The Call prints the best real estate news

REAL ESTATE

the real bargains are advertised in The Call

CITY REAL ESTATE

G. H. UMBSEN & CO.,
Real Estate, Renting, Collecting and Insurance,
20 Montgomery st.

LOMBARD ST.

$4,250—Must be sold to close an estate; grand marine views; cheapest lots in the market; 24:4½x137:6 feet.

FACING PARK

$5,000—Two good flats of 6-5 rooms and bath each; rents $510 per annum; lot 25x100.

POSITIVELY MUST BE SOLD

$7,687.50—Two substantial light and sunny flats of 7-6 rooms and bath each; reception halls, etc.; large lot in Pacific Heights.

SEVENTEENTH ST. NEAR CHURCH

$11,000—Three fine high class flats in 17th st.; lot 25x100; rents $1,200 per annum; small amount of cash.

BIG REDUCTION IN PRICE

$17,500—At reduced rent pays $2,280 per annum, which is fully 10 per cent net on asking price; offer wanted; 6 elegant nearly new marine view flats; lot 30x137:6 feet; near Fillmore st. cars.

RENTS $2,724 PER ANNUM

$18,000—Owner must sell, going east; 9 apartments, 6 of 4 rooms and 3 of 3 rooms; corner at Cole st.

RICHMOND BARGAINS

Branch office open Sunday,
6th av. and California st.

CHEAPEST LOT IN THE DISTRICT

$1,350—California st.; lot 25x100 ft.; street accepted.

$50 CASH

$1,750—Point Lobos av. building lot; $15 per month; interest 6 per cent net.

AGENT AT PROPERTY ON SUNDAYS

$4,600—New cozy homes at Point Lobos and 16th avs.; house of 6 rooms and bath each; modern in every particular; finished basements; lot 25x120 feet; exceptionally easy terms.

ELEGANT HOME CHEAP

$6,600—Will be open Sunday; 283 12th av., 75 feet north of Clement; 7 rooms and bath; hardwood floors, veneer panels, side entrances, etc.; lot 25x120; must be seen to be appreciated.

BUSINESS PROPERTY

$6,650—A great bargain; Clement st.; 2 flats and lot; at small outlay store could be put underneath and property will pay a handsome rate of interest on the investment.

SUNSET BARGAINS

Branch office, 5th av. and H st. Open Sunday.

NEW BLOCK

We are just offering on terms of one-fifth or one-fourth cash, balance in 4 years, in annual or monthly payments at 6 per cent net; lots all graded; street work done; commands not only fine marine views but also panoramic views of almost the entire city.

PRICE GREATLY REDUCED

$7,500—Rents $876 per annum; 3 new flats of 5 rooms and bath each and lot 25x95 feet; half block from H st. cars.

Ask for our Real Estate Record, containing a list of property for sale in all parts of the city.

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

SOL GETZ & SONS, REAL ESTATE DEALERS,

Room 328, Chronicle bldg.

Do you want to better your condition?
Do you want to secure a home with little money?
Buying lots in our "new graded blocks" will do it.

$1,000 to $1,800, fronting H st., park and cars, 24th to 47th ave.

$850 to $1,000, I to K st.; all graded; fine view.

$350 to $1,250, any part in Oceanside dist.; terms.

$650 to $1,650, choicest Richmond dist. lots; easy terms.

$200 to $450, Excelsior homestead; Ocean view; Lakeview lots; $5 monthly.

$1,000 to $4,000, modern cottages; good locations; easy payments, like rent.

Oceanside branch office cor. H st. and 47th av.
Sunset branch office cor. H st. and 24th av.
Both open daily and Sundays.

SOL GETZ & SONS, OWNERS AND DEALERS,
Room 328, Chronicle bldg.

THOMAS E. HAYMAN,
Suite 1000 First National Bank building,
Montgomery and Post. Kearny 1703.

$9,000—Cash; 1315 Jackson just west of Leavenworth; 6 new, high class 4 room apartment flats; Nob hill; rents $2,500 per annum; this building has hardwood floors, Marshall & Stearn wall beds, instantaneous heaters and gas ranges; everything about the construction and finish of this building is of the finest; the full price of this property is $15,500, subject to an offer, but absolutely must be sold within the next few days; see it and make an offer quick.

$3,500—Cash; Sutter and Baker; lot 27:6x110; rented low at $916 per annum; full price reduced to $7,000; think of getting three excellent 5 and 6 room flats in this location; large lot; absolutely a sacrifice.

$5,000—Cash; rents $1,200 per annum; 3 new 6 room flats; exceptionally well built; at Fulton and Stanyan; full price reduced to $9,250; biggest bargain in town.

$5,000—Cash; rented at $1,200 per annum; 3 new, most artistic and well built 6 room flats; lot 30x100; Union and Polk; full price $9,500; must be seen to be appreciated.

IDEAL HOMES.
UNSURPASSED IN ARTISTIC DESIGN AND FINISH.
EASY TERMS.

