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 if they buy real estate in this vicinity. 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 ten 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 wants 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.

MAKING PARKS IN ST. FRANCIS WOOD

Olmstead Brothers' elaborate scheme for the parkways and parks in St. Francis Wood is now being put into effect, and the brilliant strips of geraniums which have made an effective show will gradually be replaced by more permanent and beautiful planting of trees, shrubs and flowers.

More than 126 varieties of street trees and low growing shrubs have been secured for this work. Many of these plants have been propagated in the large nurstry at St. Francis Wood, but numbers of the larger and rarer plants have been secured from nurseries in other parts of the state.

Each tree has a planting scheme of its own. On one street, for instance, native California trees are to be used very largely. The street tree in this case is Lyonatharmus floribundus, the beautiful ironwood of the channel islands of southern California, found nowhere else in the world, while the shrubs include the California Christmas berry, Matilijia poppies and other beautiful California flowering plants.

Australia has been drawn upon for trees and shrubs that will make the parkways on another street attractive. These include acacias, the Australian tea tree and the brilliant flowered callistemons and bottle brushes.

St. Francis boulevard, from the main gateway to Santa Clara avenue, will be planted in a double row of trees, which will give it the effect of one of the brilliant tree lined avenues of the capitals of Europe. At Santa Clara avenue it widens out into a broad plaza, which will be treated in a formal manner with closely trimmed trees, lawns and beds of brilliant flowers. Olmstead Brothers expect to make the boulevard one of the show places of San Francisco, and a demonstration of the fact that even the tenderest of subtropical plants are to be successfully grown in this city.

Every street has wide parkways on either side, and on some of the wider streets parks have been laid out in the center with drives on either side. These parkways, together with the plaza and the small parks of from a quarter acre to two acres in size that have been placed in convenient points throughout the property, will give the whole of St. Francis Wood the appearance of a large and beautiful park.

MUIR WOODS PARK BEING SOLD NOW

Lapachet & Co. report a strong demand for inexpensive wooded bungalow sites at Muir Woods park, Mill Valley. In spite of winter months the demand is almost greater than the supply. The following recent sales in their new subdivisions are reported.

Subdivision 3, lots 126, 127, 128, 129, to L. B. Carpenter; lots 179 and 180 to Mrs. Bergh; lots 138 and 139 to Elizabeth Janson; lots 100 and 101 to Anna Johnson; lots 188 and 189 to C. L. Jezler. Subdivision 4, lots 48 and 49 to Mrs. J. V. Owens; lot 15 to M. Michelson; lot 56 to Mrs. J. Bruns; lot 31 to Miss M. Dawson; lot 74 to Miss M. Correras; lot 65 to A. Wendt; lot 66 to M. Sousa.

Subdivision 5, lots 144, 146, 148, 149, 152, 153, 155, 156, 159, 158, 157, 154, 151, 150, 147, 145, 142, to Dr. A. M. Fisher; lots 185, 187, 188, 182, 184, 186, to E. W. Smith; lots 100 and 102 to L. W. Lindskog; lots 21 and 22 to A. Lindskog.

GETZ MAKING MANY SALES

Sol. Getz & Sons report the following sales in the Sunset, Richmond, Oceanside and Parkside districts:

Lot 25x120 in the west line of Twenty-fourth avenue, 150 south of Judah (J), Sunset district, to Emma S. Shapter.

Lot 30x100 in the south line of Geary street, 60 east of Thirty-fourth avenue, Richmond district, to Mary E. Traynor.

Lot 25x100 in the north line of Judah (J) street, 32:6 west of Thirty-second avenue, Sunset district, to William H. Eddy.

Lot 50x120 in the west line of Fortieth avenue, 150 south of Uuloa (U) street, Parkside district, to Clemens E. Nolan.

Lot 25x100 in the south line of Judah (J) street, 107:6 west of Thirty-third avenue, Oceanside district, to Lydia A. Jackson.

Lot 25x120 in the east line of Twenty-second avenue, 225 north of Fulton street, Richmond district, to Mabel T. Morris.

Lot 25x100 in the south line of Judah (J) street, 82:6 east of Thirty-fourth avenue, Sunset district, to William H. Eddy.

HARBOR BUILDING GIVES ASSURANCE

All Richmond Benefits; Buyers in Harbor Center Are Pleased

RICHMOND, Dec. 27.—"This is the great era of harbor development about San Francisco bay. It will go down in the history of this section as such. Harbor improvements are making values, and will make greater ones. The Panama canal assures that."

These words, which are, in fact, a prediction of growth to Richmond, which city is using all her energies toward developing more shipping facilities, came from a Chico business man, one of a pool of several in the northern part of the state who made the recent investment of $100,000 in Wall's harbor center subdivision. He came here this week to look at his property.

