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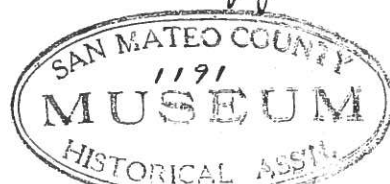
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SAN MATEO.

Some of the Attractions of a Charming But Little Known Region.

IT has been often remarked by travelers that there are none so ignorant or careless concerning the most noted objects of interest in various portions of the world as those who live the closest to them. As an illustration, Californians seldom visit the Yosemite. Nine-tenths of those who go into that valley are from abroad. Tens of thousands of people have passed their lives almost within sound of Niagara Falls, and yet have never been to see the great cataract, and so with many other of the noted points of attraction.

Coming closer home, there are any number of people who have lived in San Francisco for years, yet have never visited Golden Gate Park or the Cliff House. They know that they can go there at any time, yet for some reason they never care to undergo the slight trouble of taking the trip. The same rule holds good of other localities of interest.

How many of the residents of San Francisco, as they shiver in one of the summer fogs, and dig the dust from their eyes deposited by the whirlwinds that sweep the streets with almost relentless force, know that within thirty minutes, they may, if they choose, be deposited in a spot where the sun shines brightly, the fog comes not, and the air is balmy as on a May morn?

How many who go to Monterey, Santa Cruz, Santa Barbara, or any of the noted seaside resorts, to enjoy the fresh sea air and the salt water bathing, know that only thirty minutes away, lies a most charming spot, embowered in trees, where the chill winds of the sea do not penetrate, where a beautiful beach of hard sand offers every facility for bathing, and where the temperature of the water is many degrees warmer than any of the places noted?

How many of the residents of San Francisco, as they read or hear of the delightful climate of the semi-tropical south, with its oranges, bananas, grapes, flowers and exotic shrubbery, know that, just half an hour's ride from this city, is a region where the winter temperature is higher and the summer heat is less than in any other part of the state, and where the orange, banana, olive, magnolia, camellia and all sorts of fruits and flowers thrive as well as, if not better than, any other part of the State?

How many people, as they read of the charming scenery of the old English parks and country-seats, and wish that they might be able to visit that country, know that but a half an hour from their homes lies a region whose natural beauty as far excels anything in England as the sequoias of the California mountains surpass the pigmy evergreens of the valley?

How many of the residents of San Francisco have ever seen the elegant residences and magnificent grounds of many of the oldest Californians, which may be found clustered in charming localities along the peninsula south?

In a word, how many San Franciscans have ever visited San Mateo and the region round about? For there it is, that reference is made in the foregoing. There all the ad-

vantages enumerated may be found in combination, and yet people will travel thousands of miles to see and enjoy what they have in the utmost profusion and excellence right at their doors.

It may possibly seem like straining a point to say that the handsome country seats about San Mateo have no equal in the world. But, nevertheless, we make that assertion, and trust to be able to present such facts in support thereof as will leave no doubt in the mind of the reader.

The Scenery.

Starting then with the broad assertion that as a place of residence San Mateo has no equal, let us examine into the various essentials which go to make up the ideal country home, and see how this locality is equipped in each particular. First, then, we will take up the matter of scenery. To be sure, some may object that this is a secondary consideration. But as all the others will follow in due order, the beginning may as well be made at this point. Let the writer ascend the "Mound" on the Howard estate, for from its summit one commands a view of the entire country for miles. Looking to the east lies a stretch of gently rolling land, dotted with tree-embowered homes and carpeted with a luxuriant growth of grasses in which the glowing gold of that incomparable flower, the escholtzia, is just beginning to appear. Beyond the verdure-clad fields lie the blue waters of the bay, with the sails of half a dozen vessels dotting them and sharply outlined against the azure sky. Clear and bold are the Alameda shores so many miles away. Buildings and orchards may be seen covering the slopes of the hills, and away above all tower the heights of Mount Diablo. There is here a combination of hill, vale, wave and mountain, which can but faintly be expressed with pen.

Turn now toward the north, and the buildings of Oakland and San Francisco may be seen across an expanse of green fields and dancing waters. The bay glistens in the afternoon sun, and the breeze coming over its bosom brings with it health-giving properties which can only be obtained by contact with salt water. Coming closer to San Mateo, the beautiful wooded eminence of the Coyote breaks the otherwise level landscape on the northwest, while the tree-lined roadways invite to drive in that direction. Directly north the walls and roofs of the Mills and other houses may be seen over the tree tops, the landscape in that direction being thickly wooded and presenting new charms at every turn.

To the west the view is bounded in the distance by the summit of the Sierra Morena, covered with a fringe of giant redwoods. Between the Mound and the Sierra is mile on mile of the loveliest rolling hill and valley that mortal eye ever saw. Here and there patches of woodland break the monotony of the verdure-clad fields, while the canyon of the San Mateo creek may readily be traced by the forest growth beneath which flows the stream. On a prominent eminence stands the palatial residence of Mr. W. H. Howard, now receiving its finishing touches, and which is a *chef d'œuvre* of one of the most famous New York architects. It is a poem in stone, oak and mahogany, and occu-

pies a site which commands a view unequaled, probably, in the world.

Just at the base of the Mound, upon which the visitor stands, is the charming and picturesque residence of Mr. H. P. Bowie. Clad in ivy, surrounded by stately oaks and bays, which rival the worshipping places of the Druids, embowered in groups of rare and beautiful shrubbery and plants of innumerable varieties, it is no exaggeration to say that a more beautiful and attractive spot does not exist in the State.

Farther off to the south and southeast may be seen the cluster of buildings which make up the charming little village of San Mateo, beyond which and so buried in the trees as to be all but invisible, are the elegant residences of many of the best known California families.

There is nothing raw or crude about the landscape, seen from which direction one will. It has the "finished" aspect seen in the oldest settled region, and for that reason possesses an indescribable charm for those whose eyes are a-weary with the many repulsive features necessarily coincident with the building of new towns and the settlement of unoccupied territories.

The Climate.

Elsewhere may be found some tabulated statements which tell the story of the climate of San Mateo in naked figures, meaningless to many without some explanation. By a glance at these figures the remarkable fact will be seen that but once in two years has a lower point than 32 degrees been noted, and then the point touched was only 26. In two years but four times has 32 been registered, and then that temperature only lasted for a few minutes early in the morning.

We speak understandingly when we say that there is not another point in all California that can show a record like this. San Mateo challenges comparison in this respect. Her winter climate is the mildest in the State.

Now, as to summer heat. But once in two years has the thermometer registered 100 degrees. But once in the same period has it been noted at 92 degrees. The average summer temperature is far below that.