On 11th st. between Lake and California sts.; artistic 6 room residence (built by Hellman); high class home district; no expense spared to make these most attractive, livable and substantial homes; we invite close inspection; several pleasing exterior designs; brick front and terrazo steps; garage; large open fireplaces; built in bookcases and seats; hardwood floors; paneled dining rooms and halls; extra large closets; all rooms light and sunny; very large yard; price low; terms to suit. Our agent on premises daily and Sundays.

MOOSER & ST. GERMAIN,
Exclusive agents. 155 Sutter st.

$7,500—10 room residence; McAllister st. near Pierce; lot 27:6x110; $4,000 bank mortgage.

$25,000—A downtown business building; 3 stories and store; exceptional bargain.

$50,000—NE. cor. of Larkin and Ellis sts.; 68:3x93:6.

$50,000—Elegant modern marine view corner apartment house; rents $612.50; mortgage $18,000; this is a splendid investment.

RHINE & CO., 259 Montgomery st.

FOR sale—Something new in flats; new designs, new style on finish; separate entrances; finest location in Western addition; overlooking recreation grounds in G. G. park; 7th av. and H st. See E. B. HALLETT, on premises.

$50 down, $20 month, without interest; new, neat 2 room cottage; plastered and wainscoted; price $925, including 25x100 ft. lot; McEnerney title; 5c fare owl car; 35 minutes to 3d and Mission sts; take car marked Ocean View on Guerrero st. to Lakeview av. RIVERS BROS., 461 Montgomery st.

$6,000 spot cash buys 2 new flats near Lake st.; cost over $8,000; don't miss this. CHANDLER & BOURN, 235 Montgomery st.

CITY and country bargains and exchanges. CHAS. W. FISHER, 660 Market st.

COTTAGE, 7 rooms; fine location; price $2,800. 224 27th st. bet. Church and Sanchez.

CITY REAL ESTATE—Continued

BALDWIN & HOWELL, 318-324 KEARNY ST.
BALDWIN & HOWELL, 318-324 KEARNY ST.

Send for 1910 Map of City, with new street names.

Money to Loan on Real Estate.

BARGAIN—75 feet, near Mission and 4th sts.; nonresident owners have decided to sell, even if sacrifice is necessary; never offered under $10,000, but are determined to convert property into cash; better look into this at once. (8449)

$8,250—Undoubtedly the 2 prettiest and most attractive flats for sale; duplex design; separate entrances; on sunny side of street, about half block from Golden Gate park; many unique and attractive features; hardwood floors, beamed ceiling, cozy corners built in; 5 large rooms, etc., each; kitchens in middle of flats. (8271)

$7,500—Fine northeast corner close to Cole and Hayes sts.; 50 feet on grade; only $150 a foot. (8419)

$7,500—Swell new home of 8 rooms, etc.; servant's room, concrete basement; sunny and modern; near Cole and Frederick sts.; finished in redwood; key at this office. (8263)

$7,000—Hyde st. near Sutter; 26 feet; very reasonable. (8369)

ANOTHER BARGAIN—A double frontage lot on sunny side of Leavenworth st. next to corner not far from California; a dandy location for a couple of nice flats or a home; could use entire width of lot, have rear entrance; never before offered at less than $5,000, but must be sold; don't let this get away from you. (7009)

$4,600—27 feet in east line of 1st av. near Presidio terrace; only lot at this figure on the boulevard.

$4,500—Fine homesite in Filbert st. near Scott; 37x137:6 feet; $2,000 bank loan can remain. (8319)

$4,250—Sunny southeast corner on 4th av.; all street and sidewalk work done.

$4,250—Business corner on 24th st.; 50 feet; all street work done. (8122)

$2,500—Marine view lot near Broadway and Broderick st., 25x137:6; cheapest lot on market. (8316)

$2,200—30 feet, in De Long av. close to Frederick st.; only $70 a foot.

$1,000—25x120 feet, in 12th av.; all street and sewer work done; lot level and ready for building; beautiful view of ocean, park and city. (8285)

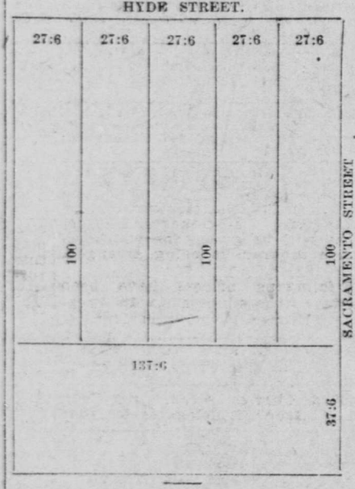
Send for June list of property for sale and 1910 map of San Francisco; contains new street names.

BALDWIN & HOWELL, 318-324 KEARNY ST.

WOLF & HOLLMAN,
REAL ESTATE, INSURANCE,
34 Montgomery st.
LOTS——LOTS——LOTS

SPLENDID BUILDING LOTS as per diagram, suitable for Apartments or Flat Buildings.

HYDE STREET.



