OAKLAND REAL ESTATE
Continued

$1,850—$150 CASH, balance $15 per month; new, modern 5 room house; lot 40x132:6; near E. 14th st.; in good neighborhood.
Moss tract, lots 40x132:6; price $375 cash; this is a pickup; adjoining lots sold from $500 and up; act quick; must be sold at once. I have these lots listed with me exclusively.
LARGE RENT LIST AND EXCHANGES.
C. WELCHOFF,
8412 E. 14th st. near 84th av.
Open Sundays.

ONLY $100 CASH.
$750—Fine lot, 50x200; deep soil; near East 14th st. cars, Oakland.
$900—A 3 room bungalow and lot 50x120, well located, etc.
$1,350—House, 3 rooms, etc.; lot 50x100; also large lot adjoining if desired; a bargain.
$6,500—2 story of 8 rooms, modern, and 2 flats, 5 rooms; just east of Broadway; rents $60. Opposite City park. By THE ALDEN CO., 1907 Broadway, room 27.

SACRIFICE SALE—
One of the finest homes in the Lakeside District; 8 large rooms, hardwood floors, hot air furnace, very large plate glass buffet, handsome art glass, very latest architectural design; large lot with driveway and garage; on one of the best improved streets and among the finest homes in Lakeside District; a deposit was recently made on this property and a purchaser can now take advantage of this deposit and save $1,000. Call on or address C. T. H. personally, room 209 First National Bank bldg., Oakland.

$3,500—7 room, 2 story house, lot 50x120; north side of street; fine trees, lawn, flowers, new plumbing and electric fixtures; owner needs money; mortgage of $2,000 can stand.
D. O. DOBSON,
236 Bacon Building.

FOR sale—A desirable lot in Rockridge place, 65x85; $1,700; $1,000 cash, balance on mortgage. Address 1202 8th st., Oakland, or phone Oakland 6266.

OAKLAND downtown income property, just being completed, ranging in prices from $55,000 to $300,000; will consider as part payment country acreage or vacant business property in Oakland. SURETY MORTGAGE AND BUILDING COMPANY, 408 Syndicate bldg., Oakland.

START the new year right and stop paying rent; buy one of our bungalows on the same payments as you are now paying to the landlord. WENHAM & PAUL, 1128 Broadway, Oakland, Cal.; phone Oakland 1765.

FOR sale—12 room house, completely furnished. This property is on streetcar line and only 2 blocks to either S. P. Co. or Key Route ferries. For further information call at 1202 8th st., Oakland, or phone Oakland 6266.

$2,200—2 story house of 7 rooms and bath, near Key Route and Idora park; terms. Inquire on premises, 5715 Maccall st., off 57th, near Shattuck, Oakland.

5 ROOM, new, modern, attractive cottage; lot 38x100; price $2,700; small first payment, balance $25 per month. Box 4044, Call office.

RICHMOND REAL ESTATE

RICHMOND BROKERAGE AND INVESTMENT COMPANY,
1110 Macdonald av.,
RICHMOND, CAL.
A very fine business corner on Macdonald av.; will trade for bonds or take cash mortgage on same if $5,000 can be assumed by purchaser. This is positively one of the finest corners on Macdonald av.; act quickly; price $22,000.
See us about a good paying saloon in Richmond.
We have 2 fine lots on Nevin av. in a desirable location; 50 feet frontage; $1,950 cash; street work paid.
Good hotel in Macdonald av., doing a good business; 44 rooms furnished grand. See us about this.
One block of lots on harbor front.
RICHMOND BROKERAGE AND INVESTMENT COMPANY,
1110 Macdonald av., Richmond, Cal.

D. J. GAVIN & CO.,
314 Macdonald av., Richmond.
Phone Richmond 1121.
OUR SPECIALS FOR TEN DAYS:
Three lots on 2d, 137:6 feet off Macdonald; price $2,250; $850 cash, balance $25 per month; interest at 7 per cent per annum.
We have 10 lots on 6th st., close in, for $850; $25 down, $5 per month; no interest for one year.
One lot on Macdonald av. between 6th and 7th; price $3,000; terms.
Country ranches and city properties.
Investments made, rents collected, taxes paid for nonresidents; insurance and conveyances.
Notary public in office.

SEE us for bargains in Richmond water front property. BUY NOW, before prices advance. Active work will soon commence on the tunnel and harbor and then prices will advance rapidly. WENHAM & PAUL, 1128 Broadway, Oakland. Phone Oakland 1765. Richmond office, 14th and Potrero av., Richmond. Phone Richmond 7571. Transfer at 6th and Macdonald av. to 6th st. car going south to end of line.

THREE LOTS on Macdonald av., 75x108 feet; street work paid; $10,000, terms.
Business property is what we handle.
WRIGHT BROTHERS,
1229 Macdonald av., Richmond.

FOUR water front lots one block from car line and two blocks from Cutting boulevard, cheap for cash. Box 6014, Call office, Oakland.

