

FREE FARES FROM ALL PARTS OF THE U. S.

DEALERS WILL PAY TRANSPORTATION OF ALL NEW SETTLERS

By filling out The Call and Post coupon on this page, persons in any part of the United States can have their railroad fares to San Francisco paid by the real estate advertisers on this page. These dealers want thousands of people from every state in the union to settle in and around San Francisco, and in order to accomplish this purpose they have adopted this startling plan with its attractive offer to homeseekers.

No limit has been placed on the number of persons whose fares to San Francisco they will pay. If 1,000

people accept this great offer, then this newspaper will be exactly 10 times as well pleased as if 100 people accept it. So send this page to your eastern friends who are thinking of coming west to buy real estate and to live here permanently. There is plenty of room in and around San Francisco for many additional millions of people. The Call and Post want more population here, so The Call and Post real estate advertisers on this page have adopted this method of doing something big for San Francisco and vicinity.

VANGUARD TO BE ON GROUND SOON

Before the first of next August the normal population of San Francisco will be increased by between 50,000 and 100,000 persons from all parts of the world, who will earn and disburse in the city new money from an entirely new source, according to a statement made by George Hough Perry, director of exploitation of the Panama-Pacific exposition, in the course of an interesting and optimistic address at a luncheon given by the San Francisco Real Estate board a few days ago.

The vanguard of the pre-exposition industrial army will begin arriving right after the first of the new year, and the influx will be in full swing by April 1.

A large percentage of these men, who will be connected with the exposition in one way or another, will be artisans and workmen sent out from the factories to install machinery in the various exhibits. By the nature of their employment they will remain here all the way from three months to two years. Their wages will run from \$20 to \$50 a week, the payrolls coming from various places outside of San Francisco.

During the pre-fair period in St. Louis 60,000 workmen were engaged for many months in technical preparation of the various industrial exhibits and the total of the pre-fair crowd from places outside of St. Louis numbered more than 85,000.

Many of the workmen who will be sent here by exhibitors long in advance of the opening of the exposition will bring their families and will settle in homes in the city during their stay.

Director Perry predicted that the arrival of this class of exposition employees will create a big demand for

PARKSIDE PEOPLE EXPECT INCREASE

The applications for building permits filed for December show a number of new homes being erected in Parkside ranging in value from \$3,000 to \$5,000, and the indications are that the building activity will continue during the winter months.

The fact that a large part of Parkside has all improvements completed ready for building has caused home buyers to investigate this district as a location for homes.

The announcement from the city engineer's office that work on Twin Peaks tunnel would begin shortly after the first of the year has centered the attention of the people on the territory west of Twin Peaks, and while many buyers are looking to this section for profitable investments real estate men report that the majority of purchasers are arranging to build homes immediately.

The style of buildings being erected in this district has been a revelation to people in San Francisco.

Most of the new tracts are being sold in lots of large frontage, permitting the building of bungalows and the laying out of attractive lawns and gardens, and the new homes in course of construction, combined with the general plans of improvement being carried out, gives this section of the city the appearance of the suburban districts of Los Angeles and other cities on the coast that are noted for their beauty.

rooms, little homes, boarding and apartment houses.

The pre-exposition contingent which will shortly begin arriving here will be widely classified. Aside from exposition officials many concessionaires are already on the ground and their preliminary work is well advanced.



AUTO PARTY BUYS AT RIVERGARDEN

One of the most interesting deals to be closed in the Fair ranch subdivision of Rivergarden farms was made this week, when 320 acres of this subdivided land was sold to three purchasers from Bismarck, Ariz. This selection was made after an inspection of several farm land subdivisions along the way from Los Angeles to Sacramento.

The party comprised L. H. North, who is a wholesale butcher and stock raiser, owning three large stock ranges in the vicinity of Bismarck; James Q. Wallace and J. P. Hemperly. The other purchasers are farmers who have been growing alfalfa near the Arizona town. While these purchasers intend to grow alfalfa on their new farms, their prime reason for coming to California is the fact that while this forage grows well in Arizona, the ditch water which is used for irrigation carries Johnson grass seed, which takes root and kills out the alfalfa. A term of five years will completely destroy a good stand of the forage. The existence of subirrigation eliminates the possibility of trouble of this kind at Rivergarden farms.

Coming by automobile the entire distance, the party stopped at all places of interest along the line, and where occasion presented, investigated the various farm land subdivisions throughout southern California, the San Joaquin and Sacramento valleys. The purchase in Rivergarden Farms was made after an exhaustive examination of the soil and thorough study of proximity to markets and transportation facilities. Among tests

made was an examination of the soil to a depth of seven feet.

