local. THIS IS A SNAP.

$4,150—Beautiful high basement 5 room cottage, located on Madison st. above 7th; 1 block to local or streetcars; right in the heart of Oakland; half cash, balance easy.

$8,000—Beautiful Telegraph av. home; extra well built; finished in natural woods; 45 ft. lot; inside of 30th st.; lot alone worth the asking price.

F. F. PORTER,
1016 Broadway, Oakland.

$3,250—A modern 7 room house; lot 37:6x125; all street work done; $1,500 flat mortgage; 150 feet from bitumen street and corner; at a sacrifice.

$4,000—A modern 9 room house, heated by furnace; lot 40x100; half block to car and plaza; 15 minutes' walk to 12th and Broadway.

$3,500—A modern 6 room cottage and barn; a beautiful corner lot, 50x150; street work done; $750 cash; first class location and on carline.

$4,250—House of 14 rooms and barn; lot 50x150; will make 2 good flats; sold at a sacrifice to close estate.

HUGH M. CAMERON,
1058 Broadway.

O. F. LINDBERG,
918 Broadway, Oakland.

$6,250—ELEGANT LINDA VISTA RESIDENCE on west side of Chetwood st.; 2 story, 8 rooms and library; modern in every particular; high basement, driveway; lot 50x132; small payment down and balance monthly; interest at 6 per cent.

$2,750—New 5 room cottage; large pantry and bathroom; high basement; lot 31x108; between 2 carlines; about 12 minutes from center of town; small payment down and balance monthly as rent.

O. F. LINDBERG,
918 Broadway, Oakland.

WHO WANTS $4,000 CASH?

HAVE A CASH BUYER FOR A 2 STORY, 6 OR 7 ROOM HOME; LOT MUST BE LARGE, WELL LOCATED IN EAST OAKLAND OR FRUITVALE; MUST BE A BARGAIN.

HOLCOMB REALTY COMPANY,
(INVESTOR OF CAPITAL),
306 SAN PABLO AV.,
OAKLAND, CAL.

BARGAIN LOT SALE.

PERPETUAL VIEW; LEVEL LOT, 50x110; FINEST IMPROVEMENTS; BUILDING RESTRICTION; KEMPTON AV., 7 MINUTES TO PIEDMONT KEY ROUTE.

HOLCOMB REALTY COMPANY,
(INVESTOR OF CAPITAL),
306 SAN PABLO AV.,
OAKLAND, CAL.

S. & F. R. GRAY,
369 12th st., Oakland, Cal.

$3,250—New 6 room cottage; modern throughout; large lot, high elevation, East Oakland; small cash payment, easy terms.

$6,000—Fine residence of 8 spacious light rooms, in best Telegraph av. block near 22d st. Key Route; modern throughout; gilt edge property; minimum price.

S. & F. R. GRAY, 369 12th st. Oakland.

$2,850—New, modern 5 room cottage, 1 block from Key Route station; all latest improvements; gas, electricity; fuel gas and paneled dining room; large elevated lot on north side of street; No. 930 44th st.; take Claremont Key Route cars to 43d st. station. Open Sunday. Will sell on easy terms.

ED M. HINCH,
472 10th st., Oakland.

THESE ARE BARGAINS—EASY TERMS.

$300 cash—7 room house	$3,000
$300 cash—5 room house	3,000
$1,000 cash—5 room house	2,600
Lot good for flats, 50x140	1,875

Good mountain ranch, Alameda county; plenty wood and water; will take auto in part payment; $15 per acre.

GEO. W. PECKHAM, 464 10th st., Oakland.

HOMES ON MONTHLY PAYMENTS.

We will build or buy you a home, or we will loan you the full cost of a home to build on your own lot; select your own builder.

PACIFIC HOME BUILDING COMPANY,
952 Broadway, Oakland.

LOT in good residence section, near Piedmont Key Route station; is situated on high ground, with beautiful view; 1 block from Oakland av. carline; size 30x140 feet; price $1,250; easy terms. ELLIS BROS., 468 11th st., Oakland.

OAKLAND'S BEST BARGAINS.