Can any other place in California show such equable and remarkable winter and summer temperature as this?

Does any one want further proof of the superior quality of the climate? Look at the oranges, the bananas, the camellias, the other semi-tropical growths that may be found in the open air here, and which tell the tale louder and more convincingly than can be done with pen.

But when dealing with climate the San Franciscan possesses a touchstone by which he applies a test which is of the greatest importance to him. He asks at once, "How about the fogs and gales of summer?"

That question is easily answered. Both of these not altogether appreciated phenomena are unknown at San Mateo. It is a singular fact that no matter how dense and chill may be the fog in the city, a ride of say 15 miles south brings one into the bright cheerful sunshine. The mountains to the west shut off the summer fogs effectually, and at the same time prevent the disagreeable trade-winds

from reaching so far inland. By the time these breezes reach this point they have lost their unpleasant characteristics so much that they are rather welcome than otherwise.

Under the subject of climate comes the matter of rainfall. This may be dismissed by the assurance that it is always abundant enough to allow of the cultivation of all flowers, vegetables and shrubbery without the use of water, while it is a fact, that never in the history of the region have the farmers known such a thing as a failure of crops from drought.

Healthfulness.

If the questions of scenery and climate have not been disposed of satisfactorily to the reader, then so much the worse for the hypercritical. There are, to be sure, people so constituted that they unquestionably will find fault with the climate of Paradise, should they be so fortunate as to reach that abode of the blest. We do not mean to assert that Paradise and San Mateo are synonymous terms. But that they are closely related is stoutly maintained by all who have had the opportunity of making a thorough acquaintance with the last named place. They are entirely convinced that the step from their present homes to the one beyond the river will be scarcely perceptible.

Of next importance to the home seeker, after the scenery and the climate have been satisfactorily disposed of, is the matter of healthfulness. On this point San Mateo bounds full panoplied into the arena and defies all competitors. Healthfulness is her strong feature, and many a former invalid, unable to withstand the trying climate of San Francisco, has come here, to find relief and permanent cure in a short residence. Malaria, that dread resident in so many places, is here unknown. The drainage of the entire region is simply perfect, and hence, typhoid fever, diphtheria and kindred affections are unknown. The water supply is of the purest, and in every particular that can be mentioned San Mateo stands in the first rank as a health resort. Instead of taking long and wearisome journeys of doubtful utility in search of climatic characteristics that may or may not be suitable, the invalid may, after a comfortable and pleasant half hour's ride, be landed at San Mateo, where a climate will be found in every respect the equal of any of the most noted health resorts, and in many points superior to most.

The healthfulness of this place is largely owing to the remarkably natural drainage. At a depth of ten or twelve feet beneath the surface is a bed of coarse gravel, through which percolates all the surface water and impurities, and which is as effectual as any system of sewage could be. The entire region has a good slope toward the bay, so that the drainage is perfect. Whenever the necessity shall arise, this slope will be utilized at small cost to construct a system of sewers which has already been mapped out.

Accessibility from San Francisco.

Other preliminaries being disposed of, the next question in natural sequence for the business man seeking a home is the matter of accessibility. Again San Mateo rises and presents her attractions on this score. San Mateo is read-

ily reached by the line of the Southern Pacific Railroad, from Fourth and Townsend streets. The express time from that point is only 35 minutes, while commutation is only \$6 a month. With the construction of the new line by the bay shore the time will be considerably reduced, and so will the fares. In this respect San Mateo is to be put on a par with Oakland; an abundance of trains at all hours of the day and evening afford ready means of transit for residents who wish to transact business in the city. Remember, in going to San Mateo there is no long, tedious and often dangerous ferry trip to be taken. Seated in comfortable cars, the traveler passes through beautiful scenery, and before he has time to become weary, finds himself at his own door.

In a word, San Mateo is to-day the most desirable and accessible place for country residence to be found near San Francisco.

What Will it Cost?

This, like all the questions that have preceded it, is a matter of vital importance. Until the others have been disposed of satisfactorily this remains in abeyance. But it is bound to be brought up by the man who is looking San Mateo-ward, because the preceding questions cannot but be satisfactorily answered. The cost of a home at San Mateo will depend largely upon the home-maker. One thing, however, may be set down as absolutely certain. That is, that the same amount of money expended here will produce at least twice as satisfactory results as in San Francisco. To put it another way, as much comfort can be had in San Mateo for \$5,000 as would require an outlay of \$10,000 in the city, not counting the privileges of climate and scenery denied to the San Franciscan. It certainly will scarcely be maintained by anyone that there are many features of either as possessed by that city that inspire any sentiment of affection in the heart of the average resident.

By comparison with San Francisco, the land necessary for the establishment of a comfortable home will be ridiculously inexpensive. When it is known that numbers of lots were sold here last year for \$250 to \$300 for 50 feet of frontage, some idea can be found of the outlay requisite for the establishment of a home. Fortunately, this is a matter that will rest largely with the home seeker, since some of the most desirable locations for homes are shortly to be offered at auction, whereby the purchaser is offered an opportunity of setting his own price on the land.

The Drives of San Mateo.

One of the greatest attractions of the region about San Mateo is the numerous charming drives in every direction. It should be mentioned at the outset that the roads here are kept in fine condition, and that even during the season of rains it is a pleasure to drive over them. In every direction from the village are roads leading through the most romantic and attractive scenery. On either side of San Mateo creek are drives through the grounds of the Bowie and Howard estates, which follow the course of the stream, beneath the towering oaks, bays and alders, whose arched branches overhead form a vault of the richest green.

Every turn in the road opens a new vista of beauty, while the atmosphere is laden with the sweet perfume of flowers and the aromatic odor from the shrubbery.

The shell road, or Mount Diablo avenue, running east to the Coyote and the beach, is a favorite drive. As its name indicates, this avenue is made of shells procured from an old Indian mound near at hand, which makes the very perfection of a driveway. The road is lined on either side with trees, and terminates at the southern extremity of a most peculiar locality, known as the Coyote. This is a bold headland jutting out into the bay, and entirely covered with a forest of eucalyptus, evergreen and fruit trees. Drives have been laid out through this grove, which covers many acres in extent, and affords a most charming place of resort. Toward the northwest the cliff slopes away to a sandy beach, and here is a bath house, where may be enjoyed the best bathing facilities of any place on San Francisco bay. The beach is a mile or so in extent, and the water here is always of a more comfortable temperature for bathers than at almost any other place on the coast.

For boating, yachting and fishing, too, the cove and the bay from the Coyote offer the finest opportunities.