FOR sale—2 lots in the city of Richmond (residential section); price $285 each. Inquire 2700A Mission st., or phone to Market 6054.

BERKELEY REAL ESTATE

BERKELEY PROPERTY.
$4,000—We have just secured the agency of the sale of one of the best building sites in Berkeley; it fronts on the Tunnel road and Oak Ridge path, and adjoins the beautiful home of James M. Hunt Esq.; this lot averages 100x185, and commands an unobstructed view of the bay, as well as of the hills; $8,000 will be cheap for this lot three years hence.
$7,250—For a brand new 8 room, modern, up to date home in Woolsey st., half a block from College av. car line; centrally located; faces south; no detail in its construction overlooked; terms can be arranged.
$7,250—For a lot 100x125, two blocks from University on the north side; a splendid site for a fraternity or sorority house.
$3,000—For the cheapest corner in North Berkeley; 60x85; five minutes' walk from University; this is a pickup for quick sale.
W. J. MORTIMER & CO.,
Hotel Shattuck Bldg., Berkeley.
Phone Berkeley 3100.

A HOME FOR $50.
Start the New Year by buying a nice little home, consisting of 5 rooms, with bath, electric lights, fuel gas, chicken yard, store house; lot 35x135; south front and all street work; one block from Key Route and S. P. ferry train depots; handy to school; price $2,550; terms $20 per month, including interest at 6 per cent.
EMSLIE & LORENZ, Real Estate,
Ashby Station, Berkeley. Phone Berk. 498.
(Close Sundays.)

FOR sale or trade—A 12 room house in Elmwood park; large corner and grounds; house particularly adapted for entertaining; sun on all sides; cement basement, hot air furnace, instantaneous heater and other modern conveniences; price $16,000; will consider bay cities income or country lands. Address OWNER, 2847 Webster st., Berkeley, or phone Berkeley 1606.

$3,150—$300 CASH, $25 monthly, buys charming new 5 room bungalow; hardwood floors, paneled dining room, brick porch columns, right up to date; a restricted residence district, adjacent to Northbrae, where 50 new houses are building every month; 5 minutes to 3 ferry stations; charming little house; worth more.
B. K. DENBIGH, Real Estate,
2035 Shattuck av.

FOR sale or rent—Modern 7 room home with bath, laundry, 2 toilets and all modern conveniences; 2825 Stuart st., east of Piedmont av. Will be vacant February 1. Look through it and then make an offer. Address the owner, GEORGE R. GREENLEAF, R. F. D. 7, box 256, San Jose, Cal.

NORTH BERKELEY: fine residence; on car line; superb, unobstructed view of bay, hills and surrounding country; delightful spot for a home; 11 rooms; large corner lot. For sale on easy terms.
CURRAN CLARK, 235 Montgomery st.

ALAMEDA REAL ESTATE

A MODEL OF CIVIC ATTRACTIVENESS—Beautiful, well kept homes, fine schools, churches and other public buildings; paved, clean and well lighted streets; spacious parks and playgrounds; 140 electric trains daily to San Francisco—
THAT'S ALAMEDA.
Property for sale or exchange, houses for rent. Ask us about it.
GUNN REALTY CO.,
402 12th street, Oakland.
Phone Oakland 19.

"SWELLEST EVER"
New bungalow in finest neighborhood; lot 40x174; hardwood floors, buffet kitchen, breakfast room, den, sleeping porch; also 2 rooms finished in attic; price reasonable; terms like rent. See ROCKINHAM (builder), Sundays, 2-4 p. m.; Tuesdays and Thursdays, 7-8 p. m. 3107 Central av., Alameda.

LOOK! LOOK! LOOK AT THIS BARGAIN:
$1,800—$300 down, $20 per month will buy 5 room cottage in good condition, fine neighborhood; lot 35x150; an absolute bargain.
CHAS. P. BANTA,
1424 Park st., Alameda.

$3,500—FINELY BUILT 6 ROOM COTTAGE, ALMOST NEW; BASEMENT; LOT 45X108, CORNER; GOOD LOCATION.
E. D. JUDD CO.,
2407 SANTA CLARA AV.

SAN LEANDRO REAL ESTATE

FOR sale—Four room bungalow; gas, electric lights, bath; lot 40x151; near car line in improved street. Address box 361, San Leandro, Cal.

INFORMATION BUREAU

FREE INFORMATION BUREAU concerning British Columbia lands. 398 Monadnock building.

