

HIGH PRICES OFFERED FOR ALFALFA EARLY IN SEASON

Buyers Ready to Contract for All Fodder That Can Be Raised Throughout Valley Country

KERMAN, May 16.—The probable scarcity of alfalfa hay this year is indicated by the fact that a representative of a San Francisco hay house has been in this district for several days offering \$12 a ton for baled hay, first crop excepted, f. o. b. cars Kerman, and finding no takers. It is a very unusual thing for city hay buyers to come into this section of the valley at this time of year and even less usual for them to make any effort to secure alfalfa. Local growers are waiting for the Western Grain and Sugar Products company, lessee of the local alfalfa mill, to announce what will be paid at the mill before doing much with outside firms. One of the largest local growers has been selling his first crop at \$12 f. o. b. Kerman and has been offered \$14 for subsequent cuttings.

Reports which have come from all parts of the state show that when the Kerman creamery, on April 17, paid 43 cents for March butterfat, it again paid the top price in the state. No distinction was made between stock holders and other patrons and no patron paid transportation charges.

while all cans were returned steam washed.

A. Schrick, butter maker at the Kerman creamery, scored 92½ points on his butter entered in the last educational butter scoring contest conducted by the University of California at the university farm at Davis. This was the first time Schrick had ever competed and he had the sixth highest score in a list of 24. Ninety-four was the top score in the competition, but the University Farm creamery, not competing, scored 95.

As has well been said, "Other industries may go up and down, but alfalfa only goes up." It is the only thing that can not be overproduced. The most staple products in the world are alfalfa, cattle, horses, hogs, meat, butter, cheese, milk and milk products, poultry and eggs.

Alfalfa, Kerman's staple crop, fertilizes itself and enriches the soil instead of wearing it out. It is the only crop that grows all winter and all summer, which is harvested all the year—the one general farming crop always worth the intensive culture of irrigated lands.

NEW TOWN IS ALREADY KNOWN FAR AND WIDE

West Sacramento Has Carried on Great Publicity Campaign in East

WEST SACRAMENTO, May 16.—At the last meeting of the West Sacramento Commercial club the new boosters' organization of southern Yolo county, a petition was presented requesting the government to change the name of Broderick, the old town opposite Sacramento, to that of West Sacramento.

It was suggested that in view of the fact that the West Sacramento reclamation project was being advertised extensively all over the world the whole community would be best served by using the widely known new name than that of the little heard of old town.

Under the name West Sacramento the club had sent over 100,000 poppy plants to school children throughout the middle west. Also about 50,000 packages of California poppy seed have been sent into the same districts. Each of these packages bore a notice that it was given with the compliments of the West Sacramento Commercial club.

In further promoting the idea of changing the name of the old town or at least securing a postoffice for the new community, under the name by which the district is now best known, the president of the club stated that they were prepared to spend from \$15,000 to \$25,000 more this year in an effort to more widely distribute the story of the great wealth of their newly developed empire. A handsome booklet is now being prepared to be distributed in all parts of the country.

SALES MORE THAN HALF MILLION IN SIXTY DAYS

RICHMOND, May 16.—Sales in Wall's Harbor Center tract have exceeded \$500,000 since it has been on the market, about 60 days. Richmond people have purchased some \$400,000 worth of this land. A great many people visit the tract daily and are all impressed with the splendid location of this tract. It is probably the best known tract in Richmond, as it was the old McClure tract, which a great many operators were seeking for the last several years.

The city council has accepted a block of land on which a new city hall for Richmond will be erected. Plans are being arranged at this time and the work will no doubt commence some time during this year.

Buyers realize that this is the last chance to get business property on easy terms, centrally located, as nearly all of the tracts have now been sold and in a short time it will be impossible to secure property under the present favorable terms and conditions. The opening of the new street and continuation of Harbor avenue will give access to Macdonald avenue, which is adjacent on the north.

LAST YEAR'S SEEDING IS NOW PRODUCING ALFALFA

FAIRMEAD, May 16.—Many farmers in this section are busy sowing their lands to alfalfa. Hundreds of acres are also being checked up and will be planted very shortly. The alfalfa fields that were sown last year have already been cut once this year, and excellent crops realized. Before another year goes by what was once an immense grain field will be one large green patch of alfalfa with various orchards intermingled, the homes of many prosperous farmers.

