BUSINESS CHANCES.

$650. PARTNER WANTED—SALOON AND lodging-house; 26 sleeping-rooms, completely furnished; not a vacant room in the house; saloon does an immense business, $20 to $30 per day; there is no doubt of its being the greatest money-making house in this city; object of taking partner is too much work for one to run alone; will clear $100 per month to each; grand chance for man and wife; will sell whole if desired. See GEO. STEWART & SON, 135 Kearny st. 1

$350. FIRST-CLASS GROCERY AND bar business; best location; cheap rent; 4 nice rooms; 3 years' lease; full stock of everything; bar trade immense, refer to brewers what is sold; busiest place in city; don't miss this great chance; must sell; see to-day. GEO. STEWART & SON, 135 Kearny st. 1

TO BUY, SELL OR EXCHANGE BUSINESS OF any kind see GUS STRAND, 30 Kearny st. 1

$650. SALOON; FIRST-CLASS PLACE ON Ellis st., near Market; sale includes 9 nicely furnished private rooms, cash register and safe, good stock, fixtures; clearing at least $150 a month; cheap at $1000. STRAND, 30 Kearny. 1

$750. MECHANICS' HOTEL AND SALOON; best location at North Beach; house always full; clears over $100 per month; good reason for selling. GUS STRAND, 30 Kearny st. 1

FOR BARGAINS IN SALOONS, GROCERIES, hotels, restaurants, cigar stands, branch bakeries, butcher shops, and, in fact, business of any kind, see GUS STRAND, 30 Kearny st. 1

$325. CIGAR STAND; BUSY PART OF Market street. STRAND, 30 Kearny. 1

$450. CORNER BUTCHER-SHOP; GOOD location; stock; fine fixtures; horse; wagon; tools; refrigerator; big outside trade; clears $100 month. GUS STRAND, 30 Kearny st. 1

$350. CORNER GROCERY AND BAR; 4 rooms; cheap rent; 5 years' lease; north of Market st.; bargain if sold before the 1st; worth double the amount asked; see it and you will buy. STRAND, 30 Kearny st. 1

$1200. SALOON AND 12 FURNISHED rooms; best part of city front; clears $150 per month; run by present owner 14 years; grand bargain. STRAND, 30 Kearny st. 1

$450. PARTNER WANTED IN RESTAURant; average daily receipts $20; present partner retiring on account of urgent departure; long lease. GUS STRAND, 30 Kearny st. 1

$100. CIGAR-STAND ON BUSY STREET; good corner. STRAND, 30 Kearny st. 1

54-ROOM HOTEL, WELL LOCATED AND ESTABLISHED; rent $80; will sell regardless value; account family difficulty. PACIFIC EXCHANGE, 23 Kearny st. *

$1000. HOTEL WITH 50 ROOMS; GOOD paying bar; surrounded by factories and business houses. 531 California st., room 1. *

FOR SALE—NAPA AND SWEET SODA ROUTE with 350 customers, double team and buggy. Inquire Call Branch Office. je27 7t*

FOR SALE—GOOD BAKERY CHEAP ON ACcount leaving city. 423 Fourth st. *

$75. GOOD SALOON; TAKES IN $10 TO $12 per day; rent very cheap. 621 Mission.

$500—Partner wanted in a restaurant that averages $60 to $70 per day; very cheap if sold today; long trial given. 621 Mission st.

$60—Fine little cigar-store; rent $5; takes in $4 to $5 per day. 621 Mission st. *

SALOON FOR SALE CHEAP. 431 JESSIE ST., back of Mint; call afternoon. je27 3t*

$375. CANDY, NOTIONS, ICECREAM PARlor; 4 furnished rooms. Call Branch. 8*

$500. OUTDOOR BUSINESS, CLEARING $85 to $100 per month. For particulars address J. C. H., box 140, Call Branch. 27 3t*

$800. DRUGSTORE; GOOD LOCATION; good stock; must be sold immediately. Address M., box 19, this office. je27 2t*

SMALL CORNER STORE; GOOD OPPORTUnity for cigar, candy, jewelry or news-stand. SE. cor. Sixth and Mission sts. je27 5t*

FOR SALE—THE ENTIRE STOCK OF WINES and liquors of the old-established French liquor-store and saloon of CHAS. C. WOOD, deceased; on the N. W. cor. of California and Steiner; the liquor-store, saloon and fixtures, with 6 adjoining rooms and wine-cellar, to lease for a term of years. Further particulars of WILLIAM ROLLINS, administrator of the estate, 508 California st., room 25. ja22 1t SuTuFr

POSITIVE BARGAIN; FINE SALOON OPPOsite Grand Opera-house; cheap rent. 713 Mission st. je26 3t*

$750. CORNER GROCERY AND BAR; choice location; lease; living-rooms; cheap rent. Apply Railroad Brewery, 427 Valencia st. je26 3t*

NOTION AND CANDY STORE; STABLE 4 horses; 2 rented; rent $18; 4 living-rooms, suitable for teamster and wife. 881 Seventeenth st., near Noe. je26 2t*

