

CUTTING UP OF LARGE HOLDINGS WILL ADD TO THE WEALTH AND POPULATION OF VALLEY

TOWN OF GALT REJOICES IN COMING OF THE NEW ERA

Harvey and Sargent Lands, Comprising 6,000 Acres, to Be Subdivided and Each Twenty Acre Farm Supplied With a Pumping Plant

GALT, Nov. 29.—The people of Galt are enthusiastic because of the turning over of the large holdings of Harvey and Sargent to the San Francisco real estate firm of Stine & Kendrick, which will prepare these properties for subdivision. This district lies 20 miles north of Stockton.

Galt, like many other towns situated in the vicinity of large land holdings, has suffered from the refusal of the owners of these properties to subdivide them and sell them off in small holdings to settlers.

It takes people to make a town, and while Galt has been a most enterprising place and has accomplished much from a civic standpoint in spite of its handicaps, yet it has been compelled to watch neighboring towns grow rapidly in point of population because of the subdivision of their surrounding territory, and to stand by waiting for the time when its land barons would let go their holdings and permit the intensive farmer to take possession.

Stine & Kendrick are subdividing their property in pieces of 10 acres and upward, and are installing a pumping equipment on each 20 acre piece. There will be no experimenting about this land. Water will be on the property within the next few days.

All he will have to do is to swing the switch and the magic water will gush out upon his land, transforming it in a short period into fields of alfalfa, fruits or vegetables, as he may elect.

This will probably be the only subdivision on the market where such small areas are thoroughly equipped with a complete irrigating plant. The small farmer in this locality will be peculiarly fortunate in that he will have his land ready for the most intensive cultivation, and has but a moment's walk to take before stepping over into the borders of a thriving, up to date community, as the Harvey and Sargent ranches virtually surround the town of Galt.

No better land is to be found in California. It will produce anything that will grow in the state. The soil is excellent, being a rich, deep loam. Under irrigation the yield of alfalfa has been phenomenal. Probably the greatest alfalfa yield in the state has been secured on the Harvey ranch, one piece of 40 acres producing as high as 18 tons to the acre.

The entire subdivision will consist of about 6,000 acres, and the tract will be called "Valley Oaks." It is all valley land and covered with magnificent oak trees, which insure richness as well as depth of soil.

Under irrigation the yield of alfalfa is phenomenal, and it has proven so well adapted for it that it will be sold to the acre under irrigation. This, of course, must be handled by the advice of an expert, who has been engaged to take full charge of the demonstration farm now under preparation.

It is also excellent land for truck gardening and fine country for the raising of poultry. Citrus trees of all kinds do well, and it is also adapted for peaches, prunes, walnuts and many other fruits.

Water is plentiful at a depth of from 60 to 100 feet, and in wells it raises to within 4 to 10 feet of the surface. To insure successful irrigation, each purchaser of 20 acres will be supplied with a well, pump and electric motor. The cost of irrigation by this method is about 50 cents an acre, and this includes water, fuel and labor.

The shipping facilities are excellent, as the Southern Pacific's direct line runs through the entire subdivision, also the Lone and Amador branch, and on the western line of the property there is a steamer landing on the Mokelumne river.

There are also all the conveniences of town life as within 15 minutes walk of this tract is the center of the shopping district and the main streets of Galt, where are found fine stores, postoffice, schools and churches. Telephone and telegraph services are also on the property.

The subdivision is now being surveyed into tracts of from 10 acres up, and will be ready for the market very shortly. Already many buyers have heard of this opportunity and are taking advantage of it, as several reservations already have been made by parties located in that country who know the fertility of the soil and the opportunity of buying good farming land at such low prices.

VIEWS OF RICH VALLEY LAND IN THE VICINITY OF GALT, 20 MILES NORTH OF STOCKTON, WHICH IS TO BE DIVIDED INTO SMALL FARMS.



HOMESITES SELLING FAST IN STOCKTON TRACTS

Attractive Subdivisions Find Eager Buyers in Prosperous Valley City

STOCKTON, Nov. 29.—Activity in home-site subdivisions in the environs of Stockton is a noteworthy feature of the realty market at present. While many buy purely for speculation, there is a very marked tendency among families of modest means to get away from the inevitably recurring item of rent, so often a hardship. All tracts on the market are being sold on the monthly payment plan to meet the needs of such people.

Mossdale, just south of the city limits, proved to be an instant success. Grunsky, Dietrich & Leistner report the sale of 95 lots—about 85 per cent of the tract—although the plat was first filed on October 9 in the county recorder's office. Graveled streets, concrete sidewalks, curbs, gas, water and electricity are provided. The lots all front 50 feet, with depths averaging more than 150 feet.

Another well improved subdivision is Homequest, east of the city near the Santa Fe. A substantial percentage of the lots have already been sold by Hammond, Jones & Williams. This tract is the last put on the market.

Knights Addition, a very finely situated subdivision on the south side of the city, has had a phenomenal sale. It is being handled by Morey & Turner.

Bours Park, north of the city and just beyond the high school grounds, is nearly half sold. There are asphalt streets and cement sidewalks, with building restrictions that insure the development of the park as the finest residence area of the community.