"These purchases now in such a city as Richmond," he said, "are absolutely certain to bring the investor returns far beyond his expectations, even though they may be set high. There are few cities in the world with such certainty of development as Richmond has where you can still get property at the low prices and on the easy terms that you can in Richmond. While from my investigations I believe that every lot will increase greatly in value, I prefer Harbor Center, because it is so situated that the business development simply must come to it. In a few years Harbor Center property, I believe, will be getting the values of some of the good San Francisco and Oakland property that is now beyond the reach of the smaller investor."

Rains and holidays are not in any way stopping sales in Harbor Center. A big business is being done in this subdivion. More building operations are planned.

John L. McNab Will Live at Ingleside

John L. McNab, former United States district attorney, has purchased one of the choicest lots in Ingleside Terraces, and is planning an elegant home along Italian Renaissance lines, work upon which is to begin early in the spring. The McNab residence will be on the west side of Moncada way, facing Crescent park, the immediate neighbors being John J. Savage, A. J. Crocker, B. H. Payne and Joseph A. Leonard. McNab decided upon the purchase of the property after an hour's automobile tour in the beautiful residence park west of Twin Peaks.

MISSION STREET IS ACTIVE

James W. Doherty reports two additional sales in Mission street between Sixteenth and Seventeenth street which should be of interest to Mission street property owners. He sold for the account of Frank M. Scoonover and Charles W. Brock to Lachman Brothers, the easterly line of Mission street, 200 feet north of Seventeenth street, 25 by 105. This holding was recently acquired by the sellers through the same agents, and adjoins 50 feet sold to Lachman Brothers a few months ago by the same brokers. This entire holding of 75 feet is to be improved at once with a three story brick building of stores and apartments, for which plans are now being prepared.

Also, he disposed of the westerly line of Mission street 188:6 north of Seventeenth street, 23:6 front, by a depth of 100 feet, to Frank M. Scoonover for the account of D. C. Smith. Scoonover will improve this lot with a three story building as soon as the present lease expires. While the terms of these sales are private, it is understood that the two holdings brought in the neighborhood of $30,000.

Home in course of construction in Twenty-seventh avenue, Parkside, designed and built by the Parkside Home Building company.

Richmond Junction Reports Big Sales

RICHMOND, Dec. 27.—One of the notable successes in development and sales in Richmond the last year is in that portion of the city known as Richmond Junction, located at the junction of San Pablo avenue, Macdonald avenue and Cutting boulevard.

E. N. Tapscott, owner of Richmond Junction, said yesterday: "There is not a city in America today that has the possibilities and future of Richmond, nor is there a city in this country that has shown the rapid growth in population with its accompanying rapid rise in real estate valuations. Although many people have been complaining of an off year, I have been exceptionally busy in Richmond Junction. We have gone over the $750,000 mark since April, so you can see we have not been idle.

"The coming of the new state highway is going to bring a great deal of traffic through Richmond from the interior of the state, which formerly went around by Hayward. As this highway runs past Richmond Junction I can see a very rapid development around San Pablo and Macdonald avenues.

"I believe 1914 is going to be the greatest year of all in Richmond, because eastern people are coming now in greater numbers to build homes and factories for the opening of the canal."

WANT BILL SIGNED

Mayor Rolph is being urged by Richmond District improvement organizations to sign the cemetery ordinance passed last Monday ordering the removal of the burial grounds.

NATIONAL GUARD JINKS

The old coast artillery corps, national guard of California, will give its annual Christmas tree, jinks and dance tonight in the armory in Van Ness avenue near California street.

Ingleside People to Send Out Calendars

More than 5,000 individuals and business firms who are on the mailing list of the Urban Realty Investment company will, on the first of the new year, receive one of the most artistic calendars that the combined efforts of the photographer, engraver and out and developed Ingleside terrace. printer can produce. The calendars which will be sent out with the compliments of the company which laid are small, but what they lack in size is made up for in artistic design and originality. They contain a postal card photograph of the largest sun dial in the world, which is situated in Ingleside terrace.

FOREST HILL FOR NICHOLS' HOME

Will Build an Attractive and Expensive Edifice at New Tract

One of the latest houses to be commenced in Forest Hill is one M. Fisher is erecting for Charles Nichols of Nichols & Fay, insurance brokers. The Nichols house, planned by D. C. Coleman, is well under way. The house, situated at Mesa and Santa Rita avenues, will cost about $8,000. The exterior finish will be of white plaster. The plans call for a spacious living room, finished in hard wood, a large dining room, with a conservatory at one end, three large bedrooms and baths. There will be a sleeping room and garage. The house will be completed by February 1, and immediately occupied by the owner.

REALTY MEN WANT TO PAY MONEY FOR MORE POPULATION

As a means of 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., Richmond, $1,500.