$70 per foot on 28th st. near Grove, for 5 days only. Address Owner, Bakery, 1319 Park st., Alameda.

BERKELEY REAL ESTATE

$2,650—$200 cash, balance can be arranged to suit purchaser; new 5 room cottage, large lot, located in a good neighborhood, one block from school, 2 blocks from carline and within short walking distance from Dwight way station; don't fail to see this property before buying.

$3,500 buys a new 5 room modern high basement cottage east of Shattuck avenue, in a splendid neighborhood and surrounded by beautiful homes; only $500 cash, balance monthly, same as rent.

NOTICE—We can sell you a home on Alcatraz avenue, about one block east from our office, for $3,650. There are only 5 of these to be sold at bargain prices. The lots were obtained much below market rates and for this reason you will be able to buy one of these homes at from $300 to $400 cheaper now than at any time in the future.

SERPA REALTY CO.,
South Berkeley Bank Building, Alcatraz Station, Berkeley.
Open Sundays from 11 a. m. to 2 p. m.

$2,000 cash buys a new, classy, 5 room cottage on an elegant corner, balance $25 per month, including interest at 7 per cent; total $4,000; an ideal home. 3018 California st. corner Tyler, Berkeley.

BERKELEY REAL ESTATE—Con.

CERRITO PARK
CERRITO PARK
CERRITO PARK
CERRITO PARK
CERRITO PARK

THE BUY OF THE HOUR

BE SURE AND SEE CERRITO PARK

This is absolutely the best investment in real estate on the market today and we ask every shrewd investor to

SEE THIS PROPERTY BEFORE INVESTING A DOLLAR IN REAL ESTATE.

Remember the Key Route and Southern Pacific railroads are building toward CERRITO PARK NOW.

NO INTEREST AND NO TAXES.

Charged during the entire term of the contract, and in case of death we return to your beneficiary all the money paid us with 7 per cent interest added. We are selling this property at a maximum price of $16 per front foot. This price includes street development.

MACADAMIZED STREETS, CURBINGS AND GUTTERS, CEMENT SIDEWALKS, WATER, SEWER AND SHADE TREES.

Don't use snap judgment. Bring your advisor with you.

Don't make any engagements for Sunday.

All Berkeley cars terminate at our office, 2011 Shattuck av., where the Key Route stops.

BERKELEY LAND CO.,
BERKELEY LAND CO.,
BERKELEY LAND CO.,
BERKELEY LAND CO.,
BERKELEY LAND CO.,

EXCLUSIVE SELLING AGENTS,

2011 SHATTUCK AV. AT UNIVERSITY AV.
BERKELEY, CAL.

TELEPHONE BERKELEY 843.

OFFICE OPEN ON SUNDAY.

SALESMEN AND CONVEYANCES ALWAYS IN ATTENDANCE.

SEND FOR ILLUSTRATED FOLDER.

ALMOST new 4 room bungalow, bath, pantry, mantel, all modern and complete; large, deep lot; vegetable garden, lawn and flowers; 3 blocks to Key Route and S. P. stations; price $2,500; terms, $500 cash, balance $25 per mo.

A $5,000 home for $4,250; $1,000 cash, balance easy payments; a fine 2 story house of 6 large rooms, modern and up to date; fine lot, fine lawn and flowers, and only 1 block to streetcars, Key Route and S. P. stations.

$3,000—$500 cash, balance $25 per month; a brand new, 5 room, high basement cottage, all modern; lot 40x105; nice location; will be only 3 blocks to the new Key Route station; this is a good buy.

NEW—A beautiful 5 room bungalow; bath, pantry, gas, electric lights, paneled dining room and hall, rooms tinted, cove ceilings, china closets, mantel and everything complete; street work and walks done; lot 34x100; price $2,650; terms, $500 cash; balance $25 monthly; close to stations, school, church and stores.

NEW 5 room, high basement cottage; redwood finish; lot 40x135; marine view; price $3,500; terms, $500 cash, balance $30 monthly; close to Key Route and S. P. stations; this is a pretty home.

