LODGING HOUSES FOR SALE

APARTMENT HOUSE.
60 ROOMS; MODERN; CORNER; near business center; $3,500, on terms; cost $6,000 to furnish. See W. E. BIVENS, 34 Ellis st., room 204.

EDUCATIONAL

ENGINEERING—Civil, electrical, mining, mech., survey, assay, cyanide; day, eve.; estab. 1865. Van der Naillen School, 51st and Tel., Oakland.

THE BERLITZ SCHOOL OF LANGUAGES, 2531 Washington st. near Fillmore, and 1068 14th st., Oakland; send for circular.

KENT Law School: twentieth year; day and evening. 931 Phelan bldg. and 2028 Green st.

MISS CHASE, private teacher—English, arithmetic, etc. 4166 17th st.; phone Market 1951.

ETHEL COTTON STUDIO of expression; oratory; after dinner and extempore speaking. 1112 Mkt.

Prof. T. A. Robinson, individ. inst.; Math., Bookkeeping, Eng., etc.; day, eve. 507 Haight st.

FISK TEACHERS' AGENCY, 2161 Shattuck av., Berkeley, Cal., room 4, Wright block.

BUSINESS COLLEGES

HEALDS BUSINESS COLLEGE—School of Civil, Electrical, Mining, Architectural; day, evening. Established 1863. 425 McAllister st.

SAN FRANCISCO BUSINESS COLLEGE, 908 Market st. at Eddy—Day and evening sessions.

ALL court reporters recommend Gallagher-Marsh Business College; 1256 Market st.

ACCOUNTANTS—Certified Pub.

JOHN R. RUCKSTELL, C. P. A., 306-308 Claus Spreckels (Call) building; phone Kearny 4151.

ATTORNEYS

ADVICE FREE—No charge unless successful; all cases; all business quickly and quietly attended to; bankruptcy; general practice; open every evening. 1028 Market st., room 12.

ADVICE free—Decrees, damage, collections and all cases. 830 Market st., room 602.

M. J. SULLIVAN, attorney and counselor at law, suite 106, Lick building, 35 Montgomery st.

HARRIS & HESS attorneys at law; W. T. Hess, notary public. Room 709, Hearst building.

PATENT ATTORNEYS

PATENTS that protect and pay; books free; highest references; best results; send for list of inventions wanted; patents advertised free. Send sketch for model for free search. WATSON E. COLEMAN, patent lawyer, 622 F st., Washington, D. C.

DEWEY, STRONG & CO.—Founded 1860; U. S. and foreign patents; inventors' guides; 100 mechanical movements free. 911-916 Crocker building, San Francisco.

C. P. GRIFFIN, ex-examiner U. S. patent office; U. S. and foreign patents. 704 Pacific bldg.

VON SERKEY, mfgr. of dies, models, mechanical specialties; accurate. 143 Valencia nr. Market.

A—FREE search if patentable; inventors' guide free. J. H. MORGAN, 200 Foxcroft building.

H. C. SCHROEDER, patent, trademark attorney. 417 First National Bank building, Oakland.

MODEL MAKING

M. C. BAKER & SON—Expert model and experienced work; we do it right, right away. 78 2d.

DENTISTS

ARTIFICIAL TEETH—"THIS ONE THING I do." DR. C. E. WILSON, 323 Geary, suite 605.

DR. IRA G. LEEK—All kinds of dental work. 515 Fillmore st. near Oak.

PHYSICIANS

A SPECIALIST FOR WOMEN.
LADIES—When suffering from any ailment peculiar to your sex, or worried about your condition, consult a regular licensed physician who for 12 years has always been successful; his methods are antiseptic, safe and painless, and his results immediate, without detention from home or work; his office and operating rooms are strictly private and equipped with the most modern appliances essential to the proper treatment of women; his thousands of cured patients are his references. Graduate nurses. Fees moderate and advice free. Hours, 10 to 8. Offices at 412 Westbank bldg., 830 Market st., San Francisco, and 517 23d st., Oakland.

A Strictly Reliable and Experienced SPECIALIST FOR WOMEN, 51 3d st. near Market, room 2. Ladies, when in need of a specialist for any ailment peculiar to women, consult one who is a regular licensed physician and who will give you immediate results by his safe antiseptic and painless methods. Out of town patients can return home the same day. Those unsuccessfully treated elsewhere are invited to call. Sanatorium if desired. Confidential advice free. Fees reasonable. Hours: 10 to 8; Sundays, 10 to 2.

REGULAR GRADUATE PHYSICIAN SPECIALIST FOR WOMEN.
Consultation free; painless and antiseptic methods; elegantly appointed offices. Westbank bldg., 830 Market st. Offices 810-11-12-13-14. Hours 10 to 5; 7 to 8 p. m. Sundays, 1 to 3 p. m.

MOST RELIABLE SPECIALIST.
30 years; thousands made happy and healthy; no nauseous drugs or painful operations; treatments pleasant, safe and sure; no unnecessary delay; advice free; 10 a. m. to 8 p. m. Suite 126, Investors' building, 787 Market st., opp. Ellis.