RESTAURANT AND LODGING-HOUSE, cheap; on account of departure. Call Branch Office. je26 3t*

GOOD PAYING SALOON FOR SALE OR rent. Inquire 416 Fourteenth st. Oakland. 7*

$450. GOOD-PAYING SALOON; STOCK and fixtures; pool table; 3 living-rooms; cheap rent. Inquire Call Branch Office. je25 3t*

OLD-ESTABLISHED CANDY-STORE AND icecream parlor, factory and living-rooms; also almost new upright piano; owner going away. 837 Hayes st. je25 tf

FOR SALE—IN CENTER OF CITY ON PROMinent corner, saloon and lodging-house; well furnished and doing good business. Address B. N., box 100, Call Branch Office. je25 3t*

BAKERY, DAIRY PRODUCE AND VARIETY store; $250; owner leaving city. Apply Call Branch Office. je25 3t*

GOOD-PAYING CORNER SALOON; OLD established; good location. Inquire 610 Sacramento st. je24 7t*

LARGE STORE; 3 LIVING-ROOMS; SUITable for drugstore or any other business; been saloon for 20 years; fine chance for a man and wife. Cor. Leavenworth and McAllister sts. 24 9t*

$275. LESS THAN HALF VALUE; 15 years established; news, stationery and fancy goods; going fast. 1657 Mission. 23 7t*

WANTED—PARTNER IN FIRST-CLASS saloon on city front. 211 East st. je22 7t*

FRENCH LIQUOR STORE; OLD-ESTABlished; account other business; cheap. SE. cor. Sansome and Pacific. je22 7t*

FOR SALE—A GOOD TAILOR BUSHELINGshop, doing good business. Apply cor. California and Leavenworth sts.

RESTAURANT FOR SALE; CHEAP; NEAR Market st.; owner wants to leave city. Apply Call Branch. je22 7t*

HOTEL FOR SALE, OR PARTNER WANTED; this same is favorably located and is doing a fine business; the Mission-st. electric road will pass this house and the carhouse is only a few steps away. Call at 3275 Mission st. je21 7t*

PALACE RESTAURANT; LARGEST AND best fitted-up restaurant in Haywards; fine location and good business; reasonable on account of retiring from business. Address Castro st., near B., Haywards. my30 1m*

HOME RESTAURANT; GOOD CHANCE FOR man and wife. Inquire this office. je1 1m*

$400. FOR SALE—MILLINERY STORE AT a bargain; good stock and fixtures; value worth double. Inquire HINZ & LANDT, 543 Market st. je15 tf

LODGING-HOUSES FOR SALE.

FOR BARGAINS IN LODGING-HOUSES, CALL on GUS STRAND, 30 Kearny st.

ON ACCOUNT OF DEPARTURE, A NICELY furnished lodging-house of 10 rooms; central location. 18 Turk st. je26 3t*

LODGING-HOUSE 16 ROOMS, BAR AND bath; good location. 414 Folsom st.; key at 550 Folsom st. je26 3t*

FOR SALE—35-ROOM HOUSE; RENT $30. Address JUMBO, box 10, this office. je25 7t*

FURNITURE FOR SALE.

FOR SALE—FURNITURE OF FOUR ROOMS. 2 Lily ave., nr. Franklin and Market sts. 27 2t*

UPRIGHT FOLDING BED, WITH LARGE mirror, $25 cash; Brussels carpet, 60c yard, laid. S. W. SHIREK, 1310-1312 Stockton. je3 tf

BEDROOM SETS; EXAMINE OUR NO. 207 solid oak French bevel plate, 7 pieces, only $25, while elsewhere you pay very nearly this for 5 piece set; 10 per cent off for cash; if cash is not handy your credit is always good with M. Friedman & Co., 224, 228, 230 and 306 Stockton st. and 237 Post st.; open evenings. je2 tf

WILEY BROS., 931 MISSION—FURNITURE, carpets, stoves cheap; cash installm'ts. no3 1y

NOTICE—I AM NOW AT 126 FOURTH (NEW building), and offer a large stock of general household furniture at reduced prices; 500 carpets, good as new; stoves, $6; antique chamber suits, $15; parlor suits, $25; cash or installments; all at bedrock prices. T. H. NELSON, 126 Fourth st. a1tf

CARPETS.

A BI FLOOR OILCLOTH, 25c; LINOLEUM, 50c; elegant Brussels carpets, 60c and laid; furniture, lowest prices. SHIREK, 1312 Stockton.

CARPET CLEANING.