It is intended at some future time to make a place of resort of the Coyote. It is but thirteen miles in a direct line from San Francisco, and a line of excursion steamers could be put on which would make the trip in a short time, while the place presents a combination of attractions for excursionists not equaled by any other locality accessible from San Francisco with so little trouble.

Another lovely drive is the Crystal Springs road, which winds over the hills and through the vales with an utter disregard of straight lines, which is such a charm in all rural scenery.

The county road, which runs south from San Francisco to San Jose, affords many miles of pleasant drives, while those ambitious for the wilder scenery of the mountains can satisfy themselves with trips to the Sierra Morena, with its redwood and pine forests, which is but a few miles away.

In fact, the entire country is cut up with a network of roads, each of which has its own particular charm, and which afford some new source of pleasure each time the visitor or resident passes over them.

Characteristics of the Soil.

Much of the soil of the San Mateo region is a rich black sedimentary deposit, which changes and becomes more gravelly toward the hills. All the soil, both hill and valley, is fertile in the highest degree, as may be seen by the luxuriant growth of grain, tree, vine and shrub in every direction. The grape, the olive, the apricot, pear, peach and apple thrive here as well as in any part of the State. Indeed, many of the fruits produced here, where they are subject to the moist breezes of the bay, possess a lusciousness not seen elsewhere. This is especially true of the apricot, which attains perfection in this locality. Nor is the grape behind. There is a vineyard on the Howard estate which produces large crops of fruit of surpassing excellence, while scattered all over the region are orchards of various

kinds, all of which are in a thrifty condition. Even the orange grows with no more care than is bestowed on deciduous fruits, and this tree lends a charm to the home surroundings that especially appeals to the love of the beautiful, as well as being a sure touchstone as to climatic characteristics.

Delicate flowers bloom in the open air the year round, while the practical home-maker will find that during the entire twelve months the vegetable garden may be depended upon to supply the table with all that is needed in that line.

It is unnecessary to go into a long dissertation upon the nature and productiveness of the soil of San Mateo. Suffice it to say, that no failure of crops has ever been recorded, while all fruits, flowers and shrubs that have been experimented with have uniformly proven successful.

The Water Supply.

One question of importance in establishing a home in the country is that of water supply. Fortunately the people of San Mateo are happily provided for in this respect. The mains of the Spring Valley Water Company pass through this place, and that company is bound by perpetual contract to furnish nearly a million gallons daily for the use of residents here. This water is distributed to all parts of the village and surrounding country under heavy pressure, and the rate charged for its use is merely nominal. There is an abundance for all ordinary needs, such as irrigating lawns, etc., and no purer water for personal use can be found.

Besides this, there is a water bearing stratum of gravel at an average depth of thirty-five feet underlying the entire country, so that those who wish need go to no great expense in sinking a well, thus being provided for all time with a sure and inexpensive source of supply.

Artesian wells, too, can be sunk here with almost a certainty of success. Upon the Howard property are a large number of these wells at varying depths, all of which yield an abundant flow of the purest water. It will thus be seen that San Mateo is peculiarly blessed in this respect, and that, so far as water supply goes, there are few, if any, places in the State which are its equal, and certainly none are superior in this respect.

A Few Words to Business Men.

One of the most prominent features of the country in every direction in New York city is, the fact that the population for many miles in the interior is largely made up of men who carry on their business in the city, but maintain their families in the country, going back and forth each day by the numerous railroads that extend in every direction. For thirty or forty miles from New York in each direction—in New Jersey, in Westchester county and Long Island—there is a continuous chain of settlements entirely populated by New York business men. They are thus enabled to rear their families in healthful localities, away from the noise and bustle of the city, away from its con-

taminating influences, and at the same time in a far less expensive manner than is required in the city.

There is no necessity for pointing out the numerous advantages to be gained by residence in the country, instead of the city. Every one knows what they are.

San Francisco is peculiarly located in this respect. In order to escape from that city a long and wearisome ferry trip is required except in one direction, and that is southward along the peninsula. The railroad that runs in that direction affords ready means of access to a most charming section of the country, and the first place that possesses the advantages sought by the business man looking for a country home is San Mateo.

Elsewhere will be found full descriptions of the numerous points of vantage of this section. If those who have never visited this place will do so, if only for a few hours, they cannot but be carried away by its manifold beauties and the desire for a home here is certain to take strong hold.

There is no advantage enjoyed in the city that is not obtainable here. Schools, churches, every facility for the very best education of a family are to be found. By comparison with San Francisco, either in the primary cost of a house or in the maintenance thereof, San Mateo is immeasurably less expensive than San Francisco. The same money that would be necessary to purchase a single 25-foot lot in the city would here pay for what might be almost called a farm. At all events, it would easily pay for ten or twenty times as much land. Then an opportunity is afforded here for the display of taste in the construction of a house such as is denied entirely in the city. The pretty villas that line the streets and avenues here show what may be accomplished in that direction.

In fact, all that is good and desirable in country life, together with the essentials of the city, may be had at San Mateo as nowhere else. The locality commends itself strongly to every business man of family, and the present is a most favorable opportunity for investigating the advantages offered.

In 1888 and 1889 to date, the temperature and rainfall by months have been as follows :

	Max.	Min.	Average.	Rainfall.
March, 1888.....	72	40	52	3.97
April, 1888.....	84	50	58	.13
May, 1888.....	70	50	59	.67
June, 1888.....	80	60	67	.08
July, 1888.....	92	60	70	—
August, 1888.....	90	56	66	—
September, 1888.....	84	52	63	1.03
October, 1888.....	81	44	58	—
November, 1888.....	62	36	49	4.16
December, 1888.....	59	38	51	4.04
January, 1889.....	62	32	46	1.17
February, 1889.....	70	32	49	.75
March, to 20th.....	—	—	—	6.85
Rainfall for this season, to date	—	—	—	18.

Temperature Statistics.