Send for Our Printed List.
WOLF & HOLLMAN,
Real Estate, Insurance,
34 Montgomery st.

FOR SALE BY
VON RHEIN REAL ESTATE COMPANY,
141 SUTTER ST.

RENTING, REAL ESTATE, INSURANCE.

$70,000—55x137:6; Turk bet. Taylor and Jones; adapted for store and rooming house.

$18,000—68:9x137:6; Bush st. near Hyde; one of the cheapest apt. house sites in the city.

$14,500—Prominent Castro st. business corner; improvements consist of stores and flats renting for $127 per month.

$9,500—Sutter st. near Laguna; improvements consist of 2 flats, store and cottage; rent $90 per month.

$8,500—25x95; 5th av. near C st.; 3 flats of 3-4-5 rooms and bath and rear cottage; rent $85; $4,000 mortgage may remain.

$7,000—25x120; McAllister near Steiner, with house of 12 rooms and bath; substantial mortgage may remain.

$7,000—25x107; Sacramento near Locust; improvements consist of store and flat.

$6,500—25x137:6; Union near Leavenworth, with L of 25x70 fronting on Leavenworth st.; splendid marine view.

$6,250—22:6x57:6; Pacific st. near Battery.

$5,500—25x120; 2d av. near Clement st.; 2 flats of 5 and 6 rooms and bath each; rent $55; bank mortgage of $2,500 can remain.

$5,000 cash—Lot, 25x87:6; Sutter near Leavenworth; balance of purchase price can remain on bank mortgage.

$1,250 each—4 lots, 25x120; 21st av. near Clement st.

VON RHEIN REAL ESTATE COMPANY,
141 SUTTER ST.

MISSION REAL ESTATE.
D. COFFIN & CO.,
2528 Mission st. near 21st.
LOTS.

$550 each—2 lots on Howth st.; sewer and water; $25 cash; 1½ blocks to Ocean av. cars. (4021)

$900 each—2 lots, 30x115 each, on Harper st. nr. 30th. (4013)

$1,150—Lot 25x114, on 29th st. nr. Noe; sewer, water and gas. This is a sacrifice. (4023)

$1,550—Lot on 25th st. nr. Vicksburg; street work all done; a splendid buy. (4015)

$2,200—Lot 26x98; SE. cor. of Chenery and Randall sts.; fine business location. (4025)

$3,200—2 lots, running from Day to 30th st., nr. Church; street work done.

HOUSES AND COTTAGES.

$2,500—Nice 1½ story house of 9 r. and b., on Madrid st. nr. France; will trade for city property. (4017)

$4,250—$500 down; nice 6 rm. cottage, on De Long av. off Waller st.; large basement; street work done; just what you want; only 2 blocks from the park; look at this today.

$6,500—Corner on Noe and Clipper sts.; lot 58x80 ft.; nice 7 rm. house and 6 rm. house in rear; just the place for a physician. Can make very easy terms.

D. COFFIN & CO.,
2528 Mission st. near 21st.

$12,500—16th st., near Church; 6 new flats; lot 35 foot front; all rented.

$8,500—3 6 room flats, near Market and 15th; lot 25x125; rents $85 per month.

$5,500—2 modern flats, Douglass st., near 17th.

$8,000—3 modern flats, Dolores park, 5, 5 and 8 rooms; rents $82.50.

$8,000—Business cor., 19th st.; 25x100; store and 3 flats; rents $80 month.

$8,000—Cor., nr. 24th and Florida; 25x104; 5 flats; income $85 per month.

$6,500—2 flats, new; Vallejo, near Larkin.

$4,000—2 new flats, 5 rooms each; 17th and Douglass.

$4,250—Store and flat, 18th, near Castro.

$4,000—8 r. res., Tilden, nr. Castro; 27:6x135.

$3,500—5 r. cottage, Diamond, near 16th.

$3,750—2 fine flats, Eureka, nr. 20th; 25x100.

$3,750—2 new flats, Clara, nr. 17th; 28x135.

$2,500—5 r. cottage, State, near Castro.

LOTS. LOTS.

$4,500—N. E. cor. 18th and Capp, 25x100.

$3,250—16th, near Market; 25x100.

$2,750—17th, near Mission; 25x100.

$2,400—Dorland, near Dolores; 25x115; level.

JOHN L. POLITO,
2104 Market, near Church and 14th.

IF you are looking for city property or a home in Berkeley, Oakland or Alameda, call or send for our new descriptive list. ROTHERMEL & CO., 247 Russ building, San Francisco.

ARE you looking for a ranch in Mendocino? Call or write for our complete list. We have them on all prices, large and small ones. HEUSER & LEEMAN, 1771 Sutter st.

McENERNEY SUITS AT $35.
LAWYERS' TITLE INVESTMENT CO.,
208 Balboa building,
MARKET AND 2D STS.

$575—SUNSET LOTS—$10 MONTH.
COME out to Branch Office, open daily; take Ellis st. (Ocean) cars to 39th av. and H st.
THE McCARTHY CO., 151 Sutter st.