FRUITVALE REAL ESTATE

HOME INVESTMENT COMPANY,
1946 Fruitvale Ave., Corner Boulevard.
$4,250—Beautiful 6 room high basement cottage; strictly modern in every particular; basement finished in a modern 4 room flat, now rented to a permanent tenant; income from rent pays all expenses, taxes, insurance and water; fine lot, 60x125; situated on high ground, close to Fruitvale av.; will make easy terms or take good lot as first payment.
$3,950—Almost brand new cottage of 6 rooms and sleeping porch; strictly modern and up to date in every particular; all large, sunny rooms; good basement, driveway and garage; lot 42x110; street improvements all in; choice neighborhood; will make easy terms.
$3,650—Beautiful 6 room bungalow; strictly up to date in every particular; 2 fireplaces; window seats, polished floors, etc.; fine lot, 50x125; street work all done; 1 block off car line; terms can be arranged.
$3,200—A BIG BARGAIN—Beautiful 5 room cottage, with all the late conveniences; large, sunny rooms; very large front porch; fine basement; lot 40x130, with fruit trees, berries, flowers, lawns, etc.; restricted locality; close to streetcar lines and local trains; will take $250 down and balance as rent.
$2,850—Brand new 5 room bungalow, with all the latest convenience and elegantly finished; fine lot, 32x120; street work all done; half a block from Fruitvale av.; will make easy terms.
$2,700—BIG SACRIFICE—A good cottage of 5 rooms and bath; high basement; fine corner lot, 50x214; fruit trees; berries; chicken yards; close to two car lines. Look this up, as it is a snap.
Apply to HOME INVESTMENT CO.,
1946 Fruitvale av., cor. Boulevard.

H. A. PLEITNER, 954 Fruitvale av., Merritt 449. Fruitvale station, Cal.
$2,200—New and modern 5 room bungalow and bath, of the latest style, with fixtures, etc.; lot 50x115; about 3 blocks north of East 14th st.; easy terms.
$1,900—New and modern 4 room cottage; porcelain bath, fixtures, basement, etc.; sunny corner; lot 40x100; cement walks already laid; 4 blocks east of Melrose station; $100 cash down, balance $20 per month.
$1,550—Very neat 6 room house and large lot, suitable for raising chickens; lot 50x280; fruit trees, etc.; at the Fruitvale foothills; 3 blocks from car line; installments if desired.
$2,400—Brand new bungalow of 5 rooms, bath, beam ceiling and fixtures of the latest design; lot 60x122:6; just north of East 14th st. car line; part cash, balance on mortgage.
$2,700—New and modern cottage of 5 rooms, hall, bath, mantel, fixtures, cement trays; lot 50x114:6; street work all done; 1 block above East 14th st. at 36th av.; $200 cash down, balance $25 per month.
$1,650—Modern cottage of 5 rooms, hall, bath, basement; well of water, also city water; lot 37:6x122; 4 blocks east of Fruitvale station; very easy terms.
$2,200—New and up to date bungalow of 4 rooms and bath; best plumbing; cement walks, etc.; a very attractive home; corner lot, 50x100; near school, and 2 blocks from East 14th st. car line; $100 cash down, balance $20 per month.
H. A. PLEITNER, 954 Fruitvale av.

$100 DOWN.
$2,350—Only $100 down and balance $20 a month, including interest; modern bungalow of 4 rooms and bath, not yet completed; interior finished to suit buyer; well located, handy to cars and trains; street improved, sidewalk complete. A good buy.
$2,300—Only $300 down and balance easy monthly payments to suit buyer; attractive 4 room home on large lot 50x156; block from car; street improved; good residence district; safe investment.
$100 to $300 down and balance easy monthly payments will purchase attractive and well located home in Fruitvale. Let us help you stop paying rent.
FOST-KETCHEN REALTY CO.,
1353 Fruitvale av.
Phone Merritt 404. Closed Sunday.

MELROSE REAL ESTATE

$2,000—Modern 5 room cottage, completely furnished; easy terms.
$4,000—Cement bungalow, high class, with a large lot; restricted neighborhood; easy terms.
$2,600—Six rooms with sleeping porch, 3 blocks from S. P. local, one block from the cars; $150 cash or will exchange for some vacant lots.
$2,100—New 4 room cottage; large lot; good location near S. P. local. This is $500 more than I ask. Must sell at once, as I am going away.
$2,500—Modern 5 room cottage; lot 50x174; 5 chicken houses; brooder house and chicken yard and a good barn; near High st. close to the cars; street work done.
$800—Three room cottage on corner lot, 25x125.
$1,500—This is a lot 55x320; easy terms.
$300—Lot 25x120.
We have a large list of property to exchange.
BLODGETT & SHIRLEY,
1252 47th av.
Open Sunday. Phone Elmhurst 115.

COUNTRY REAL ESTATE

ALFALFA LAND (SELECTED) — Dairying, melons, vegetables; sandy loam of exceeding fertility; excellent gravity irrigation; two miles from town, on Southern Pacific; town surrounded by large acreage of alfalfa; one hour's ride from Stockton; 800 ACRES DIVIDED INTO TEN 80 ACRE TRACTS AT $85 PER ACRE. We can not sell less than an 80 acre tract at this low figure, and one-half down, balance to suit. Similar land on the market at double this price, requires one-quarter down. If too much land, get somebody to buy half with you. After careful investigation, you will be satisfied that it is one of the best bargains in California. Income from alfalfa alone should pay for property, increased by dairying. Big money in just buying for speculation. Call and talk it over whether or not you buy, or write.
DUFFIE-BURT COMPANY,
900 First National Bank bldg.,
San Francisco.

