

MAKE A STAKE QUICK.

Boulevard Stock is a Safe and Profitable Investment.

The Peninsula Land & Immigration Co. offer in their Boulevard stock a chance to make a good income on a small investment, and make it quickly, easily and honestly. They invite the closest and minutest scrutiny of their plan and of their standing and financial responsibility. Acting as this company is under a state charter they act authoritatively. Do you know of other companies, firms or real estate agents that give this guarantee? To show that this company means what it says it makes this standing guarantee: Any person coming here from the North, South, East or West, looking for an investment, farm or building lot, and not finding things just as represented and advertised in this paper will have, upon furnishing proof—1st, Their traveling expenses and carfare paid. 2d, Their board paid. 3d, Their wages paid for the time they are here. Could this guarantee be stronger?

Now, this Company claims this for Boulevard: It is one of the finest tracts—if not the finest—on the Peninsula. It has four to five miles of water frontage, navigable for vessels that ply the James. It has a great railroad, the Chesapeake & Ohio, running entirely across the tract. It has 1,700 acres of cleared land, under a high state of cultivation. It has 3,300—acres of woodland—enough to furnish raw material for manufacturing enterprises for years. It has magnificent trucking land, farming land, etc. It has admirable fisheries, worth thousands of dollars a year. It has clay suitable for brick yards, etc. It has water power for mill purposes. It has numerous streams and springs of fresh, pure water. It enjoys a perfect climate. It is the sportsman's paradise. It is naturally located for a town and successful colony. Its factory and building sites are unsurpassed. It is far enough from any city or town to make its own record. It is near enough (27 miles) to be on the front seat. It is surrounded by miles of fine country where thousands of families can locate in the future, thus making what is known as "a good back-country," to the coming city of Boulevard.

One year here is worth a dozen where you freeze for six out of twelve months. The temperature ranges from 42° in winter to 78° in summer. (What is your own?) Your stock and your fowl do not require the housing and feeding as in the more rigorous climates. Your cattle graze the year around in the meadows. You are plowing and getting your ground ready for your early vegetables while your Northern brother is frozen up in the house. Flowers are blooming, trees are budding before the snow is gone in Ohio, Michigan, Indiana and other states. You are gathering your peas and strawberries when they are blossoming in the North. You get them on the market before they are thought of there. That's your advantage here. These are bare facts.

The above is as true of the

whole Peninsula as of Boulevard and its immediate surroundings. We only wish to impress upon you the fact that we are locating a town at Boulevard as a central point, because it has the natural advantages for a town, has transportation facilities by rail or water and has raw material for manufacturing purposes. We want to settle the whole Peninsula, and begin our work at Boulevard that that section may have a metropolis of its own.

We propose to make a fine town there, and give those with small means a chance to get a home with the profits on their investment. We explain our plan in detail thus: Four thousand people buy one share each at \$25, making a total of \$100,000. As soon as these shares are subscribed for, (giving each stockholder a fine building lot) the Peninsula Land & Immigration Co. turns the whole matter over to the Boulevard Co. There are still left several thousand acres to be divided into small, desirable tracts of from four to twenty acres. These will be worth enough to more than pay for the \$200,000 stock required to organize the Boulevard Co. But to make your lot and your farms valuable the Peninsula Land & Immigration Co. takes this further advanced step. They will set aside \$75,000 of the \$200,000 in the treasury of the Boulevard Co. to be used by said Company (the Boulevard) to develop the town, build hotels, factories, etc. Is that not enough to make this enterprise a success? Do you not believe honestly, now, that your lot would be worth more than \$25, not considering the fact that you own a pro rata share in the three or four thousand acres of woodland, farming and trucking land, etc., after this \$75,000 is expended to induce factories, foundries, etc., to locate on the streets of Boulevard? Is it not a plan that appeals to your business judgment?

We ask you to consider the Boulevard plan; study it; investigate it; write to us about it, come to see it for yourself. You can get any number of shares or lots you want, and if you are anxious to make a "good thing," with no risk, put in any amount you desire. If the stock is not all sold, as we guarantee in our prospectus on first page of THE GAZETTE, every dollar is returned to you by our Treasurer, who is a bonded officer of the P. L. & I. Co. It is a chance the Northern or Western man, looking Southward, has never had before. This is no co-operative scheme, but a plain, open, straightforward method of building up a country which ought to lead the world, with a little brains, common sense and capital.

Write to John Dahn, Sec. and General Manager, P. L. & I. Co., Providence Forge, Va. Enclose 2-cent stamp for reply.

Something That Worries Them.

