Soo acres—Excellent farming land with good approvements. 3 miles from thriving town on . R. This place has been farmed for grain, ut is all excellent orange and lemon land; is beautiful subdivision tract, being all excellent orange and lemon land; is beautiful subdivision tract, being all excellent orange and lemon land; is beautiful subdivision tract, being all excellent place in ditch for irrigation if desired, enuine bargain at \$60 per acre; excellent top now growing on part of tract is included a price. This place will sell for \$100 per cre as a whole within one year.

HOLCOM REALTY COMPANY,
COUNTRY DEPARTMENT,
Soo San Pablo av., Oakland, Cal.

IRBIGATED LANDS-CALL COLONIES

The colonies of THE SAN FRANCISCO CALL lie 215, miles west of Live Oak, Sutter county (Sacramento valley), California. At Live Oak the Southern Pacific and the Northern Electric railroads cross, insuring adequate transportation. The SOIL is classified as "silt loam." It is deep, rich, frishle and proven. WATER is supplied by the Butte County Canal Company. The irrigation system has been inspected, approved and indorsed by the National Irrigation Congress. The system is one of the few having no measure on the water. THE SAN FRANCISCO CALL approves and indorses the soil and irrigation facilities. The CLIMATE is unexcelled; long, rainless summer; short, mild winter, with occasional rains. The nearby towns and the bay cities insure ready markets, while the eastern markets take all the products that can be shipped. Creameries call twice weekly for butter fat, and settle bimouthly. Surrounding The Call Colonies are alfalfa fields; peach, orange, prune, pear and cherzy orchards; Thompson's seedless, Tokay and muscat vine-yards; vegetable patches, truck gardens, all profitable because of good soil and abundant water.

In The Call Colonies there is no gamble with

rater.

In The Call Colonies there is no gamble with fortune; the conditions are so favorable that success is certain. The prices are reasonable, and terms so easy that the crop returns will pay for the land before the contract period expires, and still leage a surplus. Five years will see the land improved—land and improvements paid for—a surplus in the bank. Free excursious every Saturday. For details address THE SAN FRANCISCO CALL, Land Bureau, 501 Call building.

THE SACRAMENTO VALLEY—THE MECCA OF HOMESEDEERS AND INVESTORS. A marrelous industrial growth, for the first property of alfalfa, fruits, betries, grains, grasses and of alfalfa, fruits, betries, grains, grasses and

alfalfa, fruits, betries, grains, grasses and getables.
Dependable water supply; delightful climate. Great dairy country; cows furnished settlers; is taken in balf cream sold.
Most complete and modern irrigation system ar built, including a thorough drainage system; in this land can never become water logged. Best of markets and transportation facilities. We sell this land at moderate prices and easy-rus. Call and see exhibits of products and let us

Il you all about it.
SACRAMENTO VALLEY IRRIGATION CO.,
H. I. HOLLISTER & CO.,
412 Market st.,
San Francisco, Cal.

FIRST CHOICE of a farm in our new subdivision.

2.000 ACRES OF IRRIGATED LAND—20 AND
40 ACRE TRIGATED LAND—20 AND
We have just secured this land from the great
Crocker estate, held until this time practically
intact. Located in Merced county, 2 miles north
of Atwater. On main line of Santa Fe, station
on land. Crossed by 2 county roads.
All IRRIGATED. Soil a deep, rich, sandy
loam. Unexcelled for ALFALFA, peaches, grapes,
sweet potatoes, small fruits and vegetables. Ideal
for DAIRYING and HOG RAISING. Our terms
are easy. Excursions to Merced Tuesdays and
Fridays. Call or write for literature today.
"LANDS THAT PRODUCE WEALTH,"
505 MARKET ST., SAN FRANCISCO.
Open Mondays and Thursdays till 9 p. m.

BEAUTIFUL SONOMA VALLEY.

FIVE ACRE TRACTS. ONLY A FEW LEFT. EASY TERMS.

Sonoma City, Cal. Local Agent.

FOR sale—One of the best watered mountain stock ranches in the state, situated in northern Sonoma; fenced and cross fenced; good building; family orchard, vineyard and bay fields; contains over 5.000 acres; between 9,000,000 and 10,000,000 feet of first class redwood and pine; about 15 miles from railroad; good country road through ranch; best hunting and fishing in state; ranch now stocked with sheep; will sell ranch complete with stock or will sell ranch separate.

Also 52 acres, 7 miles from Santa Rosa, in Senoms county; good house, barn, and outbuildings; 20 acres in choice bearing prune trees, 10 acres in resistant vineyard just coming into bearing, balance in young prune trees, sediment soil; this is one of the best fruit and grape farms in the state. For aditional particulars address U. G. PETERSON, R. F. D. No. 4, Santa Rosa, Cal.

WOODSIDE San Mateo county, fully equipped poultry ranch, including incubator, brooder, etc., laying hens and young stock, leghorms and rocks. Price \$3,000, on, terms.

LOR GATOS — 12 acres fruit and poultry ranch, including incubators, brooders, young stock and—laying hens, farming tools, etc. Price \$4,000.

Beautiful Santa Clara valley home, near Saratoga; mostly in bearing orchard; fine house and outbuildings; water developed on place; oak and other shade trees; must be seen to be appreciated. Photos in office.

Will be sold on terms.

CURRAN CLARK.

235 Montgomery St., S. F.

KREDO, THE LAND AGENT, 87 3D 8T.
MENDOCINO CO. LAND, \$15 to \$25 per acre.
Y pay \$60? Best apple land, near railway, \$20 a. 2.500-40 acres, near Napa; 9 a. best bottom land, 4 s. young orchard; 5 room new house, harn, horses, cows. wagons, 200 chickens, tur-keys; water pined; 31,500 cash, bal, time; choice home; worth \$3.000. KREDO, 87 3d st., S. F.

\$25 cash secures 5 acres of the finest land in Alameda county; choice for berries, vegatables, fruits, walunts, almonds and poutry; nothing better at any price; close to town; 2 railroads through the land; rich and level; we have just what you want; abundance of water. BIOH VALLEY LAND CO., 180 Sutter at

FOR sale-114 acres creek bottom land; fine for affaifa; 40 acres full bearing orchard, 74 acres grain; house, barn, etc.; good team, all farming implements; ¼ mile to station; price \$8,500; terms. Address Owner, box 541, Dixon, Cal.

I have several good mountain and valley ranches near Los Gatos: also Palo Alto resident and country property for sale and trade. L. S. EDWARDS, 627 Homer av., Palo Alto, Cal.

ONLY \$3,500 for 2½ acres with 7 room house, barn, chicken houses; investigate at once. Ap-ply J. N. FRANK, attorney, San Leandro, Cal. ANY one wanting good Calfornia land cheap can learn something of advantage. Address tand. P. O. box 711. San Francisco. Cal. 10, 20, 40 acres rich land. So. San Josquin; irrigation district; \$10 cash per acre. bai. 10 years 11 dealed Owner. T. E. KENNEDY, 336 Pine st.