That the party was truly enthusiastic over the property can be realized when it is understood that L. H. North acquired his holding of 80 acres after having received a letter from his wife telling him not to buy property in California, as they had enough

at their home. North took the trip with the intention of ending the country and having a vacation. But upon investigation of Rivergarden Farms he said: "This proposition is too good to let go by. I can't afford to let this opportunity pass, as I see a great future for this property which will result in a big rise in values."

DAIRYLAND THE CREAM OF THE GREAT CHOWCHILLA RANCH

Here's a wonderful opportunity in the center of California, where the country now is carpeted a beautiful green and the flowers are beginning to blossom. In the productive San Joaquin Valley, where prosperous farmers live.

\$100 AN ACRE FOR LEVEL, RICH ALFALFA and FRUIT Land 10 YEARS TO PAY, Think of It.

The land will make your payments and a good living besides. Good Stores, Schools and Churches. WATER IN ABUNDANCE. 12 miles of Boulevard, lined with Palm Trees, runs through center of the property.

No better Alfalfa and Fruit land to be found. You can make good on a Dairyland Farm from the start. Think of the terms. 10 years to pay for fertile land that you can buy for \$100 per acre.

WRITE TODAY TO
STINE & KENDRICK
23 MONTGOMERY ST., SAN FRANCISCO

YOUR ENTIRE FUTURE WILL BE ASSURED BY RIGHT INVESTMENT NOW

Wake up thoroughly to the enormous development that is about to come to the San Francisco Bay Region, and act. Make an investment. Put some money, though it be only a little, into property that will jump ahead in value.

Wall's Harbor Center Richmond Commercial Property Will Reach Great Value

Located so that all business development of the Harbor, with its factories, warehouses, shipping enterprises, must pour a tide of business into it.

EASY PAYMENTS
ALL IMPROVEMENTS FREE WITH LOTS
See us. We will show you in our autos.
Maps, Illustrated Booklet Sent Free.

NEW RICHMOND LAND CO.
22D AND MACDONALD AVENUE, RICHMOND.
801-3 MONADNOCK BLDG., SAN FRANCISCO, CAL.

THE IDEAL HOME AN ORANGE GROVE IN SUNNY CALIFORNIA

In the Tulare Citrus Belt—Adjoining the foothills, OR AN ORCHARD OF CHOICEST OLIVES, FIGS, PEACHES, APRICOTS, PRUNES OR GRAPES.

You Can Buy This Beautiful Homestead for 14 Cash, Balance at End of 6 Years
During these years you can make a fine living from Tomatoes, Beans, Potatoes, Melons, Berries or Turkish Tobacco, planted between the rows of young fruit trees.

The fruit will pay the balance due on land
Water Guaranteed—Rich, Deep Soil—Climate Ideal
Three hours by good roads to General Grant and Sequoia National Parks; Big Trees; Fine Fishing and Hunting.
THE OROSI FARMS for Great Big Profits
BOARDMAN BROS. & CO.
28 MONTGOMERY STREET, San Francisco

REALTY MEN WANT TO PAY MONEY FOR MORE POPULATION

As a means for inducing people from other states to come to California immediately, instead of waiting for the opening of the Panama-Pacific international exposition here, the real estate dealers listed below have agreed to pay the railroad fares to San Francisco of all persons who buy from them the amounts of property specified after the firms' names.

So fill out the coupon in the lower corner of this page and mail it immediately to the Real Estate Editor, Call and Post, San Francisco. Then you will be registered and any further information you may desire will be mailed to you. No person will be permitted to register in this way for a friend. Each prospective buyer must fill out his own coupon and send it in as directed. Local people should mail copies of this entire page to eastern friends, urging them to take advantage of this generous offer.

Among the routes over which these realty dealers will pay fares are the Rock Island lines. Other roads will be added, and new features will be announced from time to time.

Following is the list of participating firms, with the minimum amount of property to be bought to get railroad fare:

Stine & Kendrick, \$2,000.
J. W. Wright & Co., \$1,500.
J. P. Massie & Sons, \$3,000.
Boardman Brothers, \$3,000.
California Land Security company, 20 acres.
Parkside Realty company, \$2,500.

Burg Brothers, \$1,000.
L. D. Besecker, \$5,000.
W. W. Williams, \$3,000.
Edwards & Slegman, \$1,750.
Lapachet & Co., \$1,000.

