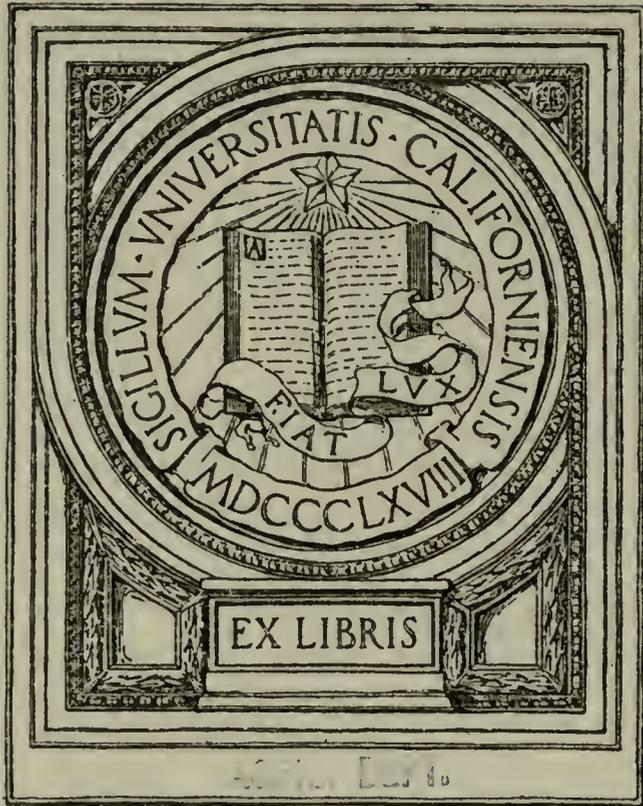


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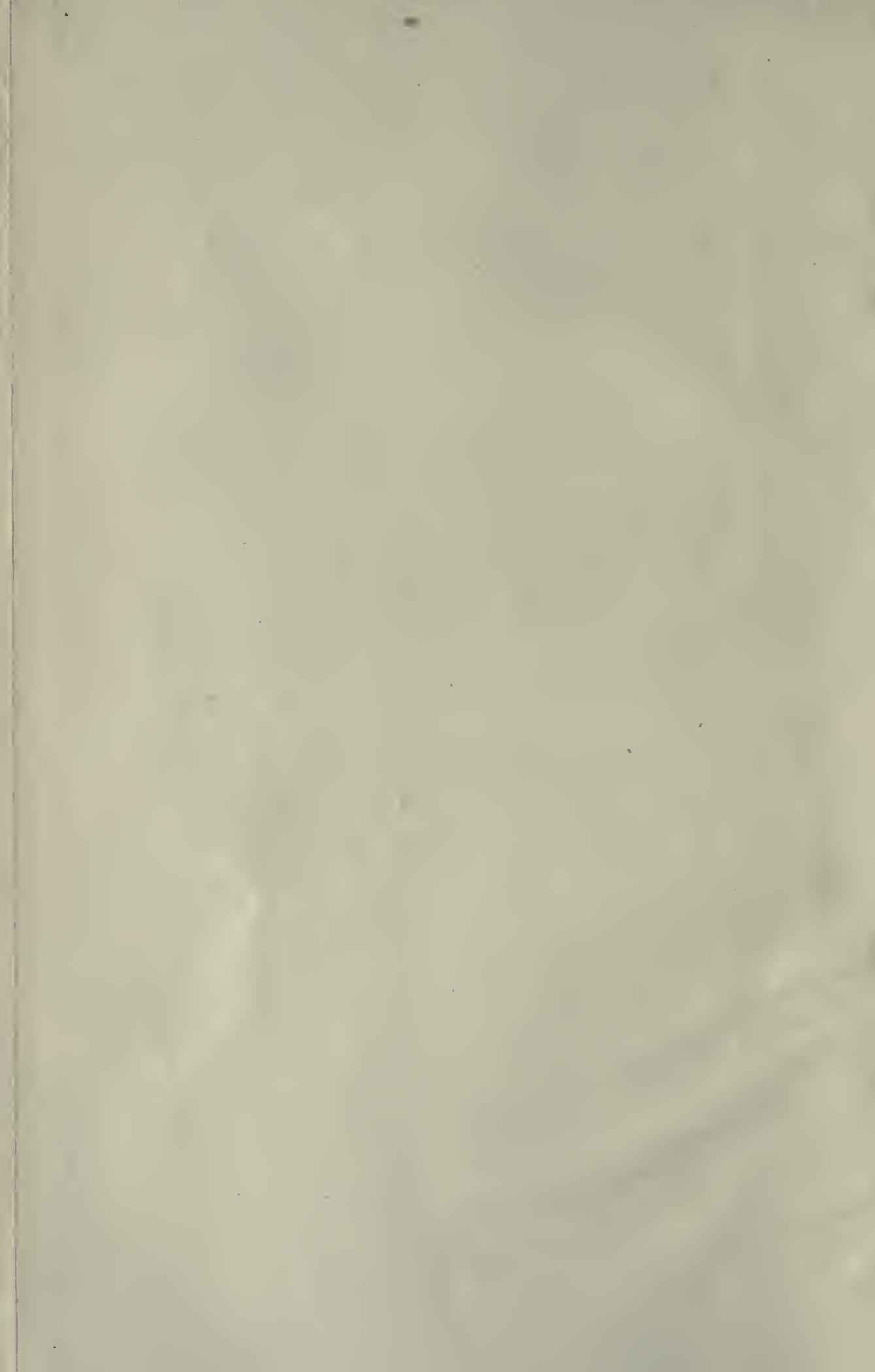


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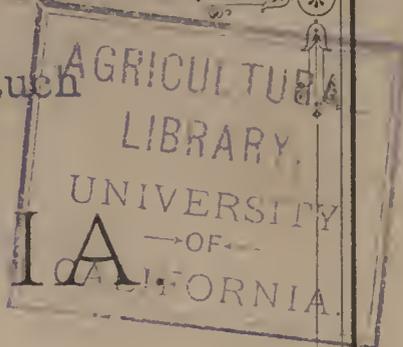




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Arnold V. Stubenrauch



CALIFORNIA

ISSUED BY THE

IMMIGRATION ASSOCIATION

OF CALIFORNIA.

