

STEVENS & HARTLEY REALTY COMPANY

STEVENS & HARTLEY REAL ESTATE COMPANY

The following pages are a facsimile copy of a scrapbook (copied at 86% of original) which belonged to Will J. Stevens during the years that he was a partner with his brother-in-law, John Charles "Jack" Hartley (Oldest son of James Monroe and Mary Jane Tibbets Hartley). Will Stevens was married to Jack Hartley's sister Delia. Following the death of J. M. Hartley in the summer of 1904, the two brothers-in-law determined to enter business together. That business, the STEVENS & HARTLEY REAL ESTATE COMPANY, was the pioneer realty company in North Park. From 1905 to 1927, the partnership owned and developed the most important commercial property around the junction of Thirtieth and University.

The scrapbook is the most important document yet discovered concerning this most important family and the Stevens & Hartley Company. Although it is poorly documented by dates and not always assembled chronologically, there are many good clues present which help to decipher its historical record.

1905 is obviously the date the partnership was formed. This can be verified by two references here. One on page 58, in an article entitled "Prophecy of Realty Firm Is Fulfilled", the date is mentioned as the year the two partners went into business together. Another occurs on page 2. Here is a copy of number one of the first volume of their attempt at advertising their new service by way of a Realty and Renting Bulletin and Tourist Guide. Their first Bulletin is dated October 18, 1905 which probably indicates that the business was established sometime in the previous month or two.

Page 21 offers several clues by way of a business card advertising University Heights, block #206, on which Stevens & Hartley were offering lots for sale. The card is dated by hand "Jan. 1907". There is also some cryptic writing dated "Aug 6 - 1912, started own store N.W. cor." and "several dittos under the date and message followed by "S.W. ditto Younkin". Block 206, lot 25 & 26, is the site of the Stevens & Hartley building completed in 1912-13. It was obviously begun on August 6, 1912.

Page 48 clearly indicates the first offers made on lots in the Hartley's North Park Addition. Scribbled notes at the bottom of the advertisement give the dates of the Union (Sept 29 - 12), Sun (Sept 28 - 12) and Tribune (Oct 2 - 12) runs of the ad (and the cost: \$14).

Page 56 has an illustrated ad for the sale of the Dryden house on Pershing (Oregon) Avenue. Although not dated, placement of the ad in the scrapbook among others dated 1920 & 1921 gives some indication of its time. When the house was sold, the buyer was George Klicka who lived there until 1927 when his new home was built on Panorama Drive.

This very interesting scrapbook in March, 1996 was in the possession of Roselyn and Jack Hartley Knowlden, P.O. Box #711, Big Bear Lake, CA 92315, (909) 866-8572. Mr. Knowlden is the grandson of John Charles "Jack" Hartley, partner of the original Stevens & Hartley Real Estate Company.

(Donald Covington)

2575

Will J. Stevens.

1907.

Merry Xmas
from
Dickie.

This Patent Book K. **2575**
IN FILLING this Scrap Book **NEVER** gum in papers,
etc., close to binding. Leave at **LEAST ONE-HALF**
INCH from back of leaf.

To get a better result after gumming the paper or picture on
the leaves, **STAND** the book up on **END**, the leaves spread apart
so that the air can flow through and dry. This will prevent
MOULD, and the leaves will be less liable to wrinkle.

PAT. MARCH 25, 1892.



WHEN YOU WANT A HACK OR OTHER LIVERY, THINK OF THE

Fifth Avenue Stables

IN ORDERING FROM THEM YOU ARE SURE TO GET THE BEST

Telephones: Main 235. Home 1235

For Rent

FURNISHED HOUSES

- \$17.00—5-rooms on H street, near 13th; city water and cistern. This is very cheap and near to center of town.
- \$21.00—4-room cottage on 16th street, near M. Has bath, toilet, water, etc. Moderate priced furnished houses, are renting very quickly. Better see this at once.
- \$25.00—5-room cottage on I, near 22nd, with shed. House contains bath, toilet, electric lights, etc. Is on high ground facing the bay, of which there is a fine view.
- \$27.00—5-room house on 13th, near H. City water and cistern, nicely furnished, including piano.
- \$35.00—5-room cottage on 4th street, near Hawthorne. Most desirable location. All improvements. Pantry, hot and cold water, bath, etc. Tenant pays for water. Very nicely furnished. House alone should rent for this money.
- \$35.00—10 room, 2 story house fur-C. All improvements, also shed. If you don't want to live on the hill, then look at this house.
- \$40.00—7-rooms on 22nd street, near H. All improvements. If you want a good house take this at once, as rent will be raised to \$50. after this month.
- \$35.00—10 room, 2 story house, furnished, 2 miles out, just north-east of the Park. Fine location and especially suitable for people of impaired health; 2½ acres of land. Cow, chickens, etc., now on the place, can be bought reasonable.
- \$40.00—7-rooms, new house on 4th street, near Kalmia. All conveniences and everything first-class. This house will be rented unfurnished, if desired, for \$30. The location will indicate what class of house it is. Must be seen, however, to be appreciated.
- \$50.00—9-room house on 12th street, near D. Has all improvements and rent is cheap for such a house. Go and see it.

S. H. & W. REALTY CO.
844 Sixth Street.

To Our Friends, Greeting:
We beg to announce that we thoroughly and persistently advertise until sold:

- Lots.
 - Houses.
 - Flats.
 - Suites.
 - Rooms.
 - Business Chances.
- Anything you have for sale or exchange.

All we ask is a true and complete description, mailed to us on a postal card, and we do the rest. It costs you nothing but regular commissions, either.

STEVENS, HARTLEY & WAYNE,
REALTY CO.
844 Sixth Street.

UNFURNISHED HOUSES

- \$40.00—10 rooms, 2½ stories, on 10th street, near Beech. Bath, toilet, water; 5 blocks from car line and only 10 minutes walk from 5th and D. This house can also be bought at a bargain.
- \$14.00—5-room bungalow, on 10th, near Date. Gas and electricity. Good barn.

"List your property with us—we give it publicity."

For Rent

UNFURNISHED HOUSES

- \$20.00—New 6-room house on Kearney street, near 24th. Bath, toilet, hot and cold water, big range. Nice location on high ground, and only 1 block from car line.
- \$20.00—7-room house just on top of hill on Front street. Elegant marine view and clear, dry air. This is the very cheapest house we have, considering the location, which is best in town. All conveniences and only one block from car line. Don't fail to look at this at once, as it will not stay vacant three days.
- \$20.00—7-room house on Harrison, with water and cistern. This house has a good barn with it and if for no other reason will soon be rented. If you have a horse it will pay you to look at this before it is snapped up.
- \$20.00—8-room modern house on 21st street, near I, with all improvements. Gas, electricity, instantaneous heater, etc. Located in nice part of town one block from car line. These moderate priced houses are going rapidly.
- \$20.00—7-room modern house on Kalmia street, 3 blocks from car line. Range, hot and cold water system. Bath, etc. Barn and outbuildings. Fine view of the bay. This house is usually rented all the time, and must go within the next few days.
- \$25.00—7-room house on 4th street, near Beech, 1 block to 5th street car line. Modern improvements. All things considered this is as cheap a house as we have on our lists.
- \$25.00—5-rooms, whole first floor of a private house. That is why we list it among our houses. On 4th street, near Grape; one block to car line. Has all improvements, and the rent is cheap.
- \$25.00—9-room, 2 story house on 18th street, near D. Bath, toilet, etc. For a house this size and in similar location you cannot duplicate it.
- \$25.00—5-room cottage on 19th street, 3 blocks from D street car line. House is carpeted, has 3 stoves, gas and electricity. Owner will put in other fixtures. House has water, bath, etc. For a partly furnished house this is a snap.
- \$25.00—5-room cottage on 5th street, near Ivy. Has extra room for library (making 6 rooms actually). Has all modern improvements. Electric light, gas, coal grates; in fact is built as a house in this select locality should be built—and let us mention again that the rent is only \$25.
- \$25.00—7-room house on 5th, near Brook. Bath, toilet, etc., but tenant pays for the water he uses. Place for a horse. House built on the slope of the hill and has 5 rooms on street level and 2 rooms on floor below. The location is ideal and environments the most desirable. Let us show it to you.
- \$60.00—18-room, 2 story house, bath, toilet, shed, water, cistern. Suitable for a rooming house, and should bring in \$112 per month.

"List your property with us—we give it publicity."

For Rent

FURNISHED FLATS

- \$35.00—5-rooms, on 3rd, near Date. Extra store room. Dumb waiter; 3 extra large closets. Reception room, gas and electricity.
- \$40.00—5-rooms, on 2nd, near Beach, new house, all improvements. No children.
- \$65.00—9-rooms, on 3rd, near Date. Beautifully furnished. Front and back parlor, library, laundry, instantaneous hot water system, range, gas and electricity. Everything of the best.

UNFURNISHED FLATS

- \$ 6.00—3-rooms on F street, near Front.
- \$10.00—3-rooms, 15th street, near K. In back part of house, entirely separate from other part of building. Partly furnished.
- \$20.00—5-rooms, 16 street, also near K. Very nicely located for the money.
- \$20.00—6-rooms, upper flat, on 21st street, near H. No children.
- \$20.00—8-rooms, upper flat, on 14th, near C. This is a nice flat.
- \$25.00—6-rooms and extra hall room, on C, near 9th. Closets and shed. Landlord attends to lawn and garbage.
- \$25.00—5-rooms on H, near 22d. This is a desirable upper flat.
- \$26.00—5-rooms on H, near 24th, all improvements. Gas, gas stoves, electricity, etc.
- \$26.00—6-rooms on H, near 25th, upper flat. Bath, etc.
- \$28.00—7 rooms on Front street, near Ash. Bath, toilet, gas, electricity. Everything modern. New house.
- \$30.00—6-room, on H near 22nd. Everything modern.

ROOMING HOUSES THE PIERCE-MORSE.

Elegant furnished rooms, all conveniences. Located right in the heart of city. Why go a mile or more out of town when you can get equal accommodations in a central locality. Prices most reasonable.

FURNISHED ROOMS.

We have a large list of Furnished Rooms at our office, 844 Sixth street, and can save you all the trouble and worry of "hunting for rooms," if you call upon us.

- Here are a few of them:
- R.—Very cozy room on Eighth street. No housekeeping, \$7.00.
- R-1—One or more rooms on 4th street hill, with privilege of light housekeeping, \$8 to \$12.
- R-2—Very nice room in most desirable location in the city. Upper 5th street; \$10.
- R-3—Two rooms on 22nd street, near H. Bath, toilet, etc. Boarding house 1 block; \$10.
- R-4—A nice, large room, 15x15, on 11th street, near B street; \$10.
- R-5—Large front room, 1 block from car, on 4th. All conveniences; \$12. Also nice back room, gentleman preferred; \$10.
- R-6—One room in private house, on 4th street. Very desirable; \$12.
- R-7—Very nicely furnished rooms and suites on upper 4th street, from \$10 to \$15.
- R-8—A most desirable room on the hill, near 5th street car line; \$15. If taken for the whole winter; \$12.
- R-9—Several rooms with privilege of light housekeeping. All conveniences, on upper 4th street, from \$6 to \$12.

"List your property with us—we give it publicity."

Loans

WHY PAY RENT?

If you have a lot, or a little ready money to buy one with, we will loan you enough to build a home and you can pay it back monthly, just the same as rent. Read our proposition below.

REAL ESTATE LOANS.

As the agents for a Corporation making loans upon real estate, we desire to call the attention of prospective borrowers to the following explanation of a method by which they can borrow money at reasonable rates and upon easy terms.

Our plan of making loans allows the repayment of the principal with interest in equal monthly installments and, as each installment is paid, the amount so paid is divided into two parts one being the interest upon the balance due, the other being a credit upon the principal sum secured by the mortgage. By this process the borrower pays interest ONLY UPON THE SUM OF MONEY UNPAID.

The Loan is a plain every-day contract stripped of all verbiage and technicalities and incomprehensible details, and any school-boy with an ordinary knowledge of mathematics can figure out the balance due upon one of our mortgage contracts.

To render the loan entirely flexible the following options are given to borrowers:

(a) The Corporation will permit borrowers to pay in any sum of money in excess of the agreed monthly installment. Such additional payment, will be applied to the principal on the 20th of the month next succeeding the date of payment, and interest will only be computed upon the balance ascertained after crediting said amounts.

(b) Another option is presented. The borrower may reduce his original loan in sums of \$100, by the payment of an amount sufficient, together with the previous amounts paid upon each \$100, to equal the said sum of \$100, and by this means reduce the monthly installment of both principal and interest to be paid thereafter.

(c) After one year from the date of the mortgage, the borrower may repay the entire sum, then remaining due.

ILLUSTRATION.

Showing monthly cost for the repayment of a loan of \$1000 including interest from three to ten years, as explained in the foregoing.

- \$32.44 pays off a \$1000 mortgage and interest in 3 years.
- \$25.50 pays off a \$1000 mortgage and interest in 4 years.
- \$21.38 pays off a \$1000 mortgage and interest in 5 years.
- \$18.56 pays off a \$1000 mortgage and interest in 6 years.
- \$16.57 pays off a \$1000 mortgage and interest in 7 years.
- \$15.17 pays off a \$1000 mortgage and interest in 8 years.
- \$14.03 pays off a \$1000 mortgage and interest in 9 years.
- \$13.11 pays off a \$1000 mortgage and interest in 10 years.

N. B.—There are no fees for commissions, appraisal or examination of title. The only additional expenses being the cost of recording the mortgage and the furnishing of an abstract or certificate of title.

STEVENS, HARTLEY & WAYNE,
AGENTS.

844 Sixth St. Phone Main 848.
We have also money to loan on flat mortgage at reasonable rates.

"List your property with us—we give it publicity."

This paper will be mailed to any address in the United States for ten cents per month. Send us the address of your friends

PUBLISHED WEEKLY

Realty and Renting

SAN DIEGO
IMPROVED AND
UNIMPROVED
REAL ESTATE
HOUSES TO RENT
FLATS TO RENT
ROOMS TO RENT

BULLETIN AND Tourist's Guide

SAN DIEGO
IS DESTINED TO
BECOME THE
METROPOLIS OF
THE GREAT
SOUTHWEST.
NOW IS YOUR OP-
PORTUNITY TO
INVEST

Published by
S. H. & W. Realty Co.

San Diego

Stevens, Hartley & Wayne
844 Sixth St., Phone Main 848

VOL. I.

WEDNESDAY, OCTOBER 18, 1905

NO. 1



Let us Furnish Your House.

After your house is secured then comes the important task of furnishing it. When that time arrives remember the *Chadbourne Furniture Company* is better prepared than any one else to supply your needs, as we carry the largest stock of all grades of goods, from the cheapest to the best, and the prices are within the reach of all

All Goods Marked in Plain Figures

**CHADBOURNE FURNITURE
COMPANY**

W. L. Frevert,
President

Sixth and
D Streets

Cook with Gas

San Diego Music Company

1530 F Street, near Post Office

We have the EXCLUSIVE sale for the following well known makes:

- The Peerless Knabe Piano
- The Old Reliable J. & C. Fischer
- Mason & Hamlin
- Ludwig
- Packard
- Mehlin & Sons
- and Haddorff Pianos

SOLD ON EASY MONTHLY PAYMENTS

We are the only one price music house in this city.

SAN DIEGO MUSIC COMPANY

1530 F Street, near Post Office

WALTER R. CARLETON, Mgr.

New Pianos for rent cheap. All rent allowed if you buy

GET THE HABIT

Buy Men's and Boy's Clothes, Hats, Furnishings and Shoes at the store that has the right stuff at the right prices.

DOUD & GILLONS, 1021 Fifth

Security Savings Bank and Trust Company

PAID UP CAPITAL \$125,000.00

4 per cent on term deposits.

8 per cent on ordinary deposits.

Money draws interest from the ACTUAL DATE of deposit.

TEMPORARY QUARTERS—National Bank of Commerce Building Fifth and E Streets.

For Sale

CITY PROPERTY

- \$900—A small cottage of 2 rooms on large lot 100x100. All kinds of fruit, shade, flowers, city water. Property is well improved and is offered at this low figure, because owner must have the money right away.
- \$1600—5 room cottage on Ash St. Rented to permanent tenant and pays 10 per cent net on price asked.
- \$1800—1½ story 7 room house on Golden Hill, size of lot 25x140 to alley. Barn, buggy shed, etc. This is a good purchase for some one.
- \$1800—5 room cottage on Logan Heights. Bath, toilet, washstand, gas, electricity, screens, lawn, flowers, fenced and sewer connection. Lot 60x140.
- \$2000—5 room, 1 story cottage on Logan Heights. Terms ½ cash. Bath, toilet, gas, electricity, etc. House new.
- \$2500—5 room new cottage on Kearney, Logan Heights. Bath, toilet, gas and electricity.
- \$2500—6 room cottage and shed on Logan Ave. Reasonable terms. House nicely painted. Bath, toilet, good closet room, lawn, flowers, fenced, stable, etc.

LOTS

- \$250—1 lot, Logan Heights.
- \$375—37½x110, Logan Heights.
- \$450—2 lots, Logan Heights.
- \$510—2 lots, Logan Heights.
- \$350—1 lot, Logan Heights.
- \$750—2 lots, Logan Heights.
- \$750—2 lots, Logan Heights.
- \$825—3 lots, Logan Heights.
- \$875—3 lots, Logan Heights.
- \$1050—40x140 on Logan Ave.
- \$500—Lot 50x100 on Twenty-ninth St. Hensley addition. All assessments paid.
- \$1500—Large lot, 60x100, on the Heights, near Fifth St. Partly improved. This is a decided snap.
- \$2000—100x100 in Middletown. Close in.
- \$2200—2 lots in Middletown. Most desirable location. 100x100.
- \$2800—25 ft. on Fourth St., below D. There is great demand lately for property in this section for business purposes and values are bound to increase rapidly. Don't overlook this.
- \$5000—100x100, corner lot on Third St. This is located in best residence portion of Third. High ground and commands splendid view.
- No. 2.—2 lots on M street, 50x100. Price \$500. House is built on adjoining 2 lots, both properties together. Price \$2300.
- No. 3.—5 good lots on F. Price \$850. Inside lots \$165 each, corner lot \$200. Terms.
- No. 4.—4 lots on 31st street, 3 blocks from car line. Fine location facing bay. Price \$1000.
- One lot in Lincoln Park 50x100 \$500.
- Lots 28, 29, 30, block 277, Land and Town, \$900.
- Lots 7 and 8, block 7, Reed & Hubbell's addition, \$400 each.
- Lots 41 and 42, block 45, Reed & Hubbell's addition, \$375.
- Lots 13, 14 and 15, block 227, L. & T. addition, \$400 each.
- Lot 40, block 10, Kimball's addition, \$950.
- Lots 41, 42, 43 and 44, block 241, L. & T. addition, \$375 each.

List your property with us. We give it publicity. Phone Sunset 848.

- Lots 45 and 46, block 276, L. & T. addition, \$400 each.
- Lots 45, 6, 7 and 8, block 276, L. & T. addition, \$400.
- Lot 40, block 8, Gardner's addition, \$950.
- Lots 34 and 35, block 103, Central Park addition; 4-room house, \$1300.
- Lots 35 and 36, block 13, Reed & Hubbell's addition, \$250 each.
- Lots 41, 2, 3, 4, 5, 6, block 13, Reed & Hubbell's addition, \$250 each.
- Lots 45, 6, 7, 8, block 44, Hensley's addition, 4 lots, \$1800; will sell 50 feet with house, \$1200.
- Lot 9, block 17, Bay View addition, \$1000.
- Lots 37 and 38, block 177, M. & S. addition, improved, \$1800.
- Lot 8, block 143, L. & T. addition, improved, \$850.
- Lots 44 and 45, block 225, L. & T. addition, \$325.

HOTEL FOR SALE

We have a 150-room hotel for sale in city. It is worth investigating. We will give figures to interested parties.