COUNTRY REAL ESTATE Continued

WALNUT CREEK PARK

An Ideal Location.

In the heart of the lovely valley of San Ramon, under skies as kind as those of Italy, He the broad acres of WALNUT CREEK PARK.

A picturesque spot, one of nature's beautiful parks, resting upon one of the low spurs coming down from the hills flanking the valley on the west. Rising gently from the floor of the vest. Rising gently from the floor of the valley, in low swelling ridges, whose grassy slopes and crests are dotted over with grand old oaks, and with a charming diversity of surface and a mest delightful interchange of hill and dale, shade and sunshitu, lawn and grove. WALNUT CREEK PARK presents such a scene of native loveliness that it seems as though designed by nature for the homesites of an ideal community.

signed by nature for the homesites of an ide
community.

GOD'S GREAT OUT OF DOORS.
The love of the "great out of doors" is a
offspring of our true human nature, to enjoy
our natural heritage and birthright. The "Co
of the Wild" rings in the heart of every norm
human being. Woods and fields, river a
mountain all call to us and their voice finds
responsive each in every healthy human breat
There is a natural longing to be out in "t
open" under the clear, bine sky; to breathe t
fresh air and to enjoy God's sunshine. This ca
this natural longing, comes to all, but to no
more insistently than to those pent up with
the confines of a large city, and with equal
islatence comes the question: Why may not w
who have our business in the city, enjoy
delights and freedom of a country home?

Nond for panniblet.

W. J. MORTIMER & CO.
Shattnet Hotel blds. Berkeley. Cal.

F. D. BURR CO., 988 Broadway, Oakland, Cal.

\$6,500—One-half cash; this is a snap. Let us abow you the growing barley crop on 190 acres of the best hay and grain land in alameda country.

show you the growing baries crop on 100 acres of the best hay and grain land in Alameda county.

FINE INCOME AND COUNTRY HOME (000—40 acres slightly rolling land about 2 miles from Livermore; 35 acres in vine-yard; small family orchard; plenty of shade and flowers; large house of 9 rooms, with bath, large hallways, up and down stairs, porch all around the house; building on highest point of land, giving a beautiful view of the entire valley; large barn, tankbouse, windmill and tank, 1,000 gallon capacity; chicken houses and other outbuildings; included in the price are all household furniture, buggy, spring wagon, phaeton, horse, harness and implements; best automobile road in California from Oakland to this handsome home.

500—155 acres of level land, 4 miles east of Livermore on Stockton road; 1½ story house of 7 rooms, barn and chicken house; this rauch is all in hay; faces 2 main county roads; if subdivided this land would bring \$125 per acre.

00—85 acres of level loam soil; will grow anything you put on the ground; 5 room hard finished house, good barn and chicken house; this place is 3 miles from Plensanton; creek runs through the place; this land will grow alfalfa.

F. D. BURR CO.,

965 Broadway, Oakland, Cal.

\$10,50

988 Broadway, Oakland, Cal.

IF YOU WANT ANY OF THE FOLLOWING GOOD INVESTMENTS, you must act quickly, as we only advertise after inspection and bargains proved.

4.000 acres of stock ranch in Monterey county, close to R. R.; 85 per acre; good improvements, consisting of houses, barns. corrals, fences, etc.; this is a PICK UP and first come, first served.

360 acres at \$15 per acre; good farming and stock ranch, close to a prosperous town in Monterey county; will give you the inside how you can improve same and have a splendid income.

70 acres adjoining a good town; \$5,000;

how you can improve same and have a splendld income.

70 acres adjoining a good town; \$5,000; good land to subdivide into large lots; the market is there.

2.200 acres in Santa Barbara county; this is about the best equipped dairy in the state; this property also presents excellent indication for oll; immense bodies of asphalt crop out in various parts of the rameh; the oil fields of Santa Maria district show practically the same superficial formation.

270 acres in the Modesto district; 75 acres bottom land, all of it No. 1 alfaifa land; \$100 per acre, including some stock and farmling implements; house, barn, etc.; THIS IS A SNAP.

B. SCHAPIRO & CO., 320-322 Phelan Bidg.

dications of oil; in San Luis Obispo county; rare bargains; get particulars.

\$S. an acre; stock ranch, 1,640 acres, on Rancheria creek. Mendocino county, with 300 acres valuable redwood timber; call or write for particulars.

\$2.4.000 acres; 6.900 acres grain, fruit and alfair land; Sacramento valley.

\$2.4.000-Reduced; large stock ranch. 4.000 acres with buildings; some alfairaland; plenty of the sacrament and alfairal land, near Woodland, Yolo county; cheapent in Sacramento valley; same as land entired in Sacramento valley; same as land entired in Sacramento valley; same as land entired for \$755 to \$100 an acre.

ROTHERMEL & CO., 247 Russ building, S. F.

CRESSEY COLONY COMPANY offers choice 20 and 40 acre irrigated farms, including perpetual water right, at \$85 and \$100 per acre.

The land is level, rich, sandy loam, suitable for all crops, especially alfalfa, sweet potatoes and fruits.

This section is admirable.

and fruits.

This section is admirably adapted to dairying.

We sell on the crop payment plan.

The land is at Crossey. Merced county, on the
main line of the Santa Fe, helf way between
Turlock- and Marced.

Excursions to the property can be arranged For literature or full particulars, write or call. CRESSEY COLONY COMPANY, 302 Monadnock bldg., San Francisco.

CHANCE OF A LIFETIME.

ONLY A FEW LEFT.

40 miles from Sen Francisco is the town of Sonoma. Immediately adjoining the town and is the land we are offering, where you can grow practically everything, where there is unlimited free water, where conditions for chicken raising are perfect, where there is a market for everything you raise right at your door, where there water there is a market for everything you raise right at your door, where there water there is a market for everything you raise right at your door, where there water the climate is ideal.

The chance to own such a gem of a place will not come again in a hurry.

THIS IS YOUR OPPORTUNITY; seize it. Write for booklet to JOHN McGAW & CO.

232 Monizonnery st. San Francisco.

O. R. WAGNER.

Scoona City, Cal. Local Agent.

FOR sale—One of the best watered mountain stock ranches in the state, situated in northern Sonoma; fenced and cross fenced; good building; family orchard, vineyard and hay fields; contains over 5.000 acres; between 2,000,000 and 10,000,600 feet of first class redword and pine; about 15 miles from railroad; good country road through ranch; best hunting and fishing in state; ranch mow stocked with sheep; will sell ranch complete with stock or will sell ranch separate.