$3,250—Don't pay rent; here's your chance; new 5 room bungalow; lot 40x100; bath, pantry, mantel, china closet; rooms finished in early redwood, wax finish; street work and concrete walks done; 2 blocks from Key Route station; classy location; terms, $300 cash, balance $25 a month.

O. A. RUDOLPH,
Corner 61st and Adeline sts., 2 blocks south of Alcatraz station—Open Sundays.

WE SELL THE EARTH
"ELMWOOD COURT"

Go up and take a look at Elmwood Court. It's only a block from the terminus of the Claremont Key Route and the Russell st. cars. See the improvements that are being made. Then get a map with our prices and terms and see if this is not the best and cheapest piece of property in Berkeley today.

$7,250

Beautiful home for sale for $1,000 below its actual value. Has 8 rooms, hardwood floors; lot 50x120; conveniently situated in one of the most desirable parts of Berkeley.

$15,000

Magnificent home of 11 rooms, full cement basement, furnace, hot water heater; gas and electricity throughout; three bathrooms; large sun porch; lot 90x130; beautifully cultivated; two blocks from university, one block from Miss Head's school. Cost owner over $20,000. Terms can be arranged.

JUSTER & BAIRD, 2136 Center st.

BIRDSALL & CRAIG
At Ten to Fifteen Dollars
a Front Foot

Very beautiful marine view lots at terminus of Rock Ridge carline, adjacent to Claremont County Club.

Quarter-acre pieces at same average price; take your choice.

Less than fifteen minutes to heart of Oakland.

Cheapest and best offering in hill property in years.

Neighboring land selling today at forty dollars a foot.

Only 38 lots in this piece.

Branch office at Claremont and College avenue open Sunday.

Take Claremont Key Route train.

Don't fail to see this.

BIRDSALL & CRAIG
2185 Shattuck Avenue, Berkeley

MELROSE REAL ESTATE

BUNGALOW AND SPLENDID GARDEN $1,200. Terms; 57x121 feet; 1 block from East 14th st. cars; 1511 Stanley av., next to Seminary av.; vegetables, chicken yard, berries; 70 foot well, also city water, electricity. Owner, 421 Monadnock building, San Francisco. BLANCHFIELD IF YOU WANT A GOOD GARDEN IT IS HERE; ALSO GOOD SCHOOL.

NEW, modern, 5 room cottage; corner, good location; 25x120; worth $2,500, for $2,000 cash, or make offer. DU RAY SMITH, 1015 Broadway, Oakland.

$25 cash, balance like rent; modern cottage of 4 rooms, large lot. RUEDY & ULRICH, 1292 47th av., Melrose.

PIEDMONT REAL ESTATE

PIEDMONT HOME TO LEASE

Beautiful new Piedmont home; good hill and marine view; 4 bedrooms; hardwood floors, beam ceilings; 2 sleeping porches; furnace.

EDWARD R. ELIASSEN, Owner,
1111-1113 Union Savings Bank bldg., Oakland.

IN Piedmont, 214 Pacific av., 3 blocks above entrance to Piedmont park, new 7 room house, unobstructed view; everything up to date; $7,000; terms can be arranged. Owner on premises.

SEBASTOPOL REAL ESTATE

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

ALAMEDA REAL ESTATE

CARLSON & WALKER,

926 Central av.—Encinal station.

Alameda, Cal.

SEE US BEFORE BUYING YOUR HOME OR LOT.

$4,500—SACRIFICED; 2 story 6 room house; modern and up to date; Regent st.; mortgage $3,500, balance easy terms.

$4,000—On Santa Clara av.; 8 room house; fine home; mortgage $1,500, balance your terms; make offer.

$3,000—A modern, up to date 6 room home; very easy terms; fine location.

$4,000—A home and an investment; 4 separate apartments of 3 rooms each; gas and electric lights and separate wash trays; half cash.

$3,600—A BIG BARGAIN; 6 rooms and servant's room, basement, large porch, etc.; $2,000 mortgage can remain; make offer, as this place must be sold.

$2,600—Corner; 6 rooms; modern and in A1 location; house worth more alone; A SNAP FOR SOME ONE.