- Lots 25 and 26, block 210, \$175 pair.
 - Lots 27 to 46, block 210, \$75 each.
 - Lots 47 and 48, block 210, \$175 pair.
 - Lots 1 and 2, block 211, \$175 pair.
 - Lots 3 to 22, block 211, \$75 each.
 - Lots 23 and 24, block 211, \$175 pair.
 - Lots 25 and 26, block 211, \$175 pair.
 - Lots 27 to 46, block 211, \$75 each.
 - Lots 47 and 48, block 211, \$175 pair.
 - Lot 1, block 212, \$150.
 - Lots 2 and 3, block 212, \$100 each.
 - Lots 4 and 5, block 212, \$150 pair.
 - Lots 6 and 7, block 212, \$175 pair.
- We will sell these lots at \$10 per lot down and \$5 per lot per month, without interest or taxes. These terms apply only to lots on this list.

For Sale

CORONADO PROPERTY

Has received an impetus the last few weeks, through the tardy, but none the less effective realization of investors, that lots in this section have been offering at ridiculously low figures, while Ocean Beach, Pacific

For Sale. COUNTRY PROPERTY

- \$750—Will buy 30 acres of good level land one mile from El Cajon; \$25 per acre and terms easy.
- \$90.00 per acre will buy 100 acres vineyard, ½ mile from Burgess store. Two good years will pay for it. Or will sell in 20, 40, 60 acre tracts at \$100 per acre. Terms easy.
- 40 acres at Imperial, including 40 shares water stock. Land ready for watering—raised three crops of barley and corn the same year. This is in the new Wonder Land, or Imperial Valley, where the soil is rich sediment 40 feet deep and grows more and larger crops every year than any similar area of land in the world. Will cut 12 crops of alfalfa. Owner lives here and must sell, or will trade. Price \$2000.
- 4½ acres, 2 miles west ½ mile north Ramona, \$700.
- \$2600—40 acres, vineyard, 15 years old, ½ mile from El Cajon. Terms easy.
- \$3000—40 acres, vineyard, 12 years old, ½ mile from El Cajon. Only \$75 per acre, and terms easy.
- \$2500—Will buy fine vineyard in El Cajon, vines 3 years old, 1½ miles from Bostonia, ½ cash, balance on time.
- \$3500—40 acres known as old Ogden place, joins El Cajon townsite. Good 5-room house, 2 good wells, 5 inches water, windmill, tank, barn, all fenced, 6 acres vineyard, wine grapes, a bargain. Terms ½ cash, balance on time.
- \$3200—20 acres one mile east of Bostonia, good house, 2 good horses, new double carriage harness, new double-seated carriage, one Jersey cow, 75 chickens, 10 tons good oat hay, 1200 raisin trays, 2 good wells, 2 H. P. pumping plant. Must be sold immediately. Terms easy.
- \$3500—40 acres in El Cajon valley; 29 acres fine alfalfa land is now planted to peach trees. Good 5-room house, good barn, wind mill and 3,000 gal. tank, with plenty of water. This is close to K. R. station. Terms.
- \$35 per acre will buy an excellent good tract of land in Escondido. Call and investigate this proposition.
- \$2800—78 acres, 15 acres in old vineyard, 3 acres to oranges. Well, windmill, etc. This is a bargain.
- \$2500—20 acres in El Cajon valley under cultivation, fruits, etc. including one team of horses, 2-horse wagon, one top buggy, one cow, 7 stands of bees, 10 tons hay, 5 doz chickens, farming implements, and even furniture in house; everything ready for purchaser to step right in and make a comfortable living. Will trade or will rent, \$150.
- \$5600—280 acres 6 miles from Escondido, 1½ miles from station. 120 acres under cultivation, 3½ acres bearing vineyard, 7½ acres bearing olives 8 years old, 2 acres bearing fruits, walnuts, peaches, figs, etc. 1½ story hard finished 6-room house, large barn 20x40 with 16 ft. shed both sides, wind mill, tank, water piped to house and barn. Placed fenced in four sections. Party has place rented but suitable arrangements can be made. 1½ miles from church and school.

S-H-W REALTY CO.

929 Fifth street, Room 4

Buy, Sell and Exchange City and Country Property

Of every kind and description. If you wish to keep posted read the Bulletin regularly

If you appreciate our efforts to furnish you with this information then help us to make it complete by sending us a full description of your property—Lots, Houses, Flats or Rooms. We will give them the publicity they need to reach prospective buyers. We can sell or rent them for you quicker than any other firm or combination of firms in town—and we charge you only regular commission.

Stevens-Hartley-Wayne Realty Co.

929 Fifth. Phone Main 848

UNIVERSITY HEIGHTS

Lots on University Heights are in great demand, and numerous transfers have been made recently.

Both the College Hill Land Association and the Ralston Realty Company are purchasing much property on the Heights, as the demand is so great, and values advancing so rapidly, that they are preparing to take advantage of the new higher level of prices which will soon be established.

SPECIAL PRICE LIST

For the purpose of permitting those who have only a small sum available each month to buy some good University Heights lots.

- Lots 1 and 2, block 158, \$175 pair.
- Lots 3 to 22, block 158, \$75 each.
- Lots 23 and 24, block 158, \$175 pair.
- Lots 25 and 26, block 158, \$175 pair.
- Lots 27 to 46, block 158, \$75 each.
- Lots 47 and 48, block 158, \$175 pair.
- Lots 1 and 2, block 160, \$200 pair.
- Lots 3 and 4, block 160, \$175 pair.
- Lots 5 to 22, block 160, \$75 each.
- Lots 23 and 24, block 160, \$175 pair.
- Lots 25 and 26, block 160, \$175 pair.
- Lots 27 to 31, block 160, \$75 each.
- Lots 32 and 33, block 160, \$100 each.
- Lot 34, block 160, \$150.
- Lots 1 and 2, block 210, \$175 pair.
- Lots 3 to 22, block 210, \$75 each.
- Lots 23 and 24, block 210, \$175 pair.

List your property with us. We give it publicity. 929 Fifth, Room 4

Beach and La Jolla lots have been selling readily at constantly increasing prices. The tide has, however, turned and hundreds of lots at Coronado have changed ownership within the last few weeks. We offer the following bargains:

- Lots 8 and 9, block 42; a 5-room house with 80 feet frontage, and an unobstructed view, for only \$1500.
- Lot 5, block 45, a snap.
- Lot 17, block 114, \$250.
- Lot 31, block 43, \$300.
- Lot 24, block 115, \$390.
- Lot 6, block 160, \$250.
- Lots 39 and 40, block 31, \$400.
- Lots 17 and 18, block 44, \$1500.
- Lot 2, block 116, with large 7-room house, \$1500. (Estimated cost of house alone).
- Lots 29 and 30, block 140, \$350.
- Lot 5, block 136, \$200.
- Lot 16, block 129, \$200.
- Lots 27 and 28, block 54, \$350.
- Lots 16 and part of lot 15, block 5, \$1350.
- Lot 7, block 5, \$700.
- Lot 8, block 5, \$500.
- Lots 35 and 38, block 110, \$250 each.
- Lots 15 and 16, block 111, \$525.
- Lots 19 and 20, block 50, \$650.
- Lot 15, block 122, \$350.
- \$700—Lot 25x140, near ferry. Improvements consist of building containing 5 room, part of it now rented. This is a good investment or speculative proposition.

List your property with us. We give it publicity. 929 Fifth, Room 4

For complete list call at our office, 929 Fifth street.

National Bank of Commerce

Southwest Corner Fifth and E Sts.

Capital, Surplus and Profit, \$200,000.00

Julius Wengenheim, President
C. Fred Henking, Cashier

B. W. McKenzie, Vice President
J. C. Rice, Asst. Cashier

Careful attention given to transient accounts.

HOFF'S TRANSFER

Remember we move Pianos, Household Goods and General Merchandise. We are 20 years in the business, therefore know how it is done. Call us up on phone. Home 1535, Main 838. Office 6th and F.

Realty and Rental Bulletin and Tourist's Guide

The Bulletin is published weekly by the S. H. & W. Realty Co. at 929 Fifth street, San Diego, Cal., to which address all communications should be sent.

SAN DIEGO OPPORTUNITIES.

It is quite evident to all interested observers that San Diego is on the verge of experiencing a decided, and this time permanent, return of prosperity. The two great factors which have held back the commercial development of our city—water and transportation—are undoubtedly soon to become an accomplished fact. Instead of being simply an interesting but purely debatable subject. We do not propose to risk a possible controversy by expressing an opinion either one way or the other regarding Mayor Sehon's veto of the proposed water contract, as we are neither competent nor qualified to pass on any of the legal objections which form the basis of the mayor's action. We believe, however, that all citizens alike, from the mayor to the humble real estate agent, realize that San Diego county and city must have water before it can hope to attract and retain the great population which it is capable of supporting, and evidences of which it must have before it can dare to compete with the great cities of the west and the permanent prosperity of the city.

They need no further comment. We feel justified, however, in expressing an opinion as to what was needed to enable the city to attain more quickly these and other benefits it so urgently needs and first of all we must

Get San Diego's own people to believe in San Diego.

Let them show this in an appreciative manner by doing all in their power to attract capital, which we must have to properly develop all the wonderful natural advantages possessed by our city and county.

Let them bear constantly in mind that we have some of the richest agricultural lands in the state which is lying just as sterile today as in the days when the white man first landed here, and all for want of a little of the inexhaustible supply of water known to exist in the mountains surrounding us.

Let them bear in mind that we have the finest harbor (although not the largest) on the Pacific coast, and that it is the nearest shipping port to the eastern manufacturing centers and the natural gateway to the vast Orient.

Let them bear in mind that, with the wonderful hydraulic possibilities of our mountains converted into electric energy we can, and will, become the greatest manufacturing center of Southern California.

Silk is shipped from China and Japan to Paterson, N. J., and after being manufactured into commercial fabrics is shipped back here to California.

Cotton is shipped from Texas and other southern states to Massachusetts and Rhode Island and, then back again through these same states on its way to the Orient. Just as it used to be shipped from these same states over to Bradford, England, and back again to the United States after the English manufacturer had put his seal upon it.

This Bulletin is distributed FREE at all Drug stores in the city.

and collected his little tax.

These examples are sufficient to illustrate the point, and are also sufficient warrant for our question, "Why can't we do as well or better in California?"—Simply because we haven't the facilities. Then let us have them. First we want water wherewith to develop the rich agricultural land and create a denser population. This will insure more adequate and more direct railroad transportation facilities, and what in time will make of San Diego the great entrepot and shipping center which our magnificent harbor warrants.

It is useless to chase rainbows, will-o'-the-wisps or phantoms. When we once fully realize what we really need and must have, let us bend all our energies toward attaining that object, then take up the next with equal energy and unity of purpose, and it will be but a short time before the world will realize that we are on the map.

Now, last but not least, let us bear in mind that as a place of residence San Diego has advantages possessed by no other city in America. It is and should be the Mecca of the "weary and heavy laden," the one place in this broad land where the eastern tourist can depend upon an equable climate, absence of disagreeable winds and fogs; and accommodations for their comfort and pleasure while here on a sojourn suited to their demands.

Advertise the city: San Diego should not be hidden under a bush or a tree. Organize improvements.

Investments

We are agents for a large financial institution, who offer a most attractive investment contract, paying 8 percent compounded interest on savings investments, i. e., on money saved and deposited monthly as in a savings bank. Drop us a postal card and we will call upon you and explain, or call at our office, 844 Sixth street.

For Sale CITY PROPERTY

5-room bungalow—burlap finish—very nicely furnished. Everything complete and never any trouble to rent. Is leased for next 6 months. Pays big interest on the amount of money invested. Size of lot 50x140 on Grand ave., 1/2 block from car line. House is in perfect repair—new. One of the few good snaps we have. Price \$1100.

4-room cottage on M street (Reed's addition), entirely modern new house. Bath, toilet, water, shade. Fronts east, where it gets the morning sun, but is always cool in the evening. Most desirable location. Lot 40x100. Price \$1200.

5-room cottage on Logan ave. car line. House is new and stands on a 50x140 foot lot. Hard finish, bath, water, toilet. Location unsurpassed. Good marine view. High ground, and is bound to increase rapidly in value. Terms to suit. Price \$2100.

5-room house, new, on M street, on high ground, not far out. All hard finish. Sliding doors, bath, toilet, water, electric light, etc. Two vacant lots adjoining can be bought reasonable (see lot No. 2). House is built on lot 50x100, facing the bay. Price \$1800. Including two other lots

This Bulletin is distributed FREE at all Drug stores in the city.

For Sale CITY PROPERTY

\$2300; or will trade for property closer in.

6-room cottage and chicken ranch. Fruit, shade, flowers, barn, garden, chicken houses and full stock of chickens. A number of vacant lots can be had in the immediate vicinity. House is built on 75x140 lot, located on M near Thirtieth street. Any one desiring to own a home where property is bound to increase rapidly in value, and wishes to make a nice living at the same time raising chickens, cannot do better than buy this place. Price only \$2500.

\$1500—5 room cottage, bath and toilet, city water, lawn, flowers, street graded, good location. Adjoining corner lot can be bought cheap, which would make this a most desirable investment property. Can be bought on easy terms, same as rent. Located on 16th, near D. Lot 25x100.

\$2500—7 room modern house, all improvements. Lot 50x100, Mid-dletown.

\$2500—8 room modern house, all improvements.

5 room new bungalow cottage located on one of the most desirable sites on Florence Hill. Only one block from car line and contains all improvements, including bath, gas and electricity. The porch is screened in, thus forming practically an extra room. Lot 50x100.

\$4000—7 room house, 1 1/2 stories, in Horton's addition, Florence Hill. Good barn, bath, toilet, fruit, shade, flowers. Fine location overlooking San Diego harbor. Lot 100x100.

\$4100—10 room, 2 1/2 story modern house on 10th, near Beech. Bay View addition. Bath, water, shade, etc. House in perfect condition and can be bought on easy terms. Lot 50x100.

\$4500—7 room cottage with barn and all necessary improvements, on 13th St. near car line. Small mortgage. Lot 100x100.

\$1500—7 room house, 1 story, in Horton's addition. Close in, down town. Water, bath, flowers, sewer, graded and good barn. Part cash, balance mortgage.

\$6000—9 room house in perfect repair. All modern conveniences and located in the best section of upper Fifth St. Lot 75x100.

4-room cottage, bath and all improvements, on 29th street, near M. This is a very cozy little home, nicely situated, with new car line building within half a block of the house. Lot is 40x100, and has shade and fruit trees, as well as flowers in front of house. Price \$1200.

3-room cottage, new, hard finish and modern in every respect. Bath, toilet, water, etc. Lot 50x140 on Kenney street, Land & Town addition, one block from car line. This is a growing section and on a good elevation. Price \$1500.

5-room cottage on 19th street, near E. Lot 50x100. Car line on D street. Has bath, toilet, water. A good bargain at the price asked; \$3000.

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For Sale CITY PROPERTY

5-room cottage in most desirable part of I street. Bath, toilet, water in house and cistern; nice lawn, in fact everything that goes to make a desirable home. Lot 50x100. Shed in rear. Property is subject to mortgage of \$2200. Price \$3300.

7-room, 2 story house with improvements. Bath, etc. This house sets on high ground facing entrance to San Diego harbor in a part of town which will soon be the very center of better class residences. That means a great increase in valuations. The lots is 100x100 and situated 3 blocks from car line. Price \$4000.

8-room, 2 story modern house, with all the improvements this implies. Gas and electricity, instantaneous heater connected to hot water system. Located on 21st street, high enough to be free from dampness and only 1 block from H street car line. Lot is 50x100 and commands a fine view of the bay. Price only \$4250.

6-room, 2 story house, bath, etc. lawn shade, flowers. An ideal home, newly new. It is on 22nd street, near H street.

8-room new, modern, high class residence, which can be bought on easy terms. Contains every improvement and is complete even to the shades. Material and workmanship the very best. This is a house suited to the needs, and built to meet the desires of a person wishing a beautiful home at a moderate price. The lot is 50x150, situated out on K street, and commanding a fine marine view. Price \$5500.

5-room cottages—two of them—on Front street, near Date. You know where this is. The location cannot be surpassed in or around the city of San Diego—and this means that it cannot be surpassed in California. All improvements, fine lawns, flowers, etc. Price \$6500.

8-room, 1 1/2 story house, on Thornton street, near 3rd, 2 blocks from 5th street car line. This house is new, and contains all modern improvements. Hard wood throughout. Reception hall paneled and beamed; 2 rooms can be finished in garret for servants' use, to suit buyer (thus making a 10-room house). Elegant marine view and dry, clear air. Situated in most refined neighborhood of the city. You might build one equal to it yourself, but such houses are rarely offered for sale already built. The size of lot is 50x135, and the property must be seen to be appreciated. Price \$6500.

9-room, 2 story house on 12th, near D. All improvements; lot 65x100. Business is bound to move in that direction and values increase correspondingly. Price now only \$7500.

A large 2 story house on 12th street, near D. Can easily be converted into desirable flats. This property can be bought at a bargain if taken right away. Price will be quoted only to parties known to be interested. If you have anything near \$10,000 to invest in down town real estate that will pay 10 percent on the investment and probably double in value within twelve months, then come and talk it over.

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*No Matter where you look
You can't find a better
Proposition than*

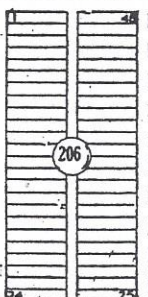


To Buy Lots in Block **163** University Heights

Only \$200 each **\$12.50** AND **\$12.50**
CASH MONTHLY

A few reasons WHY—The lots are graded and staked. High and level. Having good view of ocean and mountains. No interest or taxes, and are only ONE block from junction of the 30th and University ave. car lines, which will surely make a business center. Rails are now laid on University ave. past 30th. We can show you these lots any time, evenings or Sundays. Five lots were sold yesterday. Call up Home 4124, Main 848, Res. 2848, and let us show you.

STEVENS & HARTLEY 929 Fifth



Two Car Lines

Will pass this block this year; that will mean a business location. Lots

\$200

each on easy monthly payments

15 Acres

\$100 cash, balance to suit. House and well; nice improved places on all sides. This is the best proposition we have had on payments, and the price

\$1400

Stevens & Hartley 929 Fifth Street
Main 848—Home 4124

Lakeside in
San Diego, during Lakeside Run

40 Minutes

through El Cajon valley would not give us time enough to show all the property we have for sale. We are making EL CAJON our specialty. Having lived in the valley 17 years we are familiar with all the properties on our list. We have places from \$1000 to \$50,000.

A good one for \$500 down, 25 acres for \$4500. Mostly highly improved.

15 acres \$1400, \$100 cash, balance to suit. All out to grain. House and well. This place is surrounded by improved places.

Stevens & Hartley

929 Fifth. Both Phones

7 Acres

4 miles from center of city, 4-room house, large barn, well, eucalyptus trees, \$100 worth of wood now on place. Very best kind of soil.

\$1800—\$600 cash

We are making a specialty of country property, and will be pleased to show our list. Prices ranging from \$800 to \$50,000.

Stevens & Hartley

929 5th St. Both Phones

\$300 Cash

5 Acres, \$1500

Just three miles from center of city, small house, good well, plenty of water for alfalfa, large eucalyptus and pepper trees on place, very best of soil.

We are headquarters for El Cajon Valley farms, having a branch office here.

Stevens-Hartley Co.

Both Phones 929 Fifth

El Cajon Farms

27 acres, 1 inch water right.....\$1500
 120 acres, all out to grain, very best of soil.....\$3000
 5 acres, improved, close in, suitable for subdivision.....\$1500
 We have ranches on our list from.....\$1000 to \$50000

\$150 Lots

\$10 down, \$5 monthly

On University Heights. These lots are level and will be close to two car lines.

Stevens & Hartley
 929 Fifth Street



Fifth St.

93 5 31 31

APR 30



Two Car Lines

Will pass only one block from lots we are selling at \$200 each; \$12.50 cash and \$12.50 monthly; no interest, no taxes; lots graded and staked. Have a fine marine and mountain view. They are in Block 163, University Heights, only one block from junction of 30th and University avenue car lines, which means a business corner. City maps free. Are exclusive agents.