Several hundred new families have settled in this section during the last six months, due to the colonizing efforts of the Co-operative Land and Trust company of San Francisco, who still own 11,000 acres here, which they are selling to home seekers. The Fairmead grammar school will close for the summer vacation May 30. There were 43 pupils enrolled this last term.

Many cars of gravel and rock are being unloaded here daily for use on the main state highway. The work is being done by the Ransome-Crummey company, and it is expected that the portion between Fairmead and Madera will be completed within a month.

SALES IN MISSION DISTRICT

D. Coffin & Co., 2528 Mission street, report good demand for real estate and announce the following sales closed:

Lot and improvements, 35 Alvarado street, seller F. Weckind, buyer Richard Cottrell, price \$2,225.
Lot 25x129 feet in west line of Alabama street, 105 feet south of Ripley, seller Mrs. Kendrick, buyer J. Johnson, price \$800.
Lot and improvements, 691 Sunnyside avenue, seller G. F. Meek, buyer Thomas Sullivan, price \$1,500.
Lot and improvements, 26 Seward street, seller F. Nutman, buyer C. H. Kroeger, price \$2,150.
Lot and improvements, 508 Naples street, seller K. Anderson, buyer O. A. Peterson, price \$2,750.
Lot in west line of Twenty-seventh avenue, 225 north of J street, 25x120 feet, seller J. Bjorkman, buyer Mrs. McKee, price \$1,200.
Lot and improvements, 9 Fairmount street, seller G. Voigt, buyer Thomas Joyce, price \$2,000.
Lot 25x100 feet in south line of Twenty-second street, 125 east of Vermont, seller G. Voigt, buyer Osma Chisoff, price \$200.
Two flats, 2717-19 Harrison street, seller Mrs. Milholland, buyer G. Bellegard, price \$2,200.
Lot and improvements, 5528 Twenty-second street, seller J. J. Stack, buyer A. Baker, price \$2,000.

GOOD LANDS SURE TO ADVANCE IN PRICE

Dealer Predicts Present Low Values Can Not Prevail Much Longer

The rapidity with which the lands of California are being sold is a very good indication that people have begun to realize what effect the opening of the canal is going to have on the value of our farm lands.

"A great many people are talking about small farms," said Mr. Potter of the W. D. Potter & Co., "and they all tell us that they feel that if people are to take advantage of the reasonable cost of land in the state, that they will have to do so shortly, for prices will soon jump to two or three hundred per cent above the present prices asked."

"When you stop to think that an acre of land will net a man a season \$100 or more and that you can buy that same acre for \$20, it is a wonder that the business man is beginning to look toward the country as a good place to invest his money."

"Small farms with their ideal surroundings are becoming very popular and we are glad to note that not only the easterner, but the native is taking advantage of the prices and terms that we are offering these small ranches for. Heretofore it has been the outsider that has realized that the California lands are the best in the world. Now home people are beginning to realize it and take advantage of it."

MARIN COUNTY SCENE OF PHOTO CONTEST

The Lagunitas Development company, owner of the Maillard ranch, is offering prizes to members of the California Camera club who visit the property and secure the most attractive photographs. On Sunday, May 15, the club will take the 8:15 a. m. train in a body, and spend the day on the Maillard property in a friendly contest. The Lagunitas Development company will furnish a basket lunch for all the members of the club.

Speaking of the coming outing, H. S. Hoyt, chairman of the outing committee of the Camera club, said:

"An outing in Marin county is always looked forward to with the most pleasant anticipation by the members of our club. That particular section of the bay region offers more to the person who is hunting with the camera than any other locality. We expect that 100 people will make advent on that day with Lagunitas as our destination."

Wall's Harbor Center Richmond Harbor Center

Will be a Commercial Center in

Richmond

It is business property that makes the Real Fortunes for investors. That's the kind we offer you in

Harbor Center

Where Business Houses Rise Values Will Go the Highest.

New Richmond Land Co.

801 Monadnock Bldg., S. N. FRANCISCO, CAL.

FILL THIS OUT AND SEND FOR FREE BOOKLET

New Richmond Land Co., 801-2 Monadnock Bldg., San Francisco

Please send map and "Text Book on Land Values to

Name

Address

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Where there's rich, sandy loam soil, easily cultivated and especially adapted to irrigation.