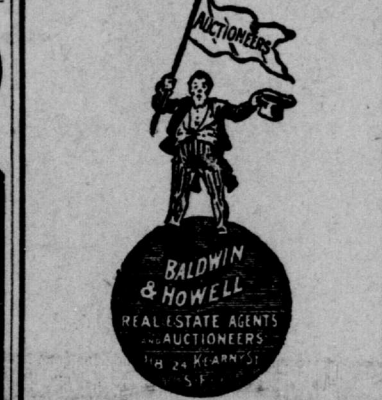


to make money

Is, after all, your object in coming to California. Richmond, right across the Bay from San Francisco, is today the fastest growing city in America. Fifty Million Dollars have been invested in factories; the annual payroll is Five Million Dollars. In the heart of this great industrial center is located the Nicholl-Macdonald Business Center tract, where business lots can be bought on easy monthly payments. Property here has increased from \$1,000.00 to \$45,000.00, and many have doubled and trebled their money. A business lot in this tract is considered the safest, surest and best paying investment in California.

The increase in property value in this tract has been from Seventy Dollars per acre to over One Hundred Thousand Dollars per acre in the short time of fifteen years. Business lots can be bought here as low as \$800.00, with 10 per cent down and the balance at the rate of \$10.00 per month.

BURG BROS., Inc.,
660 Market St., San Francisco.
The pioneer real estate dealers of Richmond, who have sold Millions of Dollars' worth of valuable property in this great manufacturing and shipping center.



SUTRO BATHS AT AUCTION THURSDAY January 8th, 1914

A Money-Making Chance for 1915

and for a lifetime thereafter. An established, going business, bringing in receipts in excess of \$60,000 now.

Remember, there is only swimming now. Introduce water carnivals, music, vaudeville, concerts, athletic meets, theatricals, artificial ice skating, refreshments, convention days and scores of other attractions.

Your profits would soon pay for the entire investment. We are prepared to loan the buyer one-half the purchase price at 6%.

Full particulars from
BALDWIN & HOWELL
AUCTIONEERS
318-324 Kearny St., San Francisco

Your Success in Farming Depends on the Land You Buy

If it be unproductive, a life of hardship awaits you and your family, and rich soil will bring you ease and happiness.

Therefore get the best, even though it does cost more, and get it with plenty of water for irrigation, because farming in California without irrigation is a mere gamble.

\$125 TO \$200 AN ACRE WILL BUY TWO OF THE BEST IN CALIFORNIA IN OUR TIDAL RANCH SUBDIVISION. 20 ACRES OR MORE, IRRIGATED, FREE WATER RIGHTS.

The U. S. Government soil report says: "A review of the crops grown in this area would read like a nurseryman's catalogue." Alfalfa, beans, hops, corn, potatoes, sweet potatoes, onions, all vegetables, oranges, lemons, peaches, pears, prunes, English walnuts, all grow to perfection.

Tract fronts one mile on Sacramento river, Sutter county; 30 miles from Sacramento. River boats and two railroads furnish transportation. No overflow; no reclamation taxes.

J. P. MASSIE & SONS
57 POST STREET, SAN FRANCISCO, CAL.
1801 TELEGRAPH AVENUE, OAKLAND, CAL.

Good California Farms Direct From Owners

120 ACRES IRRIGATED: good house and barn; fine DAIRY. ALFALFA, ORANGE or OLIVE Land; near town. Very cheap; \$3,750—half cash.

160 ACRES, splendid STOCK and FRUIT FARM; 50 A. GRAIN; GOOD BLDGS. Cheap; \$2,750; half cash.

720 ACRES, ALL ROUND FARM; 200 A. GRAIN—suitable ORANGES, OLIVES, all fruit; fine buildings; can irrigate all. Really cheap, \$17.50 per acre.

1,000 ACRES, SONOMA CO. STOCK and FRUIT; six million feet redwood timber. Splendid buy; \$12.50 per acre; terms.

160 ACRES ALFALFA LAND near WILLOWS, GLENN CO.; LEVEL; plenty WATER. \$55 per acre; terms.

320 A. RIVER FARM; ALL BOTTOM; ALFALFA and BEANS; irrigated; good house, etc. \$95 per acre; terms.

W. W. WILLIAMS
519 California Street, SAN FRANCISCO.

GET RICH In Richmond CALIFORNIA

Ten years ago a ranch.

Today a city of 15,000 people. The great Standard Oil refining plant is located here, employing 2,000 men. Largest in the world.

The Pullman shops located here, employing 800 men. The terminus of the Santa Fe railroad.

The largest winery in the world is located here (California Wine Association). Innumerable manufacturing plants are located here, employing thousands.

Where ships meet rail.

In five years this city should contain 50,000 population. Buy real estate in this community and get rich. We are selling lots on easy payments in the heart of this wonderfully growing city. Write for full information. Fill out the coupon on this page and mail to The Call and Post, San Francisco, California. This advertisement inserted by J. W. Wright & Co., 228 Montgomery Street, San Francisco, California. For our financial responsibility we can refer you to this paper or to any bank in San Francisco.