KREDO, THE LAND AGENT.
702 MARKET ST., FLANNERY BLDG.
PART MONEY ADVANCED.

$2,250—7 acres adjoining Vacaville; 4 acres French prunes; 6 room house, barn, city water and light; fine garden; big bargain; worth $3,000; $1,200 cash. KREDO, 702 Market st.

$200—5 acres; or 15 acres for $500; near Corning, Tehama county; a giveaway; need cash. KREDO, 702 Market st.

$600—20 acres adjoining town; level, cut over land; near railway, boats, mills; coast town. KREDO, 702 Market st.

HAYWARD ACRES.
Best buy.
Only 2 blocks from S. P. depot.
Sewer, city water.
Macadam streets.
Your choice of an acre or less.
Five cent fare to Oakland.
Ten cents to San Francisco.
Get a country home now before the advance.
Ten per cent cash, balance easy.
Monthly payments. Some live
Agents wanted. Free maps.
H. R. ROBINSON,
General Agent for Lands of Meek Estate,
529 Castro st., Hayward, Cal.
Phone Hayward 226.

Oakland Office, Meek Estate,
703 Syndicate bldg. Phone Oakland 7820.

BARGAINS IN CONTRA COSTA RANCHES
13 acres of sloping land on the edge of the Ignacio valley; fine garden soil, adapted to walnuts and vegetables; picturesque location; beautiful view of the valley; close to station on O. & A. R. R.; low price; terms.

31 acres on county road and on O. & A. R. R.; rich, deep, level soil; 7 acres in 10 year old yellow cling peaches, balance set to Cal. black walnuts, 3 to 7 years old; row of grafted walnuts along county road in bearing; one of the most attractive pieces of land we have ever seen in that county; 3 acres have bearing cornichon grapes between the walnut trees; low price; terms.

82 acres of dead level land near Concord; absolutely free from adobe; house, barn, well, windmill, chicken houses, etc.; land has been used for hay and grain, but is admirably adapted to walnut raising; low price; terms.
THE WARREN CHENEY COMPANY,
Tel. Berkeley 320. 2133 Center st., Berkeley.

Are You
One of the Men
We Are Looking For?

We own a great portion of two counties in the fertile Sacramento valley, California, which we have cut up into "little farms." The soil, water, climate and transportation are here; all that's needed is men to put them to work. You can grow and sell produce every month in the year and have 10 years to pay for the land. Is this the chance you have hoped and wished for? Send for full details and other interesting information today. It's free.
KUHN IRRIGATED LAND COMPANY,
412 Market st., San Francisco.

$15 an acre—Fine stock ranch and farm in Anderson valley, Mendocino county, with good buildings, plenty of wood and running water; 30 acres orchard, mostly apples; 1,080 acres.
$25 an acre—Best bargain in Sacramento valley; Butte county; 640 acres, part alfalfa land, on creek. Particulars of
ROTHERMEL & CO., 247 Russ bldg.

CHEAP RANCH.
$8 an acre—Paying cattle and hog ranch; 2,700 acres; fine location, near Skaggs Springs resort, Sonoma county; with buildings; orchard and enough tanbark and redwood to nearly pay for it. ROTHERMEL & CO., 247 Russ bldg.

FRUIT, stock, poultry and alfalfa ranches, subdivisions and timber lands. CHAS. W. FISHER, 660 Market st.

RANCHES—Peninsula, near Stanford; Los Altos; all sizes; bargains. FREDERIC HEBARD, Mayfield, Cal.

437 acres, Placer co.; bargain if taken at once. Apply OWNER, 223 First National Bank bldg.

COUNTRY REAL ESTATE
Continued

$14.14 CASH
and
$14.14 PAID MONTHLY
Is all that is necessary to purchase $1,000 worth of any of our properties in the beautiful Mount Diablo country, on the new Oakland and Antioch Electric railway.

THE BOOM IS ON
The running of regular electric trains over the Oakland and Antioch railway will open up a valley unknown to 85 per cent of the people living in Oakland, San Francisco or any of the bay cities.
This valley is only 30 minutes from Oakland and one hour from San Francisco. It is the best in the state for the growing of
ENGLISH WALNUTS
ALMONDS
PEARS
CHERRIES
PEACHES
OLIVES
PRUNES
ALL BERRIES
ALL VEGETABLES
ALL FRUITS
IDEAL CHICKEN LANDS
Anything you want to grow.
Your market is 1,000,000 people.
One hour's ride by electric cars.
Perfect climate. Healthful locality.
Absolutely no malaria.
No more beautiful place in the state in which to live.
LOOK OVER OUR LANDS
SEEING IS BELIEVING
Prices will surely double after the Oakland and Antioch Electric railway is in operation.
Live in the country.
Continue your business in the city.
By all means investigate our proposition.
Call at office or write for full particulars.
Office open on Tuesday, Thursday and Saturday evenings.
R. N. BURGESS COMPANY,
734 Market st., San Francisco.
BRANCH OFFICE, 1538 Broadway, Oakland.