NO MONEY REQUIRED.
I will build your home if your lot is part paid for; hours 12 to 2. Room 218, 660 Market st.

RESIDENCE for sale; 6 large rooms, bath, etc.; price $7,000; $2,000 down. Owner, 1345 12th av., Sunset district.

SUNSET HOMES—6 rooms, large basements and lots, bituminized streets, etc. 12th av. above J st., Sunset. Owner.

HAVE Standard Title Insurance Company, Mills bldg., insure your title; save time and money.

CITY REAL ESTATE—Continued

SHAINWALD, BUCKBEE & CO.,
27 Montgomery st., Lick bldg.
Phone Douglas 47.
REAL ESTATE AGENTS.

INVESTMENTS.

$15,500—McAllister st.; new, modern building, store and 3 living rooms in rear and 2 flats above of 6-7 rooms and bath each; rents $1,440 per annum; rented very low; lot 27:6x120 ft.; 2 frontages; rear frontage of lot is vacant and could be built on to good advantage; in best business block on this street.

RESIDENCES.

$6,000—Near Ashbury st.; new modern artistic residence, 5 rooms and bath; large light basement can be made into 2 large rooms; artistically finished in Oregon pine; 2 large open fireplaces; built in bookcases and dresser; finest unobstructed marine view in the city; must be seen to be appreciated.

$500 cash, balance on easy terms—New 2 story and basement residence, 6 rooms and bath; near 22d st.

$3,500—Near 18th and Castro sts.; good cottage, 6 rooms and bath; large basement and yard; bargain.

FLATS.

$10,500—Near Devisadero st.; apartment house of 6 apartments of 3-4 rooms and bath each; rents $157.50; building in good condition; fine piece of investment property.

LOTS.

$4,000—Mission district lot, 30x95 feet; only $1,000 cash necessary; in the best renting locality in this district.

$1,800 each—Near Cole st.; 3 lots, 25x100 ft. each; marine view; fine lots for flats; all street work done.

$1,250 each—Quarter cash, balance in 1-2-3 years; near Baker st.; lots 25x137:6; ft. each.

SHAINWALD, BUCKBEE & CO.,
27 Montgomery st., Lick bldg.
Phone Douglas 47.

OSCAR HEYMAN & BROTHER,
113 Montgomery St.

LOTS IN THE RICHMOND DISTRICT.
Lots for building or investment; on and near car lines; easy payments. Take McAllister st. car to 35th av. BRANCH OFFICE open daily 2 to 5 p. m.; Sundays all day.

COTTAGES IN THE RICHMOND DISTRICT.
Point Lobos and 36th avs. Fine marine view; new 6 rooms and bath, on rent money terms; take Sutter-Clement st. line to 36th av.

A st. near 4th av; 6 rooms and bath; high, finished basement.

LOTS IN THE SUNSET DISTRICT
On H st., 23d and 24th avs.; the choicest lots; graded, sewered, street work and cement sidewalks. Take Ellis-Ocean Beach car to 24th av. BRANCH OFFICE.

COTTAGES IN THE MISSION.
No. 3555 Mission st. nr. 30th. A new 6 room and bath cottage on rent money terms.

4 rooms and bath cottage; on Gladys st. half block from Mission and West av.

EASY PAYMENTS.
BUILDING LOTS IN THE MISSION.
BUILDING LOTS IN POTRERO.
BUILDING LOTS IN OCEAN VIEW.
BUILDING LOTS IN EXCELSIOR HOMESTEAD.

Lots on $5 monthly payments and small houses on easy payments. Let our agent, L. WEINSTEIN, 2574 San Bruno av., show them to you. Take San Bruno av. cars on Mission street.

4 rooms and bath at a bargain; very easy terms; 2 blocks from 24th st. car line.

OSCAR HEYMAN & BROTHER,
113 Montgomery St.

JOS. H. RUCKER & CO.,
REAL ESTATE, LOANS, INSURANCE, RENTS,
49 POST ST.

$1,500—A SPECULATION; a splendid northwest corner in the Western addition; close to Geary st. cars; 2 fine lots, each 25x95; a pickup.

$1,600—A bargain; Willard st. near Carl; fine marine view lot, 25x102. B-4-166

$5,700—A splendid buy in 50 vara inside fire limits; 50 ft. frontage lot, vicinity of largest hotels in the city. B-1-335

$12,500—Commercial st. close to water front; lot 40x60, with unequaled wholesaling advantages. B-1-517

$17,000—OFFERED AT MORTGAGE PRICE; splendid 50 vara lot on O'Farrell st.; OWNER COMPELLED TO SELL; COULD BE SUBDIVIDED AND SOLD AT A HANDSOME PROFIT.