FARTO ON THE LAND AGENT, 87 3D ST.

PART OUNTING YOU have seen the Meek fruit ranch and versated in and versated in and versated in and versated in transportation unequated. To close up the estate prices are low and transportation unequated. To close the prices are low and transportation unequated. To close a few and transportation unequated. To close a few and transportation unequated. To close the climate, market and transportation unequated. To close a few and transportation unequated. To close the climate, market and transportation unequated. To close few and transportation unequated. To close a few and transportation unequated. To close a few and transportation unequated. To cl

KREDO, THE LAND AGENT, 87 3D ST. PART OF THE MONEY ADVANCED,

\$1,000-40 a.; 25 level, 10 a. cleared: near Santa Rosa; good for chicken farms. KREDO, 87 3d. A \$6.500 RESORT OR SANITARIUM, Napa co.; 160 a., 5 a. orchard, 30 vineyard in bearing, 2-3 lerel, choice land; 4.000 cords wood; 7 rm. house, cabins, springs and sulphur springs; ideal climate and scenery; elev, 2.000 ft.; near school and P. O.; horses, cows, chickens, tools all go; \$5.000 cash. KREDO & CO., 87 3d st.

APPLE ORCHARD FOR SALE.

Ranch of 500 acres, 100 acres in apples, very best quality; 100 acres ready to be planted; 200 acres Dest citrus fruit land; oranges and lemons growing on adjoining ranch; soil from 10 to 15 feet deep; no irrigation; 100 acres woodland; 3 living streams on ranch; county road runs through ranch; water piped by grawity to all buildings; buildings cost \$1.000; for one-half the net cost; death cause of sale.

MENDOCINO COAST APPLE LAND-Produces finest of fruits, muts and vegetables; only \$60 an acre, easy terms; lowest freight; no frost, no snow, no irrigation; ideal climate; fine water; wage earner, this is your opportunity. Call on or write CALIFORNIA APPLE LAND CO., 101 Telegraph av., Oakland, Cal.

acre. Dairy ranch, 540 acres bottom land; 300 acres planted grain: 100 head cattle, 1,200 chickens, houses, barus, warehouses, R. R. station, sone track, boat landing, implements complete; bargain. D. E. BESECKER, Pacific bidge, S. F.

COUNTRY REAL ESTATE

ALAMEDA COUNTY ACREAGE. ALAMEDA COUNTY ACREAGE.

\$350 per acre, \$35 down.
\$750 per acre, \$75 down.
\$150 cash down buys two of the finest pieces of land facing on two streets, between E. 14th and Footbill boulevard.

\$700 CASH DOWN.

Over 7 acrés on Pootbill houlevard; finest building site for a fine country home; \$10,000 how in course of construction just adjointing this property; 30 minutes' ride to Oakland. We have sold over \$30,000 worth of this land in two weeks. Owner is closing out this land at \$250 an acre less than any adjoin-ing property.

\$57.50 CASH BUYS

2½ ACRE

CHICKEN RANCH

S75 feet from Foothill boulevard; very choice;
deep and rich soil; handy to E. 14th st. car
line; \$20.000 country home being built within
900 feet of this property. See us at once.
This is only \$350 per acre; \$35 down per
acre.

\$200 CASH DOWN BUYS
OVER 51/2 ACRES.
Near Footbill boulevard; soil the best; over
500 feet frontage; fils piece will not be for
sale long on these terms and price; \$850
per acre; \$35 down per acre.

\$130 cash down buys 3% acres heautiful build-ing site; have just sold adjoining 12 acres this week; walking distance of E. 14th st. car line and Foothill boulevard.

Automobile Service. Automobile Service Automobile Service. Write us or see us

Automobile Service. Automobile Service, write us or sea us at once for description. McHENRY & KAISER, 1208 Broadway. Central Bank Bidg.. Oakland. SHERMAN ISLAND LAND IS THE BEST SOIL on EARTH, YOU CAN NOT get anythin finer for POTATOES, ONLOWS, ASPARAGUS CELERY, BEANS, or any other VEGETABLE

WE are offering you CHOICE land in CHOICE LOCATION. You have the TELE PHONE and ELECTRIC light right on the land, SCHOOLS and CHURCHES only half in the away, plenty of the best of FISHING right at your door; DUCKS and GEESE ar plenty in season.

YOU have a MAGNIFICENT MARINE VIEW, as well as a broad SWEEP of the Contra Costa hills.

SHERMAN ISLAND is located 46 miles from OAKLAND and only half a mile from ANTIOCH, at the point of the Sacramento and the San Joaquin rivers, the Southern Pacific and the Santa Fe railroads are only half a mile away. What one man did on SHERMAN ISLAND last year: Mr. Anderson raised 400 sacks of onlons per acre and 200 sacks of potatoes per acre; you can do the same.

snow you this BEAUTIFUL SPOT and you are sure to buy.

OUR OFFICE IS OPEN TILL 8:30 P. M. on THURRDAYS and SATWRDAYS to suit those that can not get there during the day.

HAY SMITH CO. EXCLUSIVE AGENTS,

Balba, To. RENTAN

Byington-Renton Company,
Balboa Building,
San Francisco.

Are you interested in vineyards? This is a pickup
230 ACRE VINEYARD IN SONOMA.

COUNTY.

100 acres resisting Black Wine grapes; 90 acres
bay; 40 acres timber and grazing; fine dwelling
house of 7 rooms; house for help; 2 large stables;
fine wagon shed; medern winery cost \$20,000, and
100,000 gailon cooperage; implements, wine maklag machinery; 5 horses, buggies, carts, cows
and chickens; worth \$60,000; for a quick sale
\$33,000. 1.000.

Ye can furnish California lands for ranches i colonization in any size tracts. We submit y such propositions as we have personally incred and can recommend.

BYINGTON-RENTON COMPANY.
Balboa Building.

San Francisco.

The best bargain ever offered in tracts from 0 acres upward at \$30 an acre; one-third ash, remainder easy.

This land will grow fine apples, Bartlett ears, nearles, walnut, choice table granes.

and the reason is because it must be sold at once.

CALIFORNIA HOME AND LAND ASSOCIATION 323-325 Phelan bldg.

\$50 PER ACRE AND UP.
FIVE YEARS TO PAY.

IRRIGATED SACRAMENTO VALLEY LAND.

35 miles north of the city of Sacramento; good soil, well drained, no overflow; on railroad, near schools and churches; fine climate; adapted to poultry raising, deireles, vines, etc.; irrigation by pumping, the most satisfactory method of all; wells with plenty of water included in price; only small acreage to be sold at opening prices; it would pay you to investigate this immediately. Excursions Fridar, Saturday and Sunday. Go and return same day. Send for circular now.

now.
WATSON POND & RIDDLE,
241 Montgomers st.,
San Francisco, Cal.