Office, Room 20, No. 10 California Street, San Francisco.

PUBLISHED BY THE

CHICAGO AND NORTHWESTERN RAILWAY

FOR THE

IMMIGRATION ASSOCIATION OF CALIFORNIA,

SAN FRANCISCO.

1882.

 SPECIAL NOTICE. 

To meet the growing demand of **Eastern and European** people, for correct and reliable information regarding the Pacific States, the **Agency of the Chicago and North-Western Railway at San Francisco** will publish from time to time "Pamphlets" giving statistics, correct data written by parties thoroughly posted, which will be a guarantee of their reliability. Copies can be obtained from all Agents of the **Chicago and North-Western Railway** everywhere:

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It is hoped that those who are deeply interested in the development of the Western States, will aid, and appreciate the labor and expense incurred by the Railway Company in these publications, by extending their patronage, and advising their friends when traveling to patronize the

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The General Agent for the Pacific Coast, **J. MEREDITH DAVIES, P. O. Address, 1887, Residence, Lick House or office at Overland Ticket Office, Oakland Ferry,** will receive and appreciate any and all information regarding the Pacific Coast; he will gladly answer all inquiries from those intending an Eastern visit, and render such parties every assistance.

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THE

IMMIGRATION ASSOCIATION

—OF—

CALIFORNIA.

This Association is supported by and is under the control of the business men of San Francisco.

It is organized for the purpose of furnishing *free* information concerning California, and to assist immigrants in finding employment and permanent homes in the State.

All possible care will be taken to have the information given by the Association clear and *reliable*.

The Association is endorsed by the Governor of the State and by the Board of Trade of San Francisco, as follows:

INDORSEMENTS.

FROM GOVERNOR PERKINS.

SACRAMENTO, Dec. 17, 1881.

Arthur R. Briggs, Esq., President Immigration Association of California—DEAR SIR:—I notice with pleasure the formation of an Immigration Association in San Francisco; and it is gratifying to me, both as a citizen and as Governor of our honored State, that it should have fallen into such worthy hands. I congratulate the members thereof in their selection of its officers, and beg to add my endorsement thereto. Their names will give it strength and confidence in the community, stamp it with character, honesty and integrity, and result in advancing the best interests of the State.

Very respectfully,

GEO. C. PERKINS, Governor.

BY THE BOARD OF TRADE.

At a meeting of the Board of Trade of San Francisco, held at the rooms of the Board, Dec. 9, 1881, President JACOB S. TABER in the chair, the following resolutions were read and adopted:

Whereas, The question of Immigration is one of vast importance to the business men of this city, and we believe the time has come when it should receive intelligent consideration at their hands; and

Whereas, This Board of Trade has, through its action, directed public attention to the subject, and been instrumental in bringing about an organization calculated to do much good to the State; therefore be it

Resolved, That the IMMIGRATION ASSOCIATION OF CALIFORNIA, organized under the laws of this State, has the fullest approval of the Board of Trade of San Francisco; that the known character of the gentlemen composing the Association entitles them to the confidence and support of the business men and capitalists of the State.

Resolved, That, in the opinion of this Board, any information distributed by the IMMIGRATION ASSOCIATION OF CALIFORNIA will be wholly free from personal motives; and from its reliability and character will be worthy the confidence of all persons seeking knowledge of the State.

The foregoing are full, true and correct copies of the Governor's letter, and of the resolutions adopted by the Board of Trade, endorsing the IMMIGRATION ASSOCIATION OF CALIFORNIA.

A. W. PRESTON, Secretary.

SAN FRANCISCO, March 1, 1882.

Office Association, No. 10 California St.

THE CHICAGO AND NORTHWESTERN RAILWAY is the only Company issuing Pamphlets giving correct information regarding the Pacific States; hence can consistently ask the patronage of Citizens of those States as well as of those going to the Pacific, it being the direct Short Pioneer Route.

Tickets on Sale at all Leading Ticket-offices throughout the country.

OFFICERS OF THE ASSOCIATION.

The Directory of the Association is as follows:

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W. L. MERRY.....	VICE-PRESIDENT
W. STEINHART.....	TREASURER
A. W. PRESTON.....	SECRETARY
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CALIFORNIA.

GEOGRAPHY.

It has been truly said that "California has a peculiar topography. No other State comprises within so small a space such various, so many, and such strongly marked natural divisions, isolated volcanic peaks, vast domes of granite, steep and rugged mountain ridges, fertile and beautiful valleys, bare deserts, spacious bays, magnificent rivers, unparalleled waterfalls, picturesque lakes, extensive marshes, broad prairies and dense forests—all these are hers." The State extends in a northwesterly and southeasterly course about 750 miles, with an average breadth north of Monterey of 200 miles, and south of that point of 300 miles, and comprises within its limits an area of about 155,000 square miles or 99,000,000 acres, and is the second largest in the Union.

