

COUNTRY REAL ESTATE

Continued

W. W. WRIGHT & CO. of 225 Montgomery st.,
San Francisco, are now prepared to furnish reliable
and valuable information relative to country lands.
It is our intention to advertise only those columns
lands which we have personally investigated
and which we know the value of. We will
find upon investigation not to be worth general
publicity.

Get for \$17 cash and the balance payable on easy terms.

PERPETUAL WATER.

When you buy the land you also buy the water in perpetuity. **YOU OWN THE WATER.** No greedy corporation can throttle your enterprise and industry by boosting up the price of water from the privately owned ditch. It's **OUR** ditch and **YOUR** water and **YOUR** land.

ALFALFA LAND.

You can raise as fine a stand of alfalfa on this as on any other. It is growing there in abundance and is to be found anywhere. Come on and see the alfalfa fields. Egyptian canals, Egyptian water, Egyptian land, Egyptian alfalfa. **ALFALFA LAND.**

The land is almost as flat as a floor, with just enough slope to carry off the water, and the DRAINAGE IS PERFECT.

TWO TOWNSHIPS.

Flowing through the land are two of the main arteries of the famous Turlock irrigation system, carrying abundant water.

NEAR SAN FRANCISCO.

The land is situated on the high banks of the San Joaquin river, ONLY 140 MILES from San Francisco.

BUT FIVE MILES TO RAILROAD.
The town of Crows Landing is only 5 miles away, and from that point even now there is shipped daily from \$300 to \$700 worth of cream, all at our office and get full details.

WEEKLY EXCURSIONS.
NO NIGHT RIDING. You leave the city at 4:40 a. m. and return to San Francisco the same night. Here's a real opportunity. Grasp it now, and will never be cheaper. Soon it may be beyond your reach.

BARGAINS—BARGAINS.

4 acres. Rolling hills, 20 miles from Merced. Near La Grando. All can be cultivated. Soil sandy loam; water from 10 to 30 feet. \$25 an acre.

3,800 acres 3 miles from Coyote, Santa Clara

res of good creek bottom, 20,000 cords of wood; 2 good cottages, one new; row barn 40x60; 1 good horse barn; 2 silos 100 tons each; 1 good pump; 1 good tractor; 1 good combine; 1 good refrigerator, etc.; 1 good blacksmith shop. Price \$35 per acre.

1.040 acre stock and grain ranch, 11 miles east of San Miguel. 500 acres are farm land, balance grazing. Well with gasoline engine; water well in center of the place. This is adapted to wheat, barley and stock raising. Plenty of wood. Price \$11.50 per acre if sold within 30 days.

600 acres near Tracy; boat landing on property; can be put in alfalfa with free water from

148 acres near Byron: choice alfalfa lands: 32,200.

48 acres 3 miles from Watsonville: 12 acres are choicest bottom land, well balanced, good farm land; will make fine 20 cow dairy; plenty of water for any purpose. Price per acre \$175.

40 acres near Oakley: assorted fruits and almonds: house of 6 rooms, barn, etc. To close estate, will sell for \$6,500.

30 acres 2 1/2 miles east of Antioch; full bearing almond orchard; produced this year \$2,600; good house, large barn; splendid location; \$7,500.

22 bedroom hotel in a thriving country town; fully furnished complete; doing a splendid business; selling on account of old age; earning big dividends on \$10,000.

20 acres irrigated land. 8 miles from Red Bluff. 1 mile to school and postoffice; small house, barn. 8 acres alfalfa. 1 acre strawberries, 1/2 acre Melons. 1/2 acre peaches. 1/2 acre cherries water doeded free with place; balance pasture; plenty wood. Price \$1,700.

10 acres near Oakley; no improvements; will make a fine poultry farm; \$1,500.

J. W. WRIGHT & CO.,
228 Montgomery st.,
San Francisco.

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000 acres.—Close to San Francisco; finest cattle range in the state; 200 acres good level land; 125 under high state of cultivation; abundance of water for cattle and irrigation from trout streams; all fenced and

crossbreeds; good improvements; 600 head of some of the best alfalfa propositions in the state; and all for \$20 per acre; a great chance for the right party.