OLD RELIABLE SPECIALIST FOR WOMEN ONLY—Accommodations, nurse, adoptions, etc.; pay a little down, 938 Fillmore nr. McAllister.

DISEASES men and women specialty; physicians, surgeon. PENN DRUG CO., 123 3d st.

MEDICAL

VALPEAU'S female pills; best regulating pills sold; price $2.50 by express; Jener Syringe and tablets, price $5; by express only on receipt of price. OSGOOD BROTHERS, wholesale druggists, 7th and Broadway, Oakland.

PSYCHO-THERAPY

DR. J. BALL, 1297 Market st., corner Ninth; hours 10 to 4.

CHIROPODISTS

DR. & MRS. KELLY MacMUNSON, foot specialists; cure guaranteed; examination free. 251-253 Powell st.

MATERNITY HOMES

ST. MARGARET'S Maternity Home—Confinement specialty; adoption; special treatment for all female troubles. 341 East 14th st., Oakland.

PRIVATE home before and during confinement; confidential; adoption; home comforts. MRS. M. DULANY, 933 24th st., Oakland.

PRIVATE home before and during confinement; terms reasonable; adoption. 628 Twenty-first st., Oakland.

SHEPHERD'S Maternity Sanitarium, 1707 13th av., Oakland; mothers and girls received.

PRIVATE maternity and convalescent home; confidential. 1627 Arch st., Berkeley.

S. F. LYING-IN HOME, 1191 Oak st.—Adoption. DR. LORD, res. phy.; confmt. $25. Mkt. 4469.

MISSION BRANCH OF THE CALL, BLAKE'S BAZAAR, 1108 VALENCIA ST.

TRUSSES

"HONEST JOHN" trusses on 30 days' trial. CLARK-GANDION TRUSS CO., 1108 Mkt. st.

INVALID CHAIRS

SOLD, rented, exchanged; manufacturer of Eames' tricycle chair. 1714 Market st.; tel. Park 2940.

INSECTS EXTERMINATED

QUICKLY AND PERMANENTLY BY THE INSECTICIDE CO., 657-659 Phelan bldg.

STAMMERING

STAMMER? Method for cure explained FREE. M. L. HATFIELD, 1913 Grove, Oakland, Cal.

CATARRH AND DEAFNESS

EAR noises positively cured; new antiseptic; one week free to convince. DR. COTTINGHAM, expert ear, nose, throat, 821 Market, room 402.

DOG AND CAT HOSPITAL

S. F. Dog-Cat Hosp., 1371 Fulton nr. Broderick; animals treated; board, ambulance. West 8312.

BUSINESS PERSONALS

AAA—WIGS and TOUPEES that defy detection; ventilated; perspiration doesn't affect them; wig making a life study; I guarantee them; improve your appearance, prevent colds; can be worn day and night. Men's Private Wig Dept., 2271 California st. near Webster; Mr. G. Lederer in charge. Ladies' half goods, hair dressing, etc., 1809 Fillmore st. near Sutter. Firm established 1863.

MECHANO-THERAPY—A drugless method for men and women; chronic diseases successfully treated by elec. light bath, manip., etc.; warm rooms; hrs. 10-8; close Sundays. 1415 O'Farrell.

MRS. LEONARD, masseuse, 706 Polk st., apt. 68, top floor. Open Sundays, 10 to 9.

BUSINESS PERSONALS
Continued

MRS. HARTMAN, mechano-therapeutics and electricity for impaired circulation, nervous ailments and rheumatism. 757 Pacific bldg.; hours 9 to 6. Sunday 10 to 2. Phone Kearny 5343.

HAIR on face never grows again when treated by me with electric needle; 25 yrs. practice. MRS. NETTIE HARRISON, 1008 Sutter nr. Hyde.

MISS BERNARD, steam baths and electric treatment; Van's Mexican hair restorer; select patronage only. 215 O'Farrell st., San Francisco.

GERMAN nurse wishes a few more engagements for massage, manual or vibratory; Nauheim baths. 626 Hyde st. between Geary and Post.

MASSAGE, baths, electricity; graduate operator; hours 1 to 8; closed Sundays. 1450 Broadway, Oakland.

MRS. SEPULVEDA—Fat reducing baths; Spanish massage. 2022 Sutter bet. Fillmore-Steiner.

FRANKLIN Electric Institute, 535-536 Whitney bldg., 133 Geary st. MRS. C. ROSE, 10 to 10.

MISS PIERPONT, graduate masseuse; open Sunday 10 to 10. 407 Westbank bldg., 830 Market.

MISS SEYMOUR, 526 Natoma st. near Sixth, apartment B—Magnetic treatment; private.

Costello Bath Parlors—Alcohol, magnetic, vibratory massage. 949 Webster nr. McAl.; hrs. 10-10.

CORTEZ, electric and magnetic treats., 915 Van Ness av. cor. Ellis, suite 208; hours, 11 to 11.