THOROUGH CARPET CLEANING, 3c A YD. CAMPBELL & SORENSON, 236 14th st., successors to J. E. Mitchell & Co.; Tel. 6074. je25 3m

CHEAPEST PLACE TO HAVE CARPETS cleaned and renovated. Jones' Perfect Carpet Beating Works, 25-27 Eighth st.; Tel. 3424. a25 6m

A. TIRWIN'S—CARPETS CLEANED AT 3 CTS. per yard. 28 Jessie. Telephone 5534. my5 1y

WHEN YOU BECOME DISGUSTED WITH poor work send to SPAULDING'S Pioneer Carpet Beating Works, 353-7 Tehama; tele. 3040. 21 tf

CITY STEAM CARPET BEATING AND RENOvating Works, 38 and 40 Eighth; G. K. STEVENS, manager. Telephone call, 3250. mr3 10m

CARPETS THOROUGHLY CLEANED AND renovated; all work guaranteed. J. W. SHANAHAN, 8 Polk; tel. 3146; send postal. fe11 12m

CARPETS THOROUGHLY CLEANED AND renovated same as new. S. S. FERGUSON & CO., 23 Tenth st.; telephone 3036. 1 tf

CONKLIN'S CARPET BEATING WORKS. 333 Golden Gate ave.; telephone 2126. 12 tf

ATTORNEYS-AT-LAW.

ADVICE FREE ON DIVORCE LAWS, PRobate, insolvency, collections, damages, liens, etc. G. W. HOWE, att'y, 850 Mkt, cor. Stockton. 8 tf

W. W. DAVIDSON, ATTORNEY-AT-LAW, 420 California st., rms. 14-15; advice free. d3 tf

R. A CROTHERS, ATTORNEY-AT-LAW, 605 Clay st. no3 tf

CITY REAL ESTATE.

G. H. UMBSEN & CO.,

REAL ESTATE AGENTS, RENT COLLECTORS AND AUCTIONEERS,
14 Montgomery st., S. F.

Call and obtain one of our "Real Estate Records," which contains a list of properties in all parts of the city.

IMPROVED PROPERTY.

$12,000. A SPLENDID INVESTMENT; corner lot, 135x125, and house of 10 rooms and bath; a fine home; only one block from the Castro-st. cars; street work done complete.

$7250. STORE AND TWO FLATS AND rear house; rents $67; lot 25x75; Shipley st.

$16,500. FELL-ST. INVESTMENT; FOUR flats and cottage; lot 55x120; two frontages; part of lot vacant.

$6650. TWO NICE BAY-WINDOW FLATS of 5 and 6 rooms and bath each; brick foundations, etc.; lot 25x100; rents $45.

$2800. HOUSE OF 7 ROOMS IN 2 FLATS; rents $22; lot 25x80; Clara st.; street accepted.

$3000. SILVER TERRACE: CORNER near Silver ave. and San Bruno road; 100x100; house of 4 rooms; a bargain; barn, etc.

$7000. PACIFIC ST.; BUSINESS LOCAtion; 2 flats; rents $42; lot 45x65; part of lot vacant.

$4600. A REAL BARGAIN; 2 WELLbuilt bay-window flats of 4 and 5 rooms and bath; rents $34; anything within reason will be accepted; see this and make us an offer.

$3600. NICE HOME IN THE WARM BELT of the Mission; new bay-window cottage of 5 rooms and bath; and lot running through to an alley; where stable could be put; Capp st.; will be sold on easy terms.

$2900. CHEAP; NICE BAY-WINDOW cottage of 5 rooms and bath; sunny line of Waller st.; lot 25x80.

$3600. PACIFIC ST.; 2-STORY OF 6 rooms and bath; lot 23x70.

UNIMPROVED PROPERTY.

$10,000. TO INVESTORS—CORNER 125x135; street work done on both streets; right at Castro-st. cable; good lot for subdividing.

$4500—Capp st.; residence lot 40x104:11; ready to build on.

$800—South San Francisco; 12th ave., near Railroad ave.; 25x98.

$1500—Richmond; 50x120; 23d ave; ready to build on; macadamized and sewered.

$1000—Mississippi st.; 25x100; street work done; ready to build on.

$750—All ready to build on; street work done; Boyce st., close to Geary; must be sold; make an offer.

$600—Cheap; Laidley st., Fairmount Tract, near 30th.

$875—Hancock st.; 25x114.

G. H. UMBSEN & CO., 14 Montgomery. je27 TuT

$7000. RENTS $65 PER MONTH; CHOICE property; on Tehama st., near Sixth. CHAS. C. FISHER, 321 Montgomery st. *

ONLY A FEW LEFT OF THOSE ELEGANT new homes built by C. L. HINKEL, cor. 21st and Castro st.; contain 8 rooms, bath, heaters, electric-bells and speaking-tubes; finished basements; beautifully finished throughout; lots 25x125; terms to suit. PROLL, BAEHR & CO., 238 Montgomery st. je25 3t SuTuTh

LAND IS THE ONLY GENUINE SECURITY in this world, stocks may fail and banks may fail, but land goes on forever.

OFFICE OF THE PANHANDLE BUILDING CO.,
SAN FRANCISCO, June 24, 1893.

Messrs. Mertens & Lang, 36 Montgomery st.—GENTLEMEN: You are hereby authorized to accept in payment for lots owned by this company in the park panhandle and fronting on Clayton, Frederick, Helvedere, Waller and Cole sts., passbooks on any of the city savings banks.