Stevens & Hartley
 929 5th Both Phones

P. S.—37 acres, \$825; 5150 cash; small house, water. Country property our speciality.

\$10 Down \$5 Month
 For Good Level Lots on

University Heights

No Interest \$150 Each No Taxes

These lots are within 2 blocks of two proposed car lines; one will be in operation by July. Ten of these cheap lots were sold Saturday, so call up Main 848 or Home 4124 and let us show you over the ground. You will be under no obligation whatever.

Stevens & Hartley

929 5th

P. S.—Remember we represent El Cajon country property. We have ranches on our list from \$1000 to \$50,000

Farm

\$1600 Must Sell in Ten Days

80 acres—10 acres in vineyard, 4 acres in peaches, oranges and lemons, 12 acres out to wheat, 1200 trays, 25 sweat boxes, 1 plow, 1 cultivator, 1 spring tooth harrow, 1 mowing machine, 2 dozen hens. House that cost \$1000. Quick sale \$1600.

CITY PROPERTY ON EASY TERMS.

A 50x140-ft. cor. 3 blocks east of Normal School, \$300; \$50 cash, bal. \$10 per month.

75x140-ft. cor. 27th and H sts. \$700; \$100 cash; bal. monthly. Lots 2, 4, blk. 129, Univ. Hts. \$450; very easy terms. We have the Univ. Hts. snaps.

Stevens & Hartley
 929 5th St. Both Phones

A 50x140-ft. cor. 3 blocks east of Normal School. \$300; \$50 cash, bal. \$10 per month.
 75x140-ft. cor. 27th and H sts. \$700; \$100 cash; bal. monthly.
 Lots 2, 4, blk 129, Univ. Hts. \$450; very easy terms. We have the Univ. Hts. snaps.

Stevens & Hartley
 929 5th Both Phones

2 Lots In Block 145

University Heights—\$75

3 short blocks to Normal School. Lots sold at \$250 each in same block last week.
 Some level lots at \$150, will be close to two car lines. \$10 down monthly, no interest.

Stevens & Hartley
 Phones—Home 4124, Main 848 929 5th St.



EL CAJON VALLEY

FACTS ABOUT EL CAJON VALLEY

El Cajon Valley is the finest valley in San Diego county. Situated just 15 miles from San Diego city and bay, at an elevation of 463 feet, and on the San Diego, Cuyamaca and Eastern railroad to the mountains, El Cajon possesses all the conveniences and advantages necessary for beautiful home lands and rich culture.

"El Cajon" means "the box," and boxed in by hills on all sides save one, there is in this rich valley an area of 18,000 acres of tillable land.

There are over 3,000 acres under vines, and the yield of raisins varies from 1,200 to 2,400 pounds per acre. The raisins are of the finest quality, and have gained medals at the various expositions. Citrus fruits are grown on about 1,000 acres, and how they grow can be judged by the fact that from one 22 acre ranch there has been taken an annual average for the past five years of 2,000 cases of lemons and over 2,000 cases of oranges. Over 100 acres produce olives and this product will in the future be one of the most profitable. A single tree in this vicinity has produced \$30 worth of fruit.

From 5,000 to 9,000 acres are each year put under hay and grain, and there are several thousand acres still under pasturage.

Some men of enterprise have lately gone in for strawberry cultivation. About ten acres of these plants are to be found at the foothills, and the growers have been handsomely rewarded by the returns. From one two-acre patch over \$2,900 worth of berries have been sold for this season to the end of October.

Honey is another product of the valley. Fully 70,000 lbs are sold yearly at a profitable return and there is any amount of room for extension of this industry.

There is good alfalfa land to be had at \$100 per acre, and truck gardening is profitable the year around. The eucalyptus has taken kindly to the valley. It thrives here equally as well as in its southern home. Quite a trade is done with this wood, for fuel as well as other purposes. The trees can be cut back every two years, and very high prices are obtainable for the wood.

All parts of the valley offer opportunities for dairy farming and pig and poultry raising. It is particularly good for poultry, and the market is right at hand.

The soil in El Cajon valley runs all the way to 30 feet in depth. There is no water trouble in the valley. An abundant supply can be had at a depth of from 10 to 50 feet.

For any information about this valley see,

STEVENS & HARTLEY,

Both Phones

929 Fifth Street, San Diego, Cal.

See Other Side for List of Farms.

163

SEE SAT., SUN., JULY 13.

20-acre Farm \$4250

AND WHAT GOES WITH IT

600 chickens, 3 brooders, incubator, two horses, good cow, two wagons, all tools on place, such as cultivators, etc., all furniture in five-room new house, including acetylene gas for lighting, cement cellar, cistern, barn and chicken runs, 300 peach trees and general family orchard, one acre to vineyard, large eucalyptus trees, two wells and windmills, tank, plenty of water piped all over place.

Stevens & Hartley

929 Fifth

Both Phones



Chicken Ranch

2 acres 5 miles from center of city. 750 hens, 30 houses, 500-egg incubator, brooder house 14x85 ft with cement floor, 10 brooders, 12 brooder runs, 5000 ft. Ideal 6-ft. wire fencing, plenty water, good soil. If you want a paying proposition look this up. We can make terms that will suit you.

Price \$2500

Stevens & Hartley 929 5th

10-acre Farm \$900, Only \$250 Cash

5-room house, good well, water at 12 ft. Windmill, two tanks, two acres vineyard. Family orchard, good team of horses, spring wagon, plow, cultivator, etc. 2 stands bees. Owner leaving in three weeks. Call us up, or our El Cajon office, for an appointment to see this bargain.

Stevens-Hartley Co.,

929 Fifth Street,

(The Acreage People)
Branch Office El Cajon Valley.

FOR SALE—COUNTRY PROP.

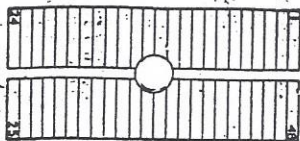
10-ACRE farm, \$600, \$200 cash; 2 acres vineyard, 50 citrus trees—house, barn, etc. Improved on all sides; in El Cajon valley, where we have a branch office. Stevens-Hartley Co., 929 5th st.

ONLY

\$200

EACH

\$12.50
CASH



\$12.50
MONTHLY

BLOCK 163

University Heights

TWO CAR LINES

WILL PASS ONLY ONE BLOCK FROM THESE LOTS

A few reasons WHY you should buy these lots:—

They are graded and staked; high and level; have a beautiful marine and mountain view; have no interest or taxes to pay; are only ONE block from the junction of the THIRTIETH and UNIVERSITY AVENUE car lines, which will quickly make a business center. Cars will be running soon on University Avenue. We can show you over the property any time, evenings or Sundays.

Call up Home 4124; Sunset 848; Residence 2848

STEVENS & HARTLEY

EXCLUSIVE AGENTS

AUTO OR CARRIAGE ALWAYS READY

929 FIFTH STREET

SAN DIEGO, CAL.

(OVKR)

Block **163** University Heights

\$12.50 Down — \$12.50 Monthly

For lots that have just been graded and staked, with excellent marine and mountain view, and only one block from junction of Thirtieth and University Avenue car lines that will be running soon. Lots

\$200 Each

No interest or taxes. See exclusive agents

Stevens & Hartley

929 5th St.

Phones: Main 848, Residence 2848, Home 4124

P. S. See us for Ocean Beach lots.

15 Acres

\$100 cash, balance to suit. House and well; nice improved places on all sides. This is the best proposition we have had on payments, and the price

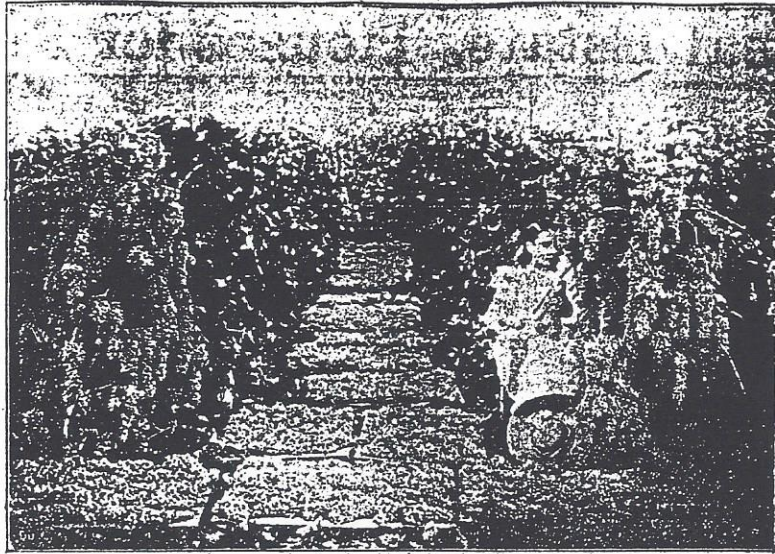
\$1400

A good living can be made on the place, and there is plenty of work to be had if wanted on adjoining places.

Stevens & Hartley

929 5th St.
Main 848 Home 4124

FEBRUARY 2, 1908.



GRAPE PICKING IN EL CAJON VALLEY

A CALIFORNIA RANCH—100 acres—\$7500; \$3000 cash. 10 acres to oranges and lemons, 8 acres olives, 5 acres table grapes, two pumping plants on the place. Being on the river there is lots of water. 6-room house, 3-room house, stone milk house of 2 rooms, cistern, large hay barn, sheds and outbuildings, good team of horses, wagons, etc., some cattle, 25 acres fine alfalfa land. If looking for a good home place see this. Good reasons for selling.

If it is acreage you want to write or see us.

Stevens-Hartley Co.

BOTH PHONES

BRANCH OFFICE AT EL CAJON

929 FIFTH STREET

\$12.50
CASH

\$12.50
MONTHLY

For High Level Lots that are Graded and Staked

In Block 163 University Heights

ONLY ONE BLOCK from 30th and University Ave. Car Lines. The trolley poles are now set on University Ave. and rails are now being laid.

No Interest **LOTS \$200 EACH** No Taxes

SEE EXCLUSIVE AGENTS

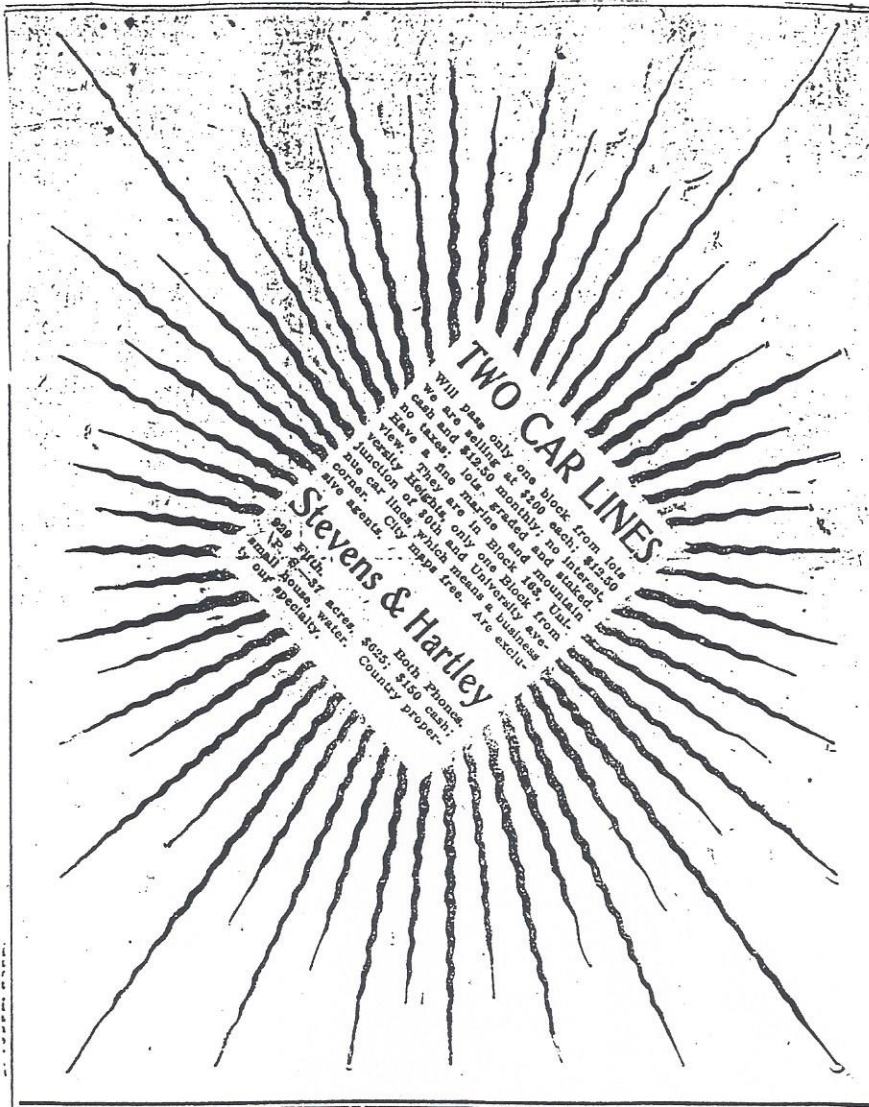
STEVENS & HARTLEY

Auto or Carriage Always Ready

929 FIFTH STREET

BOTH PHONES





Taking No Chances

A TELEGRAM.

"Your mother-in-law is dead, shall we cremate or bury?"

Answer:—"Cremate and bury, take no chances."

and you are taking no chances in buying acreage in EL CAJON VALLEY, the coming PASADENA. We have 5 acre tracts out to old vineyard close to station and postoffice at \$150 per acre, very best terms, best kind of soil at \$50 per acre, now out to grain

Having had twenty years' residence in El Cajon we would like to talk it over with you, or call at our branch office in El Cajon and let them show you a half a land at \$100 per acre; water at eight feet.

STEVENS-HARTLEY CO.

Both Phones

929 Fifth Street

\$50.00 Down

Buys 5-acre old vineyard, 1/2 mile to station, and town of EL CAJON, at \$150.00 per acre, 50 ft. lots now being sold off the same tract. Call and see photographs.

Stevens-Hartley Co.

Both Phones

929 Fifth

We are headquarters for El Cajon Farms. Branch office at El Cajon.

Ethna B. McCrea, of St. Louis, Mo., has bought 27 1/2 acres of land lying about three-fourths of a mile to the east of El Cajon. The previous owner was F. H. McCullough, and the sale was made through the agency of Stevens, Hartley & Co. The property is open land and has been used for grain-growing. The purchaser is likely, soon after the holidays, to subdivide it into small lots and sell it again.

Through the efforts of the Stevens & Hartley Realty Company, a nice display of El Cajon products has been made at the Chamber of Commerce. Another lot of samples has been got together and is now at the El Cajon office of the company, awaiting such time as the Chamber can arrange to place them in its new rooms. This is good advertising for the back country.

SMALL TRACTS

Special to The Sun. EL CAJON. — Engineers are busy dividing the new Stevens-Hartley place near El Cajon into one to five-acre tracts, the whole containing 40 acres. This tract, while composed of good land, will be sold to bona fide settlers at very low prices so that the man with small means will have a chance to own a small tract upon which a good living may be made.

J. A. Young, Dentist, 5th & E. Tel. 788

FOR SALE—COUNTRY PROPERTY

ONE acre tracts, 5-acre tracts, 10-acre tracts close in, cheap. See Lea, the Acreage Man, 1047 5th st. mk

7 ACRES \$500

\$100 cash, 1/2 inch water right. Snap. Stevens & Hartley, 929 5th. mk

TEN ACRES in Escondido valley, improved good soil and water, for \$1300. A. E. DOWLER, Escondido, Cal. 1-11

El Cajon Acreage

See Stevens & Hartley, 929 5th; branch office at El Cajon. Improved acreage \$75 up. mk

Water, good soil, land with abun-

EGAN-SUN

GOOD EL CAJON TRANSFER.

A realty transfer of importance was made at El Cajon this week, four ten acre lots in the El Cajon Heights tract being sold to R. W. Boddick of Mission valley. The sale was made through Stevens and Hartley.

The buyer proposes to cut up the land into five acre lots and put them on the market at an early date. The land faces Magnolia avenue and is situated about three quarters of a mile from the railway station and about half a mile from El Cajon post office. Water at a depth of from 20 to 40 feet is plentiful. The cutting up of this land is looked forward to with satisfaction by the townspeople.

160 Acres--\$200

Four-room house, fine spring of water, some olives, figs and oranges, 3 1/2 miles from Lakeside.

We are headquarters for EL CAJON VALLEY properties. Branch office at El Cajon.

STEVENS-HARTLEY CO.

Both Phones

929 Fifth Street

DULZURA RANCH

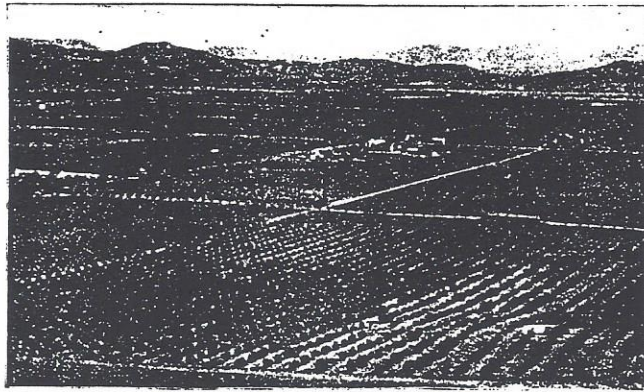
71 acres, 35 acres good farming land, 5 acres oranges and lemons, large family orchard, trees 17 years old, vineyard, 7-room house, large barn, chicken house, fencing, 125,000 gal. cement reservoir, lots of water running through place, 5 h. p. gas engine, pump, all tools go with place, including 3 wagons, cart, harness, furniture, stove, dishes, etc., horse, cow, chickens. S. D. Eastern R. R. crosses place. Price \$4000. We will show you location on geological map.

We are headquarters for EL CAJON VALLEY properties. Branch office at El Cajon.

STEVENS-HARTLEY CO.

Both Phones

929 Fifth Street



"BOSTON RANCH" in El Cajon valley, which contains 550 acres of raisin vineyard and 50 acres oranges and lemons.

El Cajon Valley

Comprising 20,000 acres of valley land, situated 15 miles east of San Diego on the Cuyamaca & Eastern Railroad, is noted for its Oranges, Lemons, Olives and Raisins. Having an abundance of water, truck gardening and alfalfa raising are profitable.

Church and school privileges are of the best, including high school.

Having had 20 years residence in El Cajon, we can give you reliable information.