ARE YOU LOOKING FOR A RANCH?
READ THIS
172 acres of the best land in Sacramento valley, ¾ mile from station with 16 trains a day passing through it. It is on the river and there is no better land in the state for any purpose. There are 62 acres planted in alfalfa and corn, the alfalfa cutting 5 crops annually without irrigation. It is extra choice hop and prune land. The balance is finest land for orange, lemons, olives or anything you want to grow. Creek runs through the place. Water for pumping can be had in abundance at from 10 to 30 feet. Large dairy barn, holding 40 cows, 6 horses and 65 tons of hay. Good 5 room house, windmill and tank. The land adjoining rents for $30 an acre, which is interest on a valuation of $300 per acre. The price of the whole ranch and improvements, which are in first class condition, is $22,500—$12,500 cash, balance on terms. Arrangements can be made to sell part. Call or address 555 Monadnock building.

WALNUT CREEK SNAPS!
10 acres, all level, fine loam soil; half mile to Walnut Creek, on the "O. and A." electric line, close to station; all in walnuts; $525 per acre; terms.
5 acres, near Walnut Creek, near O. and A. station; would make fine chicken ranch; $300 per acre; $150 down, $18 per month.
10 acres in Walnut Creek Terrace; fine orchard, vineyard or chicken land; sandy loam soil; $200 per acre; easy terms.
20 acres, on main county road, near Concord; 8 acres orchard; $500 cash, $20 per month, 6 per cent interest.
5 acres in Walnut Grove Addition to Concord; no better land anywhere for vegetables, fruit or nuts; close to schools, stores, church; plenty of water for irrigation; an ideal home site; $2,000; terms to suit; 6 per cent interest.
SUBURBAN FARMS CO.,
1437 Broadway, Oakland.

READ THIS BEFORE LOOKING FARTHER
141 acres located near Watsonville at about ½ what it is worth. Ranch is all fenced in hog tight fence; 1,500 bearing trees on the place and timber is worth more than the price asked for the whole ranch. There is a house and barn and 2 fine fresh water springs and 1 sulphur spring and also about ½ mile frontage on a fine live stream with an abundance of flow the year around with good fishing and hunting. This place is a good buy at double the price asked and is a fine proposition for any one. Call at 555 Monadnock bldg. for particulars.

STRAWBERRIES STRAWBERRIES
SAN JOAQUIN VALLEY.
"NONE SUCH ELSEWHERE."
We have for sale on very easy terms a few 5 and 10 acre tracts left; convenient to electric line, also Santa Fe R. R.; abundance of water; best soil in America and lots of sunshine; all the requirements to raise and market the Banner berries; a few acres will make you independent the balance of your life. See me at once.
C. W. JORDAN,
4620 East 14th st., Oakland.

FOR sale—26 acre farm of olives and plums near Auburn, with furnished 3 room house, barn, plows, cultivators, wagons, tools, olive mill, free power and water press; clearing from $1,000 to $2,000 yearly; snap at $5,000; terms.
148 acres bottom land in Fresno county, with 7 room house, fencing, orange orchard, well, barns, etc.; easily worth $200 per acre, but sacrificed at $85 per acre.
960 acre alfalfa water division in Fresno county in the midst of great development work; price $40 per acre.
CALIFORNIA APPLE LAND COMPANY,
74 Bacon bldg., Oakland.

$2,150—16½ acres good land, small house and barn, fine spring; 9 miles from Oakland, 1 mile from electric car.
$3,000—30 acres choice Sonoma county land, 10 acres creek bottom; good house and barn; 1 mile to town and railroad.
$100 for 160 acres choice San Mateo land; 50 acres creek bottom; all fenced and improved.
HUGH M. CAMERON,
1458 Broadway, Oakland.

BUY IRRIGATED LAND
I have listed some of the best land in south San Joaquin irrigation district; will have one of the finest water systems in the state completed this summer; fine transportation facilities; good land, a splendid water supply and a very healthy climate. This land is very reasonable in price and will raise anything; is particularly adapted to alfalfa, fruit and gardening. I have listed some improved places at reasonable prices.
RAY H. MERRILL, Markham bldg., Ripon, Cal.

FAIRMEAD ALFALFA FARMS.
Ten, Twenty and Forty Acre Tracts.
EASY TERMS
Abundance of irrigation water NOW. FAIRMEAD on the main line of S. P. R. R. Healthful climate. One thousand acres in small tracts sold during October.
Call or write for folder.
CO-OPERATIVE LAND AND TRUST CO.,
509 Market st., San Francisco.

A model 15 acre home near Oakley, East Contra Costa; 50 mi. via Santa Fe; full bearing trees; good improvements; perfect road; unique entrance; large sanitary poultry plant; R. F. D.; telephone; a 3 day bargain; terms; no exchange. F. R. GREEN, 2112 Grove, Berkeley, or phone Berkeley 7792.