San Francisco, Cal.

BEST EQUIPPED CHICKEN RANCH IN

\$0.000—16 2-3 acres level gravelly loam soil, just outside Livermore city limits; good 5 room house with bath; help house, 12x20, divided into 2 rooms; carpenter shop; barn 24x32; incubator house 60x12-½; well, windmill gand 5,000 gallon tank; cow correl; S chicken yards, 30x55 each, and one 112x250 ft.; yard has chicken house and dusting shed; alfaira patch; lots of young trees and grapevines; this plant must be seen to be appreciated; everything arranged so that one man can handle the entire place.

J. BEERSMAN,
968 Broadway, Onkland, Cal.

ORCHARD BAEGAINS IN PAJARO VALLEY,

ORCHARD BARGAINS IN PAJARO VALLEY. \$2,500-50 gcrcs: 7 miles out; 10 acres orchard. 15 acres oak wood and brush, 25 acres in black ats. \$7,000-20 acres 9 year old standard apples: aniles from Watsonville; a nice, clean, money

ears. Full particulars and list of 20 other bargains

write
FARM AND FOREST REALTY COMPANY,
\$20 Main st., Watsonville, Cal.

READY FOR YOU TO MOVE INTO.
\$1,250 \$1,250 \$1,250 \$1,250
\$20 cash and \$15 monthly puts you in possession of 5 acres rich, level land, suitable for poultry and berries; no better land anywhere; new house of 3 rooms, barn, chicken houses, bugsty shed; good well of water; place is all fenced; everything new; we are building these for chergetic people who want to get started. HERE 1S YOUR CHANCE.

F. D. RURR CO.

968 Broadway, Oakland, Cal.

JUST SIX LEFT.

\$250 cash and \$15 monthly buys one of our rich, level 10-acr tracts in Alameda county. 3 miles from Livermore; no better land for fruits, berries or poultry. DON'T PASS THIS BY. F. D. BURR CO., 968 Broadway, Oakland, Cal.

IF you want to own some of the BEST LAND IN THE STATE OF CALIFORNIA at very low prices, let me know just what you are looking for and I will promise to render my best serv-ice in the effort to get you satisfactorily located.
I can sell you from I to 10,000 acres of the CHEAPEST LAND IN THIS STATE, when taking into consideration the soft and climate, as well as the very important essentials of good water supply and markets.
H. L. ELDRIDGE, 640 PHELAN BLDG., S. F.

WALNUT GROVES PAY—Our walnut lands at Concord are selling rapidly and there is no reason with they should not, for as an investment and future income home close to the city they have no equal. Many are waiting for our excursion April 9 and you can not afford to miss it. Send for map and price list. R. N. BURGESS COMPANY. 907 First National Bank building. San Francisco.

GREAT snap—Choice S0 acres. all rich, level. sandy loam soil, only 60 miles from S. F.; good house, barn; well improved; some in airsifa; fully equipped; good team; all tools: a cows; 500 laying hens; household furniture-everything goes; only \$6,000, \$3,700 cash. For interview, address box 1601. Call office.

Dairy acres planted as chickens, houses, barns, station, spur track, boat landing, cooking and lighting, \$2,... Address, for more landing, cooking and lighting, \$2,... Address, this property; bear good town only 60 miles from S. F., price only \$60 per acre, on easy terms. Address, for interview, owner, box 92. Cotati, Sonoma county, Cal. GET A EANCH FROM BATTLING NELSON ON EASY PAYMENTS \$350.

\*\*Sonom EveryThing in Real ESTATE through-landing and borthern California, i to 20,000 and 150. Location on main Petaluma leading, cooking and lighting, \$2,... Address, cooking and lighting, cooking and lighting, cooking and lighting, cook \$8,000-5 acres, highly improved, in S. L. O. modern 5 room house, barn, windmill, to chicken bouses, etc.; acetylene gas; on u lines S. P. R. R.; richest land in state; n be seen to be appreciated; half cash, belan per cent, or will take city property in payment. Address box 132, Edna, Cs¹

COUNTRY REAL ESTATE

Continued

FOR SALE OR EXCHANGE.

140 acres of land in the famous Lost Hill off district to exchange for a fine home in Oakland, or good lots. This is a chance for some one it may make you millions.

A beautiful home and resort of 20 acres; lovely 7 room cottage, 10 room bungalow; beautiful grounds; 8 acres of fruit, all kinds; price \$8,000. You will like this; see picture at office; 1 mile from Napa; to exchange.

A lovely country place of 18 acres in Sonoma valley; lots of fruit; Sonoma creek on the property; 10 room hard finish house, barn and chicken houses; all the personal property, including cow, horse, about 1,000 chicks, etc.; ½ mile to R. R. station; this is a bargain.

We also have one 20 acre place, 24 ocre, 1 160 acre and 1 320 acre place, all in the Sacramento valley; some have improvements; to exchange for good Oakland property.

The best beach and hotel resort in California; 40 room hotel, 6 large cottages, 125 2 room tents; city water works, livery harn, large garage, steam laundry, etc., etc., will exchange for good ranch.

TAYLOR BROS. & CO..

1236 Broadway, Oakland, Cal.

W. E. JOHNSON, Mgr. Country and Exchange department.

sale; I will sell 30 acres of afaifa land in the sale; I will sell 30 acres of afaifa land in the sale; I will sell 30 acres of afaifa land in the sale; I will sell 30 acres of afaifa land in the sale; I will sell 30 acres of \$750 in 2 years. Box 1528, Call office.

BOX 10ZS. Call office.

SANTA CLARA valley improved 10 acre vineyard, orchard and poultry farms; near depot;
low price: easy terms; catalogue free. C. M.
WOOSTER CO., 702 Market st. 2 acres, 10 miles west of Morgan Hill, Santa Cruz mountains, \$1,000; good, tillable soil; terms. DU RAY SMITH, 1015 Broadway, Oakland.

Oakland.

F you are looking for a safe and prosperous land investment close to San Francisco, write for my list of Hayward properties. H. L. ELDRIDGE, 649 PHELAN BLDG., S. F. STOCK and grain ranch; bargain; 13,000 acres; well located; stocked; fenced; good buildings; \$12.50 an acre. Write C. M. WOOSTER CO., 702 Market st.

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

FRUIT. stock, poultry and alfalfa ranches from \$1,500; subdivisions and timber lands. CHAS. W. FISHER, 660 Market St. APPLE land, imp., \$10 up per acre. Richmond lots, Pullman tract, \$5 per mo. Alfalfa land terms \$10 acre. McCOY, 2134 Ward, Berkeley MUST sell or exchange; 10 acre ranch, improved; only \$6,500; see us about Hayward. BENTER & ROGERS, 1264 Broadway, Oakland.