PANHANDLE BUILDING CO.

Referring to the above we offer for sale the cream of park panhandle residence lots at the following extremely low prices:

$2000. BEAUTIFUL BELVEDERE ST. lots; size 25x120.

$2250. LOVELY CLAYTON-ST. LOTS; SIZE 25x125.

$2300. FINE WALLER-ST. LOTS; SIZE 25x108:9.

$2300. SUPERB FREDERICK ST. LOTS; size 25x110.

$2250. CHARMING COLE-ST. LOTS; SIZE 25x125.

WE GUARANTEE THESE LOTS TO BE A perpetual source of satisfaction to the home-builder, the property being situate on a gentle rise overlooking Golden Gate Park, and within 1 block of the Haight-st. and all the other principal street-car lines of the city.

FACTS TELL THE TALE.

$100,000. WORTH OF HOUSES ARE now in course of erection by the Panhandle Building Co. on this property to be completed September 1, 1893.

Plans, maps and further particulars apply to MERTENS & LANG, brokers, 36 Montgomery st., cor. Sutter. je25 2t SuTu

JONES, ALLEN & CO.,
REAL ESTATE OWNERS,
630 MARKET ST., SAN FRANCISCO.

Branch Office 1105 23d ave., East Oakland, near station.

$125 to $300—Now is the time to invest in those beautiful building lots in Allandale Tract, East Oakland. The electric roads now running, and others soon to be built, bring these lots into town. Financial panics only prove the wisdom of those who put their money in real estate where it is safe from falling banks and where the thief cannot break through and steal.

We have sold 15 lots in block 1, 8 lots in block 2, 9 in block 3, 12 in block 4, 34 in block 5 and 6, 5 in block 10, 20 in block 11 and the demand is increasing. A word to the wise is sufficient.

JONES, ALLEN & CO., 630 Market st., San Francisco, 1105 23d ave., East Oakland. 25 SuTuTh 3t

FOR SALE.

$450. LOTS ON A ST., BET. 22D AND 23d aves.; $50 cash; balance monthly instalments of $10.

$175. LOTS ON 23D AVE., BET. O AND P sts.; $25 cash; balance $10 per month.

$1500. LOT ON CORTLAND AVE., NOT far from Mission and 30th sts.; 40x140; running through to Jefferson st.; part cash; balance can remain or will subdivide.

J. BROWNSTONE, 11 Montgomery st., Real Estate Owner. je25 3t SuTuTh

$4000. MUST BE SOLD; MAKE AN offer; Capp st., near Twenty-second; modern house, 8 rooms, bath; 22x122:6. W. H. CRIM & CO., 118 Montgomery st. my12 FriSuTuf

$400. LOTS 50x125; NEAR UNIVERSITY in Berkeley; $40 cash, $7 monthly.

$550—Lot 50x170; 3 minutes of University.

$950—Corner 100x170; beautiful marine view.

$1500—Cottage 4 rooms at Ashbury station.

$2000—Cottage 5 rooms; $3500, house 8 rooms.

Get maps W. A. CALDWELL, 415 Montgomery. je20 tf TuThSu

MISSION-STREET LOTS NEVER FAIL: EASY installments; certificate of title with deed of sale free of charge. Apply Babin Office, 413 Kearny st. je25 3t*

SALE OR RENT—CHEAP COTTAGE ON 21ST ave., near Point Lobos ave.; 25x120; $8.00; good chicken ranch; plenty land all around. DE RACHEMONT, 415 Montgomery st. je25 3t

BANK YOUR SPARE CASH IN A COTTAGE at Mill Valley; I have several for sale cheap, and for half cash down. H. S. DE RACHEMONT, 415 Montgomery st. je25 3t

$2600. 12 LOTS, 24x100, FRONT ON 3 streets; house, large stable, outbuildings. DESROCHES, University Mound, San Bruno road. je25 7t*

PROPERTY-OWNERS WHO ARE ABOUT TO build, brick or frame, and desire to save 10 or 15 per cent, should interview HOUSTON BROS., builders, 118 Montgomery st. je25 3t*

MUST BE SOLD; 4 FLATS; TEHAMA ST., near 3d; price $3800; rents $44; see it and make offer. MURPHY, 326 Pine st. je18 tf

WILL EXCHANGE 3-FLAT HOUSE ON 18TH st., value $6500, for a Western Addition home or income property; will pay to boot if necessary. Address S., box 89, Call Branch. 24 7t*

$5. THIS NOTICE IS GOOD FOR $5 ON first payment of lot, on easy terms, if presented within 60 days. Address I. D., box 50, Call Branch Office. je24 3m

LOANS ON OUTSIDE LOTS; FRUITVALE lots for sale cheap. 331 Kearny, rm. 6. je20 tf

FOR SALE—CHEAP FOR CASH, LOT 25X75, corner Baker ave. and Stringham st., within short distance of streetcar line. Address Lot, box 60, Call office. my19 tf*

$10 A MONTH WILL BUY A HOME IN SAUsalito. E. D. SPARROW, 640 Market. ap1 tf

ON EASY TERMS.