POPULATION.

It has a population of only 850,000, much scattered, yet the total annual productions of the mines, farms and manufactories amounts to over \$150,000,000. The people have nearly \$150,000,000 in the savings and other banks, and are generally enterprising and prosperous.

TOPOGRAPHY.

There are two great mountain ranges running northwest and southeast, namely: the Sierra Nevada and the Coast Range. The former is from 5,000 to 8,000 feet high, and the latter from 2,000 to 6,000 feet. The two ranges are connected in the southern part of the State at Tehachapi and again at Mount San Bernardino. The Sierra Nevada extends along the eastern border of the State, and the Coast Range along the coast to the north and south boundaries of the State. The Sierra Nevada is about 450 miles long and connects with the Coast Range again by a latitudinal range running across the northern portion of the State. The base of the Sierra Nevada Range north of Fresno has an average width of about 80 miles. The Coast Range averages about 65 miles in width.

Between the two ranges are the great Sacramento and San Joaquin valleys, which are about 450 miles long, by 55 miles wide, and may be termed the heart of the State.

In the northern part of the State and north of the junction of the two great mountain ranges is the Klamath basin, through which runs the Klamath river in a south-

westerly course, between steep hills and mountains and rocky cañons, for a distance of about 225 miles to the ocean.

The whole basin of the Klamath is very rugged for a distance of forty miles from the coast, and along the main river there is very little valley or bottom land. Near the lakes are large bodies of land. The largest tributaries to the Klamath, the Trinity and Salmon rivers, run through a country almost as rugged as that bordering on the lower mainstream. Scott and Shasta rivers—smaller tributaries—have fertile valleys of bottom land about five miles wide and forty long. Pine, cedar and fir forests cover the mountains, and there are other valuable trees both on the mountains and in the valleys.

In the extreme southeastern portion of the State is the Colorado Desert, which is about 140 miles long by 70 miles wide.

Another great basin, called the Mojave Basin, extends into the middle eastern border of the State, the surface of which is cut up by many irregular ridges of barren rocky mountains.

There are many rivers. In the central portions are the Sacramento and San Joaquin, each about 350 miles long in their meanderings, which are the only navigable streams in the State. There flows from the Sierra Range westward into the Sacramento, the Pitt, Feather, Yuba, American, Cosumnes and Mokelumne rivers. Into the San Joaquin, the Calaveras, Stanislaus, Tulumne, Merced, Chowchilla and Fresno. Into Tulare lake, the Kings, Tule and White rivers, and into Kern lake, the Kern river. All of these are considerable streams, with

an average length of about 120 miles. The upper half of each is in the steep and rugged mountains, where they are torrents. After reaching the plain their currents are gentle and the banks low, fringed with oak, sycamore, cottonwood and willow.

But few streams flow eastward from the Coast Range, and these are not all permanent. The rivers of this range flowing westward into the ocean, are necessarily short. Those south of San Francisco are the San Lorenzo, Pajaro, Salinas, Cuyama, Santa Inez, Santa Maria, San Buenaventura, Santa Clara, Los Angeles, San Gabriel, Santa Ana, Santa Margarita, San Luis Rey and San Diego, many of which are constant streams to within ten or fifteen miles of their mouths, and all of them passing through rich valleys. North of San Francisco the main streams of the Coast Range which empty into the ocean are the Russian, Eel, Elk, Mad, Klamath and Smith rivers, besides many others of less importance, all of which are permanent streams, bordered with narrow valleys at the foot of the mountains.

To all the rivers of the State there are many tributaries along which are good agricultural lands.

The Coast Range is composed of a multitude of ridges, and is intersected by numerous long, fertile and narrow valleys, such as the Los Angeles, Salinas, Santa Clara, Sonoma, Napa and Russian River. These are among the most fertile valleys in the State.

The Sonoma and Napa valleys are particularly noted for the production of grapes and wines.

There are many important lakes—the Tulare, Owens, Kern, Clear, Klamath, Goose, Fall, Honey, Elizabeth, Tahoe, Mono and Dry lakes. There are also many smaller ones.

Along the coast of 900 miles there are numerous good harbors, the most important of which are those of San Francisco, Wilmington and San Diego. The former is one of the finest land-locked harbors in the world, and the latter is not excelled by many.

THE FOOTHILLS.

The western base of the Sierra Nevada mountains, for a width of about twenty miles, and bordering the Sacramento and San Joaquin valleys is known as the foothill region, and is included in the estimate heretofore given as the width of the Sierra range. The "foothills" extend from the northern to the southern extremity of these valleys. The temperature, up to a height of about 1,500 feet, is similar to places in the same latitude in the valley. In the latitude of Sacramento there is a slight increase of rainfall graduated by the increase in elevation. South of Sacramento the increase diminishes.

Throughout the whole of this region living springs are numerous. Every agricultural product that can be grown in the valleys may be produced with equal facility in these foothills. Ordinarily the land has to be cleared of trees. Fruit trees and vines thrive better than in the valleys. Wood is everywhere to be found.

There are more than 3,000,000 acres of

these lands open to settlement under the homestead and pre-emption laws.

CLIMATE.

One of the chief advantages of California is its admirable climate. It is much varied, differing greatly in different localities. In many counties thirty miles travel takes one from the region of oranges to where only the hardy fruits thrive.