J. P. Massie & Sons, $3,000.

Boardman Brothers, Orosi Farms property, $3,000.

California Land Security company, 20 acres.

Parkside Realty company, $2,500.

Burg Brothers, $1,000.

L. D. Besecker, $5,000.

Edwards & Siegman, $1,750.

Lapachet & Co., $1,000.

Sutro Baths at AUCTION

The advantage of having a going business, earning more than $60,000 a year at the start, with almost unlimited chances for increasing the receipts by adding other attractions, is apparent to every investor.

The advantage of having a name known all over the world, a place sought by every visitor to the exposition, the favorite resort of thousands of San Franciscans, is apparent to every investor.

The advantage of being able to borrow half the purchase price at 6 per cent per annum, of buying nine acres of land in all, on the dividing line between the Pacific Ocean and the Golden Gate, is apparent to every investor.

The auction, under order of the Superior Court, to close estate of Adolph Sutro, will be held at our salesrooms Thursday, January 8, 1914.

Full particulars upon request.

BALDWIN & HOWELL, Auctioneers.
318-324 Kearny Street, San Francisco.

A WEEKLY BULLETIN OF ST FRANCIS WOOD
San Francisco's Residence Park

BULLETIN NO. 7
Issued Saturday, Dec. 27, 1913

THE TUNNEL TO ST FRANCIS WOOD

The resolution of the Board of Supervisors for the construction of Twin Peaks Tunnel was signed by Mayor Rolph on the sixth of November, 1913.

It has been estimated that trains should be in operation through this tunnel by the time the Exposition opens in 1915.

These trains will run at express speed direct to ST FRANCIS WOOD and will bring it within nineteen minutes of Fourth and Market Streets—nearer than any of San Francisco's older high grade residence districts, where property now costs from $250 to $500 per front foot.

Compare these prices with ST FRANCIS WOOD at $53 a foot—$53 for property which with rapid transportation will in every respect equal that now selling at the "$250 to $500" prices.

ST FRANCIS WOOD, now entirely completed, with its broad lots, its splendid view, its fountains, parks and flowers, is beyond comparison the most beautiful residence park in San Francisco.

Whether for possible homesite, for safe and profitable investment, or for mere curiosity.

SEE ST FRANCIS WOOD NOW!

TWIN PEAKS TUNNEL SOON

SEE IT NOW. TAKE ELLIS ST. CAR-NO17-DIRECT.

MASON-McDUFFIE COMPANY, 80 POST ST — ASSOCIATED AGENTS — BALDWIN & HOWELL 318 KEARNY STREET

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 Homesite for
¼ 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

1000 IRRIGATED FARMS NEAREST PANAMA PACIFIC EXPOSITION — COME TO THE NOW LAND OFFICE

We want the Landless Man for our Manless Land

California Land Security Co., Inc.

Associate Agents:
660 Market St., San Francisco
687 Market St., San Francisco
1220 Broadway, Oakland
607 J St., Sacramento
Phone Sutter 1571
Night Phone Park 7259

20 Acres of Alfalfa mean Independence and Money. Let us prove it!

YOU HAVE SEEN THE REST — NOW BUY THE BEST — CALIFORNIA LAND SECURITY COMPANY 660 MARKET S.F.

The Cream of the South San Joaquin Irrigation District.
Certificates of title furnished buyers.

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.

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.

THE FIG IS A NEVER FAILING CROP.

WE WANT FARMERS

THE BEST LAND IN CALIFORNIA
For Fruits, Almonds and FIGS
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
1010-1013 Hearst Building, San Francisco, Cal.

Literature Free on Application. FINEST PEACH LAND IN THE WORLD.
WAGNER & PUGH,
Exclusive Agents Alameda County,
414 14 St., Oakland. Tel. Lakeside 414.

$20 A LOT SIZE 25x100 $20
MUIR WOODS PARK
MILL VALLEY
With use of Muir Woods, a National Reservation; running streams; good hunting and fishing; water; roads and trains; all lots surveyed. Overlooks 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 PINE STREET
Phone Douglas 5069.

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 address the San Francisco Call and Post. 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.

Your Success in Farming Depends on the Land You Buy

If it be unproductive, a life of hardship awaits you and your family; but 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 SOME OF THE BEST IN CALIFORNIA IN OUR TISDALE RANCH SUBDIVISION. 20 ACRES OR MORE, IRRIGATED, FREE WATER RIGHTS.

The U. S. Government soil report says of this land: "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.
1601 TELEGRAPH AVENUE, OAKLAND, CAL.

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.
GEO. H. LEE, G. P. A., St. Louis.
J. A. STEWART, G. P. A., Topeka.
Rock Island

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

—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.

RICHMOND SAN PABLO AVE JUNCTION

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.

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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.