IN order that what is claimed for the temperature of San Mateo county may be proven to have a solid foundation in fact, and not to rest on assertion alone, the accompanying table is given, showing the maximum, minimum and mean temperature, by months, for the past year. This record is carefully kept and may be depended upon for accuracy in every detail:

HIGHEST, LOWEST AND AVERAGE TEMPERATURE PER MONTH

AT	Feb'y 1887.			Mar. 1887.			April, 1887.			May, 1887.			June, 1887.			July, 1887.			Aug. 1887.			Sept. 1887.			Oct. 1887.			Nov. 1887.			Dec. 1887.			Jan. 1888.			
	Mean.	Min.	Max.	Mean.	Min.	Max.	Mean.	Min.	Max.	Mean.	Min.	Max.	Mean.	Min.	Max.	Mean.	Min.	Max.	Mean.	Min.	Max.	Mean.	Min.	Max.	Mean.	Min.	Max.	Mean.	Min.	Max.							
SAN MATEO.....	65	32	47	55	42	74	57	44	80	61	42	65	54	30	80	64	54	64	54	50	31	64	65	77	51	32	64	54	38	64	46	64	54	26	64	46	
SAN JOSE.....	70	32	51	58	38	84	63	42	92	74	46	72	58	92	53	72	58	88	46	50	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	
SANTA CRUZ....	74	34	49	58	42	78	40	58	77	60	43	62	64	73	46	62	64	90	41	45	82	65	82	65	65	65	65	65	65	65	65	65	65	65	65	65	
HOLLISTER.....	78	31	55	63	37	88	35	61	92	75	48	68	68	92	52	64	66	90	40	50	86	65	86	65	65	65	65	65	65	65	65	65	65	65	65	65	
GILROY.....	75	27	47	56	35	78	43	57	103	62	47	62	66	98	48	66	66	100	40	50	80	64	100	68	80	80	80	80	80	80	80	80	80	80	80	80	80
PAJARO.....	68	30	48	56	38	80	35	55	80	58	38	62	70	53	70	60	72	55	60	52	75	60	88	61	60	60	60	60	60	60	60	60	60	60	60	60	60
SALINAS.....	60	28	45	56	40	75	38	55	90	58	45	64	64	74	52	60	71	51	59	47	75	60	68	61	68	68	68	68	68	68	68	68	68	68	68	68	
TEMPLETON.....	81	23	52	62	34	90	40	67	108	78	48	75	107	107	47	79	107	47	77	108	47	108	47	108	47	108	47	108	47	108	47	108	47	108	47	108	47

From the above it will be seen that in but one case was San Mateo's Winter Minimum exceeded, viz.: Santa Cruz in February, 1887, and then but two degrees higher. It will also be seen that the "Mean" is of no value in determining the true temperature of a place. Take for example San Mateo and Templeton, in every case the latter's Minimum is the lowest and yet with but two exceptions Templeton's Mean is the highest.

DOES IT PAY TO OWN A HOME?

A GREAT many people go on year after year renting a house in which to live and bring up their families. They move from place to place as the whim seizes them, and of real home life in its best sense they know nothing. They do not stay long enough in any house to "take root." There are none of the hallowed associations about their domiciles which hang about the "old homestead," and so they go through life, wandering from house to house, and never finding a home until they reach that narrow house which becomes their final resting place.

Ask such a man as this why he does not buy a place and settle down, and he will reply, "Oh, it doesn't pay to own a house in the city;" and no amount of persuasion can induce him to change his views. He urges the bugbear of taxes and insurance as a reason for not investing in a home, seemingly oblivious of the fact that the landlord has to pay all these expenses from his rental and still make a comfortable profit.

If the housekeeper would only look into the matter a little closely, he would quickly ascertain that the only true economy lay in owning his own home. Aside from all the associations connected with the home, it is a money-making proposition for a man of family to own his roof-tree.

The average business man who lives in a good locality must pay anywhere from \$50 to \$100 a month rent for a comfortable house. Say that he pays \$75 a month. That means an outlay of \$900 a year, or 10 per cent on an investment of \$9,000. Every one who rents knows very well that few homes built for renting cost more than half that sum. In the course of ten years the renter will have paid out \$9,000 and have nothing to show for it but a pile of landlord's receipts. In twenty years (and many a man in this city has stood a drain of this size for longer than that), he will have paid out over \$18,000, with nothing to show for it. And that by no means represents the whole truth. The man who, ten years ago, undertook to buy a house and lot in a good locality worth at that time \$9,000, finds himself to day, with a property rising, worth from two to four times as much.

The man who exercises common prudence in purchasing a home in San Francisco will not only save the amount which he would have paid out for rent, but in the course of ten years his property will have increased in value by at least as much more.

In the meantime the expense for repairs, taxes and insurance will not possibly have been in the aggregate as much as one-fourth of the amount that would have been paid for rentals.

The home buyer thus, aside from mere considerations of sentiment (which are not to be overlooked by any means), will find that in buying a home he not only does a really economical thing, but puts himself into a position to reap a large profit where otherwise there would have been a total loss.

The experience of home buyers in San Francisco abundantly bears out this assertion.

AN OLD TRAVELER'S OPINION.

NEARLY a hundred years ago the famous traveler, Vancouver, visited this region and extended his travels far to the north. He made a long visit to this portion of California, and made journeys into the interior. On one of these journeys he took a trip southward from the Mission Dolores, and this is the manner in which he describes what he saw :

"About noon, having then advanced about 23 miles, we arrived at a very pleasant and enchanting lawn, situated amidst a grove of trees at the foot of a small hill, by which flowed a very fine stream of excellent water. This delightful pasture was nearly enclosed on every side and afforded sufficient space for resting of ourselves and baiting our cavalry.

"For about twenty miles it could only be compared to a park which had originally been closely planted with the true old English oak ; the underwood that had probably attended its growth had been cleared away, and had left the stately lords of the forest in complete possession of the soil, which was covered with luxuriant herbage, and beautifully diversified with pleasing eminences and valleys, which with the range of lofty rugged mountains that bounded the prospect, required to be adorned by the neat habitations of an industrious people to produce a scene not inferior to the most studied effect of taste in the disposal of ground ; but it required some resolution to quit so lovely a scene, the beauty of which was greatly heightened by the delightful serenity of the weather."

The enchanting spot thus described is the site of the Bowie homestead, and the hill referred to is the mound mentioned elsewhere. That the old traveler should have been charmed at the scene can easily be understood by those who have visited this place. In its natural state it looked like an old English park, while since the hand of man has undertaken its improvement, the resemblance is still greater. Many travelers here compared this place to the famous English estate of Chatsworth, which it resembles in many respects.

The Mission fathers were quick to recognize the advantages of this place, and establish an outpost here, where they raised grain, and fed their herds of cattle and sheep. As time passed on the Missions lost control of this, as of the greater portion of their landed estate, and it was granted by the government of Mexico to a trusted official. From him it passed into the hands of the family which at present controls it.

Very early in the history of San Francisco were the many beauties and advantages of San Mateo known and appreciated. Hither came the men of business anxious to escape the winds and fogs of the city, and so delighted were they that many of them purchased land and built homes. The names of many of these early settlers of San Mateo may be found elsewhere, and attest the esteem in which the place has been held ever since the time of Vancouver.

The unique map of California free to subscribers of the HOME AND FARM.

AN OPPORTUNITY FOR HOME SEEKERS.