$2800. WESTERN ADDITION HOME; fine 7-room house, in A1 condition, on N. side of Elliott Park, close to Geary and Steiner sts.; $800 cash, balance $27 per month; rents $23.

$3250. FINE 2-STORY HOUSES, JUST finished; contain 6 rooms and bath, mantel mirrors, etc.; on N. side of 20th st., 1½ blocks W. of Castro; $450 cash, balance installments. TROY & McNALLY, 630 Market. je22 7t

INCOME PROPERTY.

A PERFECT BARGAIN.

$5300—2 houses in good condition, and lot 25x75, near 9th and Mission; rents $672 per year good; always rented; mortgage taken. Apply, by letter, B. S., box 60, this office. je24 7t*

$300. TRIANGLE; LOT 135x136, WITH creek, in Berkeley; $5 monthly.

$200—Lot 25x135; $10 cash, $1 weekly.

$500—Lot 5x100; near station; $10 monthly.

$800—1.46 acres on hillside; superb views.

$175—Lot 25x102; $5 cash, $1 weekly.

$150—Lot 26x70; $3 cash, $3 monthly. CHAS. A. BAILEY, Owner, 20 Montgomery st. je9 tf

A WEEK'S NEWS FOR 5 CENTS — THE WEEKLY CALL, in wrapper, for mailing.

CITY REAL ESTATE.

MCALESTER & McMAHAN.

REAL ESTATE AGENTS, RENT COLLECTORS AND INSURANCE BROKERS.

22 MONTGOMERY, BET. SUTTER & MARKET

BUILDING LOTS FOR SALE.

$1250 each—$400 cash, balance instalments; 4 lots on Treat ave., W. side, between 16th and 17th sts.; 25x115.

$2200—Comfortable house; 4 rooms and large basement; suitable outhouses; in splendid order; good well and Spring Valley water on the premises; N line Parker st., 80 E. of Columbia place, bet. 27th and 28th sts.; size 25x100.

$4500—1/2 cash; house and lot north side 18th st., bet. Sanchez and Noe; 2 flats; store and 3 rooms and bath; lower floor under lease, and 5 rooms and bath on upper floor; electric road in front; size 25x100. je27 tf TuSa

BALDWIN & HAMMOND,

REAL ESTATE AGENTS.
RENT COLLECTORS AND AUCTIONEERS,

10 MONTGOMERY STREET.
Telephone 599.

Passbooks on all Savings Banks cashed and taken in payment for Real Estate.

NEW PROPERTY.

$13,750—New residence, 2 stories, attic and basement; 10 large sunny rooms, finished in the most modern and artistic manner; NE. cor. Broderick and Fulton sts.; lot 25x87:6.

$5150—Steiner, nr. Geary; 2-story residence; 7 rooms and bath; lot 24:6x88:6.

$10,500—Rents $840 per annum; Oak, nr. Gough; 2-story building; 2 flats; lot 27:6x95.

$8250—Rents $800 per annum; Grove, nr. Lyon; 4 flats, 5 and 6 rooms each; lot 25x137:6.

$75,000—A gilt-edge investment; superb NW. cor. on one of the best retail streets in the city. Improvements consist of fine 4-story building; stores and flats, renting for nearly $6000 per annum; don't fail to investigate this investment.

$4000—Rents $430 per annum; Clara, near 4th; 3-story frame building; 3 tenants; lot 25x80.

$4000—Rents $480 per annum; Morris ave, near Harrison; 2-story building; 2 flats; 4 and 5 rooms each; lot 25x80.

$4000—Rents $480 per annum; Leavenworth, near Vallejo; 2 nice flats; 5 and 6 rooms each; lot 20x68.

$2600—29th, near Dolores; cottage of 4 rooms and bath; stable in rear; lot 30x114.

$12,500—Howard, near 23d; 2-story house 10 rooms and bath; brick foundation; lot 40x122:6.

$7300—Howard st., near 17th; 2-story residence, 8 rooms and bath; lot 29x110.

$3750—Hancock, bet. Sanchez and Noe; 2-story residence, 7 rooms and bath; lot 25x114.

$6700—Folsom, near 20th; 2-story building; 2 flats, 5 and 6 rooms each; rents $45 per month; lot 25x122:6.

$10,500—Rents $1200 per annum; Shotwell, near 20th; 6 flats; 4 and 5 rooms; lot 31x122:6.

$3500—Fell, N. side, bet. Fillmore and Steiner; lot 25x100.

Only $115 per front foot; Jackson, near Walnut; lot 108x127:8¼; in subdivision to suit.

$7500—Washington, near Lyon; sunny side of street; lot 50x102:8¼.

$7500—Sacramento, near Devisadero; lot 50x137:6.

$2750—Clay, near Spruce; lot 30x127:8¼.

$3250—Offer wanted; Fillmore, near Hayes; lot 25x106:3.