One of the things that seem to worry strangers a great deal is the fact that there is so much land for sale here at low prices. "Why is it," they ask, "that your section has not been settled up long ago, if you have so many advantages?"

Well, we answer this truth-

fully by saying that the whole trouble is because of changed conditions. The late war financially ruined the whole State of Virginia. This Peninsula was a battle-field. The people here were stripped of everything. Slaves were gone; stock stolen or died; houses burned—nothing left but the bare land. What more could you expect than just such conditions that we have?

But now the younger generation has grown into manhood. They are alive to the state of affairs, and are reaching out developing our resources. They are active, alive, alert, and the time is fast approaching when there will be no cheap land on the Peninsula. The chance is now, and the man that invests now, if only for investment, will make a handsome thing out of it.

Some That Are Satisfied.

Mr. Geo. Yackle came here five or six years ago from Indiana. He purchased a farm a few miles from this city in York county. Last Saturday he told us something about himself. Now, George doesn't talk much (being an old bachelor) but he knows a good thing. He said that he had been offered, (and refused it) as much for the timber on his farm as he gave for the whole place (about \$3,000.) That he liked the country, the climate, the people, and that any man could make a good living here. Stock raising is one of the great and promising industries of the Peninsula, and he says it can be made more successful here than in the West. This country will grow anything, he says. Clover does better here than in the West. "All we need," said he, "is the people and capital." What more could a man say of any country? His address is Magruder, Va.

Mr. H. F. Lawrence, an Ohio man, now with his father, owner of the "Main" farm, containing 600 acres. He says this Peninsula is good enough for him or any other man. It needs only more people—good, industrious men, with a little brains and energy to start out. He has made a success here, as our readers here know well. His address is Bacon, Va.

Mr. H. A. Cooley, of Oak Tree, Va., came here from one of the Dakotas. He liked it so well that he sent for his brother-in-law, Mr. H. A. Young, who has also come and purchased here. Mr. Cooley says the Peninsula will do as we say—"lead the South."

Mr. L. J. Burritt, who gets his mail in this city, came here from Illinois. He has been here three years, has a fine farm on the York, likes the country well, and is doing well and is satisfied.

Mr. G. R. Lutman, who came here five or six years ago, and purchased "Springfield," a nice farm in York, is among the best satisfied and one of our most promising new comers. You ought to hear him praise the Peninsula! He gets his mail at this city.

Mr. Milan Smith, of Grove, purchased here ten or fifteen years ago. Four or five years ago he moved here. He likes the country, sees its future plain, and is doing well. He is a hustler, and recently got one of his brothers-in-law to move here.

Mr. J. N. St. John, is another satisfied one. He is in love with our section.

Mr. B. C. Gwin, an old moss-back from Michigan, is just getting young again down South. He does well, because he makes the best of everything. We know whereof we speak, because we buy his butter, (and, etc.

CASTORIA

The Kind You Have Always Bought, and which has been in use for over 30 years, has borne the signature of *Chas. H. Fletcher* and has been made under his personal supervision since its infancy. Allow no one to deceive you in this. All Counterfeits, Imitations and "Just-as-good" are but Experiments that trifle with and endanger the health of Infants and Children—Experience against Experiment.

What is CASTORIA

Castoria is a harmless substitute for Castor Oil, Paregoric, Drops and Soothing Syrups. It is Pleasant. It contains neither Opium, Morphine nor other Narcotic substance. Its age is its guarantee. It destroys Worms and allays Feverishness. It cures Diarrhoea and Wind Colic. It relieves Teething Troubles, cures Constipation and Flatulency. It assimilates the Food, regulates the Stomach and Bowels, giving healthy and natural sleep. The Children's Panacea—The Mother's Friend.

GENUINE CASTORIA ALWAYS

Bears the Signature of

Chas. H. Fletcher

The Kind You Have Always Bought

In Use For Over 30 Years.

THE CENTAUR COMPANY, 37 NASSAU STREET, NEW YORK CITY.

He has just induced his son-in-law, Mr. Geo. Stevard, to move down with his family. Remember, Mr. G. has been here five or six years. He gets his mail here.

Mr. Elmer McGill, manager of "Greenspring," an estate of 2,700 acres, owned by Philadelphia people. Mr. McGill called here Tuesday, and expressed himself as well pleased with the country. "We need more industries, and this will be a grand country," said he.

We could name many others. Some of these came here twenty or twenty five years ago, and have remained. That looks like there is something here worth living for.

Later we shall give some personal letters from the foregoing and other people who have come here. We show you where they live, write them about the Peninsula. But better, come here and look over the country about Williamsburg, or anywhere on the Peninsula. Parts are better than others, but all is good for something, and can be made a veritable garden spot.