100 In the state: perfectly level, strictly sandy loam, no alkali or hardpan; good planting; 18 acres in alfalfa, which speaks for itself; good house, barn and outbuildings, well equipped; 15 miles from 1½ miles from the main line S. P. station, within 50 miles of San Francisco; for those desiring to own an alfalfa, dairy or subdivision proposition, this is a chance that will excelled, for as a subdivision it will easily sell for \$150 to \$200 per acre; price only \$20 per acre.

400 acres—5 miles from town and S. P.: 200 acres level river bottom land; 80 acres orchards; 200 acres sugar cane; 100 acres growing fruit; 100 acres large barn, packing house and other outbuildings; abundance of free water for irrigation; ditches all over the land; this is a rare opportunity for one who wishes a fine dairy or hog ranch, and it will pay you to investigate it at once; can be had for a good bargain.

200 acres—Within 2 1/2 miles of a small city; 100 acres plow land; water for irrigation; 8 room, modern bungalow; large barn, fully equipped blacksmith shop, all kinds of implements, and a large horse stable.

windmill and tank, family orchard, R. F. D. and telephone; price \$10,000, or exchange for good income property.

116 **5th St., Oakland**—Small, all purpose ranch, close to Oakland; 10 acres full bearing orchard, 40 acres bottom land, balance good pasture; 100 head cattle; 5 room house, 2 barns, 12 cows, 4 horses, all farm implements; will take good cottage or flats in Oakland or Berkeley as part payment; price \$12,500.

COUNTRY DEPARTMENT.
HOLCOMB REALTY COMPANY,
306 San Pablo av.
Oakland, Cal.

RICH FEAT AND SEDIMENT SOIL

Easy terms: 144 miles from railroad station, near San Francisco; steamer landing on property with freight road to San Francisco in only 1.30 per ton and vegetables will arrive in the city morning.

This rich peat soil raises 2 enormous crops of vegetables a year; plenty of time to get in a fall crop of fruit and vegetables. Traders and home buyers will be considered if a fair situation is made.

If you want to know more about this land call and see us.

A. E. PATTEN LAND COMPANY,
425 First National Bank building.

SPLENDID RIVER RANCH STOCKED:
80 acres Sacramento river bottom land; 80
acres alfalfa, 16 acres almonds, 14 acres apri-
cots, 11 horses, 18 cattle, 60 hogs, 225 poultry;
2 tools complete; good buildings; paid \$10,000
for this place. \$1000 cash, \$1000 down, balance
paying ranch; old age causes sale; \$25,000; a grand
opportunity.

**GEO. H. MURDOCK & SON,
91 Bacon Building, Oakland.**

300-ACRE tracts on SACRAMENTO RIVER;
rail and water transportation; all RICH bot-
tom land, under highest state of reclamation;
exceptional value, \$160 an acre; 10 PER CENT

WISSEMAN, 155 Sutter st. March 2, 1904.

WEAT agricultural farm: west coast Mexico, 100,000 acres at \$50c an acre: the big ranch area is passing in Mexico; richest land on earth is there; opportunity is now. C. M. WOOSTER CO., 202 Market st., S. F.

50 ACRES rich farming land in Lassen county: water to railroad; plenty of water; \$400 cash balance \$320 in 3 years; see maps and sample soil at office. **BOVEE, TOY & CO.** 111 Montgomery st.

A SUBURBAN HOME FOR \$50

See page 10. Home on electric line; see 27-104.

by a room for \$750, to suit your taste, and building
 on a beautiful 10-acre tract, with a fine view of the
 money. H. L. ELDRIDGE, 789 Market st.
 have a fine building lot at San Rafael Cove that
 I will sell way under the market; a
 chance to speculate. H. L. ELDRIDGE, 789
 Market st.
 HE Centerville Realty Company of Centerville,
 Alameda county, Cal. (HAYES & FRANCIS),
 has fine orchards, town lots and ranches. Call or
 write. **W. J.**
 or de an acre; 100,000 acres, splendid stock ranch,
 on west coast of Mexico; great bargain. C.
 M. WOOSTER CO., 702 Market st., S. F.

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

95 for 5 acre homes in Alameda county; \$25 down. \$10 monthly.

PROGRESSIVE REALTY CO., 180 Sutter st.

LARGE lot near De Fremery park and Key Route. 1370 13th St., Oakland.

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