In the valleys the winters are mild. In summer the nights are cool, and cloudy days are few. Violent wind storms, thunder, lightning, hail, snow and ice are very rare.

On the foothills of the Sierra, after a height of about 1,500 feet is reached, also northward, in the Coast Range, the climate as we ascend approaches more and more that of the north Atlantic States.

At San Francisco ice is rarely seen, and the thermometer never stays at the freezing point twenty-four hours. Snow has not been seen, except a few flakes, for twenty-five years.

In the Sacramento and San Joaquin valleys the winters are about four degrees colder, and the mean temperature in the summer is from sixteen to twenty degrees warmer than that of San Francisco. The weather at mid-day is very warm during the dry season. In the southern part of the State the winters are milder and summers warmer. A temperature of 100 degrees in the southern and interior part of California, owing to the dry atmosphere, is more endurable than 80 degrees in the States east

of the Rocky Mountains. Sunstroke is unknown.

The following table gives the results of observations at various points on the Southern Pacific Railroad, as compared with some of the world's noted climates:

MEAN TEMPERATURE.

PLACE.	JAN.	JULY	DIF.	LAT.
	Deg.	Deg.	Deg.	° '
Austin, Texas.....	36	84	48	30.36
Borden, Cal.....	42	89	47	36.00
Cincinnati, O.....	21	77	56	39.06
Chicago, Ill.....	10	63	53	41.00
City of Mexico.....	52	63	11	19.26
Caliente, Cal.....	46	92	46	35.00
Delano, Cal.....	47	86	39	35.00
Dijon, France.....	33	70	37	47.00
Fort Yuma, Arizona.....	56	92	36	32.43
Genoa, Italy.....	46	77	31	44.24
Gilroy, Cal.....	41	78	37	37.00
Goshen, Cal.....	51	91	40	36.00
Honolulu, S. I.....	71	78	7	21.16
Hollister, Cal.....	48	73	25	36.00
Jacksonville, Florida.....	58	80	22	30.50
Los Angeles, Cal.....	55	67	12	34.04
Monterey, Cal.....	52	58	6	36.36
Milan, Italy.....	33	74	41	45.00
New York.....	31	77	46	40.37
New Orleans, Louisiana.....	55	82	27	29.57
Naples, Italy.....	46	76	30	40.52
Nice, France.....	47	75	28	43.00
Pajaro, Cal.....	49	58	9	36.00
Richmond, Virginia.....	73	77	44	37.00
San Francisco, Cal.....	48	58	10	36.36
Santa Barbara, Cal.....	56	66	10	34.24
San Diego, Cal.....	57	65	8	32.41
Sacramento, Cal.....	45	73	28	38.34
Stockton, Cal.....	49	72	23	37.56
San Mateo, Cal.....	46	59	13	37.00
San Jose, Cal.....	46	69	23	37.00
Salinas, Cal.....	47	65	18	36.00
Soledad, Cal.....	43	70	27	36.00
Savannah, Georgia.....	39	82	43	32.00
St. Augustine, Florida.....	59	77	18	30.05
Vallejo, Cal.....	48	67	19	38.05

The climate in the extreme northern part of the State is cold in winter and warm in summer, and is similar to that of the Eastern States. ()

The temperature of the coast is generally mild and pleasant in summer, but north of Santa Barbara is subject to chilly northwest winds. In winter the weather is chilly but not cold. The coast counties are subject to regular trade-winds and fogs for a distance of from six to ten miles inland. The fog at

times is thick and wet, and is little less than a fine drizzly rain, beneficial to crops of nearly all kinds. These usually disappear about ten o'clock in the morning.

SEASONS.

The year is divided into two seasons, the wet and the dry. The wet season generally begins about the middle of November, sometimes a little earlier or later, and continues until April or May. There is occasionally a light shower in June or July. Between harvest and threshing time there is little danger of rain. Grain is often left lying in sacks upon the field for months, or until sold.

The wet season is much the pleasanter time of the year. It is called the rainy season, not because the rain falls continuously, but because it does not fall at any other time.

Plowing and seeding commence with the first heavy rains.

The average rainfall of the State is less than that of Liverpool and Rome, or of Chicago and St. Louis, and about the same as at Paris. In some localities, however, in the northern part of the State it is greater than in any of the places named.

The following table gives the average yearly rainfall by localities:

CITY OR TOWN.	COUNTY.	INCH'S.
Crescent City.....	Del Norte.....	34
Humboldt Bay.....	Humboldt.. ..	32
San Francisco.....	San Francisco..	23
Monterey.....	Monterey.....	15
Santa Barbara.....	Santa Barbara..	14
Los Angeles.....	Los Angeles...	12
San Diego.....	San Diego.....	10
Bakersfield....	Kern.....	5
Fresno.....	Fresno.....	7½
Sacramento.....	Sacramento...	19
Redding.....	Shasta.....	30
San Jose.....	Santa Clara...	15

While it is raining in the valleys the snow is usually falling in the mountains. It is probable that as much snow falls on the mountains in the eastern and northern parts of the State as in any part of the United States. From the north part of Sonoma, Napa and Solano counties northward, light snows fall on the low lands every winter.

IRRIGATION.

If the rainfall is less than ten inches during any season irrigation is necessary. Although there are few localities in the State where the average rainfall for a long series of years does not exceed ten inches, yet, in nearly all the counties south of Sacramento and San Francisco, there are often years when it is less. In the San Joaquin Valley and further south in the State, irrigation is general. It is always beneficial, and when provided, adds much to the value of the land, and causes it to produce astonishing crops.