MISS F. ROGERS, late of Chicago, masseuse, scalp treatment. Room 301, 34 Ellis st.

MARECHAL NIEL, 101 Post st., r. 202; vibratory, facial, scalp, baths; strictly sanitary.

MRS. ANDREWS, prof. nurse and masseuse; physicians' refs. 1220 Eddy st.; hours 12-7.

MRS. DUCHANE, 34 Ellis—Treatments for nervousness, stomach trouble, rheumatism.

INFORMATION WANTED

INFORMATION wanted concerning Martin L. Light, who came to California in 1852 with Colonel Ellsworth, and mined on the American and Feather rivers, 1854 to 1860; also worked with and about horses; lived in Brannan and on Liedesdorf streets, this city, in the sixties. Born in Lancaster, Penn.; sandy complexion; low, heavy set build; could speak German. Address, H. P. Light, Red Oak, Iowa, or for next four days care of Hotel Tallac, city.

CLAIRVOYANTS

AAAA— EDGAR ST. JOHN,
REMOVED 2016 SUTTER ST.
San Francisco's best clairvoyant, adviser; don't guess or experiment in any matter; love, marriage, health, business, speculation, domestic trouble, changes; in fact, anything; but call on Mr. St. John AT ONCE; if the telling of your full name, age, business, giving numbers, etc., will satisfy you, Mr. St. John will do all that and CHARGE YOU NOTHING; no troubled soul denied money or no money. Hours, 10 to 8. Open Sunday. Call today.
CONSULTATION FREE.
EDGAR ST. JOHN,
2016 SUTTER ST.
(near Fillmore).
Note—Do not mistake name and street.

AAAA— PROF. GARLAND,
WORLD'S GREATEST CLAIRVOYANT.
Palmist, astrologer, mental telepathist; will cause things to be as you desire; tells everything; dates, important information, all revealed; health, luck, marriage, business, mining, treasure, lawsuits, evil influences, spells, weak habits, love troubles, and tells full names and everything you wish to know. Hours, 10 to 8 daily.
CONSULTATION FREE.
1633 FILLMORE ST. NEAR POST.
FOR READINGS BY MAIL SEND $1.

PROF. HENRY MANSFIELD, the world famous trance psychic reader, has gone east on business; will return May 15 to new location. All letters address to station H postoffice, Laguna and Hayes st., San Francisco, or general delivery, will be forwarded and promptly answered.

MISS ZEMDAR, young, gifted clair. and palmist; a wonderful prophetess; hours 10 to 10; 1. 50c. g. $1. 1106 Devisadero nr. Turk.

A—VERA MARSH, 1178 McAllister nr. Fillmore; $5 life readings, 50 cents; daily, 1 to 8 p. m.

SPIRITUALISM

AA—MRS. J. J. WHITNEY, trance medium; consultation $1, at her home, 1164 O'Farrell; by letter, 4 questions, $1. Phone Franklin 6722.

LOTTIE BUSWELL—Life readings, lessons daily, circles every night. 1359 Webster; phone 7061.

INVESTMENTS

WE have the land, THE COPPER SUPPLY and thoroughly experienced eastern people, and will be able to manufacture as cheaply as any plant in the United States, which gives us guaranteed earnings of fifteen per cent (15%). If you are interested as an investor, advise us fully as to any facts you wish to know, and we will be glad to communicate with you. Otherwise will send you upon application what we consider as important conditions. Address Martinez, Cal. CALIFORNIA COPPER AND BRASS MANUFACTURING COMPANY.

SEND FOR MY NEW MARKET LETTER ON TONOPAH AND OTHER NEVADA STOCKS
SEND FOR MY ADVICE TO INVESTORS AND SPECULATORS.
HAVE YOU ANY MINING OR OIL STOCKS YOU WANT INFORMATION ABOUT?
ADDRESS A. J. MOORE, BACON BLOCK, OAKLAND, CALIFORNIA.

CHESTER B. ELLIS & CO.,
STOCK AND BOND BROKERS,
714 Market st., opp. Call bldg.
Largest dealers in exclusively unlisted stocks and bonds on the coast; established 1899; all active oil, railway, mining and industrial securities bought and sold; correspondence invited.

FINANCIAL

LIFE TIME CHANCE
I have patents of 1912, cutting fuel almost in half, and more efficiency under boilers, stationary or marines, locomotives and smelters; absolutely no smoke; no fumes from furnaces. Have 20 machines complete and need a few thousand dollars backing, and money will be made fast. Apparatuses have been tested perfectly under boilers and furnaces; no experiment; straightforward business proposition. Address CHARLES A. KUENZEL, Winchester hotel, 76 Third st., room 444.

MINES AND MINING

GOLD—5 quartz claims, 4 placer claims; water right; all partially developed, good showing; will take money for further development; sell or trade; a fine opportunity for a live wire or stock company. Box 2212, Call office.