$7,500—NONRESIDENT OWNER WILLING TO SACRIFICE FOR A QUICK SALE; beautiful modern 9 room residence; close to panhandle; nice garden and yard; $4,000 mortgage can remain; act quickly if you want this. E-4-101

$6,500—Beautiful 6 room modern home in one of the best residence blocks on Sacramento st.; interior finished in hardwood; 25 ft. lot; WILL GIVE TERMS. E-4-5

$22,000—FIRST CLASS BUSINESS PROPERTY in one of the best retail districts on Fillmore st.; stores and offices; leased for 2 years at $200 per month; A SOLID INVESTMENT. A-4-211

$30,000—In 50 vara close to Market st.; 3 story brick building, with 2 stores and rooms above; 34 ft. lot; rents $200 per month; a fine investment; will grow in value. A-1-221

$44,000—FINE BUSINESS CORNER IN WESTERN ADDITION; 4 stores, with flats above; part of lot unimproved; monthly income $350; could be increased at small outlay. A-4-304

JOS. H. RUCKER & CO.,
49 Post st.
Offices also at San Jose.

MADISON & BURKE,
30 Montgomery st.
Established January, 1858.
Reliable Renters and Collectors.

$20,000—8 flats of 4 rooms and bath each, on Mason st. near Fairmont hotel; lot 30x60 ft.; rent $212 month.

$13,000—Fulton st. near Golden Gate park; 3 flats and cottage, renting for $115; must be sold.

$7,000 cash—8 apt. flats on Gough st. near Vallejo; rents $147.50 month; good income property.

$1,200 cash—Fine home and 7 rooms and bath and fine basement; lot 25x114; on Hill st. near Noe; level block; balance bank mortgage of $2,500, which can remain.

$8,000—Residence and stable, built 1 year; 6 rooms; lot 30x122:6; Capp st. near 17th.

$8,500—Lot, 47:6x127; Jackson st. near Spruce; marine view; location for fine home.

$9,750—3 fine flats, McAllister st. near Pierce; must be sold; want an offer; this price has been reduced from $13,000.

$3,975—West Baker near Sutter; residence, 5 rooms and bath; lot 25x112:6; cheap.

$7,700—Cheap buy in Fulton st. near Laguna; 27:6x120 to rear street; rents $58 month.

$2,500 cash, balance $2,000 on mortgage; residence, 5 rooms and bath, on Sacramento st. near 1st av.; lot 25x137 ft.

$5,000—Greenwich st.; small flats; near Laguna; good income; $48 per month.

$4,500—Jersey st. nr. Noe; 2 flats and cottage; rents $41; mortgage can remain.

$2,150—Jones st. lot, near in; suitable for small flats.

$5,500—Only $2,500 cash, balance on easy payments; Sacramento st. nr. Webster; house 7 rooms and bath, every room sunny; good condition; best car service in city; near Cooper medical college; fine location to rent rooms.

$1,500—Glover st. near Jones; fine lot for cottage or flat.

HAYES ST. NEAR MASONIC AV.

$8,000—Elegant new flats of 6-5 rooms and bath each; rents $780 per annum. Agent at porperty Sunday. Look at these.
G. H. UMBSEN & CO.,
20 Montgomery st.

THIS elegant Western addition corner at a sacrifice; owner had plans drawn for building, but financial reverses compel sale; beautiful lot, 37:6x97:6, affording bountiful light and sun; plans go with the lot if desired; asks $8,500 cash. MUST BE SOLD. (4556)
BALDWIN & HOWELL, 318-324 Kearny st.

T. B. MORRISSEY,
35 Montgomery st., rooms 211-213.

$4,500—Lots on Larkin st. near California.

$2,500—Lot near 11th and Mission sts.

$1,650—Lot on 8th av. near park; cheapest lot in district.

Offer wanted for 3 lots on 27th av.

FOR sale, cheap—Neat cottages of 4 and 6 rooms and bath; terms same as rent. Inquire lumber office, Army and Hampshire sts.

$3,200—Cottage, 7 rooms and bath; 20th st. nr. Guerrero; 25x114; rare snap; act quick. 2190 Mission st.

$1,000 cash—Cozy 5 room home; right on car line. 306 Berkshire st., Glen park.

FOR sale—2 story house of 6 rooms and bath; to be removed. Apply on premises, 80 Liberty st.

CITY REAL ESTATE—Continued

LYDON, EGAN & CO.,
201 Lick building, 35 Montgomery st.
Real Estate. Insurance.

Corner on Ashbury street, 25x100, all street work done; close to Golden Gate park; cars pass the property; price $5,000.

Corner on Cole street, with 56 feet frontage; cars and park close; fine view; price $6,000.

Corner on Masonic avenue, 50 feet frontage; street work done on side; 100 feet deep; price $7,000.

Corner—Fine open piece of property on northeast corner, facing block that is to be laid out in lawn; will cut into six fine lots; $15,000.

Corner on Washington street in Presidio heights districts, with fine unobstructed marine view; no better residence lot in the city; has large frontage; price $22,500.

Fulton street, near Cole; 25 foot lots with cars passing property; price $2,250.

Francisco street, near Kearny street car line; 34 feet frontage; fine lot for small apartment house; rear affords fine view of bay; price $3,000.