$3600—Steiner, near Hayes; lot 25x106:3; street paved with bituminous rock and accepted.

$2000—Willard, near Frederick; lot 25x105.

$750—Carl, near Willard; lot 25x94.

$5000 cash—Offer wanted; Jackson, near Laguna; 2 choice lots; 25x127:8¼ each.

$1900—California, cor. Twelfth ave.; lot 32:6x100.

$1200—Ninth ave., E. side, bet. Clement and California; lot 25x120.

Apply to BALDWIN & HAMMOND, 10 Montgomery st. je25 8uTuTh 2t

COUNTRY REAL ESTATE.

WANTED TO RENT—NEAR HAYWARDS or San Leandro, small fruit and chicken ranch; improved; no agents; reference given; state lowest price and particulars. K., box 87, Call Branch. *

500 HENS, 2 MARES AND COLTS, TOOLS and 36 acres, all fruit and vegetable land, at Petaluma; $3000 cash down, balance on time. PACIFIC EXCHANGE, 23 Kearny st. *

A SOLID BUY; 31 BIG LOTS IN THE CITY OF San Luis Obispo adjoining the Southern Pacific Railroad depot; $75 each; can you beat this? Address C. CLARK, box 98, Call Branch. je27 3t*

FOOTHILL STOCK RANCH

$25,000—2500 acres in foothills, Fresno County, 14 miles from Sanger, 28 miles from Fresno; all fenced; 500 acres can be cultivated, balance covered with live oaks; ranch well watered from numerous living springs; 2 large houses (one new), comfortable house; 160 head of cattle, 50 head of mares and colts, one imported English hackney stallion, 150 tons hay and all farming implements go with the ranch; this will make a first-class hog ranch and is the best bargain in Fresno. E. A. CRENNAN, 626 Market, ground floor. je25 8 Tu Th

$10,500. 320 ACRES 4 MILES FROM SANger, 13 miles from Fresno; fine alfalfa, fruit and orange land adjoining Berry's orange grove of 70 acres; 3 ditches on the land and adjoining property held at $100 an acre; must be sold. E. A. CRENNAN, 626 Market st., ground floor. je25 3t Su Tu Th

$3500. 20 ACRES, ALAMEDA COUNTY, 3 miles from Pleasanton, on the county road; 5 acres in bearing orchard, almonds, Bartlett pears, apricots and peaches; 10 acres in wine and table grapes; 5 acres in grain; 5-room cottage, barn and well; great bargain. E. A. CRENNAN, 626 Market st. je25 SuTuTh

$15,000. HOTEL, 150 ROOMS, DOING good business in the best town in California, outside of city; owner going East; call for particulars. E. A. CRENNAN, 626 Market st., ground floor. je25 SuTuTh 3t

RANCH FOR SALE, OF 23 ACRES, MORE OR less; 4 miles from Napa City; consisting 1-horse wagon, harness, 1-horse plow, cultivator, harrow, house of 5 rooms, with furniture; large barn and stable; also 35 tons best hay; fruit orchard, 2 acres in full bearing; willing to take one-half cash, balance on mortgage. Apply to GEO. F. HILL, Call office. je18 tf

HERE IS A BARGAIN FOR IMMEDIATE sale; beautiful orchard of 15½ acres, prunes, peaches and apricots, in full bearing; situated in Alameda County, close to town and railroad; convenient to this city; will sell, including crop now on the trees, for $4500; easy terms if desired. Apply at once, ALBERT E. CRANE, 410 Montgomery st. je15 tf

LAND IN LOTS TO SUIT FROM 5 ACRES UP in

THE RANCHO COTATI.

Fine fruit, vine and general farming land, from

$50 TO $80 PER ACRE.

This ranch contains 10,000 acres of the best land in the State for fruit and general farming; part level and part rolling; nearly all virgin soil; plenty of fine timber; very easy terms of payment; located between Petaluma and Santa Rosa; several railroad stations on the land and boat-landing within a few miles; low freights and fares; maps and views of the ranch will be sent on application to GEO. I. TROWBRIDGE or GAMAN & LYON, 215 Kearny st. je21 tf

HOMESTEADS OF 160 ACRES OF GOVERNment land may yet be secured in one of the most prosperous counties in California. Call or write to ROOT, HUGHES & CO., land lawyers and surveyors, 646 Market st., S. F. je21 3m

TO EXCHANGE: 160 ACRES AND IMPROVEments; in Jackson County, Or.; price $4000; for house and lot in this city or Alameda County; will pay cash difference. J. M., box 70, this office. je4 1m*

CONTRA COSTA COUNTY LAND FOR SALE; send for list. D. J. WEST, Martinez, Cal. je2 1m*

ORCHARD IN BEARING; 1½ ACRES; 6-ROOM house; good water; also blacksmith-shop, tools and stock; on lot 220x88; short distance from railway. Apply to owner on premises, Mission st., Irvington, Alameda County. je3 1m*

FOR SMALL FARMS AND LITTLE HOMES see D. H. TWING, Sonoma City, Cal. mr7 tf

SALE OR EXCHANGE; BARGAIN LIST OF land. ANDREW PRICE, Healdsburg, Cal. 25 tf

EDUCATIONAL.