OIL AND OIL LANDS

LUCKY STRIKE!
We have secured a limited amount of stock of the Lucky Strike Oil Co. (Incorporated), which owns 80 acres directly on the oil belt in Coalinga, the richest field in the world. We offer this for a quick sale at 25c per share, par value of which is $1. This means large returns for your investment. Call or write for particulars.
BUTTNER & CO., 802 PACIFIC BUILDING.

MONEY TO LOAN

AAA—HOUSEHOLD LOAN COMPANY
WILL LOAN YOU MONEY ON FURNITURE, PIANOS, ETC.; $10 to $200; LOW COST; CONFIDENTIAL; HONEST AND SQUARE DEAL. CALL OR WRITE OR PHONE.
357-9 PACIFIC BLDG., 4TH AND MARKET.
PHONES—DOUGLAS 3265, HOME J-1471.
Oakland office, 518 First National Bank bldg.

MONEY loaned on furniture, pianos and other security; lowest rates; most favorable terms in this city; see others, then see me and be convinced; I will save you money; $2.25 weekly pays $50 loan. Phone Market 3029. GEORGE W. MILLER, 3009 16th st., southwest corner Mission, room 35.

SALARY loans; $15 to $100 advanced to employes on PLAIN NOTE; no indorser; no publicity. Our method of loaning is and always will be clean and above board. A visit will prove this. CALL TODAY. WESTERN LOAN CO., 408-410 Call bldg. Offices open 8 a. m. to 6 p. m.; Mondays and Saturdays till 8 p. m.

AAA—SALARY LOANS—SALARY LOANS.
Loans made on one hour's notice.
Your friends or employers never know.
SEABOARD LOAN CO.,
608-9 Chronicle bldg. Office open 8 a. m. to 6 p. m.; Monday and Saturday until 8 p. m.

A—MONEY supplied salaried people and others upon their own names, without security; easy payments; save money by trading here; offices in 65 cities. TOLMAN, room 949 Phelan bldg., San Francisco, and room 9, 470 13th st., Oak'd.

LOANS to SALARIED persons, wage earners, teachers, city employes and OTHERS with FIXED incomes; rates reasonable; payments easy. Also OTHER propositions. 433 Phelan bldg.; phone Douglas 3244.

BALDWIN JEWELRY COMPANY,
Gold and Silver Smiths,
29-33 Kearny st.
LOAN DEPARTMENT.

CASH advanced on salaries; no security; lowest rates. 313 Merchants' Exchange bldg., phone Douglas 1411, and 508 Call bldg., phone Sutter 2537.

AAA—SALARIED men and women accommodated without delay or publicity. Home Credit and Investment Co., 321 Phelan bldg., third floor.

AAA—Wage earners, either men or women, can make a loan in strictest confidence at the Employes' Credit Co., room 424 Monadnock bldg.

MONEY advanced salaried people permanently employed; low rate; easy terms; confidential. D. D. DRAKE, 201 Mechanics' bldg., 948 Mkt.

SALARIED LOANS; other propositions; San Francisco Discount Agency, 411 Pacific building.

GOLDEN GATE Loan Office, 110 Kearny st.—Low rates on jewelry. W. J. HESTHAL.

CASH loaned to salaried men on note without indorser. MORRELL, 1097 Monadnock bldg.

MONEY TO LOAN—Real Estate

AAAA—Will loan any amount at lowest interest on first, second and third mortgages, city, bay or country property, estates in probate, undivided interests; deal directly with lender and save expense; no delay. R. McCOLGAN, 502-504 Call bldg., corner Third and Market; phone Douglas 2535. The oldest established and leading financial agency on the Pacific coast.

A—Money to loan on San Francisco and Oakland properties, first and second mortgages; see us if you have first mortgage and need more money; we lend at the lowest rates of interest; no delay. N. N. SHORB CO., rooms 320-321 Hearst bldg., Third and Market sts; phone Douglas 4638.

A—IF YOU NEED MONEY SEE US.
BORROW DIRECT FROM LENDER; no delay; BANK INTEREST—1st and 2d MORTGAGES.
SHADBURNE CO., phone Kearny 2874.
715 MONADNOCK BLDG., 681 Market st.

ANY amount on real estate, first or second mortgages; no delay; lowest rates; if your property is mortgaged and you need more money, see us. O. W. BECKER, Monadnock building, 681 Market st.; phones Douglas 2150, Home J2150.

MONEY to loan on Oakland, Berkeley, Alameda and Fruitvale real estate at 6 and 7 per cent. GEO. W. AUSTIN, 1212 Broadway, Oakland.

MONEY WANTED

ONE per cent interest paid monthly on sums of $100 to $1,000 on security better than a bank. We carry all the high class stocks, bonds, mortgages and investment securities. BUTTNER & CO., 802 PACIFIC BUILDING.

$50,000 to $60,000 as building loan for 5 years at 6 per cent. Box 2897, Call office.