\$5 an acre-100 acre farms; rich gardon land Sonora delta; superb climate; catalogue free C. M. WOOSTER CO., 702 Market at.

OAKLAND REAL ESTATE

FOR APARTMENTS.

JAS. S. NAISMITH, 19 Bacon block, 12th and Washington sts.

will handle this exceptionally good buy, Paynix 18 per cent net on an actual investment of 35.000.

Two downtown business properties, on main street; now in course of construction; leased for 3 years, paying 8 and 9 per cent.

These inst named properties will double in value before leases expire.

I am now building the above mentioned properties for the very purpose of producing class a income property in the very heart of this great city. This is not stuff the other fellow does not want, but you profit by my years of experience of a practical builder and constructor. No one can show you a better paying, better constructed or safer investment. My own investment is your best; sefement. Terms to suff.

R. J. PAYERT.

Owner and builder. Office, 83-84, 1169 Broadway, corner 14th st.; hours, 1 to 3.

way. corner 14th st.; hours, 1 to 3.

\$25 per froat foot; an exceptional opportunity to secure building lots at bargain; 140x 100. including corner on bituminized street; close to car line and commanding and unobstructive marine view of bay and San Francisco; don't fall to see this Monday. APARTMENT HOUSE SITE.

\$18,500—Lot. 100x103, located on 15th st. ear line; within 5 blocks to the new city hall strength of the second of the second control of the second

1005 Broadway, Odkanio, Cal.

LOT 50x110. Pledmont, by the lake; cheap for cash. Owner, 62x2 San Pablo av., or 2068
Lincoln av., Alameda.

FERCIAL BARGAIN

7 room bouse and garage; lot 75x118; corner lot; high elevation; very desirable location; \$5,000 will handle this.

\$4,500-10 room house, and barn; lot 50x150; seautiful location; S minutes to 12th and Bdwy. GRANT D. MILLER REAL ESTATE CO., 55-56-76 Bacon block. Oakland.

55-56-76 Bacon block, Oakland.

BUSINESS PROPERTY.

Three stores and fine residence, 175 feet frontage; room on lot for additional improvements; all building thoroughly modern and nearly new; present rental \$125, which is very reasonable; S. P. electric station is on the property. This property is in a first class district and will increase rapidity in value. Been reduced in price for a guick sale to \$12,500. Can be had for half cash.

D. F. MINNEY, 410 14th st., Oakland, Just Enst of Broadway.

Phone Oakland 2463.

Phone Oakland 2403.

BEAUTIFUL LOT ON GREENBANK AV., OVERLOOKING PIEDMONT MANOR, the splendid new subdivision soon to be placed on the market by The Realty Syndicate; this lot commands a sweeping view and is the only one left in a neighborhood building up very rapidly; if I did not need the money would refuse to take less than \$2,500 for it; am very anxious to sell for personal reasons; size 50x150 feet; am willing to take \$1.800; this is a burgain for some one who wants a place to build a home. Address box 4896, Call office, Oakland.

home. Address box 4886, Call office, Oakland.

BUSINESS PROPERTY FOR SALE.

Lot 90x104; on a prominent corner close in; improved with 5 stores and 66 rooms above; concrete basement; building is new and thoroughly modern; pays at present net income above all taxes, insurance, etc., of \$5,022.80 per annum; mortgage of \$29,500 can remain at 6 per cent net; reduced in price for a quick sale to \$82,000, This is positively the best business buy in Oakland today.

D. F. MINNEY, 410 4th st., Oakland, Phone Oakland 2403. Just east of Broadway.

FOR sale by owner—2 story 8 room residence; just finished; 40 foot lot; close in; facing spien-nid park; near 3 car lines and 8. F. locs! 20 minutes' walk to 12th and Broadway; spiendid house, shingled and modern in every detail; price \$6,000, \$3,500 cash. See ME. GÖRDON, owner, 1003½ Broadway, phone Oak. 3550; residence phone. Merritt 1414.

\$150 cash will take a comfortable little cottage, completely furnished, with a nice frontage on San Pablo av.; ready to move right libto; a pickup.

CONSOLIDATED REALTY COMPANY,
Branch 2, 127 San Pablo av.

FOR sale—6 room modern house in first class condition; lot 50x111; right in the center of the business vicinity; only 6 blocks from San Pablo av; 913 18th st. het. Market and Myrtle. See owner only at 842 West st., Oskland, in rear. in rear.

ADAMS POINT BARGAIN.

Will sell at big sacrifice choicest corner lot,
Lakeside tract, 60x120, NE. corner Staten av.
and Bellevue, facing lake; finest site in city for
home or apartment house. Owner, 1994 Webster
st.; phone Oak, 3500.

st.; phone Oak, 3590.

PRETTY, new, 5 room bungalow; hardwood floors, marine view, modern in every respect; close to cars and Claremont Key Route station; \$150 down, balance \$30 per month. Price, \$3,300.

O. M. BULLOCK, 1420 Broadway, Oakland. O. F. LINDBERG,
REAL ESTATE AND INSURANCE,
Now
WITH F. F. PORTER,
1114 Broadway, Oakland.

\$2,400 cash—A good 5 room cottage and lot, 50x 135, only 1 block from So. Berkeley station; lot alone worth \$2,000. Address owner, box 4890, Call office, Oakland. SUNNY, convenient, 6 room home; fine lot; splen-did neighborhood; \$3,000; \$150 cash. Owner, 1564 13th av., East Oakland.

OAKLAND REAL ESTATE

UNITED REAL ESTATE CO., Inc. Office, 1110 Clay st., bet. 12th and 13th.

\$400 cash.
In Adams Peint district; 5 room bungalow;
fenced lot; big back porch; finished as becomes this district. Price \$4,500; 38x127.

(80)

\_\_\_ \$150 cash.
Near 10th st. and San Pablo ave., in South
Berkeley; cement finish house; 5 rooms and
sleeping porch; new large closets. Price
\$2.500.

\$250 cash.

In Melrose; new 5 room bungalow; an elegant home, well built and up to date; near S. P. extension. Price \$3.250.

\$250 cash.

\$500 cash.

One and a half blocks to Key Route on Chestnut st.; 7 room house and 3 more in basement; lower 3 rents for \$12; well built. Price \$3,500.

\$500 cash.

New, high basement, 6 room cottage near 57th
st.; polished floors; large pantry and bath;
fronts south. Price \$3,400. (120) \$300 cash.

In Melrose; 4 room cottage; fine high basement and house in first class shape; this man is out of work, must sell; hence this price, \$1,850.

Your large room bungalow, near Key Route, on Webster at.; a snap. Price \$2,800. (127)

LOTS.

LO Easy terms.

Lot on 16th st., in the coming business district;
a few blocks off Broadway; fine for an in(49)

hoice residence lots in a high class district near Grand ave. car line; \$40 per foot. (53) Many others in good locations. UNITED REAL ESTATE CO., Inc., Phones, Oakland 2625; Home A2842.