No.	Price.	Acres.	Description
1	\$ 150	15	This is a bit of side hill land suitable for a bee ranch; no, it is not alfalfa land.
2	225	1	on good road, shade and palm trees, close to R. R., school, P. O., etc.; terms to suit.
3	625	5	out to vineyard, 1/2 mile to R. R. station and village of El Cajon; plenty water at 20 feet; \$50 cash, balance to suit; would make an ideal chicken ranch; good soil.
4	750	5	4 A. of good alfalfa or truck garden land, well will furnish 12 inches water, on R. R. station; trade.
5	1,000	7	2 small houses, barn, well, 1 mile to high school; would make fine orchard land; good location; trade.
6	1,100	90	40 A. has been tilled, mostly rolling; good location, water right, old buildings, 2 miles to high school.
7	1,500	17	60 deciduous trees, 500 gum trees, two room house, good barn, honey house, bees; good location.
8	1,500	27	now out to grain, has one inch water from flume; good soil; will take small payment, or trade.
9	1,700	190	80 A. tillable, 2 houses, fine spring water piped in house, reservoir, family orchard; 6 miles R. R. station.
10	2,200	64	all tillable, flume running through place, three miles to R. R. station; \$300 CASH; will trade.
11	2,200	10	8 A. vineyard, 4 room house, good barn, well, 1/2 mile to stores, P. O., R. R. station, etc.; will trade.
12	2,500	30	all in good bearing vineyard, 1/4 mile to R. R. station, would subdivide very nicely. SNAP.
13	3,000	15	10 A. vineyard, 2 A. orchard, 1/4 A. alfalfa, 2 wells in mills, 5 room house, barn, etc.; R. R. 1/4 mile.
14	3,000	1	3 miles from court house, S. D.; 7 room hard finished house, barn; good soil, well fertilized; \$500 cash
15	3,500	200	75 A. tillable, 30 A. alfalfa land, bal. pasture; plenty water, 1000 cords of wood, close to P. O. and school, R. R.; 7 miles, large house, two barns; will trade.
16	3,600	372	200 A. tillable, 20 A. bottom land, house, barn, well, spring, several large live oak trees around house, and barn; 2 miles to P. O., store, etc. Snap.
17	3,700	280	80 A. tillable, 5 A. to alfalfa, 6 good horses, value \$1000; 55 hogs, realized \$1000 from hogs last year, wagon, surrey, running water, 2 small houses.
18	4,000	5	3 1/2 miles from center of city, 1 A. lemons, 1 A. olives, 6 room house, close to street car.
19	4,000	5	good paying dairy 4 miles out, 30 cattle, 3 horses, wagons, harness, everything that goes to make up a dairy; buildings; will sell stock and rent place; good route.
20	4,500	2	in the city, 3 blocks from car line, 9 room house, barn, 13 different kinds fruit, \$1500 cash, trade.
21	5,000	11	4 A. oranges and lemons, bal. truck land, 7 room house; a home complete; just outside of city limits.
22	5,000	118	50 A. good vineyard, small family orchard, 40 A. hay land, bal. pasture; two houses, one of ten rooms, two wells and mills, large barn and out-buildings, etc.; 1/4 mile P. O., church and store.
23	5,000	10	300 orange trees, 100 lemon trees, 7 room house, good barn, etc.; an ideal country home; fine location.
24	5,000	30	20 A. oranges, lemons, deciduous fruits, 4 A. alfalfa land, bal. grain, 2 inches flume water; creek crossing place furnishing 10 inches, pump, gas engine, 8 room house, school on place; R. R. 2 miles; better see this.
25	5,500	95	5 A. berries, 4 A. alfalfa, family orchard, bal. grain or vineyard land, an abundance of water; 5 room new house, good barn, chicken houses, 500 chickens, school 1/2 mile; R. R. station 3 miles; bargain.
26	7,000	20	10 A. in fine navel and Valencia oranges, 5 year old buds on old stock; will take off 2500 boxes this year; 10 A. out to grain, could be put to trees; small house, barn, team of horses, 75 chickens, close to school, 3 miles to R. R. station; fine location.
27	7,400	20	mostly to vineyard, small house and barn, 1/4 mile to high and grammar school, place not four years old, will show 20% interest on the investment 1908; can show figures; plenty water.
28	7,600	732	360 A. tillable, 80 A. alfalfa land, bal. pasture, well, two houses, barn, spring in pasture, one mile to store, P. O., church and school, 8 miles to R. R. station.
29	10,000	400	50 A. of best kind of bottom land, lots of timber, inexhaustible supply of water, well, will pump 75 inches; pumping plant, 2 houses, large barn, 35 head cattle, 6 horses, wagons, buggies, etc. SNAP.
30	14,000	200	all level, water at 3 to 15 feet, close to R. R. station, school, P. O.; now ripe for subdivision.
31	17,500	220	over 100 acres in grain, nearly 20 A. alfalfa, 40 A. more could be; all necessary tools, some stock, large pumping plant, house, large barn, not far from San Diego. Snap.
32	35,000	379	90 A. in deciduous fruit trees, 75 A. grain land, running water, two wells, gas engine; trade.
33	50,000	200	40 A. old olives, 20 A. alfalfa, 100 A. grain, bal. timber and river bottom; 7 room house, barn; trade.

If any of the above listed places appeal to you, write or call for full particulars.

We handle ranches at Chula Vista, Lemon Grove, and have a representative at Escondido.

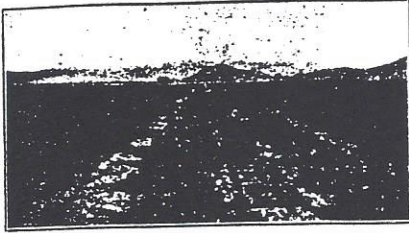
STEVENS-HARTLEY CO.

"THE ACREAGE PEOPLE"

929 Fifth St., San Diego, Cal.

Branch Office at El Cajon Valley Hotel

EL CAJON VALLEY



This 30 acre vineyard for only
\$2500.00

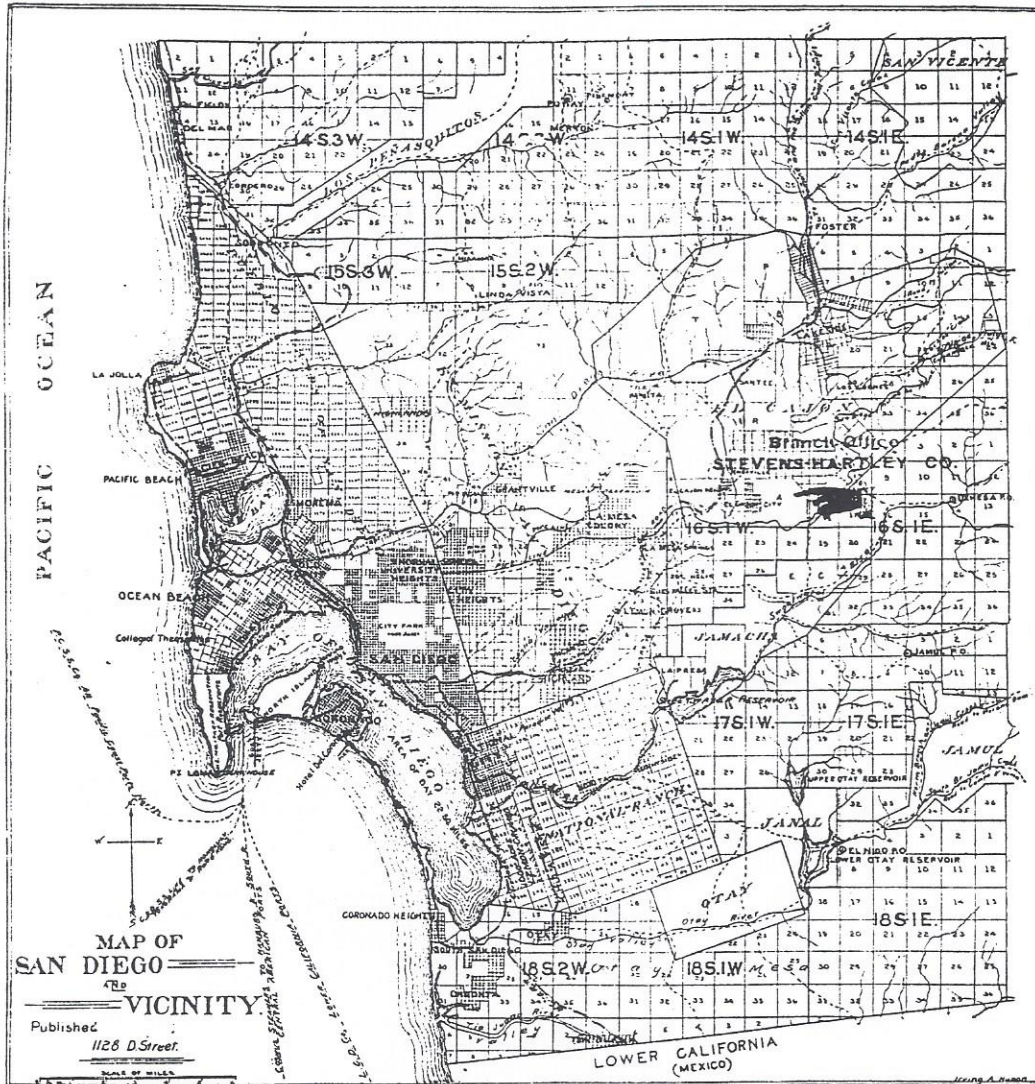
Less than 1-3 mile from R. R. Station, water can be had at 18 feet adjoining place, has well that will pump 15 inches steadily. One work team, harness and cultivators go with place if taken soon, owner will lease place if desired, giving good rent. Get our new price list of farms and map at Starkey's Drug Store, or our office.

STEVENS-HARTLEY CO.

929 FIFTH ST.

"The Acreage People"

Branch Office El Cajon.



STEVENS - HARTLEY CO.

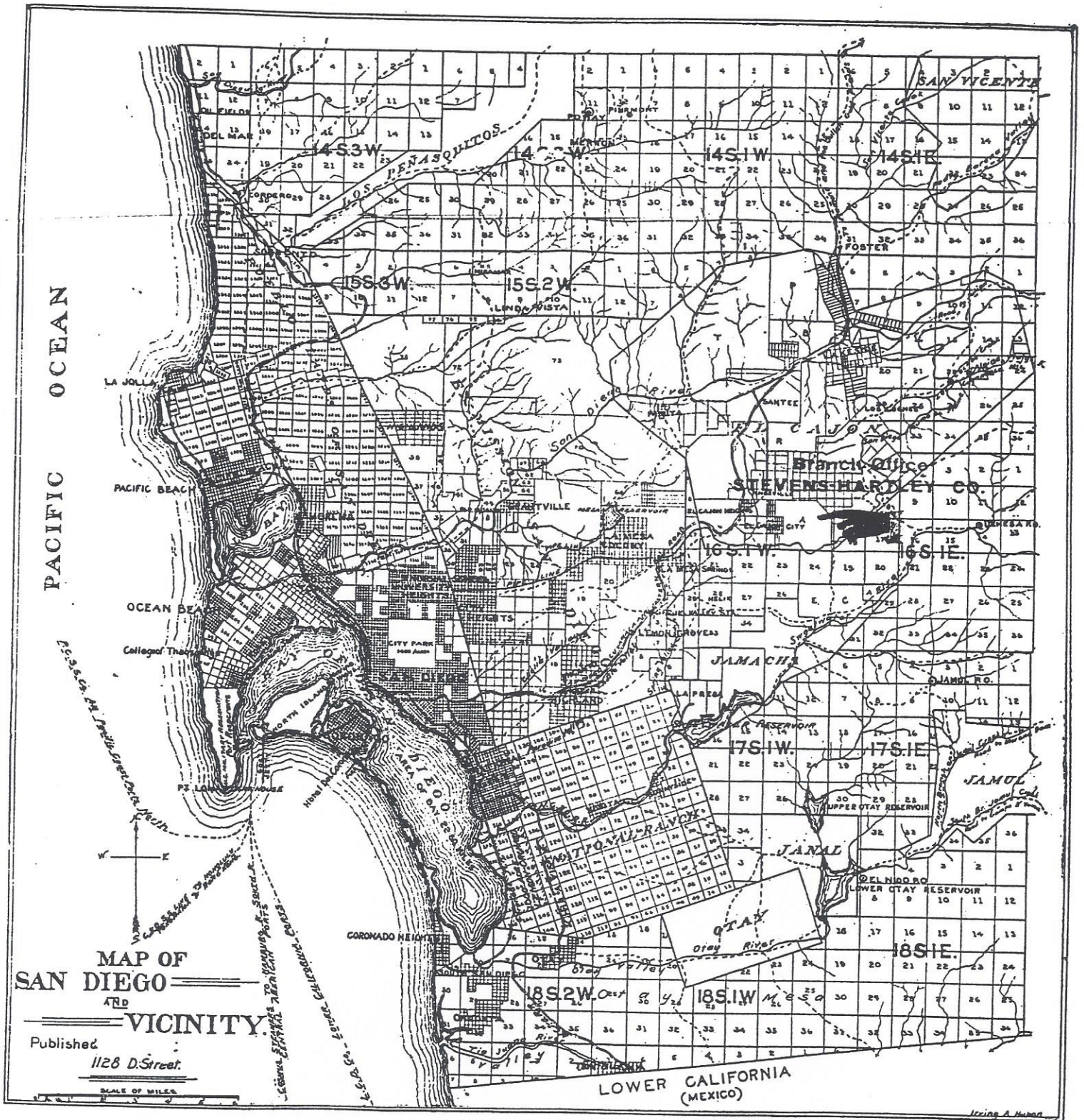
929 FIFTH STREET, SAN DIEGO, CAL.

"The Acreage People"

BRANCH OFFICE AT EL CAJON VALLEY HOTEL.

Why not start a small Poultry Farm?

1- 2- 3- 4- and 5-acre lots in the "Stevens & Hartley" Subdivision to El Cajon City, 1/2 mile to rail-road station and bank of El Cajon. Tract is all level with good bearing vineyard on it. Water to be had at 15 feet. \$125 to \$225 per acre, terms 1/3 cash, balance to suit YOU.



STEVENS - HARTLEY CO.

929 FIFTH STREET, SAN DIEGO, CAL.

"The Acreage People"

BRANCH OFFICE AT EL CAJON VALLEY HOTEL

Why not start a small Poultry Farm?

1-2-3-4- and 5-acre lots in the "Stevens & Hartley" Subdivision to El Cajon City, $\frac{1}{2}$ mile to rail-road station and bank of El Cajon. Tract is all level with good bearing vineyard on it. Water to be had at 15 feet. \$125 to \$225 per acre, terms $\frac{1}{4}$ cash, balance to suit YOU.

THIS WEEK ONLY
..Lots of Lots..
AT
\$125.00

Three Blocks from Normal School
 Call up by phone—Home 4124, Sunset, office 848, residence 2848, and let us show you these good lots before they are all gone.

Stevens & Hartley
EXCLUSIVE AGENTS 929 FIFTH ST.

188 ACRES \$1700
 50 acres tillable land, good soil, balance fine pasture land; 5-room house, large barn, two small houses; family orchard; never-failing spring, with water piped into house; good reservoir; one mile to school; 7 miles from railroad station.
Stevens-Hartley Co., (The Acreage People)
 929 Fifth Street, Branch Office El Cajon Valley.

10-Acre Improved Farm \$1300
 7 acres to vineyard; family orchard; some olives; good well, windmill and tank; long shed; barn with two living rooms in end; improved places on all sides; place is all level, with good soil; less than five minutes' walk to railroad station.
Stevens-Hartley Co., (The Acreage People)
 929 Fifth Street, Branch Office El Cajon Valley.

4 1/2 Acres --- \$650
 All good soil, 6-room plastered house, good well.
 We are headquarters for EL CAJON VALLEY properties. Branch office at El Cajon.
STEVENS-HARTLEY CO.
 Both Phones 929 Fifth Street

A Farm 2 Miles from Court House
 24 lots with good 3-room house, very large barn, henhouse and yards, choicest garden or alfalfa land in county, water at 100 feet, 3 wells, 2 windmills, tank, fruit on place, oranges, lemons, figs, peaches, apricots, nectarines, almonds, plums, guavas, pears, apples, strawberries, 500 blackberries, place 3 blocks from electric car line, price \$4600, \$3000 cash, balance to suit, will trade for close in property.
Stevens-Hartley Co., (The Acreage People)
 929 Fifth Street, Branch Office El Cajon Valley.

EL CAJON FARMS

Having 20 years residence in the Valley, we can show you.

Acres.	Price.	Description
9 SOLD	350.	Good soil. We will put our time against yours to show it.
69 SOLD	425.	Good pasture land, fine for apairy; \$100 down.
7 SOLD	500.	Would make fine poultry farm; 1/2 inch water right; \$100 cash.
23 SOLD	800.	Two wells, windmill, barn, will raise tomatoes during winter.
15 SOLD	900.	Part in olives, one inch water, close to school; \$250 down.
10	900.	3 acres vineyard, 50 citrus trees, figs, etc.; small house.
90	1100.	40 acres has been tilled; has water right; adjoins good places.
130	1100.	About 100 acres tillable, and would make good vineyard land.
135 SOLD	1200.	One inch water. Partly in lemons. Four room house, barn, shed.
32	1200.	Mostly grain land, all fenced, well, good location; \$200 cash.
27	1500.	One inch water. Nearly all has been under cultivation.
40	1600.	10 acres vineyard, 2 houses, close to church, school and store.
10	1800.	House, well, mill and tank; 4 acres vineyard. Family orchard.
18	1800.	Already for planting alfalfa, water at a few feet; close to R. R.
50	1800.	Most all-out to grain; 3 room house, vineyard, family orchard, two
35	2000.	About half alfalfa land, at R. R. station. Look this up. Snap.
200	2000.	8 acres olives, good well, fine spring, house and barn. Terms.
83	2500.	16 acres vineyard, 2 adobe houses, barn, well and reservoir.
12	2500.	One inch water. Lemon trees and oranges. Fine location.
125 SOLD	2500.	All fenced. Good pumping plant; barn; fine alfalfa land.
17	2700.	5 acres oranges and lemons, some peaches and apricots, 2 room house, 1/2 inch water right. Terms.
30	2750.	Good paying vineyard, close to R. R. station.
40	3000.	35 acres vineyard. Close to town of El Cajon. Fine subdivision.
200	3500.	30 acres alfalfa land, 75 acres tillable, balance good pasture; 6 room plastered house, two barns, plenty of timber and water.
120	3600.	Fine location; good vineyard land, now out to grain. Snap.
372	3600.	House, barn, spring; about half fenced; some fine bottom land.
40	4000.	25 acres peaches, balance alfalfa land, house and barn, 2 horses.
20	4000.	10 acres improved. Pumping plant, house, barn; 500 chickens, horses, cows, wagons.
15	6000.	5 acres out to alfalfa, large barn and house, close to city.
53	6500.	All alfalfa land; best in county; water at 8 ft.; at R. R. station. Virgin soil, will produce over 10 tons per acre. "Enough said."
112 SOLD	7500.	60 of which is bottom land suitable for alfalfa, 10 acres to oranges and lemons, 8 acres olives, 5 acres table grapes, two pumping plants. Being on the river there is lots of water; 6 room house, 3 room house, stone milk house of 2 rooms, cistern, large hay barn, sheds and out-buildings, stock, etc. Easy terms.
10	10,000.	Most ideal home place in county; 10 miles E. of City, very large house. We will take pleasure in showing you this place.
110	10,000.	Best alfalfa land in county; on R. R.; plenty of water at 10 feet.
400	10,000.	50 acres of the best kind of bottom land, lots of timber, good pumping plant, will throw 75 inches of water. Good hay-baller, two houses, large barn, 35 head of cattle, 6 horses, wagons, etc.
80	16,000.	Only 6 miles from center of city; alfalfa land; large buildings.
575	12,500.	200 acres bottom land on river, gravity water for irrigation.
1200	13,000.	800 acres tillable, balance pasture; 200 acres alfalfa land; running water; stock ranch.
40	15,000.	Improved; family orchard; pumping plant; mostly in vineyard.
400 SOLD	14,000.	One of the best places in the valley. Five inches water. Snap.
40	16,000.	Mostly to lemons and oranges. No better paying place in county.
100 SOLD	31,000.	Most all of which is in oranges and lemons; there is 7 inches of water goes with this place, besides having a fine pumping plant with a good supply of water, good house, large barn, packing house large enough to handle all the fruit. Men's quarters, etc.

We handle ranches at CHULA VISTA, LEMON GROVE and LA MESA SPRINGS.

STEVENS-HARTLEY CO.
 BOTH PHONES 929 FIFTH STREET

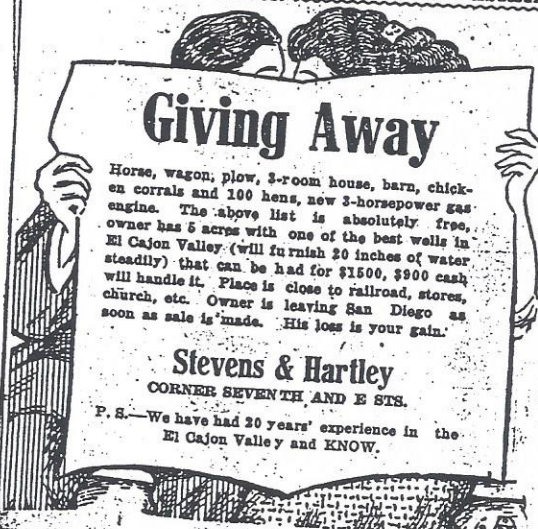
Branch Office at El Cajon conducted by Van Houten & Stevens, Sr.