YEARS ago the owners of some of the best property at San Mateo became convinced that the time was coming when that place would become practically a superb of San Francisco, and would be sought after as a place of residence. Indeed, from the first they had been met with numerous applicants for home sites. Realizing that not every one would be able, even if he cared, to maintain a large place, they determined to provide for the demand for small tracts which even then had assumed considerable proportion. Accordingly they laid out several admirably situated blocks just north of the village, with wide avenues running through them, which were lined with double rows of shade trees. Water pipes were laid along the streets and everything was done that could lend attractiveness to the scene.

As a result of this foresight this land to-day is in a high state of improvement and ready for the construction of homes at once. The demand for property at San Mateo has become such that the owners have at last decided that the proper time has come for letting this go, and accordingly, it will all be offered at auction on the 6th of April.

There is a finished appearance about this tract, with its lines of beautiful shade trees, graded streets and pleasant drives that is a delightful contrast to the raw, crude condition of so many locations in California that are offered to home seekers.

Many of the tracts to be offered face the magnificent grounds of the Howard property ; and those who locate there will have the full enjoyment of an unobstructed view of that enchanting spot. The view from every part of the property to be offered is fine, and there is not a single subdivision but what will make an admirable home.

But words are inadequate to describe this locality. An attempt has been made in these pages to do so, but after all nothing but a visit can give an adequate idea.

Vancouver's words, quoted elsewhere, show that even that experienced traveler was carried away. And no subsequent visitor has ever failed to be equally attracted.

SMILES BY THE WAYSIDE.

Mrs. Pompano (looking out of the window)—The winter is dying, George, and it gives me pain. There is something sweet, though weird, about the falling snow and the howling winds.

Mr. Pompano (looking over a sheaf of bills)—Let her die, Amelia. There is something weird but far from sweet in the amount of these bills, and the howling of the coal dealer in particular gives me a pain.

New York teacher (to Boston boy)—Where is Afghanistan ?

B. B.—Don't know, sir ; but I know where Afghanistan is ?

Teacher—Well, where is Saint Helena ?

B. B.—Don't know, sir ; but I know where Saint Helena is ?

Teacher—That will do, my son. Go right up to the foot of the class, before I get hold of the ruler.

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(IN ADVANCE.)

SAN FRANCISCO, APRIL, 1889.

PLEASANT HOMES.

HOME AND FARM being, as its name indicates, devoted to pointing out desirable locations for both homes and farms in California, has no apology to make for devoting so large a portion of the present issue to the manifold advantages and attractions of San Mateo as a home spot. If any are credulous as to the statements made let them take a trip to San Mateo on a Sunday or a holiday, and, our word for it, they will say "The half has not been told."

THE recent rain storm somewhat demoralized railroad travel in many parts of the State. There were landslides and washouts in numerous places. But the Southern Pacific, with its accustomed energy, put large forces of men to work, and, while the fight was a hard one in some places, they succeeded in clearing their tracks so that travel was not appreciably delayed.

THE Legislature of California has adjourned, and, if we were to believe the newspapers, it is a good thing they have done so. However that may be, the farmers and fruit growers have no cause to complain that their interests have suffered. The appropriations asked for the maintenance of the various commissions were granted, and the good work of the Horticultural and Viticultural Commissioners will thus be continued for another two years.

THE Southern Pacific Railroad has commenced the construction of a new passenger depot at Third and Townsend streets, which will be a great improvement upon the one which has done such good service in the past. The new structure will include a large iron and glass shed for trains, which will be appreciated by all travelers.

THREE or four thousand men have gone to Lower California to dig for gold, who have about as much real knowledge of gold mining as an Esquimaux has of the nebular hypothesis. There is more money to be made digging into California soil (and planting something in the holes) than in all the alleged placers of all Mexico. Already the poor deluded men are coming back, half-starved and swearing vengeance on those who started the fraudulent boom. One chap sold his eighty-acre ranch for \$100, he was so anxious to get to the mines. This is a clear case of "the fool and his farm are soon parted."

SAN MATEO COUNTY.

A Sketch of Its Progress During the Past Year.

THE subdivision of property, building of suburban residences and improvement of property generally have been among the principal features in San Mateo for the year just closed. This process has been confined to no one locality, but has extended from the San Francisco county line and on through Colma, Millbrae, San Mateo, Belmont, San Carlos, Wellesley Park, Redwood City, Fair Oaks, Menlo, Woodside, and also along the coast line from Half Moon bay to the borders of the great redwood timber belt adjoining Santa Cruz county, where the railroad magnates have from time to time been heavy purchasers.

On the ocean side of the county great stretches of rich bottom lands claim the attention of farmers and market gardeners, while among the hills and canyons the noise of saw and ax proclaims the continued prosperity of the lumber and shingle industry. Of shingles alone, the output this year from the mills of Gordon, Blumquist, Sampson Brothers, Hartley, Hanson & Co., Levi & McCormick, Fulton & Berry will aggregate 65,000,000. A market is found at all points reached by railroad, including Nevada, Utah, Arizona, New Mexico and throughout the coast. The open hill lands on the coast side of San Mateo county are devoted to dairying and stock-raising, and dairying is also conducted in the vicinity of Colma, San Bruno, Millbrae and San Mateo, where the business has grown to immense proportions.

The water supply system of the county has been greatly improved during the year by the gigantic operations of the Spring Valley Water Company at Crystal Springs reservoir, and also by the introduction of water from Alameda county through pipes laid under the bay. At Belmont the company's new pumping works are in operation night and day continuously in pumping water which empties into University Mound reservoir at San Francisco. There are two immense pumps, with a capacity of 4,000,000 gallons each for every twenty-four hours. The Spring Valley Company has also commenced operations on the long tunnel to connect the proposed Searsville reservoir with the Crystal Springs reservoir. The Menlo Park Water Company has a large reservoir in the first foot-hills back of Menlo and Fair Oaks.

The most notable manufacturing enterprise inaugurated during the year has been the erection at Redwood City of the Central Pacific Milling and Manufacturing Company's plant, at an expense of some \$30,000. It includes a planing mill with sets of all new and improved machinery in every department, and also a roller flouring mill of modern construction.

In the vicinity of Woodside and Searsville, where a considerable area has been devoted to grape culture, several of the owners have gone into wine-making on a large scale. It has also been demonstrated that fruit of a superior quality, as to size and flavor, can be raised in most parts of the county, and fruit culture is receiving more attention than formerly. The mountains have long been noted for

raising a fine quality of apples, which grow to perfection and are generally free from the ravages of the codlin moth. In the valleys all fruits flourish. Several thousand trees have been planted at Belmont and others at Fair Oaks, Menlo, the Canyada, Searsville and different localities.