THE FIG IS A NEVER FAILING CROP.

WE WANT FARMERS

THE BEST LAND IN CALIFORNIA For Fruits, Almonds and

IS IN Merced County

THE BEST LAND in Merced County is in the

Grogan Improved Farms, Irrigated

Want to Know About Them? Write

Edwards & Slegman

1010 Hearst Bldg., San Francisco, Cal.

Literature Free on Application.

FINEST PEACH LAND IN THE WORLD

WAGNER & FUGER

Exclusive Agents Alameda County, 414 15th St., Oakland, Cal. Lakeside 414.

Alfalfa Grain and Fruit Lands Stock Ranches

4,000 acres, San Benito county; \$15 per acre; well fenced and improved; easy terms. 1,250 acres, Mendocino county; highly improved and stocked; tools, implements all complete; on the railroad; home market for everything, including cattle; \$25,000. Terms can be arranged.

1,800 acres, Monterey county; 500 acres rich, level valley land; good improvements; on railroad; \$15 per acre. Easy terms. 595 acres, Monterey county; 5 miles from R. R.; carry 500 sheep; family orchard; good buildings; \$8,000, on terms.

595 acres, Monterey county; 1/4 mile from R. R.; 300 acres level bottom alfalfa land; deep, rich soil; all under cultivation; good buildings; \$40 per acre.

400 acres, San Joaquin county; 15 miles from R. R. and town; all level, deep sediment soil; all will grow alfalfa; \$100 per acre.

320 acres, Calaveras county; 200 acres alfalfa; abundant water; good buildings; stock and implements; 4 miles from R. R.; \$3,000; terms.

D. E. BESECKER
529 PACIFIC BLDG., San Francisco.

BUY A HOME AT PARKSIDE

The best location The best climate The best values offered in San Francisco.

Twenty minutes from the center of the City, through the TWIN PEAKS TUNNEL. All improvements complete, large lots. Suitable building restrictions.

Five Years Taxes Free

We pay all taxes first five years. Suitable arrangements made to build homes to suit purchaser. Don't buy until you investigate and compare prices. Write for maps and price lists. Take car No. 17 on Ellis Street direct to PARKSIDE.

PARKSIDE REALTY COMPANY
408 Crocker Bldg.

—come and get Rich in Richmond

\$5 a month gives you immediate possession of a \$500 investment in this choice property, where San Pablo, Macdonald avenue, Cutting boulevard and State Highway join in RICHMOND JUNCTION.

LOTS As Low as \$350

ALL Improvements FREE.

HERE is the BEST Real Estate Investment in California today, because the population and valuations are going up every few weeks. Opportunity awaits you here.

Call, telephone or write and I will give you literature, maps and facts regarding Richmond—the wonder city—FREE.

E. N. TAPSCOTT, Owner
215, 216, 217, 218, 219, 220
First National Bank Building
OAKLAND

All readers of The Call and Post should see that their eastern friends each fill out one of these coupons. Send this entire page east.

NAME _____
ADDRESS _____

Refer to the advertisements on this page. State the character of the property you desire and for what purpose you desire to use it.

All the real estate firms represented on this page are reputable dealers. Do you wish to purchase for cash?.....

State amount of cash available for investment.....

Or do you wish to buy on time.....

Write fully. If this coupon is not sufficient for your purpose, attach it to a letter. State when you are coming west, and all other details that occur to you.

Send this coupon to Real Estate Editor, The Call and Post, San Francisco.

Rock Island Lines

When asked what is the best route to California—the answer is easy—Rock Island Lines.

The advantages of three routes, elegant equipment and through cars to Sacramento, Stockton, Fresno, San Jose, Los Angeles and San Francisco, puts the Rock Island at the head of the list.

Superior dining car service and a greater number and variety of through car lines from the east to California than is operated by any other railway.

Let us send you additional information about California and Rock Island service.

L. M. Allen, P. T. M., Chicago
W. J. Leahy, G. P. A., Chicago
G. E. H. Lee, G. P. A., St. Louis
J. A. Stewart, G. P. A., Topeka.

\$20 A LOT \$20 SIZE 25x100

Muir Woods Park
With one of Muir Woods, a National Reservation; running stream; good hunting and fishing; water, roads and trails; all lots surveyed. Overlook Muir Woods, Mill Valley and San Francisco Bay. Wooded building lots.

A Limited Number of Lots at ADVERTISING PRICE
\$5.00 Reserves a Lot for 30 Days
Round trip 40 cents. Close to cars. Agents meet all trains Sunday at Mill Valley. Look for the golden badge at depot.

LAPACHET & COMPANY
407 FINE STREET
Phone Douglas 5590.