$80,000
800 ACRES
$100 an acre. An exceptional opportunity near Modesto. Alfalfa lands, part subirrigated. Near Southern Pacific. Also proposed new railroad to run through land. Splendid piece to subdivide or to use. Rich, good soil.
McEWEN BROS., 475 Pine st.

ORANGE LAND FOR SALE.
475 acres of A1 land, not 100 miles from Oakland, for any kind of fruits, nuts, alfalfa, etc., partly set to oranges, walnuts, almonds, alfalfa and other fruits, and subdivided, with abundance of water with the land; price very reasonable; terms easy. PARTIES WISHING TO BUY GOOD PROPERTY at a BARGAIN, address box 6018, Call office, Oakland.

STOCK AND DAIRY RANCHES
2,500 acres, Monterey co.; especially good pasture; 400 acres hay, vegetable and alfalfa land; good improvements; $60,000; 3,000 acres choice subdivision alfalfa and fruit land. See me. Several bargains in small places.
J. H. McKIBBEY,
717 Market st.

FINE chicken ranch; 5 or 7½ acres; $500 to $1,000 down; rest easy terms; hard finished house; chicken house, barn, well; 2 miles from Livermore; good land; will be all plowed and put in grain; ready to move into; furn. or unfurn.; 50 Belgian hares. Ad. Mrs. Bee, Livermore.

NEVER again will you have a chance to buy 46 acres, half fruit land, have fine woods, for $5,500; buildings on the ground alone worth the price; 1½ hours from San Francisco, 1¼ miles from station. PHILO JACOBY, 34 Turk st.

POULTRYMEN—My model money making poultry ranch is for sale; thoroughly equipped; fine cottage and buildings; city conveniences; fully stocked and a going business. J. H. BROWN, Livermore, Cal.

FOR SALE OR EXCHANGE.
Residence and three lots on a paved street; four lots on 3d st. and my equity in 20 acres, improved, 2½ miles out, on good road. Address S. L. RITCHEY, Turlock, Cal.

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

BEST ALFALFA LAND; ABUNDANCE OF WATER; PROSPEROUS COMMUNITY; PRICE $110 AN ACRE; EASY PAYMENTS. C. M. WOOSTER CO., 303 PHELAN BLDG., S. F.

20 ACRES—5 acres alfalfa; 4 inch pump and 5 hp. gas engine; all fenced; close to station; $4,000; terms. C. W. BOWEN, 250 Phelan building.

PLACER county subdivision—Will sell a portion of my 500 acre farm in Placer county in 20 and 40 acre tracts to desirable people for $30 to $40 per acre; small payments; on railroad near Colfax. OWNER, 1623 4th av., Oakland.

AN IDEAL RANCH.
This splendid property for sale at a sacrifice. For full particulars and terms of sale, apply RAY H. MERRILL, Markham bldg., Ripon, P. O. box 137.

Santa Clara County Real Estate

JOS. H. RUCKER & CO.,
Bargains in Country Lands.
FOR SALE. EXCHANGE.
SANTA CLARA COUNTY.

$3,700—17 acres, foothill, gravelly loam soil, especially adapted to apricots, peaches, walnuts or grapes; all level; elevated enough for good view; on county road; three-fourths miles from Evergreen. 43B-42

$8,000—12 acres, about one mile from city limits of San Jose; deep sediment loam; splendidly improved with modern 7 rooms house, with electricity; fine barn, fruithouse, drying plant, 1,200 trays, all farming implements; 100 chickens; set to prunes and apricots and a fine family orchard; beautiful, large ornamental trees around house; finest pumping plant in the county, with 6 H. P. electric engine; income $2,000; this is very choice. 43A-249

$8,400—20 acres finest gravel foothill loam; no irrigation; soil always moist below the surface; planted to Blenheim apricots and peaches, two years and nine years old, in very fluest condition; fines fruit in valley was grown on these trees this year; about three acres in grapes grafted on resistant root; fine viewpoint, overlooking the valley and bay; 1 mile from Evergreen on county road. 43A-303

JOS. H. RUCKER & CO.,
Real Estate, Loans, Insurance, Rents.
79-81-83 Post st.
Offices Also at San Jose.

LOOK
AT OUR CHOICE SUBDIVISION
Lots range from 1 to 10 acres, prices from $300 to $400 per acre; terms ¼ down, balance 2 years at 6 per cent; land the very best for all fruits; electric cars stop at the tract; only 6½ miles west of San Jose; only half mile to the town of Cupertino; on the famous Stevens creek highway; mountain water piped to the land; beautiful view of foothills and valley; best of neighbors on all sides; out of the heavy frost belt; choose your future home or investment before the land is all sold. Remember, this property will surely double in value before 1915. Do not hesitate, but buy. At the above terms we give you a deed.
PORTAL & LORIGAN,
19 North First st.,
San Jose, Cal.