Among the needs of San Mateo county is a cable railway between Belmont and University Park, a bank at Redwood City, electric lights at San Mateo, internal development generally as regards sewers and street improvements, and more particularly a coast line and the construction of the bay shore line railroad. These subjects are all under consideration, however, and the county shows a healthy and progressive spirit.

To speak of San Mateo county generally, it is in a state of transition from an extended period of quietness to one of bustling activity. Every interest within its borders is prospering. The number of its sightly and costly homes is being added to in most every direction. All its towns show evidence of business growth. The opportunities within the county invite the attention of every thoughtful person. To the investor, to the artisan, to the home-seeker, to the professional or business man, San Mateo county is a field of promise. Its railroad facilities and educational advantages will be unequalled. It will soon command recognition as the richest and most attractive suburban region on the Pacific coast.—*New Year's Chronicle*.

FREE PASSAGE FROM THE EAST.

AN arrangement has been entered into with the Southern Pacific Railroad by which a new era will be inaugurated in the history of the development of California. This scheme, in a word, is one by which settlers will be transported hither from any part of the East absolutely **FREE OF CHARGE**. No such enterprise has ever been inaugurated in the far west, and to the liberality and enterprise of the manager of the Southern Pacific this new move is due.

The plan is simply this: Any one coming to California to settle will be furnished with a voucher that he has paid a certain amount for railroad fare. Arrangements have been made with large landholders at Merced, and if the settler concludes to establish himself there and purchase a ranch, the amount of fare paid by him will be deducted from the first payment required. In this manner actual settlers only are encouraged, and no premium is offered those who simply come from curiosity.

The plan is a good one, and as soon as it becomes generally known, is bound to take wherever it is heard of. It cannot but be of great benefit in attracting settlers to the fine region centering at Merced.

Prof. Roarer—I regret to say, Mrs. Carboy, that your daughter will never make a success as an elocutionist.

Mrs. Carboy—Indeed? Why, Professor, I am sure she studies very hard, her voice is flexible and her gestures—

Prof. Roarer (testily)—No doubt, no doubt; but I can assure you I can understand every word she utters. That defect, Mrs. Carboy, is fatal.

MORE RAILROAD IMPROVEMENT.

THE Southern Pacific Railroad has been ever alive to the wants of the communities through which their lines pass. Not only this, but they have gone ahead of those wants, and in many cases have pushed their roads into sections which were practically uninhabited and have converted the wilderness into a garden. Many of the most prosperous cities in the State to-day owe their very existence to the railroad.

For some time it has been apparent to the company that additional means of communication between San Francisco and the towns along the peninsula to the south were needed, and measures have been taken for the construction of another line of road through that section. This line will follow the bay instead of paralleling the present one, and by this means a heavy grade will be saved. When the branch shall have been completed, the residents of San Mateo county will have vastly increased facilities for reaching San Francisco, and it cannot be doubted that there will be a great increase of home-making in that section on the part of San Francisco business men.

SOME ACTUAL RESULTS.

HERE are some figures showing actual results secured by California fruit growers and farmers. There are an abundance of facts to corroborate these statements in every particular. The following receipts to the acre are not unusual:

Citrus fruits.....	\$ 500
Deciduous fruits.....	200@300
Vines (wine).....	150@300
Raisins.....	500
Strawberries and Guavas.....	500
Beans.....	100@150
Cereals.....	40@ 50
Peas.....	100@150
Potatoes.....	100@150
Vegetables.....	200@300
Alfalfa.....	85@100
Walnuts and Almonds.....	500
Figs.....	400
Olives.....	500
Corn.....	60

ANOTHER attempt is being made to boom the fraudulent socialistic colony at Topolotampo. The following extracts from the proceedings of the Board of Directors of that company are interesting reading:

At an informal meeting the Board of Directors decided to expend \$10 for iron to make another evaporator.

The question of getting eggs from the islands at the bay was discussed. It was thought best that the company take charge of the eggs and ration them out. The chairman suggested that a team go to the bay regularly for eggs.

It was decided to gather the tomatoes green, as they were being eaten by the birds as fast as they ripened.

It was decided to buy \$10 worth of soap for the colony.

AN INJUSTICE SOMEWHERE.

DURING the year 1888-89, apricot producers and dryers had hard work getting anything like a decent price for their fruit. No matter how carefully it was dried and packed the commission men have shrugged their shoulders, talked mysteriously about an overstocked market at Chicago or somewhere else, and have "really you know" been unable to pay more than 9 or 10 cents a pound for choice fruit. Of course, with buyers all united in forcing down prices, and with poorly informed or worse newspapers assisting them in every way, the producer was forced to sell at whatever their royal mightiness were willing to pay.

But those producers who have watched the course of events, now learn that the consumer at the East is called on to pay 25 to 30 cents a pound for dried apricots, while in San Francisco a very ordinary quality costs 20 cents a pound. The freight to the East is hardly 1½ cents a pound. The producer adds this to the 9 or 10 cents received by him, then looks at the difference between that and the price paid by the consumer, and then wonders who gets the lion's share of the profits. "Oh, but such an estimate as that is not fair," says the dealer. Why is it not fair? Is it fair that the producer, who takes all the risk and goes to all the expense of buying land, planting and cultivating an orchard, drying and picking the fruit, should receive less than a third of the amount which the consumer pays for the same fruit?

It may be fair from the dealers' standpoint, but he must not be disappointed if the producer gets tired after awhile, and finds some way of reaching the consumer without paying toll to more than half a dozen men to stand between and divide the profits. The fruit growers of California are not fools, and they are waking up to some of the unjust practices to which they have long been subjected, and are finding remedies for them. Then, perhaps, the lordly "buyer" and commission man will be willing to concede that the producer, who takes all the risk and has borne the burden and heat of the day, is entitled to some little consideration.

A GOOD OPPORTUNITY.

THE great success of the semi-co-operative Swiss-Italian colony scheme which is being carried out in Sonoma county by a number of residents of San Francisco, has stimulated inquiry in that direction, and there are many who would like to engage in such a plan could they see their way clear to so doing. In brief, the idea is for a number of industrious people to combine together and contribute a stated sum monthly. This money is devoted to the purchase and care of a tract of land, which is planted with such fruits as are best adapted to the region selected as the scene of operations. The idea is, after the orchards and vineyards come into bearing, to divide the land between the subscribers, so that each shall come into possession of a property that returns an income sufficient for the support of a family. This scheme is not a new one, nor is there any uncertainty about it. It is the plan upon which the Anaheim colony was founded, which, as is well known, is one of the most successful settlements in the

state. It is the only plan, too, by which it can ever be possible for many who so desire to become the possessors of homes in the country which will afford a living from the start.