All with whom we talk say we need more farmers—a class that can come here and pay their way at the start. We are now getting in shape to get industries, which means a big thing for the farmers.

FARMS FOR SALE

By the Peninsula Land and Immigration Co.

No. 23. 450 acres. Price, \$3,000. 470 acres, 150 cleared, the balance in timber. Good dwelling and large fair out houses. Good orchard of apples, pears, peaches and apricots. Two wells in the yard and one in the barnyard. Mineral water on the place. Terms, one-third cash, balance on reasonable time.

No. 34. 340 acres. Price, \$1,500. 340 acres, more or less. About 150 acres cleared, balance of 190 acres in timber of pine, oak and poplar. About 14 miles from Roxbury on C. & O. Ry. Dwelling house of four rooms and several out houses.

No. 45. 379 acres. Price, \$2,000. In New Kent county. 80 acres cleared, the balance in timber. Farm lies nearly level, one mile from R. R. station, stores, schools, &c. Terms, Cash.

No. 56. 256 acres. Price, \$1,200. In New Kent county. 60 acres cleared, a dwelling on this property but in poor repair, balance in timber. 1 1/2 mile from railroad station, schools, stores, churches and postoffice. Terms, one-half cash, balance on reasonable time.

No. 67. 150 acres. Price, \$200 per acre. In Henrico county. About 60 acres cleared, balance in timber. Good house of eight rooms with a number of out houses and barns. Part of the farm is in growing grain and clover. R. R. siding on property. One mile from schools, stores, postoffice and churches. Terms,

cash, or will exchange for a small farm in Southern Michigan.

No. 78. 377 acres. Price \$2,000. In New Kent county. 80 acres cleared and nearly level. Part in valuable timber. Within one mile of R. R. station. No buildings on this property. Terms cash.

No. 79. 454 acres. Price \$2,000. 120 acres cleared, the balance in timber of pine, oak, hickory, &c. A house of four rooms in good repair, and other out buildings. Terms made known on application.

No. 80. 207 acres. Price \$1,200. 150 acres cleared, balance in timber of pine oak, hickory, gum, ash, poplar, &c. No houses on tract but a good place for the money. Terms made known on application.

No. 81. 922 acres. Price \$45 per acre. 750 acres cleared, lying along the James river, all the land in a high state of improvement. Large dwelling, barns and all kinds of out houses, all in good repair. Land very rich, soil a black loam. Good for corn, wheat, timothy, clover, blue grass and oats, one of the greatest stock farms in the country. Beautiful springs and wells on the place. Anyone who wishes a fine stock farm here it is. Terms one-fourth cash balance on any terms the purchaser might choose, interest 6 per cent.

No. 82. 626 acres. Price \$25 per acre. 600 acres cleared. Land all in a high state of cultivation. Land suitable for grain or trucking, soil a dark sandy loam. Near the James river. Dwelling, barns and out houses. Good wells of water on the place. Terms one-third cash, balance on easy terms with interest at 6 per cent.

No. 83. 732 acres. Price \$25 per acre. Nearly all cleared and fenced off in nine fields. Land a black loam and very rich. Good for all kinds of grasses. Farm buildings of all kinds. Stable for forty horses. This farm joins the other preceding farms. All overlooking the James river. All convenient to post-office, stores, steamboat wharf, and lies in a beautiful location. Terms easy.

No. 3. 41 A & A. oyster ground. Price made known on application.

One and one-half miles from Magruder, York county, five miles from Williamsburg, three fourths mile from a school. Fenced with chestnut rails and wire with cedar posts. About 55 acres under cultivation. 12 in pasture, 14 woodland, mostly second growth pine. Young orchard of 84 trees four years old—dwarf and standard apples, pears, plums, cherries and peaches all in full bearing. Land rolling, but not a stone on the place. Soil is a sandy loam with a clay subsoil. Farm lies along Queen's Creek, an arm of the York and schooner can come along shell landing. Good fishing and hunting on the place such as duck, snipe, squirrels, and partridges. This is one of the prettiest spots in the Tidewater region, and has to be seen to be appreciated. The outbuildings are all nearly new and consist of house, barn and other outbuildings. The gentleman who owns this farm sold over \$500 worth of oysters here in one year off the five acres of ground.

No. 1. 158 Acres. \$7,000. Do you want a bargain? If so, here it is.

A 17-room house, as good as new, in the city of Williamsburg, with a beautiful shady yard of about one acre in front of house. House within 600 yards of college. A large barn and outbuilding, good well of water, with 9 acres of ground back of the house that are within the city limits, and 158 acres outside of the city limits adjoining the 9 acres. This is one of the finest dairy farms in the State as several fine streams of water run through the 158 acres, land mostly cleared and all fenced. Plenty of timber for home use. Most of the land rich and very fertile. All for \$7,000. Terms easy.