Artesian water, which is found at various depths in the valleys, varying from 50 to 350 feet, is largely used for irrigation purposes. Ordinary wells are sunk to a depth of from 10 to 50 feet almost anywhere in the State and abundant water is found.

HEALTHFULNESS.

The climate of California is generally considered conducive to health. The hills and mountains and their valleys are considered very healthy. In the low lands, where overflowed, there are at certain seasons some miasmatic diseases. But there are no diseases peculiar to California alone.

Portions of the State have long been visited as health resorts, particularly in the winter seasons.

Among the many places most noted as health and pleasure resorts, may be mentioned Los Angeles, San Diego, San Bernardino, Santa Barbara, Monterey, Santa Cruz, Napa, San Rafael, Santa Rosa and St. Helena. In the mountains, in different parts of the State, are many valuable mineral springs. These are much visited for pleasure and health.

TIMBER.

California produces many varieties of valuable trees which grow both on the mountains and in the valleys. The greater portion of the Sierra Nevada mountains is covered with timber. The oak, manzanita, nut-pine, and other varieties, grow to an elevation of about 2,500 feet above the sea, and dense forests of cone-bearing trees are found at an altitude of 6,000 feet. The redwood is the second tree in size in the State, and the first in commercial value. It is used for lumber, fencing, ties and fuel, and for all kinds of rough and fancy building. It grows on the coast from one to thirty miles inland, and the forests extend from the north boundary of the State to the south boundary of Monterey county. The redwood tree is never found outside this State. The white oak grows to a considerable size, but it is of little value except for fuel. Laurel is one of the most beautiful trees of the coast, madrona the most striking. There are other valuable and beautiful trees in the State, such as the juniper, yew, walnut, cypress, poplar, willow, live oak, sycamore, buckeye, cottonwood, etc.

The eucalyptus tree, or Australian gum, as it is sometimes called, when set out, grows in all the coast counties of the State most rapidly, and a grove of these in a few years becomes a forest. This wood is valuable for fuel.

'SOIL.

The soil is much varied. In some of the valleys it is a loose, rich loam. In others it is an adobe soil which produces excellent crops when once under cultivation. The soil on the hills and mountains is rich and mellow, and is very easily worked.

The prairies are not covered with sod, and the first plowing is nearly as easy as the subsequent ones. The severe task of breaking prairie is not known in this State. The soil of the timber lands is similar to that of the timber lands in the Western States.

PRODUCTIONS.

The agricultural productions of California are more varied than those of any other State in the Union. The soil produces, with equal facility in the peculiar climates which are found here, the vines of continental Europe, the hardier cereals of North America, and the luxuriant fruits and flowers of the semi-tropics.

California is noted the world over for the excellent quality and size of her fruits.

The blooming of flowers in winter is the admiration of visitors.

Wheat, barley, oats, rye, buckwheat, Indian corn, broom corn and hops are extensively raised in nearly all parts of the State.

California is the third largest exporter of wheat of all the United States. In quality California wheat is harder, dryer and stronger in gluten than that grown elsewhere in the United States. Fruits, barley, honey, wool and hides are exported in large quantities.

The State is also noted for its rich gold, silver and quicksilver mines, and is well supplied with coal, iron, copper, stone, and marble.

Garden produce of all kinds is easily raised everywhere. Peas, beans, onions, potatoes, pumpkins, squashes, melons, tomatoes, beets, carrots, radishes, cabbages, celery, sweet potatoes, etc.

The apple, pear, quince, peach, plum, prune, cherry, apricot, nectarine, olive and other fruits, and the English walnut, almond, chestnut and peanut thrive exceedingly well.

Blackberries, strawberries, raspberries, gooseberries, currants and other small fruits do well in very many parts of the State. The grape, both for wine and raisins, does exceptionally well, and raisins are competing successfully with the best brands of Malaga. France is also yielding the palm to California for the excellence of her wines.

The orange, lemon, lime, fig, pomegranate, etc., grow luxuriantly in the southern gardens and orchards. The fig does well as far north as Sacramento.

Tobacco and cotton are grown in the southern part of the State, and both promise to become important productions.

It has been demonstrated beyond question that California is well adapted to the

raising of silk. Its equable climate and the rapid growth of the mulberry tree have proved in various parts of the State that the rearing of the silkworm will become an important branch of industry. It requires little or no capital, and can be carried on by the women and children of the family as an addition to other farm work. None of the diseases which have affected the worm in Europe have ever appeared in this State. Samples of the silk raised here have been sent to England, France and Italy, and the manufacturers have expressed the opinion that it is equal to that produced in the most noted districts of Japan and Asia Minor.

Alfalfa often produces three and even four crops of hay in a single season, and is considered invaluable for stock.

The climate is so mild that all vegetable life in ordinary seasons is almost as active in January as in July. Trees and shrubs have nearly twice as much time to grow and mature as in the Atlantic States.

DOMESTIC ANIMALS.

Horses, mules, cattle, sheep, goats and hogs are raised in every part of the State, and south of San Francisco can live through the winter months without shelter and without cultivated food. Fine blooded stock of all kinds has been introduced, and many farms are devoted specially to raising blooded animals. There are blooded stock farms in California unsurpassed in the world. Nutritious grasses grow voluntarily in abundance in the valleys and on the foothills and mountains during the wet season, and retain their nutritious qualities when dried by the

summer sun; these make excellent feed for horses, cattle, sheep and hogs during the dry season. The late fall and early winter in California is the feeding season for stock when feeding is necessary.