LEGAL AND OFFICIAL

H. E. WILHELMSEN sold barber shop, 502 4th to J. Bloom. Bills must be presented in 5 days to BENCE & CO., 830 Market st.

PROPOSALS AND BIDS

OFFICE C. Q. M., Chronicle Bldg., San Francisco, Cal., April 15, 1912—Sealed proposals will be received here until 11 a. m., May 15, 1912, for furnishing coal required at posts in Western Division during fiscal year commencing July 1, 1912. Information furnished on application here or to Post Quartermasters and Quartermasters at Seattle, Wash.; Portland, Ore., and Honolulu, H. T., and bids may be received by Post Quartermasters and Quartermaster, Honolulu, H. T., until 11 a. m., Pacific time, May 15, 1912. See Sec. 3716, R. S. F. VON SCHRADER, C. Q. M.

TEMPORARY HOSPITAL BUILDING, CAMP YOSEMITE, CAL.—Office of Chief Quartermaster, Chronicle Building, San Francisco, Cal., April 16, 1912.—Sealed proposals, in triplicate, will be received here until 11:00 A. M., May 16, 1912, and then opened, for the construction and plumbing of a frame hospital building at Camp Yosemite, Cal. Plans and specifications may be seen only in this office. Information furnished on application. Envelopes containing proposals should be indorsed "Proposals for Hospital Building, Camp Yosemite," and addressed to F. VON SCHRADER, Chief Q. M.

BENICIA ARSENAL, BENICIA, CAL., April 15, 1912.—Sealed proposals, in triplicate, upon the blank forms furnished by this office only, will be received at this office until 1 o'clock p. m., May 15, 1912, for furnishing during the fiscal year ending June 30, 1913, Forage, Bar Iron, Hardware, Leather, Paints, Oils, Cements, Electrical Supplies, etc. For information apply to LT. COL. C. L'H. RUGGLES, Commanding.

DEPOT QUARTERMASTER'S OFFICE, 1050 North Point st., San Francisco, Cal., April 15, 1912—Sealed proposals will be received here until 10 o'clock a. m., May 15, 1912, for furnishing coal for army transports and harbor boats during fiscal year commencing July 1, 1912. Information furnished on application. H. P. YOUNG, Depot Quartermaster.

SEALED proposals for printing and binding for the grand lodge, Knights of Pythias, will be received at the office thereof, 111 Valencia st., San Francisco, on Wednesday, April 24, 1912, at 12 o'clock noon. Samples and specifications may be procured at the same address. H. SCHAFFNER, G. K. R. S.

FORT McDOWELL, Cal., April 14, 1912—Sealed proposals will be received here until 11 a. m., May 15, 1912, for furnishing coal required here during fiscal year commencing July 1, 1912. Information furnished on application. JAMES LONGSTREET, Captain and Quartermaster, U. S. Army, Quartermaster.

CITY REAL ESTATE

LIPMAN & HIRSCHLER.....321 Bush st.
Phone Douglas 3644.

SUNSET AND RICHMOND DISTRICTS.

$3,300—New and modern cottage of 5 rooms and bath; near new car line and 8th av.
$4,100—Cozy, well built cottage of 6 rooms and bath; half block from Golden Gate park.
$5,250—Modern home of 7 rooms and bath; 12th av., close to H st. and Golden Gate park.
$6,250—9th av. near Lake st. Modern house of 7 rooms, and basement flat of 3 rooms and bath, renting for $20 per month. This is a nice home with an income. Terms can be arranged.
$7,000—Two elegant flats of 6 and 8 rooms; 6th av. near H st.

SOME SNAPS IN LOTS.
$800—North line of N st. near 11th av.; unexcelled view.
$1,100—Only 2 of them left; N st. near 9th av.; sewered; ready to build on. Next to good improvements and half block of new car line.

Building and Speculative LOTS throughout RICHMOND and SUNSET Districts.
Call and be Shown.
SUNSET OFFICE: Cor. H st. and 7th av.
BEACH OFFICE: Cor. Fulton st. and 49th av.
Open daily, including Sunday.
LIPMAN & HIRSCHLER.....321 Bush st.

OSCAR HEYMAN & BROTHER,
113 Montgomery st.

$4,500—Store and flats; on car line; street bituminized; terms.

$15 monthly—3 room cottage in the Sunset District.

Lots for sale on monthly terms in all parts of the Sunset and Richmond Districts.

OSCAR HEYMAN & BROTHER,
113 Montgomery st.

$50 DOWN, $15 A MONTH:
PRICES $2,100 TO $2,500.
Balance $15 monthly, including interest. Elegant, new, modern, 4 room, mission style cottages; ½ block from car line; mantels and fireplaces, gas, electricity, all modern conveniences; grand marine view; high basements. Take car No. 26 on Guerrero st. to Lakeview av. D. HOULE & CO., 660 Market st., room 218.

$4,750—Houses for sale; terms $500 cash, easy payments; 5 rooms, bath and basement; modern and up to date in every detail; beam ceiling, high paneled dining room, kilnker brick fireplace; 1 block from Ellis st. car line. Apply on premises. A. KLAHN & SON; tel. Mission 4478.