Accurate and reliable figures have been procured of the cost of carrying out a plan of this sort, and so many are anxious for information on this score that these will be given.

The cost will depend, of course, largely upon the first price of the land. But it should be understood that there is little profit in purchasing cheap lands so-called. Land may be dear at \$10 an acre, or it may be cheap at \$100. The land should be accessible readily, and should, if possible, be not far removed from some center of population.

Suppose, as a basis of estimation, that good land is found for \$100 an acre, and that it is bought on long time—say on five or six years' credit. Such cases are not hard to find. The best of raisin and fruit land with abundance of water may be had at such prices and on such terms. There are two ways of having this land improved. One is for the company of purchasers to engage a superintendent and to furnish him from time to time with the means for making the improvements. Another method is to make a contract with some responsible man who is willing to enter into bonds for the faithful care of the tract for a number of years. Under these circumstances it is certain that the land will be properly cared for, while there will be no uncertainty about the cost. Thus, if raisins are to be planted, there are responsible men who stand ready to contract to set out and care for such vineyards for three years at the rate of \$50 an acre. At three years of age a twenty-acre raisin vineyard will afford income enough for the wants of any ordinary family. The net returns from such vineyards are from \$50 to \$75 to the acre, and there is a constant increase thereafter for a number of years.

On the basis, then, of \$100 for the land and a contract at \$50 an acre for three years for setting out and cultivating the vineyard, the account would stand thus at the end of three years, taking 20 acres as the tract handled:

20 acres land at \$100, upon which 40 per cent. is	
paid in 3 years.....	\$ 800
Care of vineyard or orchard at \$50 an acre.....	1000
	1800
Total at end 3 years.....	\$1800

One-third of this would be called for each year, or \$600 annually. This leaves out of the calculation the crop harvested the third year, which will certainly net more than enough to cover the entire expense, both for care and payment on the land. After the third year the income will be sufficient to make the future payments for the land and to support an ordinary family besides.

There are hundreds of men who can, by a little effort, save enough from their salaries to carry them through a proposition like this, and when the contract is made with a man who is financially responsible, there cannot be any danger of loss. Certainly, few avenues for investment or home-making promise better than such a plan as this when properly carried out.

THE DEFEATED CANDIDATE.

My labor has been thrown away,
 My money spent in vain,
 And I, alas! have lost the day
 I fondly hoped to gain.
 To win I scrupled not to sin,
 Equivocate, cajole:
 And now, despite it all, I'm in
 The bottom of the bowl.
 Oh! the bottom of the bowl, the bowl,
 The bottom of the bowl!
 In the greasy soup I flounder and choke
 At the bottom of the bowl!

RAILROAD BUILDING IN SAN LUIS OBISPO.

A PROJECTED line from San Miguel, in the northern part of San Luis Obispo county and on the line of the Southern Pacific Branch Railroad, to Lerdo, in Kern county, is another extension contemplated. This line follows the Estrella valley, a branch of the Upper Salinas valley, to its head, and then crosses the mountains to the San Joaquin valley. It opens up to settlement a portion of the San Joaquin valley as yet absolutely untouched, and sections of San Luis Obispo county still in a wild state will be ready for settlement. Water abounds all along the line the year around.

Another extension contemplated during the year is that of the Southern Pacific Branch Railroad, from Templeton to San Luis Obispo first, and from there to connect with that portion of the road constructed from the south to Ellwood, in Santa Barbara county. Starting at Templeton the line will run up the upper Salinas valley through the famous Santa Margarita ranch of San Luis Obispo county, to the head of the valley, turning near what is known as "Murphy's," where the stage horses are changed. Here the costliness of the work appears, as much heavy tunneling and grading will be necessary in crossing the Coast range at this point. San Luis Obispo is on the southern side of the range, and the mountains once crossed, the town is right at their foot.

From San Luis Obispo the road will parallel the Pacific Coast Railway to Santa Maria at the southern boundary of Santa Barbara county, where it will turn to the southwest to a point about three miles north of the San Antonio river on the coast. Then the line goes due south along the coast at the base of the mountains to Point Concepcion, and again turns, following the line of the coast, until Ellwood is reached, thus completing the coast line to Santa Barbara, San Buenaventura and Los Angeles.—*Examiner.*

AT MISS STRAITLACE'S ACADEMY.

Ada—I don't think that Nettie Halfbrane has common sense.

Maude—Oh, yes she has; she's the most sensual girl in school.

Bylker—I'll pay you off for this insult.

Sylker—Do so by all means. It will be the first time you ever paid for anything that I know of.

FRESNO



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— B A N K —

Capital Stock Paid Up in Coin, \$300,000

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Stables Opposite the El Capitan.

RUTH & CORNELL,

Proprietors.

SANTA YSABEL.

A Charming Health Resort in the Salinas Valley. Remarkable Medicinal Properties.

AMONG the numerous health resorts of California there is none that can equal the Santa Ysabel, either for charming scenery, beautiful location or remarkable health-giving properties of the numerous hot and other mineral springs located there.

A pleasant ride of seven or eight hours directly south from San Francisco, passing through the charming settlements of San Mateo County and the fruitful Santa Clara and Salinas valleys, brings one to the famous Santa Ysabel Hot Springs, which have been widely and favorably known for many years, though kept from development and widespread popularity by the difficulty of access which prevailed before the construction of the Southern Pacific Railroad to this point.

The springs are located on the coast division of the Southern Pacific Company in San Luis Obispo County, and are in one of the loveliest valleys of the State. It is difficult to do justice with pen to the many beauties of the spot. The region affords a charming diversity of plain, rolling hill and mountain—all well timbered with oaks, which lend a park-like appearance to the landscape that is most attractive.

The principal attraction is, of course, the hot spring which is one of nature's wonders. It breaks from the base of a hill in one bound a full-fledged stream of large size, which meanders through a beautiful canyon to the Salinas river, a couple of miles away. The waters of this spring are warm, and many wonderful cures of rheumatism and other blood diseases have been performed by it.

Besides this, there are a dozen or more other springs of various medicinal properties, some of which have nothing similar on the continent. Indeed, there is not such another collection of waters known.

While the value of the Santa Ysabel Springs has been known for years, still not much has been done for their development until lately. A company of enterprising gentlemen recently acquired possession of these springs and some 2000 acres of the surrounding property, and they are now busily engaged in laying out what they intend shall be the most perfect health and "comfort" resort on the coast. They will build a commodious hotel and numerous cottages, to which the mineral waters will be conveyed. The grounds will be artistically laid out, mammoth swimming baths constructed, drives established through the most beautiful scenery, and, in fact, everything done which will help to make this a desirable place for homes.