MARKETS.

Good markets are to be found for all productions in the State. The mining districts furnish markets for farmers and fruit raisers situated within easy reach by wagon. Farming is generally profitable in this State, as elsewhere. Wheat, barley and various other crops can usually be sold on the land where produced, to the agents of millmen and shippers, who traverse the country making purchases. Wheat is shipped to Europe by sailing vessels. Fruits, honey, wool and hides are shipped to the Eastern States and cities by the overland railroads. The Southern Pacific railroad has also commenced carrying wheat, flour and other productions to New Orleans and the Southern States.

RAILROADS.

Although it is but thirty-five years since the discovery of gold in California, at which period the State was a vast wilderness, yet in that short time the progress of civilization has been rapid and permanent. Railroads have kept pace with the increase in population, and there are now twenty-three railroads in operation, including the main trunk lines and their branches, and many others are contemplated. Those in operation are the Central Pacific, main line; Central Pacific, Oregon division; Central Pacific, Western

division; Central Pacific and Amador Branch railroad; Southern Pacific, Northern division; Southern Pacific, Tulare, Los Angeles, Yuma and Wilmington divisions; Los Angeles and Independence; California Northern; California Pacific and Northern Railway; Nevada County Narrow Gauge; North Pacific Coast; Northern Railway and Berkeley Branch; Northern Railway and San Pablo and Tulare Railroad; Sacramento and Placerville; San Francisco and North Pacific; San Luis Obispo and Santa Maria; Santa Cruz; South Pacific Coast; Stockton and Copperopolis; Vaca Valley and Clear Lake.

SCHOOLS, CHURCHES, AND BENEVOLENT ASSOCIATIONS.

Our common schools are the pride of the State. Free education is provided; so that it is within the reach of all. Wherever fifteen children can be gathered to form a school, it is entitled to support at the public expense.

In the large towns are first-class high schools. There are also a number of academies and colleges, some of them first-class institutions. There are also military, medical and theological schools. San Francisco supports three commercial colleges. Besides these are the State Normal School and the University, both supported by the State.

The leading church denominations are well established.

In all the leading towns the principal benevolent associations have organizations.

LANDS.

Private lands vary in price from two dollars and fifty cents an acre for unimproved lands remote from towns, to ten dollars an acre near towns; and from ten dollars to one hundred dollars an acre for improved land, according to value of improvements and proximity to large or small towns.

The IMMIGRATION ASSOCIATION is searching the United States Land Office records in California, to ascertain the exact location and quality of the millions of acres of vacant Government lands in the State, for the purpose of aiding immigrants to locate on them with the least possible expense and loss of time. There are Government lands in every county in the State, with two or three exceptions, but as to quality and exact location this Association has much yet to learn.

Title to the Government lands may be acquired under the Homestead, Pre-emption, Timber and Timber Culture laws.

HOMESTEAD LAW.

The word homestead, as now applied in the United States, signifies a tract of land given away by the Government as a free gift forever, on the single condition that the person accepting the gift shall live upon the land and cultivate it, and make it his home for five years. Any citizen of the United States, who is the head of a family, or an unmarried person over the age of twenty-one years, is entitled to a homestead of 160 acres. Persons of foreign birth may avail themselves of the benefit of this law by declaring their intention to become citizens; and this

they can do immediately after their arrival in this country.

A person wishing to enter a homestead must go to the United States Land Office of the district, or to the Clerk of the county in which the land he wants is located, and file his application and affidavit in accordance with legal forms which will be furnished him by the Land Office. The Land Office fees are from \$16 to \$22, which must be paid at the time of filing the application. Within six months after filing his application at the Land Office the settler must commence living upon and improving the land, and thereafter, for five years, he must make the tract his actual home. A soldier who served not less than ninety days in the army during the late rebellion is required to live on the land five years, less the time he served in the army. At the expiration of five years, or within two years thereafter, on making proof at the Land Office by two competent witnesses, that he has complied with all the requirements of the law, and paying an additional fee of from \$6 to \$12, he will receive from the Government a complete and absolute title to the land.

Homesteads, until the issuing of the patents, are *free from taxation*, and cannot be taken away or sold for debt, but are absolutely secure to the settler so long as he *occupies and cultivates the land*.

If at any time after six months the homestead settler should desire to get a full title to his land he can do so by making

proof of settlement and cultivation up to date, and paying the Government price of \$1.25 or \$2.50 per acre for the land, according to location—that is, within or without the boundary lines of railroad grants.

PRE-EMPTION LAW.

Any person qualified to take a homestead is also entitled to 160 acres under the pre-emption law (but not at the same time.) Within ninety days after settlement on the land he must file his application in the District Land Office where the land is located, which will cost \$3. At any time after six months' settlement and up to thirty months after filing his application, the settler may pay for the land at the rate of \$1.25 or \$2.50 an acre, according to location.

TIMBER CULTURE LAW.

Under the timber culture act an applicant is entitled to 160 acres on any section naturally devoid of timber; the whole section must be devoid of timber. On one section, only one timber claim can be taken. It requires eight years to acquire a title. Actual residence is not required. The first year five acres must be broken. Second year must cultivate this five and break five more. Third year must plant the first five acres in trees and cultivate the second five acres. Fourth year plant the second five acres in trees, which make the ten acres. On the day of final proof 675 trees must be living and in a thrifty condition on each acre.