City hall property, half block from city hall; lot has two frontages; price $400 per front foot.

Delaware street; large lot half block from two car lines; size 80x237; price $2,250.

We have lots in the following locations on easy terms; small payment down and $10 per month.

H street, facing Golden Gate park; lot 25x100; cars passing property.

Golden Gate avenue, near 1st avenue; street asphalted; lot 25x100.

29th avenue, Richmond, with a fine view of the Golden Gate and bay; all street work done.

North avenue lot, with a 50 foot frontage.

Victoria street lot; in City land association; lot 25x100.

We have a cottage of 5 rooms and bath on a corner 37x105, one block from 21st and Castro, that can be had on very easy terms; all new plumbing.

LYDON, EGAN & CO.,
201 Lick building, 35 Montgomery st.
Real Estate. Insurance.

LIPMAN & HIRSCHLER, 255 Montgomery st.
LIPMAN & HIRSCHLER, 255 Montgomery st.
LIPMAN & HIRSCHLER, 255 Montgomery st.
Phone Douglas 3644.

SPECIAL BARGAINS IN LOTS
IN SUNSET AND RICHMOND DISTRICTS.

$450—Lot 25x120; east line 46th av., bet. M and N sts.; easy terms.

$650—A few lots left on 32nd and 33rd avs., near stadium and one block from Golden Gate park and car line; easy terms.

$700—A st., near 35th av.; easy terms.

$900—35th av., between A and B sts.; only 2 lots left; street macadamized; house on each side; terms.

$1,550—21st av., between H and I sts.; terms.

$2,000—16th av., only 100 ft. from H st. and Golden Gate park; bituminized street; cement sidewalks; entire frontage built up with new homes; terms.

LARGEST SELECTION OF LOTS, HOUSES and FLATS, North and South of GOLDEN GATE PARK.

SUNSET OFFICE—Cor. H st. and 7th av. Open daily, including Sunday.
BEACH OFFICE—Cor. Fulton st. and 49th av. (Opp. life saving station.) Open Sundays only. Take Ellis and Ocean car.

LIPMAN & HIRSCHLER, 255 Montgomery st.
Phone Douglas 3644.

$1,350—Lot 25x75; Shipley st. near 5th. Owner, A. CHRISTENSEN, 18 East st.

COUNTRY REAL ESTATE

NINETY acres near Watsonville in the foothills; 25 acres in fruits, 7 acres in hay, balance well timbered with oak and redwood; several fine springs give all the water needed, piped to house and over large part of ranch; good house of 6 rooms, barn, apple house, chicken houses, etc.; $6,000, or will sell 40 acres unimproved for $1,500. Owner will meet you at Watsonville with auto if you want to see this.

66 acres at Knights ferry, on mail road; house, barn, 2 horses, wagons, implements, etc.; 2 ditches run through place with plenty of water; soil sandy loam; 6 acres fruit, 5 acres potatoes, 2 acres corn; hay cut and in barn. Owner lives in city and will trade for Oakland, Berkeley or Alameda residence.

18 acres near Walnut Creek, close to station on new electric line; all bottom land; fine for alfalfa; $300 an acre. Other country properties. See our list.

De KAY & CO., Dwight way station, Berkeley.

TAHOE PINES! LAKE TAHOE!
$10 per month—no taxes—no interest.
Situated on the west shore of Lake Tahoe, immediately adjoining "Idlewild," between Tahoe tavern and McKinney's.
Lots 125x150 feet, $250.
75 per cent of tract sold last year.
Own your own lot, pitch a tent or build a bungalow on the shores of the most beautiful lake in the world; send for map and illustrated folder.
FERGUSON-BREUNER CO.,
251 Montgomery st.
J. J. ROSBOROUGH, Agent at Tahoe Tavern.

RICHEST VEGETABLE LAND.
$25 per acre cash—$25 per acre cash.
Rent will pay balance.
Peat and sediment soil, only 1½ miles from Holt, on the Santa Fe R. R., 8 miles from Stockton, with R. R. rate for island farmers of only 1c per mile; steamer landing on property.
Absolutely no overflow; perfect drainage and free irrigation system; enormous crops now growing on the land.
PRODUCES
Onions—$400 to $1,000 per acre.
Asparagus—$300 to $1,500 per acre.
Potatoes—100 to 200 sacks per acre.
Beans—25 to 40 sacks per acre.
Barley—30 to 50 sacks per acre.
Price only $450 per acre, $25 per acre cash, balance $25 per acre per year.
Excursions daily; $2.90 covers all expenses.
A. E. PATTEN LAND COMPANY,
601 First National Bank bldg., San Francisco.

PATTERSON IRRIGATED FARMS
10 ACRES OR MORE
$150 PER ACRE—5 YEARS' TIME

Finest piece of farming land in the state. 18,000 acres with the most efficient irrigating system in the United States. Most profitable alfalfa and dairy country in the San Joaquin valley. Special excursions every Sunday and small parties every day.

BIG MONEY IN CITY LOTS—$100 UP.