PROF. DE FILIPPE'S SIMPLIFIED PRACTIcal method of French and Spanish. The Bancroft Co. je18 15t*

LILLIAN BEDDARD COACHES LADIES AND gentlemen for the dramatic profession; appearances arranged. Shakespearean Academy, 509 Hyde st. je15 6½m

ZITHER LESSONS. FRED LAUTERBACH, 141½ Eleventh st. je13 3m

BEST EUROPEAN EDUCATION FOR GIRLS; day school, board, Eng., Fr'ch, Ger., $25 mo.; coach; boys taken in kindergarten and primary; 7th term, July 10. MISS BOLTE, 2127 Jackson. je11 6m

VIOLIN, MANDOLIN, 50c PER HOUR. PROF. L. MERKI, 1128 Valencia st. je8 tf

VIOLIN, MANDOLIN, BANJO, CELLO, 75c per lesson, given at pupil's residence. PROF. FRANCIS, 1128 Valencia st. je8 tf

G. BRUSO, TEACHER OF MANDOLIN AND guitar; lessons 50 and 75c. 148 Sixth st. 1m

PIANO AND VOCAL LESSONS, $3 TO $5 PER month. MRS. McDONALD, 135 Larkin. m12 3m

SCHOOL, CIVIL, MINING, MECHANICAL, electrical engineering, surveying, architecture, assaying; es '64. VAN DER NAILLEN, 723 Market.

MERCANTILE COLLEGE, VAN NESS & GOLDen Gate aves.; first-class school; prepares for business, teachers' examinations & universities. tf

PROF. G. MANSFIELD, TEACHER OF VIOLIN, mandolin, guitar, banjo. 1535 Polk st. my10 1y

DRESSMAKING—PRIVATE OR CLASS LESsons. Address D. M., box 117 Call Branch. 1m*

SPANISH TAUGHT BY LADY DAILY. CALL from 1 to 6 P.M. 126 O'Farrell st. mr31 3m

ELOCUTION THOROUGHLY TAUGHT. LEO COOPER, Saratoga Hall, 814 Geary st. ja13 6m

GUITAR, PIANO AND VOCAL LESSONS $3 to $5 per month. 39 Fifth st. ja27 6m

PACIFIC BUSINESS COLLEGE, 320 POST ST.; life scholarship $75; day and evening. oc20 tf

OAKLAND REAL ESTATE.

$125 PER LOT FOR ONE OF THE FINEST subdivisions of land in Berkeley.

This tract is selling rapidly, as it is beautifully situated with a grand view of San Francisco and the bay and perfectly level; railroad station on the tract and the new electric line of cars connect with Oakland direct.

Lots are selling from 8 to 10 every week to careful buyers in Oakland and San Francisco.

Will give the names of all purchasers to any one and show the property upon application to our office.

Terms only $10 or $25 cash (to suit) and the balance of $100 payable $5 per month.

Apply immediately if you want a good bargain before the balance are sold. These lots will double in value in less than a year, and will, without doubt, be worth at least $500 per lot in 18 months to 2 years from date.

E. W. WOODWARD & CO., 902 Broadway Oakland. je25 7t

$1500. WE HAVE FOR SALE ANOTHER one of those fine 4-room cottages; hard finished; with good lot and large rooms; well located in East Oakland, near electric car and local train, etc.; terms, $50 cash and $20 per month. Apply at once to WOODWARD & CO., 902 Broadway, Oakland. *je25 7t

IMPORTANT ANNOUNCEMENT.

We are closing out at sacrifice prices the remaining lots in the beautiful

STONE TRACT

on the Oakland, San Leandro and Haywards Electric Road. These lots are covered with fruit trees, and are the choicest in the entire tract. Call at and improve this opportunity to secure a bargain. A. H. BREED & CO., 460 Ninth st., Oakland. my21 tf

$10 CASH AND 16⅔ CENTS PER DAY OR $5 per month will buy a lot in the Gem Tract, only 600 feet from the San Leandro Electric-car line, and near Seminary ave. PRATT & CO., 459 Ninth st., Oakland. ja29 tf

$1. ONE DOLLAR DOWN,
$1—ONE DOLLAR WEEK.
FOR LOTS, $150 EACH, NEAR LOCAL TRAIN. H. B. PINNEY, OWNER,
my24 tf 907 BROADWAY, OAKLAND.

IN OAKLAND—FINE RESIDENCE; 8 ROOMS; lot 25x100; all modern improvements; at station. Address J. P. (owner), 7 Market, S. F. 22 7*

FOR SALE, IN LORIN, CLOSE TO STATION and electric cars, house of 5 rooms, bath and pantry; folding-doors; fine mantel; hall; high basement; stationary tubs; brick foundation; all fenced; large chicken-house; ready to move in; price $2400, only $100 cash as first payment and the balance the same as rent, $20 a month. O. A. RUDOLPH, 918 Broadway. je22 tf

$2,000. $100 DOWN; $25 MONTHLY; NEW 2-story modern 5-room house; central, no fog, warm and delightful. Call on WM. P. TODD, 460 Ninth st., Oakland, Cal. 21 tf exSu

ALAMEDA REAL ESTATE.