PUMPING PLANT AT VALLEY OAKS

ALFALFA FIELD AT VALLEY OAKS

SIX OR SEVEN HOUSES ARE BUILT OR UNDER CONSTRUCTION.

GRUNSKY, DIETRICH & LEISTNER ARE ALSO HANDLING THIS PROPERTY, AS WELL AS THE OAKS, NEAR BY, SUBDIVISION IN THE SPRING OF 1910.

NOT FAR FROM THE LATTER IS SUNNYSIDE, WHICH HANCOCK & KIRBALL HAVE SOLD OUT IN SIX MONTHS. ALREADY THERE ARE A NUMBER OF FAMILIES LIVING ON THE TRACT.

THE LIVELY TIMES IN THESE SUBDIVISIONS ARE REFLECTED IN THE BRISK BUSINESS BEING DONE WITHIN THE CITY.

ALFALFA FIELD AT VALLEY OAKS

RICHMOND PEOPLE NOW WANT MUNICIPAL WATER

Vote on District Plan Up Next Tuesday; Affirmative Verdict Is Assured

RICHMOND, Nov. 19.—No particular campaign is being carried on in the interest of the water district, upon which the people will vote next Tuesday, as it is deemed certain that it will carry with only a few scattering votes in opposition, as the plan is the same as that adopted by Oakland and Berkeley and the people need no particular education upon the subject. The Sobrante and San Pablo grants, which are embraced in the district, contain natural reservoir sites and the underground stratum itself will supply a large population. The watershed embraced in the district is at present owned by the Peoples' Water company. The sale by the Ellis estate of 88

NEWS OF CURRENT WEEK AMONG THE CIVIC CLUBS

Improvement Bodies Indorse Many Proposed Charter Amendments

A special meeting, having for its object the consideration of the charter amendments to be voted upon December 10, will be held next Wednesday night at Washington Square hall, Powell street and Columbus avenue.

The board of supervisors, the Civic League of Improvement clubs and the Victoria Column club, which have been invited to be present to express their opinions on any of the changes they are interested in, will be represented by Supervisors G. Gallagher and A. H. Ginn, C. F. Adams and Dr. Mariana Bertoli. Dr. A. S. Musante, president, and H. K. McKeivitt, chairman of the charter committee of the association, will speak for the latter.

TWIN PEAKS FEDERATION
The Twin Peaks Federation of Improvement clubs has indorsed the extension of Market street, as proposed in the Punnett plans, which call for a drive above the tunnel and the extension of Market street from its present terminus at Seventeenth and Castro streets to Sloat boulevard and the ocean.

CORTLAND AVENUE CLUB
The plans and specifications for the proposed Folsom street tunnel, recently outlined in the Saturday Improvement club section of The Call, have finally been placed before the mayor and board of supervisors by the Cortland avenue Improvement club, which has been working on the project for some time. The total estimate of the cost of the tunnel and road work is \$450,000, to be completed in six months.

HAYES VALLEY
The lowering of the Hayes street grade at Pierce street is being sought by the Hayes Valley Improvement club, which has taken the matter up with the board of education.

MISSION PROMOTION
A comprehensive plan for improving the main arteries of the city in the southern end of the Mission District and connecting with the new roads to be constructed by San Mateo county out of the proceeds of a bond issue for that purpose has been prepared by the Mission Promotion association's committee on road improvements. The result of this will be several good roads out of the city to San Mateo county, forming the first link in a chain of prospective passable thoroughfares. The Sloat boulevard, with which Onondaga and Ocean avenues connect, the Mission road, will be repaired over its entire length.

NORTH OF PANHANDLE CLUB
The North of Panhandle Improvement club at its last regular monthly meeting appointed C. Zwielfel, F. E. Doonan and John Barduhn a committee to wait on the United Railroads with a view to securing better car service for the district.

DUBOUC PARK CLUB
A Thanksgiving day concert was given in Dubouc park Thursday afternoon under the auspices of the Dubouc Park and Haight Street Improvement club, the program opening with an overture by the San Francisco municipal band under the direction of John Keogh. An introductory address was made by County Clerk Harry J. Mulrenny, president of the club, followed by a speech by Edward Rainey, secretary to Mayor Rolph, and the presentation of a flag for the park by Miss Nellie F. Sullivan, principal of the Hearst grammar school. The singing of national songs by Miss Marie A. Rose, assisted in the chorus by 300 children of the Hearst grammar school, under the direction of Miss Estelle Carpenter, instructor of music in the public schools of the city, was one of the features of the occasion. Addresses were made by Supervisors George D. Gallagher and J. Emmet Hayden.

Charter amendments will be discussed by the Ocean View Improvement club at its meeting next Monday evening, and reports from committees on the advisability of the different measures will be given.

KING WHEAT ABDICATES TO KING ALFALFA

Rich Profits From New Fodder Plant Revolutionizes Valley Farming

FAIRMEDAD, Nov. 29.—Alfalfa history is centuries old, but until recent years alfalfa growing was more or less of an experiment. Today it is one of the principal products of California. It has made many men rich.