WHY PAY RENT? \$500 cash, \$30 a month—One block to College car line; ½ block to Claremont Key Route; 5 rooms and bath; basement, fire-place, beam celling, buffet kitchen, gas and electricity; lot 40x130.

\$750 cash, \$40 a month; price \$4.500—On beau-tiful Cak Grove ave., lower Claremont; 6 rooms and bath bungalow; lot 40x130. \$500 cash, \$35 a month; \$4,250—6 room bungalow on 60th st., near Colby; this is extra nice and location is good. cash, \$35 a month—The only original Les Angeles bungalow in Oakland: 5 rooms and bath, 3 fire places, lot 50x100, on Alcatras at. Price \$4,750.

\$4,650—Reduced from \$8,000; modera 2 stery 6 room and bath and sleeping porch; 40x 125; South Berkeley; sell on easy terms or trade. FINE HOMES-EAST TERMS

\$5,750—An elegant home, 6 rooms and bath; easy walk to Key Route; close to Oakland av. car; large living room; fine sleeping porch; \$800 cash and \$40 a month. \$7,500—Jayne ave. Adams Point; 40x100; T rooms and bath; cement plaster finish; hot air furnace; will sell on easy terms; see this week.

My branch office, Colege ave, and Lawton st. pen all day Sunday. Come out and see the ungalows. lows.

B. L. SPENCE.

306, 307, 508 Commercial bldg..

12th and Broadway, Oakland, Cal.

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

APARTMENT HOUSE INVESTMENT.
\$45,000—Main bituminised crosstown business thoroughfare; 5 blocks from Broadway; modern furnished house of 24 apartments, all rented; income \$7.800 per annum; owner needs money other construction; \$20,000 can remain; so close in that land value increase will offset any deterioration of improvements.

improvements. (476-0)

SMALJ. APARTMENT HOUSE OPPORTUNITY.
\$6,500—Pour modern apartments, rented \$73
month; good tenants; gas water heaters,
disappearing beds, brick mantels, sleeping
porches, individual storage sheds; north
side: all apartments sunny; mortgage of
\$3,000 can remain. (516-G)

\$6,250—Substantial 8 room aunny house; north side; lot 50x152; walking distance to Key Route; on one of Oukland's finest close in residential streets, off Telegraph av.; garage and driveway; owner anxious to sell.

LAYMANCE REAL ESTATE CO., 1214-1216 Broadway, Oakland. 'TAYLOR BROS. & CO., REAL ESTATE AND INSURANCE, 1236 BROADWAY. OAKLAND. CAL. Phones—Oakland 930; Home A3590.

\$WISS DESIGN
\$3,750—This is a beautiful home, situated in
the lake district and surrounded by the
finest kind of homes. The house is finished entirely in cement and is a beauty;
terms

island outliely in cement and is a beauty;
terms.

HANDSOME CEMENT HOME
\$5,500—This place is located in the finest bouleterms.

HANDSOME CEMENT HOME
\$5,500—This place is located in the finest bouleterms.

To a fine outlier in the finest bouleby electrollers, facing the prettiest park
in Oakland; only 7 minutes to 12th and
Broadway; beautiful homes surrounding;
must be sold at once.

BROADWAY BUY
Fine frontage in Broadway, very close in. only
\$400 per front foot; adjoining ground refused
\$700 per foot last week.

TAYLOR BROS. & CO.,
REAL ESTATE AND INSURANCE,
1236 Broadway. Oakland, Cal.

MODERN HOME

MODERN HOME

Central Piedmont, a sacrifice, one block to car; high class neighborhood surrounded by beautiful homes; 4 good slized bedrooms, den, large living room, open fire place, piped for furnace, cement basement, heautiful yard and garden; house in perfect condition; room for driveway; Lake and Marine view. The actual cost of the property to owner, \$7.250; will sacrifice \$1.250 for a cash sale. Will guarantee to secure a mertgage for purchaser of \$3,250 if desired. Price \$6,000.

BUNGALOW \$4,650—Terms
Modern Linda Vista bungalow; an ideal home, andy to ear line and Key Route; splendid leighborhood, marine view. We consider this he best purchase on our books. Surrounded by reautiful homes.

THE ALDEN COMPANY.
\$105,000—Business corner, modern and pays
\$1,150 month.
\$40,000—Capital to build for lease to reliable
party an up to date apartment house.
\$1,950—Cottage, 5 good rooms; porcelain bath,
stationary tubs, etc.; all modern, with big lot
37.5x200; easy payments.
\$850—Cottage, 5 rooms, etc.; near cars; \$100
cash.

cash.
\$2,000—Ranch. 20 acres, near Oakland; a snap.
\$5,250—Up to date apartment house; nets
\$250 month.
\$4,000—First class bar, etc.
\$3,750—Modern 6 room cottage, just west of
Market st. and a snap; cost \$4,250; be quick if THE ALDEN CO., 10031/2 Broadway, Oakland. SNAPS—THREE—SNAPS
Pair flats; walking distance to town; 4 years old; 5 and 6 rooms; all in good condition; will rent for \$40 or more; price \$4.250.

Lot 50×200; 2 frontages; \$800; near car line; easy terms.
Fine corner, 60×117; main thoroughfare; \$25 per foot; sultable for stores.

MYERS & WHITE, 1825 Broadwap.

\$5,000—Strictly modern 6 room cottage; large lot: must leave Oakland.
\$300—On easy terms; 50x70:6 feet; opposite school. school.

OSWALD & SIEVERS.

1145 East 14th st., Oakland. All 14th st. cars stop front of office. BUNGALOW-EASY TERMS. \$250 down and \$30 a month, including interest; Key Route train half a block; clinker brick mantel; 5 rooms; new and modern. (4622)
REALTY BONDS & FINANCE CO.,
1172 Broadway.

HOUSE BARGAIN

8 rooms; good as new; furnace; built by days'
work; delightful location, with magnificent
view; 1 block to car, 10 minutes to Broadway;
lot 50x220. Price \$7.000. Worth \$8,000. Terms,
ly cash. No agents. Pipone evenings. Merritt
1245. or box 4897. Call office, Onkland.