CAPITAL NECESSARY FOR NEW COMERS.

The question arises as regards the smallest sum considered necessary for a new comer to start with. An industrious man may come here almost without a dollar, hire out for some years, and work his way up by strict economy. But those who come here to make homes for themselves should have \$500 to \$1,000 to start with on even the cheapest foothill lands. There will be some years of close effort. Poultry must be kept, vegetables raised, odd jobs of work done for the neighbors. But thus, on even this small capital, a valuable property can be developed in the course of eight or ten years. A small piece of good land is better than a large piece of poor land. It is best to purchase only as much land as can certainly be paid for. Develop this thoroughly, and make it profitable, and more land can be had at some future time. Many failures have arisen from attempting too much. The new settler who deserves success, begins at bed-rock, keeps out of debt, buys as little as he can, wears his old clothes, works early and late, plants trees and vines for the future, leaves whisky alone, and has a definite aim and plan in life. Such a man can come to California with a small capital and find it a "good State for the poor man." Those who are content to work and be patient here will find the reward sure and ample. Is it not worth while to have a home in a land where there are no violent extremes of heat and cold, and where the farmer can work in comfort every month in the year?

WAGES.

Wages for ordinary day laborers range from \$1.50 to \$2.00 per day; good labor, requiring familiarity with the work in hand, brings \$2.50, and skilled workmen, such as machinists, jewellers, etc., receive \$3 and \$4, and even more per day. Masons, carpenters, stone-cutters, etc., \$3.50 to \$4.00 per day. Harvest hands (with board), \$2 and upwards. Regular farm hands, with board, per month, \$20 to \$30.

Wearing apparel is about as cheap as in the Atlantic States.

The following is a list of prices of some of the most important articles of immediate use to immigrants :

HOUSEHOLD GOODS.

- Cooking stoves, furniture complete, \$15 and upwards.
- Tinware, about the same as Eastern prices.
- Queensware, same as Eastern prices.
- Tables, \$2 and upwards.
- Chairs, 60 cents and upwards.
- Bedsteads, \$3 and upwards.
- Common carpet, two-ply, 75c to \$1.25.
- Common carpet, threc-ply, \$1.25 to \$1.50.

FARMING APPLIANCES.

- Wagons, \$100 to \$175.
- Harness, \$10 to \$40.
- Plows, \$7.50 to \$22.
- Mowers, \$100 to \$250.

STOCK.

- American farm horses, \$75 to \$150.
- Half-breed and Mexican horses, \$25 to \$75.
- Milch cows, \$25 to \$75.
- Hogs, \$5 to \$9.
- Sheep—Ewes, \$1.50 to \$5.
- Rams, \$10 to \$50.

FRUIT TREES AND PLANTS.

Apple—1 and 2 years old, per 100, \$12.50 to \$20.
 Pears—1 and 2 years old, per 100, \$25 to \$35.
 Cherries—1 and 2 years old, per 100, \$25 to \$35.
 Peach—1 year old, per 100, \$20.
 Plum and prune—1 and 2 years old, per 100, \$20 to \$35.
 Apricots—1 and 2 years old, per 100, \$25 to \$35.
 Nectarines—1 and 2 years old, per 100, \$25 to \$30.
 Quinces—1 and 2 years old, per 100, \$20 to \$35.
 Figs—1 and 2 years old, per 100, \$20.
 Oranges and lemons—1 and 2 years, from graft, each 75c to \$1.50.
 Persimmon—1 and 2 years, from graft, each 75c to \$1.50.
 Olives—each 50c to 75c.
 Pecan—each 50c.
 Almond—per 100, \$20 to \$25.
 Filberts—each 50c.
 Chestnut—each 50c to 75c.
 English Walnut—each 25c to 50c.

Grapes—Foreign, per 100, \$6.
 Grapes—Raisin, per 100, \$10.
 Currants—per 100, \$6.
 Gooseberries—per 100 \$5 to \$6.
 Blackberries—per 100, \$3.
 Raspberries—per 100, \$3.
 Strawberries—per 100, \$2, (and special rates for greater number.)

OTHER TREES.

Blue Gum—per 100, \$2 to \$5.
 Mulberry—each 75c.

FRUIT TREE STOCKS.

Pear—grafting size, per 1,000, \$10 to \$12,
 Apple—grafting size, per 1,000, \$12.
 Cherry—grafting size, per 1,000, \$12.
 Plum—grafting size, per 1,000, \$30.
 Scions—pear, apple, plum and cherry, per 1,000, \$5.

Parties organizing in the East for the Pacific Coast will be aided and assisted by applying to any of the agents of the **Chicago and Northwestern Railway**.