ROGERS & STONE CO.,
457 Market st. Douglas 4580.

FINEST IRRIGATED TRACTS in Sacramento valley; level; very rich subirrigating sediment soil 12 FEET DEEP; no overflow, no alkali, no hardpan; gravity irrigation delivered free to every 10 acres; finest advantages regarding schools, markets, creameries, canneries, etc.; unexcelled for vegetables, alfalfa and fruits; your choice for $100 per acre; fourth down, balance to suit; price includes water, of course. LOCATE WHERE THE LAND PAYS ITS OWN WAY AND YOURS, TOO.

Details at HOME SEEKERS' INFORMATION BUREAU, Inc., 944-946 Monadnock bldg., San Francisco.

LANDS in the San Joaquin irrigation district, 21 miles SE. of Stockton on the Santa Fe roadbed.
160 acres at $50 per acre; good house, barn and other buildings; 27 acres vineyard; all fenced and tie in the district; good terms; close to station.
22 acres, $110; easy terms; house, barn, windmill and tank; fine sand loam soil; deep; close to town and ditch.
10 and 20 acre tracts, $50 per acre; terms to suit; 2½ miles to town; good soil and no alkali; will be close to new ditch.
Come and see these. We have others.
ADAMS, SMITH & THORNTON, Escalon, Cal.

NEVER before in the history of California has there been such a demand for country land and especially in and around Wasco, near Bakersfield. We have some of the finest lands in California. Several artesian wells flowing a quarter million gallons per day in this vicinity. Write us for full particulars.
We are also selling lands around Walnut Creek. People are looking toward the country for land upon which to build suburban homes, and we have it.
W. J. MORTIMER & CO.,
Phone Berkeley 3136. 2117 Center st., Berkeley, Cal.

COUNTRY REAL ESTATE—Continued

WALNUT CREEK tracts from 1 acre up, on the banks of San Miguel reservoir, already in alfalfa producing 5 crops per season which pay $40 per acre per year; is now planted in walnuts; will be cared for for five years and turned over to purchaser as a perpetual income property, at which time the walnut grove will be worth $2,000 per acre; this land has been experted by Professors Hilgard and Loughbridge of the State University of California, whose report shows a perfect soil for walnut culture; on the Oakland and Antioch electric R. R., which is now under construction, will be only 35 minutes from Oakland, in one of California's most delightful climates; on very easy terms, one-fifth cash, balance five years to suit purchaser. For particulars apply 903 First National Bank bldg., San Francisco.

FINEST STOCK AND DAIRY RANCH
IN NORTHERN CALIFORNIA.
498 acres; 285 acres in alfalfa, 90 acres meadow, clover and timothy; 60 acres river bottom pasture; 15 acres garden and fruit land; 48 acres hill pasture; fine spring water piped to house, garden, corrals; fine large house and all necessary buildings; daily mail, telephone, stage; 2 large creameries located near the ranch; cut big alfalfa crop this year without irrigation; good for 40 per cent income on price of $40,000.
J. B. HOLLOWAY,
41-42 Bacon block, Oakland, Cal.

SNAP BARGAINS IN RANCHES

$1,000—At a sacrifice for absent owner, ranch of 160 acres; healthy location in the hills; 1 mile from survey for electric railroad, 10 from St. Helena; with small house, barn and 10 acres vineyard and orchard.

$1,200 (reduced)—200 acres, charming location in the hills near Skaggs springs, Sonoma county, with small house and some good land for orchard, vineyard, stock and poultry; creek flows through; plenty of oak timber; a summer home; hunting and fishing. Get particulars.
ROTHERMEL & CO., 247 Russ bldg., S. F.

MENDOCINO COUNTY—3,000 acres farming and stock ranch, well improved, on Eel river, joining railroad; particulars at office; price $7 per acre; TERMS.

169 acres unimproved farming and timber land; price $1,000; will exchange same value bay property.

160 acres timber land on Eel river; price $1,600; will exchange bay property same value.

100 acres timber land; price $1,000; will exchange same value bay property.
J. L. JOHNSON, 625 MARKET ST., S. F.

$6,000—For sale, one of the most picturesque and attractive mountain ranches, suburban to Los Gatos; plenty of cold, running water from the purest springs; 30 acres fruit and hay land; 40 acres wood and pasture; altitude and climate which are noted for their healing and restorative powers; this place is particularly adapted for a beautiful mountain home or a hotel summer resort; is a good income property and must be sold.
NOBLE & RIGGS, Los Gatos.

1,160 ACRES VALLEY LAND—
We are advised by wire to sell this tract of land at once; suitable for grain, alfalfa and fruit; within 5 miles of Le Grand, Merced county, California, and half mile from station on Southern Pacific railroad; price 40 per cent less than adjoining land; act quickly; time limited.
CO-OPERATIVE LAND AND TRUST CO.,
595 Market st., San Francisco, Cal.