RICHMOND HEIGHTS, $6,800, 558 11TH AV. BETWEEN A AND B STS.—6 ROOMS AND BATH, WITHIN 2 BLOCKS OF 3 CAR LINES; HOUSE 1 YEAR OLD; OWNER MUST SELL. CALL ON PREMISES OR TELEPHONE PACIFIC 3058.

WANT A HOME
In Sunset, Richmond or Mission District?
You select lot and location, we buy the lot and build; you pay for house and lot, $500 down, $30 month. We can satisfy you and save you money. BUILDERS, 660 Market st., room 218.

NEW cottage on Silver av., 4 rooms and bath; can be bought cheap on easy terms. Apply at once to owners.
HOMESTEAD REALTY CO.,
704 Market st. Room 202.

$3,500—House $2,000 cash; lot 33:6x75; 2 stories, 4 rooms each; bath, gas; will make terms for remainder; 1 block from Railroad av. 1215 Mendell st.

MODERN cottage, 5 rooms and bath, hardwood floors, price $3,250. 765 Sanchez st. near 21st.

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

COUNTRY REAL ESTATE

BRITISH COLUMBIA FARM LANDS.
THE FARMERS' PARADISE.
THE BEST FARMING LAND IN AMERICA AT THE CHEAPEST PRICES.
Thousands of people are now investing in the fertile valleys of the Fraser, Nechaco and Bulkley rivers. We are pioneers in that country and own the best lands. Our lands all along important lines of railway now building. We have fine, level pieces of land to offer, bordering on rivers and lakes, right on the route of railway, government wagon road and only a few miles from good towns. Our prices only $15 to $25 per acre, depending on location and not on quality. Terms, $5 per acre cash, balance easy yearly payments.
CONSIDER THESE FACTS—THEN CONSIDER THE PRICE.
Honestly, where can you do as well?
We are not asking a big price for good climate; that is free to everybody. See us and secure options on choice land before going and save time and expense. We can give you complete descriptions of thousands of acres of the best land in the fertile valleys. Mild, equable climate—no extremes. Rainfall comes during growing season—no drouth. Snowfall very light; no destructive winds; soil rich, black, vegetable loam, clay subsoil; plenty of pure water; no irrigation needed. Land close to splendid markets. Wild meadows of rich grasses, fattens cattle without feeding grain. Land readily produces: Hay, 3 tons per acre, $30 to $75 per ton; oats, 100 bushels, $2 to $2.50 per bushel; wild hay, 2 tons per acre; potatoes, 600 bushels per acre, averaging $1.80 per bushel. Eggs average price 35c per dozen. Tomatoes, celery, asparagus, berries—no failures.
Cut this advertisement out now; you may not see it again.
Deal with the largest and strongest land company in British Columbia and you will get the best land and the most liberal treatment.
NORTH COAST LAND CO., LTD.,
OF VANCOUVER, B. C.
Capital paid up, $1,500,000.
Selling agent, J. W. BAXTER,
326 Bush st., San Francisco, Cal.
Call for literature.

COUNTRY REAL ESTATE
Continued

SMALL RANCHES
COUNTRY HOMES

In the beautiful
"MOUNT DIABLO COUNTRY."

Near the city.
Near to transportation.
Near to schools and churches
Near to state university.
Perfect climate—Healthful location.

We know that is what you want, and we have it.
You can live in the country and do your daily business in Oakland or San Francisco.

Grow anything grown in California, including oranges and lemons.

BEST ENGLISH WALNUT DISTRICT IN THE STATE.

SMALL CHICKEN RANCHES.

IDEAL COUNTRY HOME SITES.

TERMS—Make them yourself.

The Oakland and Antioch railway will finish its tunnel in July, then
WATCH PRICES JUMP.

Let us send you our circulars.
R. N. BURGESS COMPANY,
907 First National Bank bldg., San Francisco.
BRANCH OFFICES—
416 Market st., San Francisco.
1538 Broadway, Oakland.
Walnut Creek, Cal.

"IT'S THE SOIL
AND THE WATER"—

KERMAN, KERMAN, KERMAN.
("The land that has made good.")
Take a trip with us and visit the peach, pear, olive and fig orchards, the enormous vineyards and alfalfa ranches, all growing and producing bumper crops.

THEY ARE ALL MAKING MONEY
FOR EVERY FARMER IN THE LAND OF KERMAN

See the most perfect irrigation system in the state; 1,218,000 gallons of water deeded to every acre at an annual cost of only 62½ cents per acre.

VISIT
The creamery, the alfalfa mill and the Model dairy farm, and see just how easy it is to market your produce in
KERMAN

We invite a thorough investigation.

Join the Saturday excursion.

Send for literature.

FRESNO IRRIGATED FARM CO.,
506-508 Kohl building. San Francisco.