The sale of liquor and the presence of objectionable characters of any kind will be rigidly prohibited. In fact, what Pacific Grove is to the Methodists, Santa Ysabel will be for other people. It will be, nominally, under Presbyterian control, though there will be no close lines drawn.

What is desired is to make this a place where a man can bring his family either for health or for home-making, secure in the knowledge that all contaminating influences will be kept away. The names of the gentlemen who have

OGLE HOUSE

Opposite Railroad Depot,

FRESNO CITY,

CALIFORNIA.

STEPHEN ARTHUR,

Manager.

Single Meals, 25 Cts.

LODGINGS, 25 and 50 Cts.

This is the BEST Family Hotel
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CONVEYANCERS.

Correct and Reliable Abstracts of Title Furnished

MONEY TO LOAN.

OFFICE IN

Fresno Loan and Savings Bank

FRESNO, CAL.

charge of the enterprise are a guaranty that this object will be fully carried out.

No one has ever visited Santa Ysabel who has not been carried away with the beautiful scenery and the marvelous curative powers of the waters. That Santa Ysabel is destined to become one of the leading health resorts of the United States no one for a moment doubts who has visited he place and studied its surpassing natural advantages.

DEFINING THEIR DUTY.

(A fragment from a forthcoming Comic Opera.)

In any of the San Francisco Station Houses; the Captain of the Precinct musters the night patrol, in front of his desk.

Captain—Are you good men?

First Patrolman— We are, sir,

Captain— And un-true ?

'Tis well, then ; listen what you have to do,
To-night some Dutchmen give a fancy ball,
They've paid their license and they've hired their hall—
But they've got my permission wine to drink,
After the midnight hour, although they think
They're safe.

Patrolmen (together sardonically)—He, he !

Captain— Likewise, ha, ha ! ho, ho !

P'raps we can't show them it is not for Joe.

Now to your posts—

First Patrolman— Suppose we burglars see ?

Captain—Be wise, and by all means let them pass free—

A golden rule for those who safely prize,
Is touch no man of more than half your size ;
Ne'er draw your club, nor on a cripple fall,
Unless you have assistance within call ;
Beware of blind men and of womanhood,
Save you can safely club them from behind.
And shun a small boy as you would the pest,
Without a brother cop to help the arrest.
Confine your duties to stray dogs and drunks,
Provided they cannot resent your thumps.

First Patrolman—How if there be none drunk ?

Captain— Then all the quicker

Assume that any man's the worse for liquor,
Who has the impudence to walk the block
After midnight has sounded for the clock.
You must do something for your pay.

First Patrolman— That's true.

Perhaps when drunks are scarce a fit would do,
An epileptic fit is a rare beauty.

Captain—'Tis well, I see you are up in your duty.

So go ahead, when you have to swear
Remember, I to back you up am there.
Club boldly, and lie with a stony face,
No matter what, so that you make your case.
Remember now, prompt measures are the best,
You run them in, hard swearing does the rest.

The patrol departs to execute orders.

Winks (discussing Mrs. W., who has a temper)—She is a woman of the most ardent temperament, I assure you, dear boy. Why, last summer down at Quogue, she sat down for ten minutes on a pile of new mown grass, and when she got up it was hay !

The unique map of California free to subscribers to the HOME AND FARM.

TUOLUMNE HOTEL

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Free Bus to and from all Trains



Free Bus to and from all Trains

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THE RUSS HOUSE is centrally located, contains seventy nicely kept airy Rooms. The Table is furnished with the Best in the Market.

RATES:

\$1.25 and \$1.50 per Day

SINGLE MEALS, 25 CENTS.

Free Bus to and from all Trains.

MORE PERSONAL EXPERIENCE.

TO those who are at all skeptical as to the results from careful cultivation of the soil in California, we commend the following addition to the statements of personal experience which have been published in HOME AND FARM:

Messrs. Randall and Noyes: We have fifty acres of tillable land, purchased eight years ago. At that time there was nothing on the place except twenty-five orange trees and 100 vines. We have since planted ten acres of peach trees, three acres of apricots, four acres of Muscat grapes and two acres of orange trees. Our receipts from the different fruits were as follows: Fifty tons peaches at \$25 per ton; ten tons apricots at \$20 per ton. We had 1150 boxes raisins, which we sent to Boston and received \$2 per box profit after deducting expenses. Our orange crop for 1887 amounted to \$1000 gross. After taking out all expenses we had \$700 net from the two acres. The trees are seedlings, planted seven years ago, and have borne more or less for the last three years. The crop will not be quite so heavy this year, though the oranges are larger.

From the above statement any one can see what we are making on our ranch. We came from Massachusetts twenty-five years ago. Have only been back twice in that time. If any one asks whether we prefer this State to Massachusetts, a glance at the above figures should be sufficient answer to the question. Knowing what farmers in Massachusetts are making, it is needless to say that we would rather live in a place where we can make many times more on every acre of land and where we can have the enjoyment of perpetual summer.

Chas Hidden: I originally came to this State from the East at the time of the gold excitement in '49. Have since lived in other States, including New Mexico, and have only been on my present place about a year. There are twenty-six acres of land in the piece, all improved. Four acres are in Muscat grapes. I will state what I received from them this summer. In the first place I sold \$50 worth of green fruit for table use. I dried the remainder, for which I received a check of \$1125. I was unfortunate in being unable to get trays for second crop, and as a result lost it all. If I had succeeded in curing the second crop, the total receipts from the four acres would have been \$1400 or \$350 per acre. As it was, I had \$1200 gross. The expenses on the vineyard are about \$75 per acre annually. This leaves a net profit of \$225 per acre.

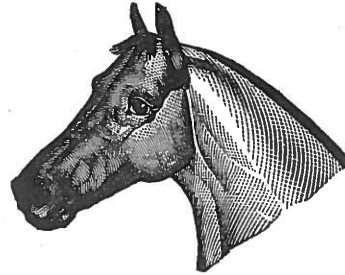
To eastern people, who have been accustomed to growing grains of the different kinds these profits, I suppose, seem incredibly large; and while living in New Mexico if I had been told that such amounts could be realized from land in California, I should certainly have thought it an exaggerated statement, and would think so now if I had not been convinced by practical experience.

The orange orchard, which consists of sixteen acres, has not yet come into full bearing. It will yield this year perhaps 1200 to 1500 boxes at \$1.50 per box. We cannot overestimate the value of improved land here for fruit growing.—*Citrograph*.

E. M. STODDARD.

D. K. STODDARD.

E. M. Stoddard & Son, EL CAPITAN STABLES



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The Best Facilities for Keeping and Boarding
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— ON —

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—TO—

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