A RARE BARGAIN --- \$1850
 10-acre improved place, 12 miles east of city, on R. R. station in front of place, 5 acres suitable for alfalfa, one acre now planted, good well, plenty of water, besides having a fine pumping plant; family orchard of 50 trees; good 7-room house, barn 40 by 50 ft., chicken coups, windmill, etc.; place is all fenced, all tools go. Would make an ideal dairy; plenty of range for cattle. Owner must sell, so look this up.
 We are headquarters for EL CAJON VALLEY properties. Branch office at El Cajon.
STEVENS-HARTLEY CO.
 Both Phones 929 Fifth Street

130-acre Farm \$2000 \$300 CASH
 All fenced. 10 acres tillable, 20 acres out to grain this year; 7-room house, barn 30x50, 3 wells, windmill, living spring, 2000 ft. of piping, water piped to house and barn; 6 acres of rabbit fencing. One mile to school, 1/4 mile R. R. station. Place will raise tomatoes through winter.
Stevens-Hartley Co.
 Branch Office El Cajon, Resident 24

ALL AGENTS 10/24/11
 15 acres improved, in best section of El Cajon valley, among the orange and lemon groves; \$20,000 worth of property adjoining on three sides. Best bargain in the valley. Have views of place in the office. Price \$5000. Easy terms.
Stevens & Hartley
 Cor. 7th and E st. mk

FOR SALE—REAL ESTATE FOR SALE—REAL ESTATE



Giving Away

Horse, wagon, plow, 3-room house, barn, chicken corrals and 100 hens, new 3-horsepower gas engine. The above list is absolutely free, owner has 5 acres with one of the best wells in El Cajon Valley (will furnish 20 inches of water steadily) that can be had for \$1500, \$900 cash will handle it. Place is close to railroad, stores, church, etc. Owner is leaving San Diego as soon as sale is made. His loss is your gain.

Stevens & Hartley
CORNER SEVENTH AND E STS.
P. S.—We have had 20 years' experience in the El Cajon Valley and KNOW.

FRIDAY, MAY 5, 1911.

FOR SALE—Country Property For Sale—Country Property

Dairy Ranch 10 Acres \$3500

3 1/2 miles from plaza, 1/4 mile to 5c car fare. 7 milch cows, 2 mules, wagons, buggy and harness. All bottom land and fenced. Plenty water, pumping plant, small house. Owner sells milk on place. 1/2 cash, balance can be made from place.

Stevens & Hartley, Cor. 7th and E.



EL CAJON FARM

READ THIS OVER THREE TIMES.

~~\$6~~ **95 ACRES**

All tillable, 5 room house, nearly new. Barn 20x40, shed 20x40, 14 chicken houses, brooder house 16x80, well and mill.

FREE WATER

4 inches of gravity water running over place all year, which will cover 30 acres, and belongs to property. More water could easily be developed. Also one inch from the San Diego line.

ALFALFA

4 acres out to alfalfa on sub irrigated land, which makes very little work and affords feed all summer to stock and chickens.

BERRIES

4 acres of berries, 1 1/2 acre strawberries, 1/2 acre due berries, 1/2 acre black berries; balance Logan berries. The Japs have a contract on the berries until Sept., 1910, that will mean money for both parties. We know of \$2000 being taken from one acre of strawberries last season.

FRUIT

700 peach, 36 apricot, 24 apple, 10 pear, 15 plum, 10 prune, 10 crab apple trees. Planted this year. Some old trees.

CHICKENS

500 white Leghorn hens, 300 young ones that will be laying this winter, 500 egg incubator. Enough land now out to graze to have feed for chickens at all times. Getting about 20 dozen eggs per day now.

School 1/2 mile, railroad station 2 miles. Improved places north, east and west of property. Best money making farm we have had for \$6500.

We will show it Sunday or any time. Call up either phone for a date. Resident phone Main 2848.

STEVENS-HARTLEY CO.

929 FIFTH STREET

Branch Office El Cajon. 20 years residence

EL CAJON FARMS

Map and farm list free. Stevens & Hartley, 929 5th, or Starkey's Drug Store, Branch office, El Cajon Hotel.

El Cajon Chicken Farm

5 acres, mostly vineyard, 1/2 mile from bank and railroad; \$60 cash, balance \$200 in suit you. Stevens & Hartley, Co., 217 5th.

FOR SALE, COUNTRY PROP.

SEE lower right hand corner page 7.
LAXON for lots on terms.

10 Acres Imp. Farm \$600
See lower right-hand corner page 7.

10-Acre Improved Farm \$600, El Cajon Valley

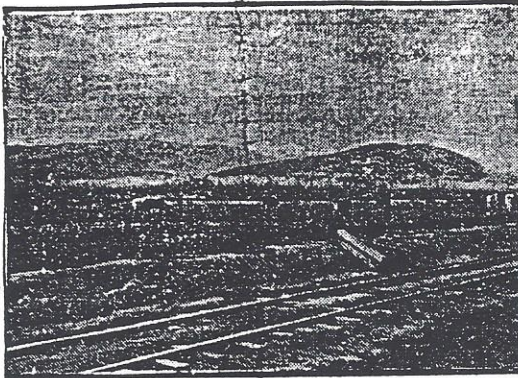
\$200 CASH, BALANCE TO SUIT

3-room house, barn, chicken house; 3 acres good vineyard; about 3 acres truck garden land, balance fruit land; 50 citrus trees, of oranges, lemons, grape fruit; some Ags; the place is entirely surrounded by improved property, and is best snap we have had.

Stevens-Hartley Co., (The Acreage People)
929 Fifth Street, Branch Office El Cajon Valley.

FOR SALE—Country Property

FOR SALE—Country Property



"Stevens & Hartley's Alfalfa Lands"

Being 1/4 mile east of Santee between railroad and river. Experts will tell you that one acre of this virgin soil composed of river silt, is worth two acres of valley land for farming purposes, such as alfalfa, truck and small fruits.

3 TO 6-ACRE TRACTS \$600 TO \$1800 each. \$200 CASH, bal. long time; 50 to 100 inches of water can be developed less than 20 feet; streets now graded; main boulevard to back country passes property.

Stevens & Hartley
CORNER SEVENTH AND E STS.

P. S.—One acre tract 1/4 mile to Bank at El Cajon, in vineyard. \$250, \$25 cash, balance in suit you.

ALFALFA AND STOCK RANCH

200 acres, 75 acres tillable, 20 acres ready to sow alfalfa, 5 acres now in alfalfa, lots of timber, 2 H. P. engine, 2000 feet 6-inch cement piping, 6-room house, large barn, horse, harness and wagon, all crops. Close to school, store and postoffice; 5 miles to railroad. Price \$2500; terms.

DAIRY RANCH

200 acres with government range, 24 head of dairy stock, 4 head of horses; 200 houses, large barn. This place has been in one ownership for 30 years and all tools and implements necessary to handle the place successfully go with the property. Price \$11,000, \$2500 cash.

118 ACRES \$4750

50-acre vineyard, 40 acres hay land, 2 houses, large barn, well and mill. In business and must sell. Having farmed for 17 years within a few miles of these places, we know them to be good buys and may suit you.

ALFALFA AND TRUCK

3 to 5-acre tracts in the "Stevens & Hartley's Alfalfa Lands," lying between Santee and Lakeside and between railroad and river. Main boulevard to the back country will pass this tract. The soil is river silt. We will take \$200 down as first payment. Will make special inducements to the first to begin farming on this new tract. There are 4 pumping plants on the tract at Santee that we have just sold out in the "Stevens & Hartley's Free Water Tract."

FORCED SALE

Best income place in the county for the money.
55 acres, all tillable.
15 acres to berries; mixed
7 acres to peaches.
15 acres to grain, barley and wheat.
4 acres to alfalfa.
One inch of flume water.
Four inches of gravity water.
All implements included; horse, chickens, etc.; 5-room house, furniture, large barn. Owner in the east, unable to return. \$4500; terms.

FARM LIST

and small county map free at drug store, cor 8th and D, or our office. Having farmed in the county twenty years, we can help you.



Old Millar Place Sold,

The 20 acre property known as the old Millar place, situated about a half a mile to the northwest of El Cajon town, has been sold by S. Cooper to D. Ruscon, El Cajon's well known butcher. The sale was made through the agency of Stevens, Hartley & Co. There has been no cultivation on the place for years. Mr. Ruscon is likely to subdivide it into five or ten acre lots for sale. It is a good sign for the valley when local men buy in surrounding property when it is let loose.

ALFALFA AND STOCK RANCH

200 acres, 75 acres tillable, 20 acres ready to sow alfalfa, 5 acres now in alfalfa, lots of timber, 2 H. P. engine, 2000 feet 6-inch cement piping, 6-room house, large barn, horse, harness and wagon, all crops. Close to school, store and postoffice; 5 miles to railroad. Price \$2500; terms.

DAIRY RANCH

200 acres with government range, 24 head of dairy stock, 4 head of horses; 200 houses, large barn. This place has been in one ownership for 30 years and all tools and implements necessary to handle the place successfully go with the property. Price \$11,000, \$2500 cash.

118 ACRES \$4750

50-acre vineyard, 40 acres hay land, 2 houses, large barn, well and mill. The owner of this place has engaged in business and must sell. Having farmed for 17 years within a few miles of these places, we know them to be good buys and may suit you.

ALFALFA AND TRUCK

3 to 5-acre tracts in the "Stevens & Hartley's Alfalfa Lands," lying between Santee and Lakeside and between railroad and river. Main boulevard to the back country will pass this tract. The soil is river silt. We will take \$200 down as first payment. Will make special inducements to the first to begin farming on this new tract. There are 4 pumping plants on the tract at Santee that we have just sold out in the "Stevens & Hartley's Free Water Tract."

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EL CAJON, SAN DIEGO

LAND SALES

GENUINE LIFE IN LOCAL REAL ESTATE BUSINESS.

Stevens Hartley & Co., and J. Frank Cullen of El Cajon Valley Home-lands Report Good Sales.

This week has been a big week in El Cajon Valley land sales. Stevens Hartley & Co. closed up their addition on Magnolia avenue at El Cajon town by the sale of five lots as follows: James W. Parkinson, lot 19, 5 acres, \$650; Chas. W. Lamoureux, lot 4, 1 acre, \$300; Joe S. Smith, lot 1, 1 acre, \$300; Daniel Yoe, lot 14 and 5 1/2 12, 3 acres, \$600; Harry Bruhns, lot 11 and 5 1/2 lot 12, 3 acres, \$600.

All these buyers belong to Fort Rosecrans, some of them are soldiers and two Messrs. Parkinson and Bruhns say that they will build soon.

For Sale—Country Property For Sale—Country Property

Improved Farm \$1000

Down and \$4500 on easy terms will buy a lovely home place on railroad, and 1/4-mile from station; there is a 5-room house, 24x30 feet, good barn, 16x30 feet. Two wells, windmill, and 6 h. p. pumping plant, will throw 7 inches steadily; 500 feet 8-inch cement pipe. Six acres of fruit trees, mostly peaches; 1/2-acre alfalfa; 1/4-acre garden and berry patch; 1/2-acre milo made for chickens; balance level land used for grain. One horse, two wagons, and some chickens. Owners are going to move—Nuf Sed.

STEVENS & HARTLEY

Corner Seventh and E.

FOR SALE—City Property

FOR SALE—Suburban Prop.

Suburban Property

FOR SALE—REAL ESTATE

FOR SALE—REAL ESTATE

Nov. 16-11

10 Acres Improved

In the very best section of El Cajon Valley, among the Orange and Lemon groves, \$30,000 worth of property on three sides, seven acres in vineyard, two acres peaches, some orange and olive trees, part of land will grow alfalfa without irrigation, adjoining owner has five acres in strawberries. Five-room house, plenty of shade trees, barn, good well, mill and tank house, place must be seen to be appreciated. Price \$5000. Good terms. Will consider part trade.

STEVENS & HARTLEY
(Owners.)
CORNER SEVENTH AND E STS.
P. S.—40x100-foot lot in West End, \$400. "Nuf Sed."—C. Shell at Branch Office, corner 30th and University avenue. "The Busy Corner."

4 1/2 Acres --- \$650

All good soil, 6-room plastered house, good well.

We are headquarters for EL CAJON VALLEY properties. Branch office at El Cajon.

STEVENS-HARTLEY CO.

Both Phones

929 Fifth Street

LAND SALE

Iowa Man Buys 18 Acres at El Cajon Town

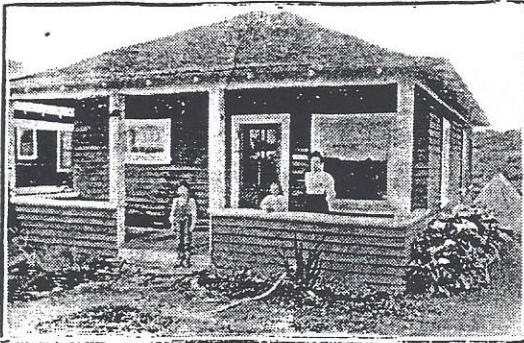
D. H. Curtis an Iowa man who has a home in San Diego this week bought from the Stevens-Hartley real estate agency 18 acres—part of the Overholser tract adjoining C. E. Brown and a half mile from El Cajon town.

The price paid was \$2750. The land is all good land—5 acres being under vines and the balance in grain.

Water is plentiful at easy depth. Mr. Curtis intends to build a nice home on the place and use it for a winter residence.

LOCAL NEWS

WHY PAY RENT?



No. 4044 Alabama St., 3 blocks South-east of Normal School

\$100 Cash. Balance Like Rent

The 5-room plastered cottage shown in cut has bath, fire-place and back screen porch, is on 50 x 140 foot lot to alley good soil, lawn, flowers, strawberry, blackberry and logan-berry vines in good bearing. Small barn and chicken yard Price, \$1,700. If you want a HOME OF YOUR OWN, see this one soon. Owner moving East July 1st.

STEVENS-HARTLEY CO.

929 5th Both Phones

P. S. We have another nice cottage close to Normal School that we can sell for \$50 cash.

The GARRICK THEATRE

MOROSCO & WEAVER
J. M. DODGE
MANAGER

PHOTO BY DAVIS & ESGAR

10 Acres

Until Sat., Jan. 15 Only

We are authorized to sell ten acres at railroad station in El Cajon Valley for \$2,000, 1/2 cash, balance can be arranged. 3 room house, large barn, several chicken houses and corrals, 400 hens, "White Leghorns," 100 strawberries, small vineyard, large shade trees. Land is level. Well and mill. Six inches of water can be pumped, more can easily be developed. On January 1st we had an offer of \$2,000 for the place, but the owner wouldn't accept it, and we found customer another place. Now is your time.

Stevens & Hartley

929 FIFTH STREET

Office Phones, Home, Sunset. Residence, Sunset 848, 1321.

P. S.—Get our county map and farm list free. Drug store, cor. 5th and D, or our office.

FOR SALE—City Property

\$200 CASH

100x140-foot lot, on graded street, with 3-room bungalow; gas electricity. Price \$1300. Payments \$10 monthly.

HOTEL AND 10 ACRES
With lively stables with large new barn. Can subdivide and sell off lots for nearly price of place. Owner has good reason for selling at \$12,000. Terms.

PARK BOULEVARD
100x140-foot lot, close to car line, good soil, under the market at \$1200, with VERY easy terms, or will trade in and pay cash for something good.

100x140-foot

75 ACRES

Of the very best river all alfalfa land, lying between R. R. and river at Santee, among the dairies, at \$200 per acre. Electricity for pumping and lighting. Terms to suit you.

16x140-FOOT CORNER
With large 6-room house, in best section of city; on car line; room for two or three more houses. Price \$3000; \$300 cash, bal. monthly; or liberal discount for 1/2 cash.

6-ROOM HOUSE \$1800
\$300 cash, bal. \$15 per month, including interest; 2 blocks from car; house is new; has front and back porch; fireplace.

Stevens & Hartley

Cor. 7th and E
P. S.—C-Shell at branch office, 20th and Univ. ave., "the busy corner."

20 ACRES AT SANTEE

\$1200—\$600 cash, balance can run three years. Land is level and there is no better soil in the county. Investigate this bargain.

STEVENS & HARTLEY
929 FIFTH ST.

5/30/10

Read This

MR. RENTER

We are building a modern 5-room bungalow on 86x115 foot lot in Park Villas. Good soil; close to car line. And where there are things doing. You can buy this home and have your choice in selecting electric fixtures and several changes that might appeal to you. \$300 down and a monthly payment will handle it. Price \$1899, including street grading and sidewalk.



Cor. 7th and E.

For Sale—Suburban Property

Chula Vista

2 1/2 ACRES

with all kinds of fruit, mostly lemons, which will pay 25 per cent on the \$4800 asked for place. Cozy 5-room house, bath, septic tank, gas, electric lights and less than 1/2 mile to electric line. \$1500 down will handle. This there is a reason; investigate.



Cor. 7th and E.

\$100 CASH

\$15 monthly buys four-room, plastered home on three lots, close to car, \$1500. Stevens & Hartley, Seventh and E streets.

THE SAN DIEGO SUN.

SACRIFICE SALE

TILL MONDAY, JUNE 14th ONLY

\$3,000 Property \$2,100

Large 7-room plastered house, barn with loft, lot 50x140 feet to alley; lots of berries and fruit trees. Bare lots are worth \$1500. Location, Irving avenue, between 25th and 26th sts. This is positively the best snap ever offered in Logan Heights, and will hold good this week only. See Owner, 768 Irving ave., next door to Bargain Offered, or Phone 1321 Main.

TERMS

Stevens-Hartley Co.

929 FIFTH ST. BOTH PHONES

P. S.—For El Cajon acreage see us. Branch office El Cajon

FOR SALE—City Property

\$100 CASH

And \$20 per month, including interest, buys 3-room plastered house on 4 lots, 15x110, one and one-half block from double-track car line. Price \$1500.

22 Level Lots

Close to car line, where there are things doing. Price \$6000; good terms, Mr. Builder, get busy.

\$400

\$50 cash and \$10 monthly buys high level lot, 50x140, close to 10-minute car line. This is a snap.

\$25 CASH

and balance of \$475 in small monthly payments, buys corner lot 50x140, in block 183, Univ. Hts.



Cor. 7th and E
P. S.—C-Shell at branch office, 30th and Univ. ave., "the queer corner."

40 ACRES

\$2200. Land is in the frostless belt, now out to grain. We can recommend this buy. \$1000 cash, balance easy.

Stevens & Hartley,
Cor. 7th and E.

confident that he is right that you can take his bank roll away from him on a bet—if you prove he's wrong—which doesn't often happen.

MORE RAIN

Ten inches to be had on each of our five-acre lots at Santee; \$100 down. Stevens & Hartley, 7th and E streets.

What \$50 Will Do

Your choice of a 5 room and a 4 room modern cottage west of Normal School. Fine view. Balance of payments like rent. Price of cash, \$1800.

\$50 cash will buy a 5 acre vineyard out of the "Stevens & Hartley's Country Home Tract," 1/2 mile from El Cajon Hotel 1/2 mile from railroad station. The San Diego-Escondido Electric Line will go through this tract. Price \$800.

\$50 cash buys 5 acres of alfalfa and truck land out of the Stevens and Hartley's Free Water Tract at Santee. Ten inches of water to be had for each 5 acres. Railroad station, school, store and P. O. 1/2 mile. Price \$1000. Terms to suit.

Stevens Hartley Co.

929 FIFTH STREET

Don't forget to vote for the good roads tomorrow.