FOR sale—Fine modern home in Los Angeles, located near corner Wilshire boulevard and Virgil av., 1 block from Sunset park; lot 50x170 feet; house set back from street 40 feet; fine, rare plants and trees; the house is new and in every way modern and up to date; Rudd heater, furnace, 3 large open fireplaces for wood, coal or gas; living room 18x22 feet; beamed ceiling built-in sideboard; art glass windows in parlor and living room and in main staircase; 4 large bedrooms, sleeping porch, house telephone, soiled linen chute to laundry; every bedroom opens on a porch; disappearing screens all over the house; house and grounds in perfect order; will sell for $14,000, or will take San Francisco property; $5,000 can remain on mortgage; owner has moved to San Francisco only reason for selling. Address L. E. F., box 100, Call office.

CHOICE LANDS
IN ALAMEDA COUNTY.
We have a number of small farms in the choicest part of Alameda county, 5, 10 and 20 acres; have several pieces which can be sold on easy terms; every piece we offer is level; we can show you the finest land and best bargains in Alameda county; on fine roads and close to town.

Best bargain in Alameda county today; 15 acres, on splendid road, 2½ miles from town; creek through place; can be had for $2,500 cash if sold quickly; as compared with surrounding property this place is cheap at $3,750; if desired we can secure mortgage of $1,250.

10 acres to rent, only 150 cash per year; small house, good barn, well, etc.; all fenced and on main road; close to best town in Alameda county.
PROGRESSIVE REALTY CO., 180 Sutter st.

ONE DOLLAR A MONTH—5 AND 10 ACRE TRACTS.
We have just added 1,000 acres to our colony in the Lodi section; come and look over the new divisions; buy where others have bought; we have sold over 1,300 acres already; homes are being built, wells sunk, orchards planted; all over the colony great activity. THIS IS YOUR OPPORTUNITY. Just think of it, rich, level valley land, fine for orchard, berries, nuts, everything, on terms of ONE DOLLAR PER ACRE PER MONTH. Send at once for our new BOOKLET. It has just been printed and is worth reading. BOOKLET FREE TO ALL WHO CALL OR WRITE FOR IT.
LOCKE-PADDON CO., 35 Montgomery st., San Francisco.

FARMERS WANTED
FOR COACHELLA VALLEY, RIVERSIDE COUNTY, 125 MILES EAST OF LOS ANGELES.
THE EARLY CROP DISTRICT FOR FRUITS, GRAINS AND VEGETABLES.
SOUTHERN PACIFIC LANDS.
ONE-TENTH CASH.
ASK SOUTHERN PACIFIC LAND AGENCY, 702 MARKET ST., SAN FRANCISCO.

FARMERS WANTED.
NORTHERN NEVADA—GOOD LAND.
DRY FARMING AND IRRIGATION BY PUMPING.
CENTRAL PACIFIC LANDS—REASONABLE PRICES.
ONE-TENTH CASH.
ASK SOUTHERN PACIFIC LAND AGENCY, 702 MARKET ST., SAN FRANCISCO, CAL.

FERTILE 10 ACRE TRACTS.
SACRAMENTO VALLEY, ONLY A FEW MILES FROM A GOOD TOWN ON THE S. P. R. R.; CLIMATE AND SOIL ADMIRABLY ADAPTED TO FARMING, ALSO PRODUCTION OF FRUITS AND NUTS. INVESTIGATE OUR EXCEPTIONALLY EASY TERMS. PARTINGTON & McNEELY, ROOM 604, 830 MARKET ST., S. F.

$16,500—350 acre ranch, only partly improved; and paying income; capable of great increase; clear of all incumbrance; 5 room house, furnished; store houses, barn, cabin, etc.; horses, wagon, cart and implements of all kinds, necessary and complete; running water all the year. This is a fine chance for cash. Improved income city property will be taken as part or whole price, if desirable. Box 2815, Call.

COME TO THE LAND OFFICE.
Buy Turlock-Delhi irrigated farms; land $125 per acre; water 65 cents per acre. Come.
TURLOCK-DELHI IRRIGATED FARMS CO.,
654-56 Market st., opp. Palace Hotel.
Phone Sutter 1571.

REDWOOD canyon, 20 minutes from Oakland; beautifully wooded acre villa sites, $600 each; camping lots, $200; very easy terms; Oakland and Antioch railway through property. GEO. W. AUSTIN, Syndicate bldg., 1422 Broadway, Oakland, Cal.

$5 an acre; 100 acre farms for $500; ideal delta garden soil; fine American colony forming in Sonora, near beautiful Gulf of California; catalogue. C. M. WOOSTER COMPANY, 303 Phelan building, San Francisco.

TO RENT—Lease or sell; 5 acres best land in Livermore valley; 4 room house, barn and chicken houses; just built; make offer. Owner 2315 Fifth st., West Berkeley.

AA—FOR farm lands, investments, mortgage loans or properties exported or cared for, see or write C. M. WOOSTER COMPANY, 303 Phelan building, San Francisco.

FOR rent—5 acres, chicken ranch, 2 miles of Hayward; house, brooder and chicken houses; $120 per year; sell at $2,500. P. E. BAIRD, 1715 Telegraph av., Oakland.