LOTS with redwood trees enough to build your house; 5 minutes' walk to Baltimore station; all conditions and improvements; just what you want; no saloons; 45 minutes or less from ferry, via Sausalito; come the 3d or 4th with your lunch; be out of noise and turbulence and try peace, quiet and rest at Baltimore canyon. W. L. COURTRIGHT, 830 Market street, or at the Baltimore Park station.

MERCED COLONY
Joining the city limits of Merced. Irrigated alfalfa, corn and fruit land; 10 and 20 acre tracts; $75 to $150 per acre; 2,500 acres sold since last December. Excursion every Tuesday and Friday. Call or send for literature.
CO-OPERATIVE LAND & TRUST CO.,
595 Market st., San Francisco.
540 Canal st., Merced.

IN San Mateo county foothills, warm belt, 250 acres, well adapted for the raising of peaches, apricots and other fruits; living stream crosses the land; several springs; also live and other oak trees; can be made a very paying proposition; much of it well adapted for eucalyptus culture; accessible to the San Francisco market. Price only $60 per acre.
CURRAN CLARK, 235 Montgomery st., S. F.

$60 per Acre——$60 per Acre——$60 per Acre will buy one of the best hay and grain ranches in Alameda county; fruit and vegetables can be raised on this land. This land produced 2½ tons of hay per acre this year and is the best buy on the market today.
F. D. BURR, 28-30 Bacon bldg., Oakland, Cal.

ONLY $50 per acre, choice tract of 375 acres of rich creek bottom soil; A1 for anything grown in California; finely located; railroad station on place; well improved; fine for subdivision or a country seat; only 60 miles from San Francisco; a snap; don't miss it. For interview address box 1274, Call office.

$3,500—300 acre cattle and hog ranch; Tehama co.; 20 acres cleared, balance rolling pasture; 5 room house finely furnished; cattle, hogs, horses, chickens, turkeys, farm tools, well, reservoir full. Description at FULLER'S, 25 Hunt st., San Francisco.

A snap if taken by July 15; a new 5 room bungalow with every modern convenience; 3 lots; good barn; cement walks; good location, in Modesto, Cal.; price $3,000. Address E. A. PAULSETH, San Francisco, Cal., care Lane hospital.

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4 ACRES in Santa Cruz mountains, 1½ hours from S. F.; 5 minutes' walk to station; 2 houses, outhouses, small bearing orchard; suitable for resort, camping site, chicken ranch, etc. For terms address box 1233, Call office.

CHICKEN ranch, 5½ acres, in the town of Sonoma, Sonoma county, 2 blocks from railroad station; all complete; for sale, cheap; terms if desired. Apply to owner, CAESAR RODONI, 241 Montgomery st., San Francisco.

15,000 ACRE tract in well advertised section of tropical Mexico; land very rich; no irrigation or fertilization needed; citrus fruits, coffee and rubber; price very low to parties who can colonize; illustrated booklet. Box 1279, Call.

IN order to close an estate at once, 18 acres fine land, good soil, in San Leandro, will be sold for $500 per acre. C. OSWALD, 1145 E. 14th st., near 23d av. Telephone Merritt 99. All cars stop in front of office.

FOR sale or exchange for city property; lot 50x366; facing 2 streets; one house on each street; 2 blocks from Fruitvale local. Call 914 High st., Fruitvale.

OUR new catalogue of country property, farms, fruit and poultry ranches, stock ranches, alfalfa and timber lands. Call or send for list. ROTHERMEL & CO., 247 Russ bldg., S. F.

A SNAP—320 acres in the new South San Joaquin irrigation district; must be sold at once. PEOPLE'S LAND COMPANY, 630 Monadnock bldg., S. F.

FOR bargains in selected alfalfa, fruit and general lands, at right prices, see GEO. H. MURDOCK & SON, 91 Bacon bldg., Oakland 4244.

FOR sale—45 acres in Sonoma valley, ¼ mile from Vineburg station; orchard, vineyard and farming land; in whole or tracts to suit. Address Owner, box 68, Vineburg, Sonoma Co., Cal.

FOR sale—A well equipped dairy ranch of 40 acres, 20 minutes' drive from Turlock; small amount down; long time; income $100 per month. Box 245, Turlock, Cal.

FOR rent—200 acre dairy farm near San Jose; $375 per year. Address box 413, Kearny st. San Francisco.

FRUIT, stock, poultry and alfalfa ranches from $1,500; subdivisions and timber lands. CHAS. W. FISHER, 660 Market st.

$395 for 5 acre homes in Alameda county; $25 down, $10 monthly.
PROGRESSIVE REALTY CO., 180 Sutter st.

LARGE list of Santa Cruz county ranches for sale or exchange for bay property. H. R. ROBINSON, 270 Bacon block, Oakland.

FOR farms, stock ranches and timber lands see McFAUL & EDWARDS, 257 California st.

ALAMEDA REAL ESTATE

CARLSON & WALKER,
ENCINAL STATION, ALAMEDA, CAL.

$3,500—SNAP. Fine 7 room home; well located; barn; big lot, 51:6x125; half cash, balance easy.