IMPROVED ORCHARD—$550 PER ACRE
$16,500—30 acres of deep sandy loam soil in the rich Cupertino district; ½ mile from car line; 6 acres apricots, balance prunes, mostly in full bearing, with family orchard; fine well; 190 feet deep; 8 hp. engine with abundance of water to irrigate entire place; fine shade trees; good 7 room house, barn, tenants' house, sheds and chicken houses; all implements, including trays, dipper and grader. This orchard is a good, steady producer and is offered for the first time at the above low price. Will exchange for good bay cities property.
BEAL & KING,
23 West Santa Clara st.,
San Jose, Cal.

$8,000—15 acres of splendid young orchard, located on main county road, about 5 miles west of San Jose; 7 acres prunes, 7 acres apricots, 1 acre peaches; plenty of water for irrigation; finest sandy sediment soil in valley.

$9,000—60 acres of first class fruit and alfalfa land, in warm belt, about 11 miles south of San Jose; abundance of water; ¼ cash and balance in 3 annual installments.
JAMES A. CLAYTON & CO.,
34 W. Santa Clara st.,
San Jose.

17 ACRES—12 acres in A1 bearing prune trees; 5 acres in hay land; good barn; plenty water; electric motor pump. This is a splendid location, close to cars and school; a magnificent view of valley and San Francisco bay; an ideal homeplace with an income. A sure bargain; $4,500, part cash.
CAVALA & QUILTY, 61 West Santa Clara st.,
San Jose, Cal.

MOUNTAIN home of 160 acres, 6 miles from town of Los Gatos; 40 acres can be cultivated; fine soil; fine lot of timber and plenty of water; beautifully located, overlooking bay of Santa Cruz; price $40 per acre. This is a snap.
J. W. STOUGH, Auzerais bldg., San Jose, Cal.

SAN MATEO REAL ESTATE

CEMETERY LOT FOR SALE.
Four or six grave plat in Mount Olivet cemetery for sale at very reasonable price. Lot has perpetual care and ideal location. Owner has removed from the city, reason for selling. Apply TRUMAN UNDERTAKING CO., 1919 Mission st., San Francisco, or TRUMAN UNDERTAKING CO., 2935 Telegraph av., Oakland.

STANISLAUS LANDS

EXCHANGE LIST
STANISLAUS LAND COMPANY,
MODESTO, CAL.

—1—
40 acres, ¼ mile from town of Ceres, 3¼ miles from Modesto; well improved; very nice house, barn, windmill, tank, tankhouse, sheds, outbuildings, etc.; 20 acres alfalfa, balance checked ready to seed. Price $14,000.
WILL EXCHANGE GOOD INCOME BAY PROPERTY.

—2—
21 acres, 2 miles west of Modesto; good 5 room house, windmill, good sized barn; all in fine stand of alfalfa. Price $7,500.
WILL EXCHANGE FOR BAY PROPERTY.

—3—
300 acres, 8 miles west of Modesto; about 125 acres of alfalfa, balance river bottom land, all tillable, can be put into alfalfa; 3 barns, good size; good 10 room hard finished house; under Turlock irrigation system. Price $50,000.
WILL EXCHANGE FOR INCOME PROPERTY OR GOOD LOTS.

—4—
20 acres, 4 miles northeast of Modesto, all in alfalfa; good 6 room house, good barn, windmill, tank and tankhouse; about 20 head milk cows; good team of horses; all in Modesto irrigation district. Price for all, $10,000.
WILL EXCHANGE FOR BAY PROPERTY.

—5—
59 acres, 2 miles west of Modesto, in irrigation district; small house and barn; 30 acres in alfalfa, balance very fine river bottom land. Price $18,000; mortgage $5,000.
WILL EXCHANGE EQUITY FOR BAY PROPERTY.

—6—
68 acres, 5 miles northeast of Modesto; 35 acres alfalfa, balance farmed; good 5 room house, good barn, well, windmill and tankhouse; other outbuildings; $18,000; mortgage $7,500.
WILL EXCHANGE FOR BAY PROPERTY.

SONOMA COUNTY LANDS

POULTRY, FRUIT AND DAIRY RANCHES
for sale by
BATCHELOR & RANKIN,
176 Main st., Petaluma, California.
$2,100—2 acres, 6 room house, barn, hen houses, well, some large oak trees, adjoining city limits of Petaluma; $300 cash; balance by the month.
$5,000—5 acres, 6 room house, barn, hen houses, well, windmill and tank; water pipes all over, mostly in orchard; only one-half mile from city limits; $2,500 cash, balance on time; interest 6 per cent.
$4,800—6 acres, 5 room house, barn, well, windmill, splendid orchard (full bearing), brooder house, hen houses, place all fenced; $1,800 cash, balance on terms to suit. More land can be had if desired, all in orchard.
$150 to $200 per acre—Cotati unimproved land is among the best in Sonoma county; for sale in one acre tracts and upward; only 20 per cent cash required, balance on easy terms. Cotati has schools, stores, churches, hotel and a land office at Cotati station, situated halfway between Petaluma and Santa Rosa.
NEW SUBDIVISIONS
Some of the best garden and fruit land to be had in 4 and 5 acre tracts, all lots facing on good road; city gas piped to each lot; telephone line running along road only 1½ miles from Petaluma. This land can be bought on terms.
EAST SIDE TRACT
2½ miles from Petaluma on main county road, is for sale in 1-2-3 and 5 acre lots; $150 to $250 per acre, 20 per cent cash; balance on easy payments; interest 6 per cent per annum.
If you are looking for a town or country home, poultry or fruit land, write or call
BATCHELOR & RANKIN,
176 Main st., Petaluma, Cal.