$3,250—An extra good 6 room and basement home; Pacific av.; very easy terms to the right party; lot 47x150.

$2,750—Centrally located; 8 room 2 story house; owner nonresident; and must be sold in the next few days; SEE THIS.

We also have others that we will be pleased to show you.

IF YOU ARE LOOKING FOR A FINE BUILDING LOT BE SURE THAT YOU INSPECT OUR BAY PARK TRACT, FACING THE BAY OF S. F. THAT WE ARE NOW PLATTING FOR FINE HOMES; ALL STREET WORK DONE; ALL SEWER, WATER AND GAS PIPES INTO EACH LOT; PRESENT PRICES ARE LOWER THAN ELSEWHERE.

Houses and Cottages for rent.

Open Sundays until 2:30—Automobile.

FACTORY site; 70 feet frontage; building 28x60; barn; extra lot; spur track; $2,000; $550 cash; biggest bargain on market; chance to double your money within a year.

Five room modern cottage, furnished; $3,250; $1,000 cash; a fine little cottage; 42x130.

Home of 8 rooms; on fine avenue near Chestnut station; 4 bedrooms; compact, handy house; large windows; lots of light and sun; north side of street; lot 50x150; this must be sold within a few days; if you are interested see us immediately; $1,000 cash.

Home of 9 rooms, on a corner; 70 feet frontage; handy to Park st.; should interest speculators; $3,000.

Ask or write for our printed renting list.

HAMMOND & HAMMOND,
1422 Park st.
The leading and reliable agents.
Open on Sunday.

$3,000:

A nice 6 room cottage; in fine location, near station; lot 45x140; $350 cash, balance $25 per month, including interest; it's a bargain. Do you want it?

$3,600.

This one is a 7 room cottage, with high basement; on north side Central av. near Morton station; lot 50x150; lot alone is worth $3,000; only $600 cash required, balance straight mortgage at 6 per cent; best offer in Alameda.

$7,500.

A large handsome cottage of 8 rooms; on northwest corner of Central av.; lot 75x150; this is one of the finest corners in Central av. and is easy worth $9,000; terms can be arranged.

SCOTT & JUDD,
2406 Santa Clara av.

OAK PARK TRACT.
OAK PARK TRACT.
OAK PARK TRACT.

Alameda's choicest neighborhood.
Leave train at Morton station.

A 2 story 11 room house; finished basement and attic; electricity, furnace, open plumbing, etc.; best neighborhood; marine view; 50 feet from best beach; forced sale at half its value.

LEWIS & SHAW,
1504 Park st., Alameda.

$2,750—$350 cash, balance as rent; new modern cottage of 5 rooms and bath; on sunny side of improved street; gas and electricity; nice lot, 32:8x132; excellently located to car line and stations; good neighborhood.

Lots $750 up; cottages $2,000 and up; cottages and houses to rent.

FRANK E. NEVILLE,
1511 Webster st., Alameda.

FOR sale—On easy terms, large lot, 73:6x150, with 4 room and bath, up to date bungalow on rear of lot; will sell cheap, or exchange for small lot and 5 room bungalow or cottage in Alameda. Address 1359 Regent st., or P. O. box 53, Alameda, Cal.

SWELL modern 2½ story bungalow, 6 rooms, oak floors and staircase, brick mantels; sleeping porch; buffet kitchen; garage; lawns, etc.; choice location. Terms. 915 Chestnut st., Alameda.

BUY a home and let the rent pay for it; a 5 room cottage, in first class condition; lot 32x135; conveniently located to train and electric cars; price $2,000; terms same as rent. H. G. MEHRTENS, 1600 Webster st.

$2,100—House, 4 rooms; lot 50x125; fine artesian water; $250 down, $20 per month.

$2,650—New 5 room cottage; near Grand st.

W. H. POLLARD, 1428 Park st.

MODERN, choice home; great bargain; owner going away. Apply 1514 Broadway, Alameda.

NEW corner cottage of 5 rooms; 37 ft. lot; terms same as rent. Address owner, box 1162, Call.

HAYWARD REAL ESTATE

JAMES S. FRENCH