ACREAGE at single lot prices; adjacent Key Route extension; near Mills seminary and footbill boulevard. HOPE REALTY AND INVESTMENT CO., 216 Phelan bldg., San Francisco. WILL sacrifice my modern flats for \$3,800; 4 years old; lot 40x100; well rented; terms if required. Address, for few days, P. O. box DAYLD L. WILSON, Santa Cruz, Cal

OAKLAND REAL ESTATE Continued

S3,750
\$3,750
\$3,750
\$3,750
\$500 down, balance on easy payments. Very beautiful bungalow for sale, 36x48, on iot 40x 100; one block from 10th sit. Key Route station; 5 rooms and inclosed paurry; hardwood floors in liv. and din. rooms; clinker brick chimney, artistic stone porch. Don't fail to see this. This house located on N. line of Artington av. 286 ft. W. of Adeline. Take Berkeley K. R. car. Our agent on the grounds, \$4,250
\$500 down, balance on easy terms. Elegant billside lot. 40x150; 5 rms; can easily be made into 7; close to all cars and K. R.; hardwood floors; reception hall; pergola porch; modern, artistic home; 10 ft. basement; beautifully terraced lot. This is a bargain.
Call at our office Sunday and we will have our agent show you the property.
\$2,550
\$2,550
\$2,850
\$2,850
\$2,850
\$3,750
\$3,750
\$3,750
\$3,750

5 rms. and bath, modern bungalow; contail local cars. Call at office for further particulars.

\$3,750 \$500 down, balance easy terms: NW. cor. lot, 55th and Genoa; close to K. R. and local cars; 5 rms. and bath; high basement; open fireniance. This is a pickup.

\$4,500 \$4,500 \$4,500 \$4,500 \$6,500 down, balance easy terms. Modern 6 rm. 11/2 story; sleeping porch; beautifully terraced lot; close to all cars; just building. Call at office and see plans.

We will accept unimproved property in part payment on any of the above. We have many other snaps, or we will build to suit you on easy terms.

Our office open Sunday.

RGENT need of money compels me to sell my corner property, one block from W. P. Ry. freight depot; inside property sold for \$200 ct foot; will sell mine, including good im-provements, for \$100 per foot. OWNER, F. O. box 255, Oskiand. PARTIES with mill and lumber yard could handle building construction for real estate firm, sup-plying lumber at cargo rates. Address box 4894, Call office, Oakland.

BARGAIN-Modern 6 room house, stable, etc.; can be bought for \$1,200 cash, balance \$2,500 can remain, payable at \$30 a month. 458 44th st., Oakland. \$500 down, \$40 monthly payments buys artist's home, 6 rooms and bath, marine view; a snap; leaving for Europe; must sel; \$5,000; or rent. Owner, 406 Pacific av., Piedmont.

BERKELEY REAL ESTATE

Open Sundays.

Open Sundays.

Oxe OF THE REST houses ever offered at the price; owner has been transferred by government, and is compelled to sacrifice beautiful 8 room house, new, built by day's labor, best materials, without stint, hardwood floors, 2 sun decks, den and dressing room, plate windows, cement and brick porches. 8 open fire-places, rear stairs, Pittaburg heater, lot 45x 135, full of bearing fruit trees, situated between College and Claremont ave. Price is only \$7.250; \$1,000 down, and balance at \$50 per month, including interest. A really beautiful home upon easiest of terms.

\$3.400-Cash \$830, balance \$35 per month, takes a fine story and a half, almost new, 5 room house and lot 40x135, on Viginia st, east of Milvia. Remember, this is close to University and ferry line; in first class condition; beautiful lot; increasing in value.

AN IMMEDIATE OFFER WANTED. Open Sundays.

B. K. DENBIGH, 2141 CENTER ST.

AN IMMEDIATE OFFER WANTED.

\$2.50.

Sroom, new cement house, situated on northwest corner; city service and streetcars very convenient; large rooms, beautiful woodwork, cement basement and furnace; polished oak floors; 2 very handsome fireplaces; the fixtures were made to order and are charming in design and color; there is a very large, glassed in sleeping deck; the owner leaves for the south and wants me to get an immediate offer; cash or terms,

PERCIVAL C. MILLS,

2127 University av.,

Berkeley, Cal.

Office

Realdence

Berkeley 107. Piedmont 5445.

PHYSICIANS, ATTENTION!

One of the leading physicians of Berkeley has been offered an official position which calls him from the city; he offers for sale shim from the city; he offers for sale ship and the sale of th

COPLE OF LONG SIGHT are already beginning to pick up the bargains. You know that means more sales and better prices soon to follow. Here is something good: A 45 foot corner. Improved with 8 room bouse, east of Shattuck av. and north of Russell st., for \$3,550: only \$500 down, balance \$35 per month, including interest; if you wish to own your own home within the next few years now is the time to begin to get it. begin to get it.

B. K. DENBIGH, 2141 Center st.

B. K. DENNIGH, 2141 Center st.

WE have just been authorized by an absentee owner to dispose of his beautiful home in the select hill district in Euclid av.: the house is practically new and comprises all modern conveniences, best of plumbing, elaborate fixtures, oak foors, and, the best of ail, a corner lot with a grand view; terms can be made; this is a bargain; come and see us.

W. J. MORTIMER & CO.,

Shattuck Hotel building,

Berkeley, Cal.

250 Von View

\$3,750—7 room bungslow; bath; laundry; buffet kitchen; restricted location; terraced lot that commands all the points desired as to marine view; will consider a lot in North Bray or Key Route terrace in Berkeley. See owner, 1308 Persita av. Berkeley.

AN estate owns several unimproved and improved pieces of Berkeley property which it is willing to sell under the market price, HOPE REALTY AND INVESTMENT CO., 216 Phelan bidg. San Francisco.

BARGAIN—Almost ¼ an acre in heart of Berkeley: 6 room cottage, fruit trees, flowers and shrubbery: only \$6,000; \$2,000 might re-main on mortgage. Box 4004. Call. Oakland. FOR sale—Beautiful piece of property in Berke-ley facing on 3 streets, fronting on 1 car line and within 1 block of 2 others. Call or ad-dress 954 Adeline st., Gakland. HAYWARD REAL ESTATE

JAMES S. FRENCH.

532 Castro st., HAYWARD, Cal.

GET OFF THE CAR AT B ST., IN FRONT
OF MY OFFICE.

CASTRO VALLEY ORCHARDS OR SUNNY
SLOPE TRACT is the location for you to build
your own homes.
\$2,600-8 scres, 5 room gottage, barn, home
orchard, vehicles, implements, borse, cow.
1½ miles from Hayward.
5 ACRES—Fine level land, sandy loam, in full
bearing orchard, fine crop of peas between trees; 4 room house, barn, borse,
cow, vehicles, implements; ¼ mile from
Western Pacific station; 1 mile from Hayward; \$5,000.

DAIRY—130 ACRES; 130 acres under cultivation; halance pasture; well wooded; home
orchard; S room house, barns, chlcken,
houses, running water; 15 cows, 2 horses,
2 colts, 300 chlckens, ducks, gasse, vehicles, implements; 4½ miles from Hayward; \$11,000.
10 acres—3 acres orchard; new 5 room cottage,
barn, cow, horse, chlcken houses, 400
chickens, vehicles and implements; very
attractive place; 1 mile from Hayward;
\$45,000.