Lots \$200 Each

University Avenue Car Line

30th St. Junction

will surely be a business location. Four real estate agents have bought lots in this block. These lots command an excellent marine and mountain view, and can be had on easy monthly payments.

Stevens & Hartley
929 Fifth St.
PHONES—Main, 846; Home 1124.
Residence—Sunset, 2845

7061/5

5 Acres Improved \$1600

Owner going to Mexico; has 3-room house, barn, chicken yards, well, new gas engine, car pump 20 inches steady; some fruit and berries; land is level; suitable for alfalfa or truck. Close to R. R. stores and school.

STEVENS & HARTLEY
Corner 7th and E.
P. S.—Having farmed in the county 20 years, we can help you. mk

THURSDAY, APRIL 4, 1912.
FOR SALE—City Property

JUDGE TALLANT SELLS HIS HOME

Through the agency of the Stevens-Hartley Co. the home place of Judge H. E. Tallant, consisting of twenty acres, improved, in the east end of El Cajon valley, has been sold to R. B. Harrington, a recent arrival, for \$3200. Mr. Harrington will take possession next week, while Judge Tallant will remain in the valley and attend to his duties as justice of the peace.

The same firm report the trading of the J. M. Loux thirty-three-acre place in Dehesa valley, valued at \$1800, for seventeen lots and a new house at Thirty-second and R streets, belonging to A. N. Nofsager, and valued at \$3600.

Mr. M. R. Calhoun of Douglas, Ariz., has purchased the ten-acre place of Paul Gibbs, two miles north of El Cajon, consideration \$1200. Mr. Calhoun and his family have just finished a thirty-one days' drive overland from Douglas, Ariz., having become interested in Southern California property through an ad in the San Diego Sun, and after a lengthy correspondence with the Stevens-Hartley Co., made this their objective point.

GOLDEN HILL

We have a corner lot 15x110 feet to alley; not far out and 150 feet to car service, with an unobstructed view, that we can sell for \$3500, on good terms. Price is below market. Will make 4 large building lots or we can show you where 12 cottages can be built and rented, showing big rate of interest; elegant location for apartments.

\$500 CASH

Buy a beautiful 10-acre improved place situated among the very best farms in the county; 7 acres are in grapes, 2 acres peaches, 1/2 acre olives, and some orange trees; about 3 acres suitable for alfalfa, being subirrigated land; 5-room house, barn and chicken yard; good well and mill, tank house, beautiful shade trees; \$20,000 worth of property on three sides; adjoining property has several acres in strawberries. Place would be suitable for average farmer or gentleman's country home.

PRICE \$5000. GOOD TERMS.
P. S.—Will consider trading for city property.

22 LOTS

All level in A-1 location, where there are things doing; good soil, close to D st. car line, 48 modern homes to be built on adjoining property. Price \$6500 for quick sale. \$2500 can stand on these lots.

Stevens & Hartley
Corner Seventh and E.
Branch Office, cor. 30th and Univ. av.

ALFALFA AND TRUCK LANDS

950 CASE

Secure lots in the Stevens & Hartley free water tract, at Lakeside, El Cajon Valley. Over 10 inches of water to be had for each lot at from 8 to 15 feet. For more particulars get our county map and farm list free at drug stores, corner 5th and D, or our office. Having farmed in El Cajon valley nearly 20 years, we can help you. See us.

STEVENS & HARTLEY
929 Fifth St.

ALFALFA and TRUCK

FIVE ACRE TRACTS

At Santee, El Cajon Valley, in the "Stevens & Hartley's Free Water Tract," \$1000, \$100 cash, balance four years. Less than mile to school, stores, P. O. and R. R. station; 1-4 mile to electric line, now building; shade trees on streets. The largest alfalfa field in the county adjoins us. Send for map.

STEVENS & HARTLEY
929 Fifth St.

EL CAJON FARM

55 ACRES

All tillable, 5 room house, Barn 20x40, shed 30x40, several chicken houses, brooder house, 16x60.

FREE WATER

about 4 inches of gravity water running on place nearly all summer, which will cover 30 acres, well and mill, one inch from the San Diego flume Co.

ALFALFA

4 acres out to alfalfa on sub-irrigated land, requiring no irrigating, and affords plenty feed for stock and chickens.

CHICKENS

400 white Leghorn hens; with the amount of grain land for raising wheat, the alfalfa for green feed, and the price paid in San Diego for eggs—well, enough said.

BERRIES

4 acres of berries, 1 1/2 acre strawberries, 1 1/2 acre dew berries 1/2 acre blackberries, balance logan berries. The Japs will agree to continue with contract on berries, 175 crates.

FRUIT

7-0 peach, 36 apricot, 24 apple, 10 pear, 15 plum, 10 prune and 10 crab apple trees, all trees will be in good bearing next year.

STOCK

Two horses, good cow and calf. All farm tools, buggy, wagon, harness. 500 egg incubator, all household furniture. Enough hay to last the season.

Owner will leave for east on important business if place is sold in ten days. Price \$7,000, \$1,000 cash.

STEVENS & HARTLEY
929 Fifth Street, San Diego.
N. B. Better get our small County map of drug store, cor. Fifth and D. Free.

160 Acres--\$200

Four-room house, fine spring of water, some olives, figs and oranges, 3 1/2 miles from Lakeside.

We are headquarters for EL CAJON VALLEY properties. Branch office at El Cajon.

STEVENS-HARTLEY CO.
Both Phones 929 Fifth Street

Jan. 1907

aug 6 - 1912 - started from S. W. corner of 9th St. S. W. Mountain

Two Car Lines

Will Pass Block 206

UNIVERSITY HEIGHTS

Price Now **== \$200 ==** Terms Easy

THIS WILL SURELY BE

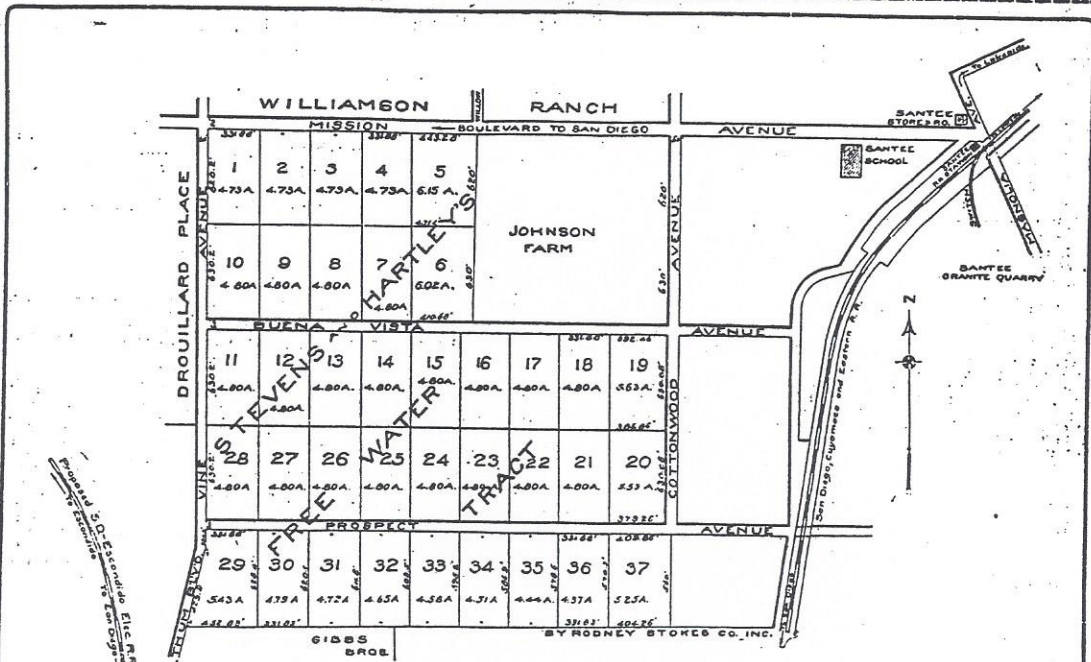
BUSINESS PROPERTY

STEVENS & HARTLEY

Exclusive Agents

929 Fifth Street.

PHONES { Sunset 848
Home 4124



FIVE-ACRE FARMS AT SANTEE, EL CAJON VALLEY

\$50 CASH will make you a land owner on one of the above FIVE-ACRE lots and the balance can run in five yearly payments, which can be made from the property. The soil is of the BEST and would be especially adapted for raising alfalfa, truck gardening and small fruits. The water supply is unlimited, being from five to ten feet of the surface. Ten to twenty inches of good water can easily be had for each lot, and water is king in Southern California. Three cows and 200 chickens will take care of the yearly payments. The Williamson ranch, adjoining on the north has 135 acres in alfalfa; over 100 cows are being milked. All lots \$1000 each, excepting 1 to 6, 10, 11, 19, 20 and 37. ALL AGENTS.

E. C. Johnson, who owns the 40 acres as shown on above cut, started his farm in April, 1909, has a well 27 feet deep, water is within five feet of surface and will furnish 30 inches. Mr. Johnson made four special trips from Fresno, Calif., and looked the county over thoroughly before locating at Santee. He will be glad to show you over the tract at any time.

Price	Acres	Description
\$ 800	5	\$15 cash, \$15 monthly, alfalfa land, plenty of water at 8 feet; school, store, P. O., railway station 1/2 mile.
1,600	5	120 acres hay land, balance pasture land; three-room house, well and spring, good terms.
1,600	40	20 acres tillable, 10 acres vineyard, 1 acre assorted fruit trees in good bearing, 250 eucalyptus trees, two houses, close to school, store and P. O.; will trade for city property to \$1000; \$100 down will take it.
1,600	30	Mostly tillable, good soil, would be fine for eucalyptus or fruit; house, barn, well, close to school.
2,000	10	In vineyard, four room house, barn, well, close to railway station and El Cajon city; snap.
2,500	12	All tillable, nearly level, 2 acres oranges, 3 acres lemons, one inch water right, excellent location, good terms.
3,500	5	One acre lemons, one acre olives, 6-room house, 3 1/2 miles to court house, San Diego; will take \$1000 in trade.
3,500	372	200 acres tillable, 20 acres bottom land; house, barn, well, spring, several large live oak trees around house and barn, two miles to church, store, P. O., etc.; best snap of the kind in county; good terms.
5,000	118	50 acres vineyard, 40 acres hay land, small orchard, two houses, large barn, etc., well, mills; snap good terms.
6,500	8	6 acres trees, 5-room house, barn, all implements, 10 tons hay, 300 yards to railroad station, packing houses, etc., 9 miles from city, adjoining property now being subdivided; will show 20 per cent on investment; this place will make you money.
7,000	20	10 acres oranges, 3 acres lemons, 2 acres olives, all 12 years old, water right, fine location, good terms.
20,000	125	Nearly all alfalfa land, 55 acres now in alfalfa, 20 h. p. gasoline engine, pumping over 100 inches, 4000 feet to 12 and 14-inch cement piping; close to school, railroad station, store, P. O.; best snap in county; terms.
20,000	280	40 acres olives, 14 acres peaches, 2 houses, packing house, etc., well, will furnish 40 inches. A money-maker; terms.
25,000	20	Lemons. Three miles from center of city, old trees in high state of cultivation paying better than 15 per cent on investment; excellent marine and mountain view; will be ripe for subdivision in less than two years; 25-foot lots selling further out for \$150 each. Good terms.

We have some choice slightly, level lots, one block to car line, \$400 a pair; \$40 cash, \$15 monthly; no interest or taxes.

STEVENS & HARTLEY, "The Acreage People," 929 Fifth St., San Diego, Cal.

ALFALFA AND TRUCK LANDS
See CASES
5-acre lots in the Stevens & Hartley free water tract at Santee, El Cajon Valley. Over 10 inches of water to be had for each lot at from 3 to 18 feet. For more particulars get our county map and farm list free at drug store, corner 5th and D, or our office. Have the farm in El Cajon Valley nearly 10 years, we can help you. See us.

STEVENS & HARTLEY
929 FIFTH ST.

To Improve
Stevens & Hartley have sold lot 11 of their free water tract near Santee, to C. N. Kinney of Colorado for \$1100. The purchaser will improve the property immediately. They have also sold to Claude Sanford of San Diego, lot 24 of the same tract, which he will improve. Mr. Sanford already owned lot 23 adjoining.

A SANTEE SALE

John S. Cookerly, a miner from Indianapolis, has, this week, bought tract 31—five acres—in the Stevens-Hartley alfalfa tract at Santee. Stevens-Hartley Co. made the sale and the price paid was \$1000. The buyer understands chicken raising pretty well and he is going in for that business. He is married and intends to go out and live on his land right away.

ESCONDIDO FARMERS BUY IN EL CAJON VALLEY.

Stevens & Hartley report the sale this week of tract 33,—5 acres, in their alfalfa lands at Santee to E. Langer, a farmer from Escondido. The price paid was \$1000. Mr. Langer intends to sell out at Escondido and move to Santee. Another sale was made by the same firm to F. Evans—also an Escondido farmer who bought tract 32 in the alfalfa subdivision for \$1000.

BUYS A FREE WATER TRACT

Stevens & Hartley have sold to Fred Evans, of Escondido, lot 32, of their free water tract at Santee for \$1000. Mr. Evans, who is a farmer, will make his home on the tract. The same firm has sold to E. Langer, an Escondido rancher, lot 23, of the Stevens & Hartley free water tract at Santee, which the buyer will proceed to improve.

\$1275

For 100-foot corner, two blocks south of Univ. ave. and 10th st., "the busy corner," which will be transfer point in short time, 50 men are now working on car line in front of lots mentioned, which is over \$100 under present market. Nuf sed.

Stevens & Hartley

OUR SEVENTH AND E. F. &—SEE STEEL AT "THE BUSY CORNER." OUR BRANCH OFFICE SUNDAY AFTERNOON. MONDAY MAY BE TOO LATE.

Special!

Only \$300 Cash

ALFALFA FARM

7 acres for \$1,200. Only \$300 down, balance in 5 years, if desired; 5 1/2 acres in alfalfa. Have just cut about 15 tons of alfalfa and red oats mixed, which go with the place if taken this week, as owner will be hauling hay next week.

Potatoes

Over an acre in potatoes nearly ready to harvest; expect over 100 sacks—42 sacks have been taken from 1/4 acre on same ground. Wasn't a very good year for potatoes, either—Other crops can be raised when potatoes are gone.

We have just inspected this place and know it to be a rare bargain for the right party. You need not be afraid to quit a good position to take up this proposition.

We have other choice interest-paying alfalfa patches that we would like to tell you about.

Stevens & Hartley

929 Fifth Street

N. B.—Get our county map and farm list free at drug store corner 5th and D, or our office.

PORTLAND, Ore.—Two dead, one is dying and another seriously, if not fatally, injured in Portland or vicinity today, as the result of automobile accidents.

STEVENS & HARTLEY
Have moved to 911 Third St. Opening sale, 100x100, corner 22d and L. \$3600.

QUICKEST ON EARTH
Cheapest, quickest, best place to have Card Printed.
846 6th St.

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c

5 ACRES
Close to R. R. school, church, stores, etc. Berry and alfalfa land. Price \$1250. Only \$100 cash, balance to suit.

Stevens & Hartley
Corner 7th and E.

REPORT SALES

Stevens & Hartley report the following transactions within the last few days:

C. W. Moreland purchased of W. M. Law for \$1600 lots 25 and 26, block 162 University Heights. There is a four-room house on the lots. Mr. Moreland bought the place for a home.

D. R. Pease sold to Mrs. McCorkle lot 11 in block 11, West End, for \$800 cash.

David Goldberg sold S. W. Taylor lots 10 and 11 in block 161, University Heights, for \$450.

\$100 CASH

Buy 182x140 corner, one block to double-track car line, improved; 4-room house and porch; basement, garden and bearing fruit; street graded; good view. Chicken house 18x26. Price \$1800. Monthly payments, \$25.

STEVENS & HARTLEY
Corner Seventh and E

STILL MORE SUBDIVISIONS

Stevens Hartley & Co. of San Diego and El Cajon are closing for the purchase of a 40 acre tract close in to El Cajon town.

The new subdivision will be put on the market immediately in from one to five acre lots.

MONDAY, APRIL 1, 1912.

FOR SALE—City Property

MR. RENTER

READ THIS

\$1300

\$75 CASH and \$26 MONTHLY, no more. Buy a modern new house on a 50x125 foot lot, east front, two blocks to car line; house has plate rail in living room; large closets, double floors, good electric fixtures, gas and water piped in house, all built-in conveniences; best kind of plumbing; cesspool 45 feet deep. This may suit you.

GOLDEN HILL

We have a corner lot 150x140 feet to alley; not far out and 150 feet to one car service, with an unobstructed view, that we can sell for \$2400, on good terms. Price is below market. Will make 4 large buildings here or we can show you where 12 cottages can be built and rented, showing big rate of interest; elegant location for apartments.

BROOKLYN HEIGHTS

\$300 CASH

\$20 MONTHLY

Will buy a cozy modern 4-room house one block to car line, on 40x140-foot lot; lawn, flowers, good soil; close to Buntingame. Price \$1900. Ask for RATLIFF.

CITY HEIGHTS

5-room modern house, bath, septic tank, cement walk to street. The duplicate to this house sold for \$2200. Owner desires going east and will take \$1800; \$300 cash.

ALFALFA

We have been authorized to sell 10 acres level land close to R. R. on very good terms, for \$3000. There are 5 acres now in alfalfa, fine stand; about 400 fruit trees, some bearing; 400 feet of 10-inch piping buried. Can use large pumping plant adjoining, for one year free. 10 acres adjoining can be had if you want more land. If interested, investigate this as the owner says sell.

\$500 CASH

Buy a beautiful 10-acre improved place situated among the very best farms in the county; 7 acres are in grapes, 2 acres peaches, 1/2 acre olives, and some orange trees; about 3 acres suitable for alfalfa, being subirrigated land; 5-room house, barn and chicken yard; good well and mill, tank house, beautiful shade trees; \$10,000 worth of property has several acres in strawberries. Place would be suitable for average farmer or gentleman's country home.

PRICE \$5000, GOOD TERMS.
P. S.—Will consider trading for city property.

\$100 CASH

Buy 5 acres alfalfa and truck land at Santee; land to level, with plenty of



Corner Seventh and E
Branch Office, cor. 28th and Univ. ave.

A. SNAP—Read the description, 35 acres, 19 acres old vineyard, 15 acres hay land, 150 citrus trees, 3-room, good house, bath, barn, wagon sheds, chicken houses, etc., one team horses, one riding pony, 2 wagons, 2 bugles, farming implements, etc., 2 wells, windmill, tank, good milk cow, 150 chickens, and \$4800 takes it. Yes, it is in El Cajon Valley and we have a branch office there with teams to show it. Stevens-Hartley Co., 929 Fifth, Both Phones. mk

Quinn, 255 2d St. Tel. SS. 451. Home 4535.

COUNTY MAP FREE

AND FARM LIST, Drug Store, cor. 5th and D, or Stevens & Hartley, 929 5th.

FOR SALE—3 fine homes one in Co.

Feb. 1912
Fifth and University
Corner Advances 500
Per Cent in 5 Years

Newcomers Pay \$25,000 For
 Lots; Will Erect Business Block

A striking illustration of the advance in prices of San Diego real estate during the last few years was made by the sale of the northwest corner of Fifth street and University avenue yesterday through the agency of Potter & Starkey for \$25,000, showing an increase of 500 per cent in less than five years.

The property, consisting of lots 12 and 13, block 8, of Hillcrest, is 110x135 feet. A little more than four years ago when W. W. Whitson placed the subdivision of Hillcrest on the market, the lots could have been purchased for about \$5000. There was no buyer at that time, however, and Whitson held it until a little less than two years ago when he sold to J. C. Ford for \$10,000. A few months ago Whitson bought back the same property for \$20,000 and last week he sold it to Scott & Kirkland for \$25,000.

Scott is a wholesale druggist of New York, and Kirkland is a prominent business man of Los Angeles. They intend to improve the corner with a business block within the next few months.