L. F. BOOTH, Gen'l Agent,
 415 Broadway, New York.

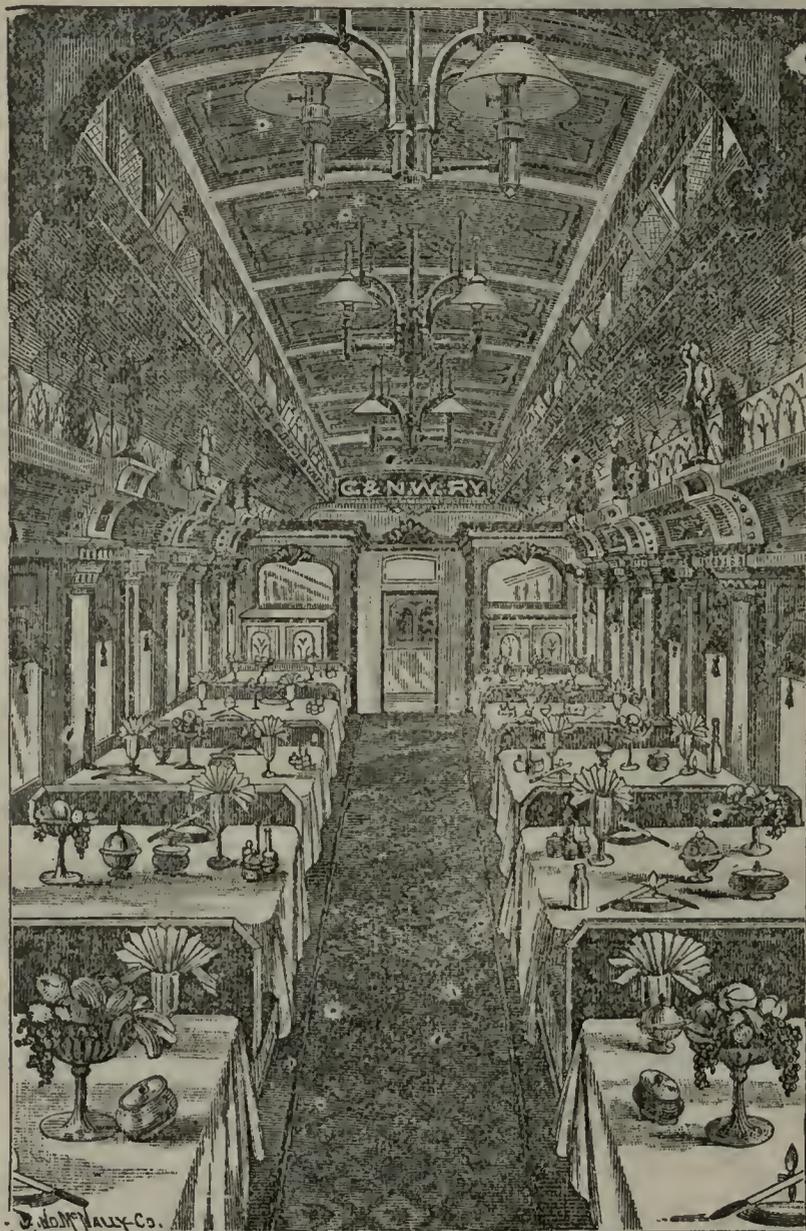
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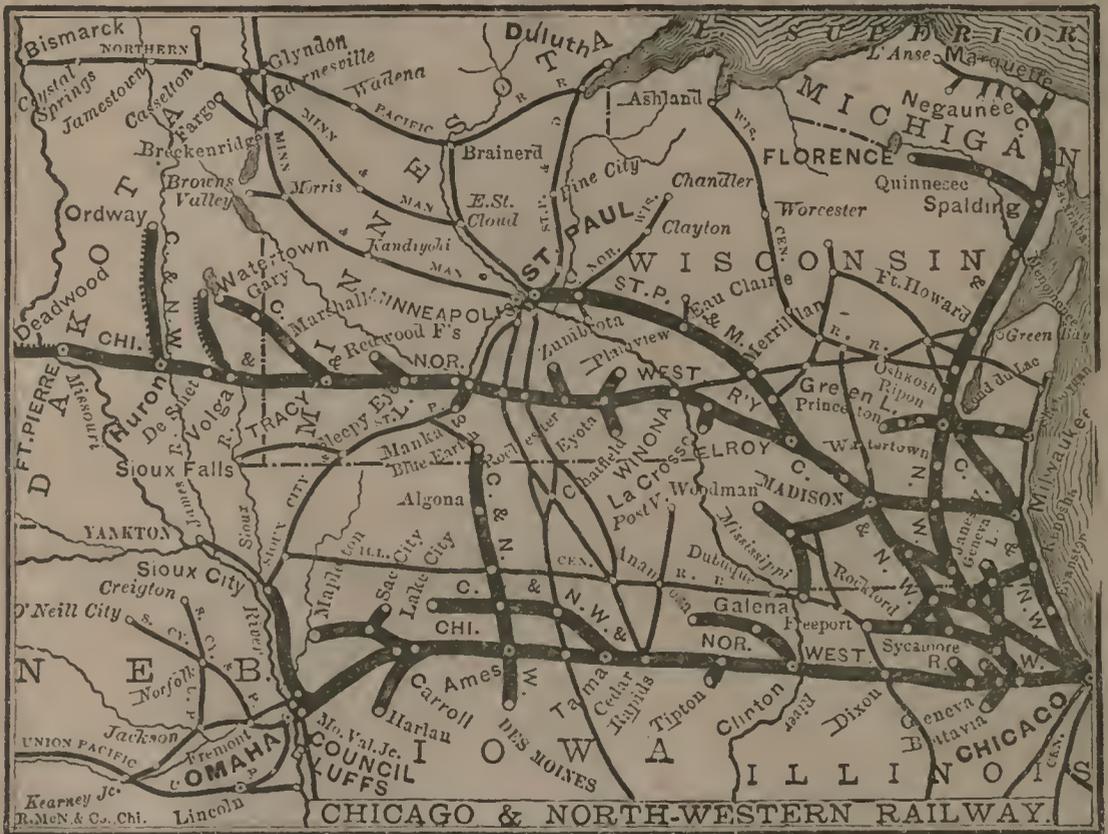
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