FOUR acres, with house, barn, well, etc.; on beautiful road; only $1,250, cash or terms. PROGRESSIVE REALTY CO., 180 Sutter st.

BEAUTIFUL villa and hotel sites for sale on Blue Lakes, Lake co. G. Behrnd, Midlake P. O.

ALAMEDA REAL ESTATE

ONE of the prettiest homes in Alameda; all modern improvements; splendid grounds and good location; lot 50x174 ft.; 9 room colonial cottage as good as new; will sell at a bargain for cash. See owner, 1556 Lincoln av., Alameda, Cal.; no agents need apply.

HAYWARD REAL ESTATE

MEEK estate is building some beautiful homes on easiest terms. Some acres left at $450 each; free maps. H. R. ROBINSON, Hayward.

SAN MATEO REAL ESTATE

FURNISHED and unfurnished houses; best listings. ROCHEX & WISEMAN, 208 B st., SAN MATEO.

BURLINGAME REAL ESTATE

BURLINGAME FOOTHILL LOTS.
Large lots, ready for the builder; all improvements completed; the highest land in the district; convenient to station, and only 26 minutes from city; restricted property; easy terms, small first payment and balance monthly installments; send for book of photographs. EASTON ADDITIONS, 223 Mills building; also 1542 Broadway, Oakland.

OAKLAND REAL ESTATE

TELEGRAPH AVENUE SPECIAL.
Four story brick building on Telegraph near 17th; present rental $410 per month, which is very low. The lot is full depth and building in first class condition; will easily sell for more money in the near future. The only piece of improved property on Telegraph av. inside of 18th that I know of that can be had at the right price today. Immediate action will be necessary on this as present activities in this vicinity will cause values to increase very rapidly. Price $60,000.
D. F. MINNEY, Exclusive Agent.
410 14th st., just east of Broadway.
Phone Oakland 2403.

$100 CASH, $18 monthly, pretty little bungalow of 4 large rooms and bath; partly furnished; fine kitchen stove, curtains, etc.; good lot, 50x100; streetwork done; cement walks; everything complete; near local train for S. P.; high and grammar schools; price only $2,600.
$500 cash, $23 monthly—Very fine 2 story house, 8 rooms, 2 toilets, good well, windmill and tank; all kinds fruit; lot 57x200; price $3,900 or will sell 97x200, with barn and loft fronting 2 streets with the above improvements for $3,700; sun all day; sightly place; electric cars in front of property; a good bargain.
Call or send for circular, 458 9th st. near Broadway, Oakland. H. Z. JONES, owner.

REAL BARGAINS
$3,600—2 story 7 room house; lot 50x120; north side of 34th st. near Grove; nice lawn, trees and flowers; bargain.
$1,800—2 room modern cottage on 32d st. near Grove; lot 25x80; this is a poor man's pickup and I can arrange very easy terms; just like rent or easier; come and make me a proposition on this.
D. O. DOBSON, 236 Bacon building.
Phone Oak. 278. Oakland, Cal.

FOR SALE—8 room modern house, 70 Hamilton place; rented for $35 monthly; near school and churches; a pleasant home and good investment. Owner, H. C. PINNY, 6457 Benvenue av., Oakland.

MUST be sold—Modern 5 room high basement cottage, with driveway; gas and electricity; within 2 blocks of cars and Key Route; on easy terms; 1024 Sixty-third st., Oakland.

WANTED—A tract of about 4,000 acres of land suitable for growing alfalfa and dairy purposes; cash transaction. Address DAIRYMAN, box 2572, Call office.

FOR sale or lease—5 room house; large 10 stall barn; garage; fine location; also will sell 2 horses, harness and bakery wagon, cheap. Call 1705 Wood st.

MENLO PARK REAL ESTATE

$18,000—30 acres, mile and a half from station; beautiful oaks. THE UNIVERSITY REALTY CO., 215 Montgomery st.

SANTA CRUZ REAL ESTATE

HOMES, ranches, acreage; exchange; price list. DAVID L. WILSON, Santa Cruz, Cal.

GOVERNMENT LANDS

ONE DOLLAR PER ACRE—
10 more people wanted to colonize on some excellent government land in southern Oregon; R. R. will pass right through this land; good alfalfa and potato land. Above amount includes all fees and expenses. Pay when satisfied.
COMMERCIAL LAND & LOAN CO.,
512-513 Pacific bldg.

REAL ESTATE TO EXCHANGE

ALAMEDA—Modern 15 room residence; billiard room, hardwood floors, sleeping porches, furnace, hot water heater; for San Francisco unimproved downtown or south of Market st. property; state location, size of lot and price. Box 2899, Call office.

FOR exchange—250 acres of timber land and some cash; land is located in Montgomery county, Georgia; want hotel, restaurant or saloon in or near San Francisco. Address O. W. PRAGER, Castel hotel, cor. 1st and Folsom.

MODERN home, valued at $4,500,