Deals aggregating nearly \$200,000 have been consummated during the last fifteen days through Potter & Starkey. Besides the Conard property on Fifth for \$115,000, as previously reported in the Union, the firm reports the sale of two blocks in Park Villas for \$28,000, a lot 50 x100 feet on Second street for \$6000, a rooming house for \$4500, three lots at Lincoln and University avenues for \$5000, and several lots in Wilshire place.

Feb. 1912 - 5. E. Co. 94001-1. 110 x 135 ft. 1/2 acre. \$25,000.

Home, Sweet Home
1 1/2 Acres \$3000

8-room modern house, bath, solar heater, screen porch, gas plant, well and mill, stable, chicken yards. Elegant soil, small vineyard, several deciduous trees in full bearing, nice hedge and several varieties of large shade trees. Enough space to have over 500 chickens. In good neighborhood, located in town of El Cajon. Will be but a short distance to electric car. Will make terms to suit YOU, or trade for city property.

Stevens & Hartley
929 FIFTH STREET

"The Acreage People."

N. B.—Get our county map and farm list free at drug store, corner 5th and D, or our office.

3/11
PAYS \$18,000 FOR
EL CAJON RANCH

New Owner Intends to Raise
 2000 Chickens Yearly on
 Scientific Principles.

Thomas H. Hinckman has sold, through Stevens & Hartley, his place in the foothills south of El Cajon for \$18,000 to Ernest Walter Smith Delacour, a recent arrival from Mexico. The place contains 32 1/2 acres, including 10 acres of full bearing navel orange trees, four acres late Valencia oranges, three acres lemons, three acres vineyard, two acres olives, and 2500 3-year-old eucalyptus trees. On the property is a well with 400 feet of tunnel and a pumping plant.

There are two houses on the place, one a modern 7-room structure. The new owner intends to make considerable improvements. He will raise poultry on scientific principles, intending to raise from 1000 to 2000 chickens each year.

7/12
PAYS \$25,000 FOR
TRACT OF 20 ACRES

Alaska Arrival Intends to
 Plant Lemons on National
 City Tract.

N. A. Fuller, a recent arrival from Alaska, has purchased from J. D. Benton a fine 20-acre tract of land in National City, near the Chula Vista line, for \$25,000. The deal, which was one of the largest transactions of the week in suburban property, was negotiated through Stevens & Hartley. There is a large modern house on the property, which the new owner intends to occupy. Most of the land is unimproved, and Mr. Fuller is planning to set lemon trees and possibly some oranges on the entire tract.

The following city sales also were reported yesterday by Stevens & Hartley:

C. D. Frazee to H. M. Richardson, lots 47 and 48, block 158, University Heights, Missouri street, three blocks north of the City Heights car line; consideration \$500. The new owner has commenced the construction of a house on the lots.

Jack Williams to John Weekly, lots 35 and 36 block 4, Teralta, north of the City Heights car line, \$400.

Glover Shields to James Houlahan, lots 9 and 10, block 210, University Heights, improved with a five-room house on Ohio street; \$1100.

Mrs. R. H. Browning to Mrs. O. E. Emmons, west half of lots 21, 23 and 24, block 4, City Heights, with a six-room house, a block and a half north of the carline, \$2200.

\$18000 FOR
FINE RANCH

Thomas H. Hinckman has sold, through Stevens & Hartley, his place in the foothills south of El Cajon for \$18,000 to Ernest Walter Smith Delacour, a recent arrival from Mexico. The place contains 32 1/2 acres, 10 acres full-bearing navel orange trees, four acres late Valencia oranges, three acres lemons, three acres vineyard, two acres olives, 2500 three-year-old eucalyptus trees. On the place is a well with 400 feet of tunnel and a pumping plant, also one inch from the Flume company.

There are two houses on the place, one a modern, seven-room house. All implements went with the place, including furniture, also a team of horses and a cow. The new owner intends to make considerable improvements. He will go into the poultry raising business on scientific principles, intending to raise from 1000 to 2000 chickens each year.

REAL ESTATE FOR SALE
ORANGE GROVES

**San Diego
Lemon Grove**
20 Acres \$30,000

PAYING BETTER THAN 15 Per Cent NET.
This grove, which is in a high state of cultivation, is only 3 1/2 miles from center of San Diego and will be ripe for subdivision in less than two years. The January pick of lemons was \$125. The present pick will amount to \$150. For quick action we can deliver this place for \$30,000, with terms. We have received notice that the price from now on will be \$35,000.

STEVENS & HARTLEY,
Corner Seventh and E Streets, San Diego,
P. S.—Send for our country map and farm list, free.

**San Diego
Farm**

Beautiful \$35,000 Southern California Home

San Diego's show place; 18 acres mostly in lemons, in high state of cultivation; just three miles from center of city. Send for views and detail description. Stevens & Hartley, San Diego, Cal.

FOR SALE—
A GENUINE SNAP
Five acres, close in, at Burbank, excellent

\$20 Cash

\$10 monthly, buys 450 corner lot, 2 blocks to M & T car line; good view.
STEVENS & HARTLEY,
911 Third, mk


\$100 CASH

and \$12 monthly, buys 3-room house, nearly new. Large barn, 75-foot frontage, all fenced; close to car line. Price \$1750.

\$150 CASH
and \$20 monthly, buys modern, plastered house, on lot 56x140, with 3-room house in rear; garden, berries, etc.; 50 feet from car line. Price \$2400.

Stevens & Hartley
P. O. Box 14, cor 4th and E Streets, San Diego, Cal.
P. S.—See HARTLEY at our branch office, near 10th st. and Univ. ave. for particulars in homes on easy payments and cheap lots. mk

FOR SALE—City Property FOR SALE—City Property FOR SALE—City Property



Forced on the Market
Isla Vista
18 Acre Lemon Orchard
Three miles from the center of San Diego, the nearest Ranch to the City.

A \$35,000 Investment
And an ideal Gentleman's Country Home

\$6000 will handle it—Balance two to eight years—6 per cent.

We have been authorized to force the sale of this property, owing to sickness in the family, now living in Texas, where the owner will go as soon as sale is made.

Isla Vista is known as one of the show places of San Diego County, and is just outside the city limits, thus avoiding city taxation. The estate includes two houses, large barn and garage. The residence, containing 12 large rooms with all modern conveniences such as gas, hot and cold water, furnace heat, open fire-places, etc.; is beautifully situated on a hill, commanding a magnificent marine and mountain view, and surrounded by an acre of rare plants, shrubs and roses. The other house or servant's quarters contains five rooms with modern conveniences.


The gross income from the place last year was over \$5000. There are 400 young Ascolona olive trees on the place, which bring six cents per pound. There are also figs, peaches, apricots, guavas and oranges for family use. The orchard, which is considered one of the best in the county, is in a very high state of cultivation, having been fertilized almost to an excess, which will render the place very profitable during the next two or three years, at which time the city's growth around it will almost command the subdividing of the property into city lots at a very handsome profit. Adjoining the 18 acres there has been 55 modern homes built during the last two years. Unimproved 25 and 50-foot lots are selling one mile beyond Isla Vista at the rate of \$2500 per acre. Electric car line, only a few minutes' walk; another line will be built past the property in the near future. You know what that will mean.

The place must be seen to be appreciated; we are at your service.

STEVENS & HARTLEY
SOLE AGENTS

Corner Seventh and E Streets—Branch Office, 30th and University.
P. S.—With the place will go over \$1000 worth of stock, implements, etc.
Will consider part trade, San Diego or Texas property.

Forced on the Market
18-acre Lemon Orchard
With this beautiful residence, situated 3 MILES from the center of San Diego. The nearest Ranch to the City.



A \$35,000 INVESTMENT
AN IDEAL GENTLEMAN'S COUNTRY HOME.

\$7500 will handle it—balance two to eight years, 6 per cent.

We have been authorized to force the sale of this property, owing to sickness in the family, now living in Texas. ISLA VISTA is known as one of the show places of San Diego County, and is situated just outside of the city limits, thus avoiding city taxation. The estate includes two houses, large barn and garage. The residence—containing 12 large rooms with all modern conveniences such as gas, hot and cold water, furnace heat, open fireplaces, etc.—is beautifully situated on a hill commanding a magnificent marine and mountain view and surrounded by an acre of rare plants, shrubs and roses. The other house, or servant's quarters, contains five rooms with modern conveniences.

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STEVENS & HARTLEY, 911 Third Street
Branch Office, 30th and University
P. S.—With the place will go over \$1000 worth of stock, implements, etc.

Forced on the Market

18-ACRE LEMON ORCHARD

Isla Vista

A \$35,000.00 INVESTMENT

Three Miles from the center of San Diego—The nearest ranch to the city.
And an Ideal Gentleman's Country Home

Jan. 21-12

\$6,000 Will Handle It—Balance Two to Eight Years at 6%

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Stevens & Hartley

Branch Office, 30th and University.

Corner Seventh and E

San Diego, Cal.

P. S.—With the place will go over \$1000 worth of stock, implements, etc. Will consider part trade—San Diego or Texas property.

STOP! Read this—

We have been authorized to sell lots 5 and 6, in block 1, West End Addition, 100x100 corner, for \$3000. Property is 300 feet from 30th st. and Univ. ave.—the transfer point. 7 stores now being built at "The Busy Corner." This property will be sold during next ten days, and the party buying will surely make money. Phone us for appointment.



SOLE AGENTS. 311 THIRD ST. Branch Office 30th and University Ave.

MONEY IN IT!

A complete up-to-date COUNTRY RESORT can be purchased in most desirable part of San Diego Co., everything goes, furniture, etc., including large poultry plant, horse, cow, rigs; owner can give satisfactory reasons for selling. We can show you pictures and give particulars if you are interested in this money-maker. Will consider city property in trade.

STEVENS-HARTLEY CO. 929 5th St. OR STEVENS & VAN HOUTEN, EL CAJON OFFICE.

"Dirt Cheap"—15 Acres \$1198

House, barn and sheds, orange and lemon trees. Has one inch water right; worth \$800. All good soil and close to school. Can be had for \$300 cash. Bal. one, two or three years.

STEVENS-HARTLEY CO. — 929 Fifth St. OR STEVENS & VAN HOUTEN, EL CAJON OFFICE.

Buy modern 5-room home, close to car line, in built-up section; lawn, flowers, in fact a very cozy home; \$25 monthly payments. Price \$2500

311 Third St. Branch Office 30th and Univ. Ave.

\$100 CASH

Buy 5 acres alfalfa and truck land close to R. R. station, stores, school and hotel, at Santee. Price \$1500. Your terms.

311 Third St.

\$100 Cash

\$20 MONTHLY buys pretty home in Logan Heights of 5 rooms; street graded; lawn, flowers, fruit trees; good neighborhood. Price \$2200; better see this; it won't last long.

311 Third St. mk

Stevens & Hartley
Have several places advertised for \$100 down. See classified page.

Oct 1-1912

Making Money

Read

17 acres of best strawberry land in S. D. Co., in El Cajon Valley, 4 1/2 acres oranges, over 1/2 acre old olive trees, 5 walnut trees, one acre planted to strawberries, 1/2 acre tomatoes, 1/2 acre peppers; one inch of flume water, 5 inches can be pumped from well, new engine. The adjoining place took over \$3100.00 from a two-acre patch of strawberries last season. The place will pay for itself. Good reasons for selling. Price \$1200.00; terms.

Stevens-Hartley Co.
929 5TH. Branch Office El Cajon.

ALFALFA LAND.

40 acres of river silt alfalfa and truck land; level, on boulevard, for \$10,000; only \$1000 cash.

18 YEARS

on the balance; adjoining land now rented for \$30 per acre; if you have a team of horses, get busy.

STEVENS & HARTLEY, 311 3rd St.

FOR SALE

WE HAVE JUST HAD PLACED IN OUR HANDS FOR IMMEDIATE SALE THE ISLA VISTA RANCH

The Country Home of Mr. Henry H. Nelson
San Diego, California

This ideal country place consists of eighteen acres and is at the city limits, twenty minutes on the "M" street trolley line, from the center of the city. Situated just outside the city limits it escapes city taxation.

This home is complete in every detail, no expense having been spared to make it the most beautiful country residence in San Diego county, or to make it a large income producer, from its lemon orchard.

During the past two years over ten thousand (\$10,000) dollars has been expended in bringing it to a point where it is very profitable. The lemons in this orchard are considered among the finest in Southern California and for the past year have brought more money per pound than any other lemons in this section of California.

The estate includes two houses, two barns, three pumping plants, and the most improved and up to date chicken houses, tank houses, etc. The pumping plants are only used as a matter of insurance as the water comes from the great Sweet-water system.

One house, the residence of the owner, contains twelve rooms with all modern improvements, such as gas, hot and cold water, furnace heat and open fire places. The other house, or servants quarters, contains five rooms with running water and modern conveniences.

The residence is beautifully situated on a hill from whence it has a superb view of the ocean and surrounding country on one side as well as a magnificent mountain view on the other side.

In the estate is included over an acre of rare plants and shrubs and roses, many of the latter having been imported from France by the owner. In addition to the lemon orchard the place contains about four hundred Ascalono olive trees. The estate could be sub-divided into beautiful acre plots very soon at a profit, if it were so desired.

The property is located three miles from the center of San Diego, and within two years will be producing a gross revenue of five thousand dollars a year, at an expense of Two Thousand Dollars per annum. In addition to its lemon and olive features it has figs, grapes, guavas, peaches and oranges for family use.

With the place over \$1000 worth of horses, implements, wagons, carriages, harness, will be delivered.

PRICE FOR ALL \$22,000

\$50 Cash

BUYS NEW HOME

Only \$50 cash and \$25 monthly; a new 5-room house, front and back porch, open fireplace, cinder brick chimney, cement porch, with brick columns, all built-in conveniences; close to "M" at car line, in Park Villas, where there is lots of building going on; must be seen to be appreciated. Price \$2000, including street grading and sidewalk. By Owner, P. O. Box 52. mk

TWO RESIDENCES REPORTED SOLD

Stevens & Hartley report the following South Park sales this week, made by V. H. Ratliff

Dr. McIntyre's eleven-room residence at Thirtieth and Dale to G. J. Stegeman, for \$9,000. This is considered to be one of the finest homes in South Park and will be occupied by Mr. Stegeman and his son-in-law, the residence being a double house. Mr. Stegeman also purchased this week the new home of Mr. Horton, which is a fine eight-room house on lot 11, block 22, South Park, consideration being \$5500.

Other sales made this week by the firm were lots 5 and 6 in block 34, Park Villas addition, to Mary Reed, consideration \$1,000. Also lots 21 to 24 block 32, City Heights, to Paul Hartley, consideration \$400.

FOR SALE—CITY PROPERTY

Continued.

act. 9/11
A GOLDEN HILL HOME

Situated on Golden Hill, with an unobstructed view of Balboa park, the city, Point Loma, Coronado, the bay and ocean; is offered for sale a four room residence of 7 rooms and screen porch all on ground floor, built for a home and strictly modern in every particular. For convenience and arrangement of rooms and for beauty in design and finish it cannot be surpassed. The residence has an eastern and south exposure on two level lots, each 56x100; there are two other lots of the same size adjoining which will be included at the option of the purchaser. This residence, with the four lots, is an ideal location for a gentleman's home, and considering the size and location of the property, it cannot be duplicated in the city. Fruit trees and berries, just coming into bearing, are on the grounds. View property like the above is scarce on Golden Hill and in the near future will be worth double what it can be bought for today. Lots of the same size as these in this vicinity, unimproved, are selling for \$2000. The residence cost alone \$5000 to build. If sold at once, this residence and four lots may be had for \$12,000; terms.

STEVENS & HARTLEY
911 Third St.
P. S.—We are specializing on South Park homes. See us.

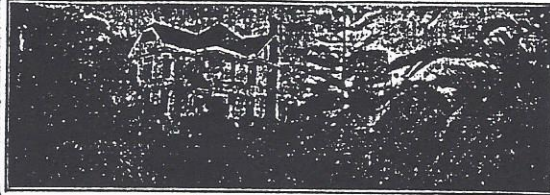
Building Permits

Stevens & Hartley, 3831 Thirtieth street, cottage, \$500; 3829 Thirtieth street, cottage, \$500; 3827 Thirtieth street, cottage, \$500; 3825 Thirtieth street, \$500.

ALL AGENTS!

18-Acre Lemon Orchard

With This Beautiful Residence, Situated THREE MILES From the Center of San Diego. The Nearest Ranch to the City.



A \$35,000 INVESTMENT An Ideal Gentleman's Country Home— \$8,500 Will Handle It—Balance Two to Eight Years, 6 Per Cent

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The gross income from the place last year was over \$5000. In reference to the orchard, we wish to quote Mr. Otis, of the Otis Fruit Company: "The orchard is one of the best in Southern California, producing first-class fruit. I have had the orchard under contract for the last two years, and consider it my best contract." Nuf ced. There are 400 young Ascalono olive trees on the place, which bring 7½ cents per pound; there are also figs, peaches, apricots, guavas and oranges for family use. The orchard is in a very high state of cultivation, having been fertilized almost to an excess, which will render the place very profitable during the next two or three years, at which time the city's growth around it will almost command the subdividing of the property into city lots at a very handsome profit. Adjoining the 13 acres there have been 55 modern houses built during the last two years. Unimproved 25 and 50 foot lots are selling one mile beyond Isla Vista at the rate of \$2500 per acre. Electric car line only a few minutes' walk; another line will be built past the property in the near future—you know what that will mean.

The place must be seen to be appreciated. We are at your service.

Stevens & Hartley

SOLE AGENTS

Corner 7th and E

BRANCH OFFICE, 30TH AND UNIVERSITY.

P. S.—With the place will go over \$1000 worth of stock, implements, etc.

20,000

See pictures in our office window for the best suburban home in San Diego county. Picture will speak for itself.



911 Third.

THE SAND

FOR SALE—SUBURBAN PROPERTY

\$100 CASH

Buy 5 acres alfalfa and truck land close to R. R. station, store, school and hotel at Santee. Price \$1250. Your terms.



911 Third St.

OWNER going east. El Cajon farm, 55 acres, \$7000; \$1000 cash. Land all tillable. Four acres out to berries, strawberries, blackberries, dewberries and loganberries. Japs have had contract on berries. 600 peach trees two years old, will bear heavily next year; over 100 assorted fruit trees, some old and in good bearing; four acres alfalfa on sub-irrigated land; lots of gravelly water; one inch from Plume Co. Gravity water alone is worth \$4000; will cover 30 acres. 400 White Leghorn hens; 500-egg incubator; brooder house, etc.; team of horses, harness, spring wagon, buggy; cow and calf; enough hay to run the season; 5-room house; all furniture; shade trees; large barn; granary; owner netted over \$300 in June. We know this to be the best ranch bargain in the county. See us at once if interested. Stevens & Hartley, 329 5th. Get our small county map at drug store cor. 5th and D sts.

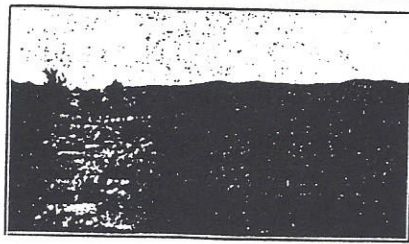
ALFALFA LAND

See CASH buys 5 acres alfalfa and berry land at Santee. Close to station. Investigate.

PRICE \$1250**



911 2nd St., 90 feet south of Plaza.



El Cajon Valley

Stevens & Hartly's Subdivision

1, 2, 3, 4 and 5 acre lots in this tract. 1/2 mile from R. R. Station and Bank of El Cajon. Prices \$125 to \$225 per acre, terms 1/4 cash Balance to suit YOU.

Stevens & Hartley Co.

"The acreage people"

929-Fifth St. Branch office El Cajon Valley

A California Ranch

100 Acres—\$7500 \$3000 Cash.

60 of which is bottom land suitable for alfalfa, 10 acres to oranges and lemons, 8 acres olives, 5 acres table grapes, two pumping plants on the place. Being on the river there is lots of water. 6-room house, 3-room house, stone milk house of 2 rooms, cistern, large hay barn, sheds and outbuildings, good team of horses, wagons, etc., some cattle, 25 acres fine alfalfa land. If looking for a good home place see this. Good reasons for selling.