Since alfalfa growing has become common, the day of the big wheat rancher has been passing rapidly. One man can take care of from 40 to 50 acres of alfalfa. This amount of land in alfalfa will not only amply support one family, but will enable its members to enjoy many luxuries and have enough over for a comfortable bank account each year.

Compare the conditions as they existed in the interior valleys of California until recently, where one farmer has plowed and sowed and reaped the benefits of 25,000 acres of level, productive acres, new conditions are now being brought about by the subdivision of these large ranches into 20, 40 and 60 acre farms.

Twenty-five thousand acres will support 255 families, each having 40 acres of land. Think for a moment what that is going to do for the state. It is going to increase real estate values about twentyfold. Land which has been carelessly farmed will be skillfully and scientifically cultivated. The early farmer in California, like the American people generally, has been extravagant. He has not studied the soil to learn what kind of crops would grow best, but has followed the line of least resistance.

A prominent merchant of Richmond has selected two lots on the north-east corner of the tract, where he will begin building at once.

A San Francisco clothing merchant paid cash for the corner of Nicholl and Macdonald avenues, where he will put up a building to house his branch store.

Plans are being drawn by another business man for a three-story concrete building on the corner of Nevin and Grand boulevard.

Two corners have been sold on Nevin and Macdonald, opposite the Civic Center. One will be the site of a fine modern apartment house and the other of commodious flats.

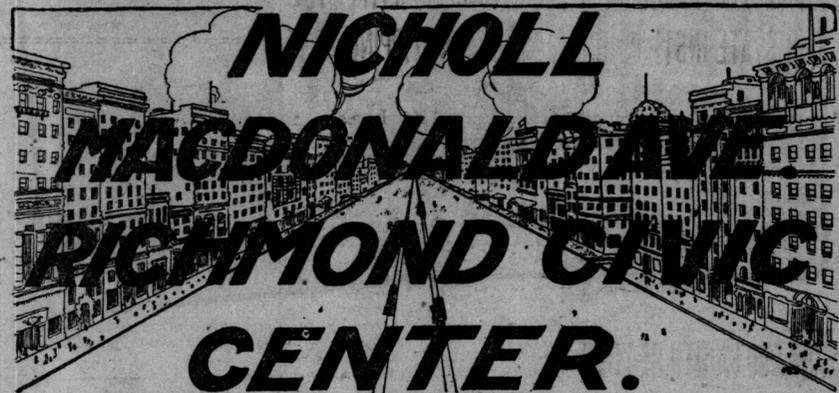
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NICHOLL MACDONALD DAY RICHMOND CIVIC CENTER. Breaks All Records

Over \$250,000.00 worth of these business lots have been sold, even before the fences have been removed—before the tract has been formally opened.

Most of the purchasers are RICHMOND people—the people who are on the ground and who know the wonderful value of this tract. Building has already begun in block three, and other building operations will follow in rapid succession.

This tract will soon be the scene of the greatest building activities Richmond has ever seen. This is the first opportunity you have ever had to buy business property on installments. You can not afford to delay—every hour counts. Take out your knife or scissors, clip out the coupon and send it in NOW—while you think of it. It means money, MONEY and MORE MONEY.

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STINE & KENDRICK
23 MONTGOMERY STREET, SAN FRANCISCO, CAL.

acres of land this week for \$200,000 is a straw indicating the effect of assured harbor development. The sale hung entirely on the result of the harbor bond election the price being 25 per cent in advance of any sum previously offered.

If there is any great amount of good weather it is expected that the Southern Pacific company will have a large amount of the track for its electric system into this city laid before the end of another three months. The preparing of the final agreement between F. W. Hoover, representing the company, and the city council clears away all obstacles that existed.

Beside getting the plans ready for the big business building it is to erect at Twenty-third street and Macdonald avenue, the Nicholl estate is busy itself with an appraisal of its entire holdings in the western part of the city, which it may sell to a San Francisco syndicate.

NOTHING LIKE IT IN REAL ESTATE HISTORY

Richmond Annex Most Successful Real Estate Subdivision on Market

RICHMOND, Nov. 29.—This progressive city, which is doing big things every day, has added another laurel to its successes. April 1 E. J. Henderson of Oakland opened Richmond Annex, a piece of property consisting of 5,000 lots lying between San Pablo avenue and the bay. It was the first time in the history of real estate selling in this industrial city that a property of this size had been placed on sale. All improvements were given absolutely free to the purchasers. At the date of opening a contract was made with Bates, Borland & Ayers, contractors of San Francisco and Oakland, to install high class improvements the equal of those found in Piedmont and Berkeley, at a cost of \$600,000.

At the time this property was placed on sale every one said that it would take five years to sell a tract of this size, it being so large that three separate maps were required to file it in the county clerk's office at Martinez. The publicity and advertising were turned over to Fred H. Drake, manager of the real estate department of the Cooper Advertising company in San Francisco, and a systematic advertising and selling campaign was begun. As a result, at the end of eight months \$2,000,000 worth of property has been sold in Richmond Annex, and the sales are increasing every day.

Never before in the history of real estate selling on the Pacific coast has the success of Richmond Annex been equaled.

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