285 acres—ONLY \$80 per acre; over 1 mile fronthouse, miles and implements; very
attractive place; 1 mile from Hayward;
\$6,000.

285 acres—ONLY \$80 per acre; over 1 mile fronthouse, miles and implements;

41 miles from Hayward;

42 miles from Hayward;

43 miles from Hayward;

44 miles from Hayward;

45 miles from Hayward;

46 cows, horse, 200 chlcsoms, bath,
panity; improvements 2 years old, harns,
chlcken equipment, cream separator, 0
cows, horse, 200 chlcsom, ligs present
in the better than \$120 per present
in the party of the party of the station;

500 acres—Fine improvements; 55 acres full
beang orchard; running water, very attractive place; A GENTLEMAN'S HOME
\$40,000 of homes and the party of the party; 11 miles from Hayward; \$10,000.

50 ACRES—Fine level land; '¼ mile from S. P.
R. station, in beautiful San Ramon
valley; 11 miles from Hayward; \$10,000.

52 Castro st. HAYWARD, Cal.

HAYWA

552 Castro st., HAYWARD, Cal.

T 1-3 ACRES fine sandy loam; all in full bearing fruit; small house; fine location; close in; price \$2,800.

10 ACRES; 6 acres full bearing fruit, 4 acres grain or pasture lend; good buildings, fully equipped for poultry; cow, horse, 350 chickena; all implements; main road; 2 miles out; 35,500.

5 ACRE TRACTS, beautifully located; and in fruit; terms ¼ cash, balance to suit; price \$500 per acre.

BRKELEY REAL ESTATE

\$12,500—A beautiful S room bouse, furnace; hardwood doors, sundeck; on one of the handsomest corners in Barkeley, having a feet; asst and south exposure; close to the Claremont Key Route and local carlines; east of College av. and north of Webster st.

\$1,500—A beautiful S room bouse, furnace; hardwood doors, east of College av. and north of webster st.

\$1,500—A beautiful S room bouse, furnace; hardwood doors, least of College av. and north of webster st.

\$2,500—Boustely the most artistic arobe bedrooms, kitchen and laundy downstairs; upstairs there is a large bedroom and an extra large sleeping porch; this is considered by the constaint of the constaint

Some choice building lots.

JUSTER & BARD, 2136 Center st.

\$1,200-LOT 632139, ON CAR LINE, CLOSE TO proposed station; bergain for builder; close to proposed station; socash, balance like rent; \$26 monthly.

\$2,750-5 room, modern cottage, nearly new; lot 40x81, on corner; \$100 cash, balance \$25,750-5 room, modern cottage, nearly new; lot monthly.

\$3,670-6 room modern cottage, nearly new; lot form, \$500 cash, \$25 monthly; finished in the dull wax style; close to stations and in addition to the above bargains we have the following investments to offer you for the next few weeks; look these up:

\$5,000-\$5 tore and lot on the main street, 40x70.

\$10,000-\$1 fine \$4 room flats, with wall beds and safes; lot 40x135.

These are close to stations and can be had on good terms.

ARNHEIM REALITY COMPANY, SO27 Adeline st., Ashby station, Berkeley, Open Sundays.

RCHARD property, full bearing, 4 acre or larger tracts, at prices less than bare land in vicinity. Splendid poultry district. Carro valley, Hayward.

HOPE REALTY & INVESTMENT CO., 216 Phelan bldg., San Francisco

IMPROVED and unimproved poultry ranches for sale on easy terms. EDEN LAND CO., 531 Castro st., Hayward, Cal. FOR information regarding Meek estate orchard and fruit tracts of I acre or more, call or ad-dress ROBINSON & GUNNING, 789 Market st., San Francisco.

ALAMEDA REAL ESTATE

WANIT a snap in a cottage? We're a client going east; wants \$2.000 for his house, cottage, 5 rooms, modern; it has side entrance, large reception hall with silding doors separating it from living and dining rooms, paneled dining room, coal grate, large pentry with tiled sink, ceal closet, laundry of kitchen; owner wants cash, but will accept \$400 or \$500 down; this heats paying rent; you can't duplicate the property for \$2.000.

Lot 50x200; on fine finished street; within 1½ blocks of local and car; part of an estate being settled; \$1,100; if you want a fine, deep lot, don't fall to see this.

You should see a fine little 5 room cottage just finished; hardwood floors; sim paneling, combination hot water heater, etc; fine taste throughout; lot 150 feet in depth; \$3,600; easy payment and monthly installments like rent.

ALAMEDA LAND CO.

1418 Park st. Alameda.

MILLER & ROBERTS.

Hais Park et., Alameda.

MILLER & ROBERTS.

Bank foreclosure; for the account of a local bank we offer 3 modern houses of 8 rooms and bath, furnace and high besement; are in first class condition and admirably altreated with regard to schools, station, car line and local markets; \$3,750 each, with very easy terms.

A fine Central av. lot in one of the best sections of the city; surrounded by homes of class and refinement; very cheap at \$22 per front foot.

A splendid building lot of over 50 ft. frontage on Fountain et.; near cars, schools, park and station; only \$27 per foot.

A large selection of new and artisate cottages and bungalows on easy terms, or we will build for you from your plans on your own terms.

MILLER & ROBERTS.

1337 Park st.; phone Alameda 784.

\$6,000—New, modern flat building, right us to

\$6,000—New, modern flat building, right up to date; 5 rooms lower, 6 rooms upper; building cost \$5,500 2 years ago; cottage of 3 rooms and barn in the rear; total rents \$60; lot 50x150; aplendid location, insuring permanent tenants; mortgage of \$5,000 can remain; owner leaving here shortly; look it over. Nothing like it in Alameda.

A few lots left, 35x140, \$1,000, at your terms.
FRANK R. NEVILLE.
1511 Webster st., Alameda. Cal.

OAK PARK TRACT.
OAK PARK TRACT.
OAK PARK TRACT.
Includes the best part of Grand and Paru sts.,
San Antonio, San Jose, Cliston and Dayton avs.
and the bay shore; inspect this beautiful section and its magnificent homes; prices are astonichingly low,
LEWIS & SHAW.
1804 Park st., Alameda.

BARGAINS in lots and well built homes. Fur-uished and unfurnished houses to rent. McNAUGHTON & OUTHBERTSON, Alameda 323. 1335 Park st., Alameda.

FOR THIS WEEK ONLY. \$100 cash, balance \$20 per menth for a 5 coom cettage; lot 36x135; choice location; price

FIVE room house; 2 bay windows, bathroom, pantry, sink; lot 100x125; chicken park; \$400 down, balance to suit; close to local; other fine bargains. A. J. BAIRD, 7248 E. 14th st.

144 Ney