$4600. BEAUTIFUL COTTAGE HOME, 6 rooms and bath; brick foundation; newly decorated; lot 50x150; lawn, flower garden, chicken-houses, fruit trees, etc.; macadamized streets; stone sidewalks; only 1½ blocks from Chestnut-st. station; $3000 can remain on mortgage. Also improved and unimproved property. Homes built on easy installments in any part of Alameda. JAS. H. NORRIS, 11 Broadway. je11 10t SuTuTh

$3500. NICE 5-ROOM COTTAGE; JUST completed; all modern improvements; terms easy; small cash payments and balance monthly installments. Inquire of HENRY MOHNS & CO., Mastick station, broad gauge, Alameda; office open Sunday. je24 7t

NEW 2-STORY HOUSE, 6 ROOMS AND BATH; good lot; a splendid bargain; $2400; easy terms; house of 10 rooms for rent, near this station; $40 a month. T. B. BAIRD, Morton station, narrow-gauge, Alameda. je24 7t

$10 MONTHLY BUYS A $425 LOT IN ALAmeda. E. D. Sparrow, 640 Market. ap11 tf

ALAMEDA ROOMS AND HOUSES.

TO LET—FINE 8-ROOM HOUSE, NICE garden, one-half block from station. MARCUSE & REMMELL, Bay-street station, Alameda. je9 tf

BERKELEY REAL ESTATE.

SALE, TRADE OR RENT—$13; NEW HOUSE 5 rooms, bath; cor. lot 125x135; terms to suit. DOUGLAS, owner, 2809 Geary st., S. F. je27 3t*

PIANOS, VIOLINS AND SHEET MUSIC

MAGNIFICENT UPRIGHT GRAND; HALF price; going East. 515 Van Ness ave. je25 4t*

$80 SAVED BY THE PURCHASE OF A piano within the next 30 days from A. L. BANCROFT & CO., 303 Sutter st., S. F. je24 14t

$150. HANDSOME LITTLE UPRIGHT. BYRON MAUZY, 308 to 314 Post. je21 tf

BARGAIN; HAVE YOU SEEN OUR NEW $263 pianos, cash or installments? If not see it by all means. BENJ. CURTAZ & SON, 725 Market st., History building.

UPRIGHT PIANO, $150; IN GOOD ORDER. BENJ. CURTAZ & SON, 725 Market st. tf

IMMENSE REDUCTION IN PIANOS, OWING to temporary removal; new pianos from $250 up; a lot of second-hand pianos ranging from $125 to $250; call and see us; easy terms. BENJ. CURTAZ & SON, 725 Market st.

STECK, CHICKERING & SONS, VOSE AND other pianos sold on $10 instalments. BENJ. CURTAZ & SON, sole agents, 725 Market st. an3tf

KOHLER & CHASE, 26, 28 AND 30 O'FARRELL st., leading pianos and organs; oldest music-house; largest stock; easy terms; low prices. ap23tf

A LOT OF SECOND-HAND SQUARE PIANOS; fine condition; at a sacrifice. KOHLER & CHASE, 28 O'Farrell st. jy29 tf

ALL KINDS OF REPAIRING AND TUNING; low prices; first-class work. KOHLER & CHASE, 28 O'Farrell st. de7 tf

MAUVAIS', 769 MARKET: 10c SHEET MUSIC; Decker & Son pianos; "Ideal" guitars. ja22 tf

BYRON MAUZY, 308 TO 314 POST ST., SOLE agent Sohmer & Co., Newly and Evans pianos; chosen above all others for Leland Stanford Jr. University. ja11 tf

PAILLARD'S MUSIC-BOXES ARE THE BEST. W. G. BADGER, sole agent, Nucleus building, 9 Third st., corner Market. my7 tf

HALLET & DAVIS AND KIMBALL PIANO and organ agency. W. G. BADGER, Nucleus building, 9 Third st., corner of Market. my5 tf

FINE UPRIGHT; $200. BYRON MAUZY, 308 Post st. ap30 tf

HORSES.

PASTURE—GREEN GRASS YEAR ROUND; boon to cripples; high land and marsh land; Novato, Marin County, Cal.; proper care taken of horses, but no responsibility incurred for accidents and escapes. Orders left at J. D. HORAN'S stock yards, cor. Tenth and Bryant, or at W. TAYLOR'S, 428 Montgomery st., S. F., will be promptly attended to; terms $3 a mo. je27 7t*

FINE HORSE, SOUND AND GENTLE, 4 YEARS old, with cart and harness. Apply 1504 Vallejo st. je27 3t*

WANTED—TO HIRE GOOD ROAD TEAM. Apply