55 ACRES all clear near Petaluma; finest sandy loam soil in Sonoma co.; all fenced; 3 good wells, some timber; 1912 crop paid 15 per cent; terms or exchange part or all for S. F. vacant or improved r. e. A fine chance for contractor who wants to build, subdivide and sell. A good money maker and ready seller. Buy now and make big and quick money; now in crop, rental 1-3 free. Price $250 per acre. No. 2737
J. W. HORN CO., Petaluma, Cal.

A SONOMA COUNTY RANCH BARGAIN
$390 cash and bal. like rent buys 5 acres fine garden land in vineyard, orchard, shade and trees; 5 room house, barn, well and poultry buildings; on main county road close to railway station, school and free mail delivery. No. 2979
J. W. HORN COMPANY, Petaluma, Cal.

J. W. HORN CO., PETALUMA, CAL.
$650 cash and $500 per year buys a highly improved, modern fruit and poultry ranch at Petaluma that should net owner, when fully stocked, $2,500 per year; total price now $4,650, including fine driving horse, harness and buggy. Write for our large free list.
J. W. HORN CO., PETALUMA, CAL.

GOVERNMENT LANDS

GOVERNMENT land, homestead tracts; good land open for filing. 550 Montgomery st., room 502.

SACRAMENTO VALLEY LANDS

SACRAMENTO VALLEY FARMS

154 acres—The best improved alfalfa farm in the DIXON DAIRY SECTION; all rich and sediment soil, the best of Dixon Ridge soil; only 1½ miles from town and adjoining the famous H. R. TIMM certified dairy farm; all this land equal to the Timm dairy farm land; 50 acres now in fine stand of ALFALFA, balance sown to barley, and the buyer gets the crop; every acres is perfect alfalfa land; with irrigation will produce 10 tons of cured hay per acre annually, a demonstrated fact, no guesswork; $3,000 pumping plant that will irrigate the whole tract in alfalfa; fine, modern, 2 story, 10 room residence; NEW hardwood floors downstairs, hard finished, bath and all modern plumbing; wired for electric lights. A handsome residence you will be proud to call yours. A good large barn and other necessary outbuildings. THE BEST IMPROVED FARM IN THE DIXON SECTION; just the place for the man who wants an ideal country home and a money maker dairy farm. The price is $37,500; terms $17,500 cash, balance 4 equal annual payments. See this place if you want a real farm.

337 acres—Tehama county, 200 acres in alfalfa, all under irrigation from free ditch; 1,000 inch water right goes with the property; balance of land suitable for fruit, etc. This place will produce 1,800 to 2,000 tons of hay per annum; good house, barns and fences; good location and an ideal place for stock, hog or dairy farm; price for quick sale is $37,500, on terms at 6 per cent net.

320 acres in Sutter county, 8 miles from Live Oak station; all level, rich, loamy soil; 160 acres now in crop, quarter of this to go to the buyer; all fenced; no buildings; 3 oak trees; will come under irrigation canal next year; price for quick sale is $37.50 per acre; $4,500 cash, balance 5 equal annual payments at 6 per cent net. This will double in value in 2 years' time.

160 acres near Dixon, 3 miles from town; all rich, level, sediment loam soil; every acre perfect for alfalfa with irrigation; all in barley this season; crop reserved or at advanced price goes with the place; all fenced into 2 fields; good 6 room modern hard finished house, with bath and good plumbing; good barn; faces main road on 2 sides; can be subdivided nicely; price with the crop $100 per acre; without the crop, $90 per acre; terms. THIS IS THE BEST BUY IN THE DIXON SECTION.

FOR SUBDIVISION
6,200 acres, Tehama county; cheap to retail at $60 to $75 per acre will show 5 to 1 profit.
3,000 acres in Yuba county; the best subdivision property in the Sacramento valley;; 1,200 acres staked ready to sell; power line in; good pumping plant; good improvements; railway station on the land, on the new state highway NOW BUILT. Will retail fast and is a money maker.
4,500 acres, with gravity irrigation; $35 per acre; CHEAPEST and BEST subdivision in the valley for the money.
1,000 acres, Colusa county, adjoining Kuhn irrigated lands. A snap at $60 per acre.
WHEN YOU WANT LANDS OF ANY KIND, SEE GEORGE X. FLEMING, 1026 8th st., Sacramento, Cal.,
THE BEST POSTED