Where there's abundant irrigation water every day in every year.

Over 8,000 acres sold within the last year in small tracts to practical farmers; 3,000 acres planted to alfalfa this spring. Large acreage going into olives, peaches, Smyrna figs, etc.

11,000 acres remaining for you to select from. You can still buy at the opening prices and hence reap the benefit of the many improvements that have already been made. 10, 20 and 40 acre tracts at low prices and on very attractive terms.

Send this ad today with your name and address and receive full particulars free from the owners.

CO-OPERATIVE LAND & TRUST COMPANY

595 Market Street, San Francisco.

West Sacramento

The Co-Operative Plan That Makes the City Man's Success Complete Featuring the Free Market



THAT the farmer may secure the highest prices for his fruit and garden truck a Free Market will be conveniently located upon the property at WEST SACRAMENTO. The importance of this cannot be overestimated for it is the means of selling direct to the consumer, enabling the farmer to realize 100 per cent upon his product. The middleman is eliminated—the farmer gets all the profit. This is one of the many advanced ideas that make WEST SACRAMENTO the most talked of, most up-to-date farming community now in the public eye. Every-thing favors the farmer here—from the quality of the soil down to the final disposing of what the soil so abundantly produces.

The Possibility of Immediate Profit on an Investment at West Sacramento

If you would but visit WEST SACRAMENTO, have us take you over this great area of the most productive land in all California and show you how we have proven our faith in it by the expenditure of millions of dollars upon this project you would readily recognize what a matchless investment proposition it is.

The southern end of WEST SACRAMENTO has already been sold and preparations are being made for its immediate settlement. The section now offered on sale lies between that which is already sold and the city of Sacramento. Every day sees an increase in its value. Its value increase will multiply as the developments advance. Land bought now may be worth double within a year. It MUST increase. Certainly it is worth a thorough investigation.

West Sacramento Co.

Fred T. Moore
Manager Land Sales Dept.

San Francisco Office,
Corner Pine and Kearny Sts.

Sacramento, Cal.
208 Nicolaus Building

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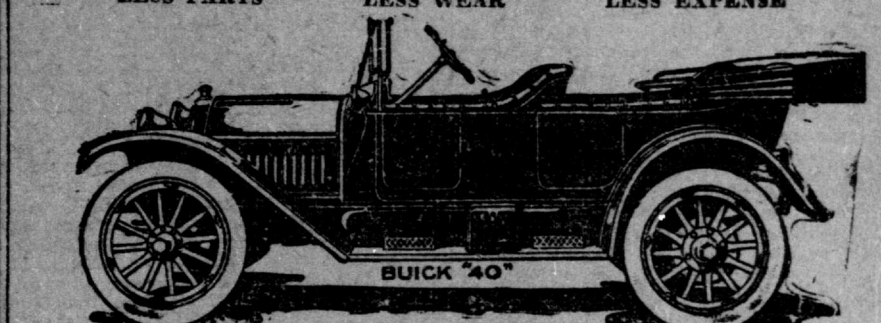
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With but one copy of a picture it permits you to make ten answers to it.

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It is small, compact and neat—a most convenient way to submit solutions.

It eliminates the possibility of coupons becoming lost about the house.

It is of good paper. You can write your answers with pencil or ink.

It entitles you to 35 pictures FREE, 36 to 70.

What the Answer Book Is

The Answer Book is a book of 77 double pages. It is shaped like a stenographer's notebook, and opens from the bottom like a notebook, and not from the side like a story book. The top pages are numbered from 1 to 77 inclusive. Each of the bottom pages has ten spaces ruled off on it.

How to Use The Answer Book

One copy of each of the 77 pictures is pasted by the contestant on the 77 top pages. On the bottom pages, beneath where each picture is pasted, the contestant writes down from one to ten answers. On the top section of page 1, for instance, you paste picture No. 1. On the bottom section you write down the answer or answers you wish to submit to the picture. And so on for all the 77 pictures.

Bear in mind that the larger number of solutions you submit the better chance you have of striking the 77 correct ones.

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Find herewith 50 cents (75 cents at office), for which deliver to us your Answer Book and 6 certificates returnable as the pictures appear in the contest for Pictures Nos. 36 to 70. In consideration of the above I agree to take, or continue to take, your paper for a period of three months from date.

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