No. 2. 600 Acres. \$5,000.

600 acres of land within one mile of Williamsburg, about one half cleared balance in saw timber and cord wood timber enough to pay for property. Most of the land lies well. The battle of Williamsburg was fought on this tract and Fort Magruder is located near the public road on this tract. Fine springs and clear streams of water running through this tract. Could be cut up in 4 fine farms. The entire tract for \$5,000. \$3,000 cash, the balance on easy terms. Fine marl banks. Saw mill within one mile of property now and would move on the property and cut the timber if a chance was given.

No. 3. 600 acres. \$10,000

A fine and desirable home; 600 acres, 250 cleared, balance in saw and cord-wood timber, with about one mile of frontage along the James river. Most of the land in a high state of cultivation, one dwelling of six rooms, within 1 1/2 mile of Grove station. Two large barns sheds and outbuilding, 2 good wells of water, one in the house yard and one in the barnyard, a fine young orchard of about 4 acres of all kinds of fruit just in its prime. A beautiful shady yard nicely fenced. All the cleared land fenced. One house on the bank of the James of 4 rooms, overlooking the James river. This tract could be cut up into 2 fine farms. Land nearly all well. Plenty of marl and fine springs of water, also streams that never fail running through this tract the year round, all for \$10,000. Terms easy. This is a desirable stock or truck farm. Only 4 miles from Williamsburg, 1-2 mile from a railroad station, near schools, stores, post office and churches.

HERE ARE TWO SNAPS.

SNAP NO. 1.

No. 6. 165 Acres. \$1,200.

165 acres of land, about 10 acres cleared, about 80 acres of salt water pasture, 12 or more acres in fine bottom land, about one hundred acres in timber, some fine saw timber on this tract as grows in Eastern Virginia. 1,000 cords of wood of all classes can now be cut off this tract and is worth 50c per cord on stump. A house of 6 rooms, built 4 years ago and in good repair, cost \$650 when built, could not be built for that now. Also some outbuildings. Land neatly fenced with wire fence. Beautiful streams of water running through this tract. Land somewhat hilly. Property within one mile of the city of Williamsburg, house stands among fine shade trees, makes it a desirable place to live. All for \$1,200. Terms cash.

SNAP NO. 2.

No. 7. 105 Acres. \$1,200.

105 acres about 35 to 40 acres cleared balance in timber. Some fine saw timber on this tract, 500 cords of wood, one fine bottom land, beautiful spring, and clear water running through this tract. Land somewhat hilly, but all good land when cleared. A house of 6 rooms built four years ago, a good well of water close to the house, fine dark walnut shade trees near house and a yard, also some outbuildings, house could not be built now for \$700. Land all fenced and within 3 1/4 of a mile of Williamsburg. All for \$1,200. Terms cash. Both of these places would make fine poultry or dairy farms.

No. 18. 700 acres. Price, \$15 per acre.

700 acres in Charles City county. Price \$15 per acre. One mile from Providence Forge. Bounded on the north by the Chickohominy river, which furnishes a good fishery on the property. One-half of the land is river bottom land, a deep, black loam and very rich. One-half upland. On this tract about one-half is cleared and fenced. It has a beautiful, large, new mansion just built, new barns and out houses which cost \$4,000. The new house stands in a beautiful, shady yard on a high elevation which overlooks the entire country. The balance of the land is in timber and most easily cleared. There is two sulphur springs on this property, also other springs and running water. Here is a great stock farm for some one or land enough for a number of families. The land must be seen to be appreciated. Terms made known on application.

No. 19. 280 acres. Price \$3,500.

280 acres, about 100 acres cleared, the balance in saw and cord wood timber. The improvements are a large house in good repair overlooking the railroad and Chickohominy river, a large, fine orchard of bearing fruit trees of nearly all kinds of fruit. Part of the open land is in a high state of cultivation and is a chocolate loam. Springs and well on the property, schools right at the door, also churches but a short distance. Price \$3,500. Terms made known on application.

Cheap Excursions ALL POINTS IN VIRGINIA!

Cheap Excursions will be run on the **FIRST and THIRD TUESDAY** of each month at **ONE FARE PLUS TWO DOLLARS** for the Round Trip. Tickets good for 21 days. Stop-overs allowed on going **ONLY**. For full particulars address, with stamp for reply, **J. V. FOGLESONG,** Coldwater, Mich., Land & Excursion Agent, C. & O. Railway.