We are headquarters for El Cajon Farms. Branch office at El Cajon.

Stevens-Hartley Co.

Both Phones

929 Fifth

163 ACRES - - - \$900

\$350 Cash

35 acres grain land, 9 acres meadow, with green grass all summer, will stock 25 head of cattle, 18 TONS OF LOOSE HAY in barn, and 2 MULES, harness and spring wagon go with place, 5-room house, 3 wells, running water, family orchard of peaches, apricots, plums and olives, 5000 cords of wood. This place will not last long, so be quick. Owner has been on place 20 years.

We are headquarters for EL CAJON VALLEY properties. Branch office at El Cajon.

STEVENS-HARTLEY CO.

Both Phones

929 Fifth Street

13 Farm Bargains

7 acres \$ 500—Has 1/2 inch water, 2 miles to R. R.
 5 acres \$.850—Good 7-room plastered house, well.
 10 acres \$ 900—3 acres grapes, orchard, small house.
 32 acres \$ 1200—\$200 down, bal. monthly, good soil, well.
 15 acres \$ 1200—House, barn, 1 in. water, lemons, \$250 down
 40 acres \$ 1800—10 acres vineyard, 2 houses, close to store.
 10 acres \$ 1750—7-room house, etc., on R. R., alfalfa land.
 50 acres \$ 1800—All cultivated, house, vineyard, trees, etc.
 30 acres \$ 2750—All to vineyard, close to R. R. station.
 120 acres \$ 3600—All out to grain, good, deep, rich soil.
 40 acres \$ 4000—All to vineyard, fine for sub-division.
 400 acres \$ 10000—30 cows, 6 horses, alfalfa land, 2 houses.
 80 acres \$ 16000—6 miles from city, good dairy proposition.

STEVENS-HARTLEY CO.

Branch office at El Cajon.

929 FIFTH ST.

Quick Sale!

LOTS 19 and 20, Block 10, University Heights

CORNER \$250

STEVENS & HARTLEY

929 FIFTH ST.

PHONES, MAIN... Office 845 Residence 2848

DULZURA RANCH

71 acres, 35 acres good farming land; 5 acres oranges and lemons, large family orchard, trees 17 years old, vineyard, 7-room house, large barn, chicken house, fencing, 125,000 gal. cement reservoir, lots of water running through place, 5 h. p. gas engine, pump, all tools go with place, including 2 wagons, cart, harness, furniture, stove, dishes, etc., horse, cow, chickens. S. D. Eastern R. R. crosses place. Price \$4000. We will show you location on geological map.

We are headquarters for EL CAJON VALLEY properties. Branch office at El Cajon.

STEVENS-HARTLEY CO.

Both P

Fifth Street

33-Acre RANCH, WITH STOCK

\$3000—500 cash, balance to suit

2 acres out to oranges, lemons, peaches, pears, plums and EIGHT other kinds of fruit. Large six-room house, nearly new, good barn, chicken houses, 50 chickens, 2 large work horses, harness, wagon, one-horse spring wagon, all farming tools, good well water, spring water piped and running on place all the year. Heavy wood for family; good vegetable garden. Place is in fine shape. This place won't last long, as it is a GOOD BUY. Will exchange for San Diego property.

Stevens-Hartley Co.,

(The Acreage People)

929 FIFTH ST.

Branch Office, El Cajon Valley.

Pudman

160 Acres \$3800

40 acres tillable, balance pasture, 6 acres vineyard, 2 acres olives and oranges, old trees; guavas, blackberries, quinces, etc.; horses, cow, new wagon and implements to work place; 4 H. P. engine, good well, can pump 60 inches of water; one inch of water piped on place from spring, lots of piping, 2-room house, barn, chicken house. WILL TRADE for place in city. What have you?

Stevens-Hartley Co.,

(The Acreage People)

929 Fifth Street.

Branch Office El Cajon Valley.

FORCED SALE

130-acre Farm

Owner must have

\$300 CASH IMMEDIATELY

We will show it to be as advertised.

130 acres, all fenced; 70 acres tillable; 30 acres has been out to grain this year; 7-room house, barn, 30x50; 2 wells, windmill, living spring; 2000 feet of piping; water piped in house and barn; chicken houses and yards; 6 acres of rabbit fencing; 200 blackberry vines; small vineyard; one mile to school, 4 miles to railroad. Place will raise tomatoes through winter.

Price \$2000 will take; \$300 cash, balance to suit.

Owner has good reasons for selling. You had better make a date to see this at once, if interested.

Stevens-Hartley Co., 929 FIFTH ST.

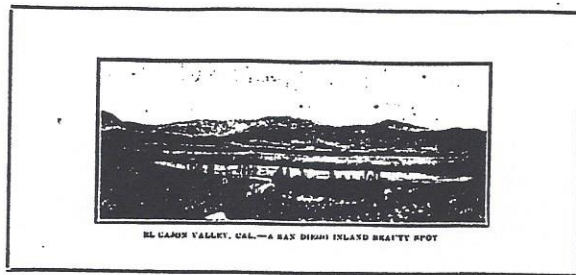
Branch Office, El Cajon.

Both Phones

\$975-RANCH BARGAIN

22 acres out to grain, all fenced, 5-room house, large barn and lean-to for horses and wagon shed, family orchard, berries and grapes, good reservoir, well, 1/2 inch water from spring; 200 acres government land adjoining can be homesteaded. This won't last long. A postal will get list of 41 ranches, or on rack, 929 5th.

STEVENS-HARTLEY CO. 929 5th St.
 OR STEVENS & VAN HOUTEN, EL CAJON OFFICE.



FROM EL CAJON VALLEY NEWS, NOV. 7, 1908

NEW SUBDIVISION

Stevens & Hartley provide Nice One To Five Acre Lots

About 40 acres of land nicely situated in El Cajon's best residence street, Magnolia Avenue and about half a mile south from the postoffice has been subdivided by Stevens & Hartley, local real estate men in fine residence and garden lots.

Ten one acre lots of the subdivision have an easterly frontage to Magnolia Avenue commencing with a corner lot opposite Forney residence and running to the south from there.

Five two-acre lots have a westerly frontage to a new North and South street. These look toward the Cayamaca railroad.

Twenty acres are divided into five acre lots and these are conveniently arranged.

The land subdivided comprises lots 4, 5, 6 and 7, block 2 and was the property of the El Cajon Vineyard Co. of which R. C. Allen of Bonita is the trustee. It is now covered with vines and a fair crop of raisins has just been taken off.

Water can be got in abundance at a very little depth and it can be developed and handled at a small cost.

The soil is suitable for the growth

of the many fruits that grow elsewhere on the flat lands in El Cajon Valley.

The situation is fine—the land being on the gradual rise from the town to the foot hills.

Magnolia Avenue is a street with a future. The late respected road engineer George Cooke who was mapping out the boulevard roads to be built from bonds money had picked on the avenue as the route for the section of the boulevards that would head towards Ramona and Julian and Descanso the latter being a strongly favored route for the Imperial highway. Commencing at the town there is a row of trees, first eucalyptus and then palms along the side of the Avenue on which the land is situated and continuing almost to the foot hills. The lots are well situated in regard to the possible new railroad through the Valley about which so much has been said and thought.

The News commends the action of the real estate men in giving one to five acre areas for homes close in to the town. These areas are big enough for nice home places and the five acre lots ought to be enough to support families if they are properly cultivated. The surveying was done by H. Culvertson of Santee.

Prices are extremely reasonable. They are in fact real easy and terms to suit anybody can be given.

BIG FRUIT TRACT IN EL CAJON SOLD

The Stevens and Hartley company reports the sale of thirty-five acres of the Wahl place in El Cajon to Southern Openheimer and his partner, Louis Baboury, of Fullerton, Cal. The price was \$5000. This tract includes thirteen acres of oranges; five acres in old trees, and eight acres of new trees. The rest of the thirty-five acres is principally devoted to grain.

There is an inch-of water on the place, which is considered very choice property.

Mr. Openheimer and Mr. Baboury intend to improve the property at once with a good-sized house, about 1000 more orange trees, and various other deciduous fruits.

NO TIMBER IN TWENTY YEARS, SAYS PINCHOT

Forester Says Present Rate of Cutting Will Produce Famine.

WASHINGTON, Nov. 4.—"In twenty years the timber supply in the United States, on government reserves and private holdings, at the present rate of cutting, will be exhausted, although it is possible, that the growth of that period might delay the arrival of the famine another five years."

This announcement was made today by Gifford Pinchot, the government forester, who has just returned from a six months' inspection trip covering 5000 miles.

Mr. Pinchot produced figures to show that, at the present increase in the value of timber land, the owners are making more money by letting the timber develop than they would by marketing it and putting the proceeds at interest.

J. C. HARTLEY

WILL J. STEVENS

STEVENS & HARTLEY REAL ESTATE

PHOENIX SAVINGS AND LOAN AGTS.

INSURANCE
RENTALS AND
COLLECTIONS

844 SIXTH STREET

SAN DIEGO, CAL.

J. C. HARTLEY

WILL J. STEVENS

STEVENS & HARTLEY

PUBLISHERS OF

REALTY RENTING BULLETIN

929 FIFTH ST.

ROOM 4

TELEPHONE: BUREAU MAIN 848

INSURANCE

SAN DIEGO, CAL.

STEVENS & HARTLEY'S COUNTRY HOME TRACTS
STEVENS & HARTLEY'S ALFALFA LANDS
HARTLEY'S NORTH PARK ADDITION
STEVENS & HARTLEY'S FREE WATER TRACT
STEVENS & HARTLEY'S SUBDIVISION TO EL CAJON

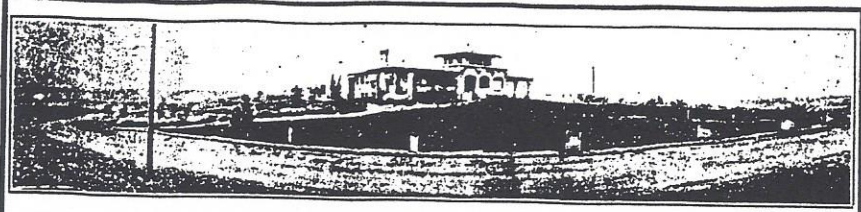
STEVENS & HARTLEY REAL ESTATE

911 SEVENTH AND E STREETS
SAN DIEGO, CAL.
PHONES: BUREAU MAIN 848

STEVENS & HARTLEY'S COUNTRY HOME TRACTS
STEVENS & HARTLEY'S ALFALFA LANDS
HARTLEY'S NORTH PARK ADDITION
STEVENS & HARTLEY'S FREE WATER TRACT
STEVENS & HARTLEY'S SUBDIVISION TO EL CAJON

STEVENS & HARTLEY REAL ESTATE

911 SEVENTH AND E STREETS
SAN DIEGO, CAL.
PHONES: BUREAU MAIN 848



This Beautiful Home Without a Tenant

Three Acres—\$20,000—Terms

This house has the most expansive, unobstructed view of bay, ocean, valley and mountains, overlooking hundreds of acres of orange and lemon groves. No better view point in Southern California.

The house, of rough exterior plaster and tile roofing, contains eight large rooms; four bedrooms and sleeping porch, wall bed in den, cement cellar, large floors on porch and court.

Everything is strictly modern—electricity, gas, gas stove, instantaneous heater, fireplace, furnace heat; curtains cost \$850 (bought this year). New cement garage with two living rooms and bath (cost \$2500). Family orchard and grape vines; one-half acre of beautiful lawn. Electric line passes property.

(From 3 to 10 acres adjoining can be purchased.)

This is the first time the place has been FORCED on the market, and must be seen to be appreciated. If you want the prettiest home in San Diego County, see

Stevens & Hartley
Sole Agents

911 THIRD STREET—90 feet south of the Plaza
Reference—Any Bank in the City

Sale of Ranch at El Cajon is Made At Price \$14,000

James A. Crane Buys Property Known as Gordon Estate of Sixty Acres.

The Stevens & Hartley company report the sale yesterday of the well known Gordon estate property, situated at El Cajon, to James A. Crane, of the firm of Kennedy & Crane, architects, for a consideration approximately \$14,000.

The ranch consists of 60 acres of highly improved land, including 40 acres in navel oranges. There is a large residence on the property, as well as barns, outbuildings and packing houses, in addition to a large reservoir, which is an adjunct to the superior system of water supply on the ranch. For many years past the property has been in the hands of renters.

It is the intention of Mr. Crane to expend several thousand dollars at once in improving the ranch and buildings for the purpose of making it his home, although he will continue in business in San Diego. His father-in-law, now residing in the east, will shortly arrive in San Diego, and will make his home at the ranch with Mr. Crane.

20-ACRE RANCH IS SOLD FOR \$15,000

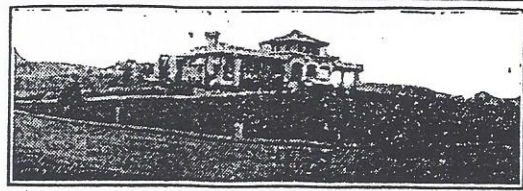
Santa Cruz Man Buys Highly Cultivated Property at El Cajon.

Arthur Pence of Santa Cruz, concluded that \$15,000 could not be better spent than for San Diego county farm lands, and through the agency of Stevens & Hartley, last week Pence bought of Ellen W. Ewens what is known as the Booth ranch, consisting of 20 acres in the southeast part of El Cajon Valley.

The ranch is highly cultivated and contains all modern improvements. The purchaser has moved his family here and is to become a solid citizen of the El Cajon community.

Through the same agency Mary E. Randolph sold to Robert Furlong 30 acres of improved land in El Cajon valley for a consideration of \$3000. The same firm has sold to Michael Cullinane 10 acres of grain land, and has sold to J. F. Bennett 10 acres of grain land at Santee.

215-229 South Broadway



SAN DIEGO THIS BEAUTIFUL HOME

Three Acres—\$20,000. Terms

This house has the most expansive unobstructed view of bay, ocean, valley and mountains, overlooking hundreds of acres of orange and lemon groves. No better view-point in Southern California. Former millionaire owner had plans for \$50,000 house to occupy present site. Nuf sed.

The house, of rough exterior plaster and tile roofing, contains eight large rooms; four bedrooms and sleeping porch; wall bed in den; cement cellar; large Spanish court with clinging ivy, flowers, etc.; all doors with glass knobs; cement floor on porch and court.

Everything is strictly modern; electricity, gas, gas stove, instantaneous heater, fireplace, furnace heat; curtains cost \$850, bought this year. New cement garage, with two living rooms and bath, cost \$2500. Family orchard and grape vines, half acre of beautiful lawn. Electric line passes property.

This is the first time the place has been FORCED on the market, and must be seen to be appreciated. If you want the prettiest home in San Diego county see

STEVENS & HARTLEY
911 Third Street, San Diego, Cal.

P. S.—Adjoining ten acres can be purchased for \$5000.
Reference, Any Bank in the City.

NEW OFFICES

Stevens & Hartley, the well-known realty dealers, who were until recently located at the northeast corner of Seventh and E, are now in their new quarters in the New-Russ hotel block at Third and E streets. This firm is one of the pioneers in the realty business in this city and has been most successful. The new office is attractive and affords every convenience for their patrons.

PAYS \$25,000 FOR TRACT OF 20 ACRES

Alaska Arrival Intends to Plant Lemons on National City Tract.

N. A. Fuller, recent arrival from Alaska, has purchased a tract of land in National City, near the Chilean yard, for \$25,000. The tract, which is situated in the southwest part of the city, is a large modern house on the property which Stevens & Hartley are negotiating. Mr. Fuller is planning to set lemon trees and possibly report on the value of the tract.

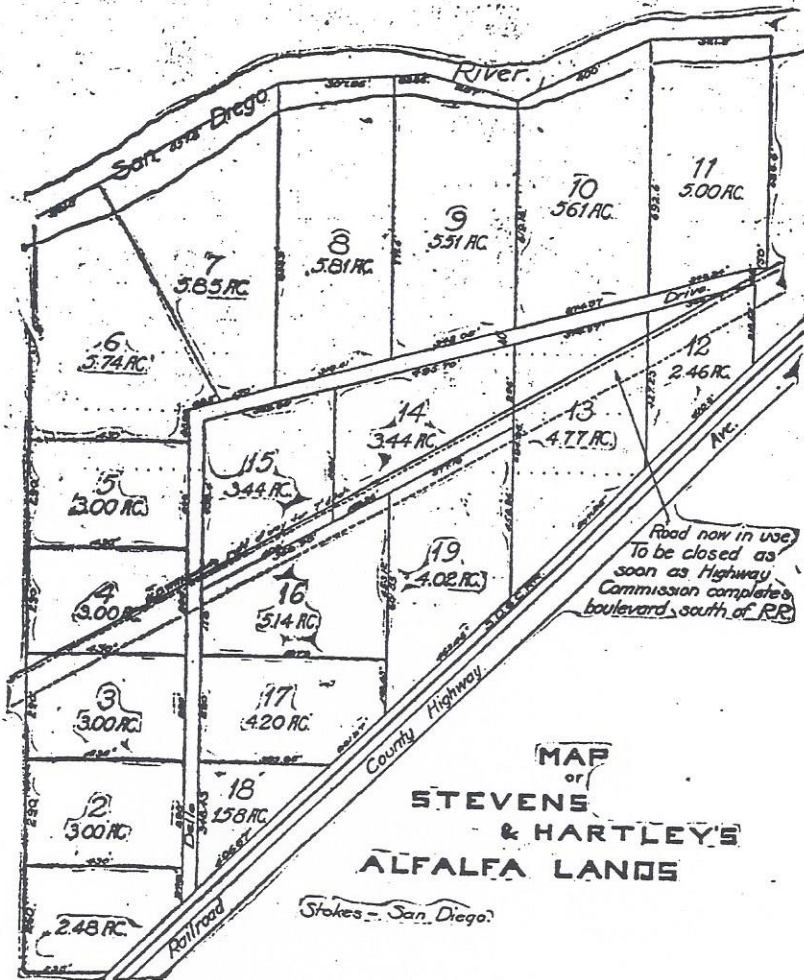
C. D. Strives to H. Mr. Richardson has commenced the construction of a house on the west side of the block, north of the west side of the block, between the corner of 14th and 15th streets. The new owner has commenced the construction of a house on the west side of the block, north of the west side of the block, between the corner of 14th and 15th streets. The new owner has commenced the construction of a house on the west side of the block, north of the west side of the block, between the corner of 14th and 15th streets.

Stevens & Hartley

Agents Hartley's North Park, 30th & University Ave. The restricted tract. We have business lots that will make you money.—Advertisement.

Stevens & Hartley
Agents Hartley's North Park, 30th & University Ave. The restricted tract. We have business lots that will make you money.—Advertisement.

\$450.00
Buys 50x140 level lot close to 30th & University avenue. Act quick. Stevens & Hartley. 911 Third.



Alfalfa Land 78 Acres

\$16,000

—TERMS—

This will appeal to the subdivider or the farmer. The land is one-half mile east of the fast growing town of Santee, which now has new hotel, school, new church (out of debt), stores, lumber yard, etc. Standard Oil tanks $\frac{1}{4}$ mile from tract. Land is bounded on the north by the San Diego river—200 inches of water can be had from one pumping plant, which can be developed by electric power, which the three adjoining large dairymen are using. The north boundary being the railroad and main boulevard to the back country.

Soll is river silt, one acre of same being worth three acres of the average farming soll for raising alfalfa or truck. The land is now cleared of brush and is now being sown to grain. This property has been continually pastured for the last 30 years, which spells big crops to the lucky farmer that gets it.

The land as above map shops is cut in 19 small tracts, but could be advantageously used as one, two or three farms, all of which having a good building site and facing the Boulevard and railroad, which will in due time have electric cars. Can give satisfactory reasons for selling.

STEVENS & HARTLEY

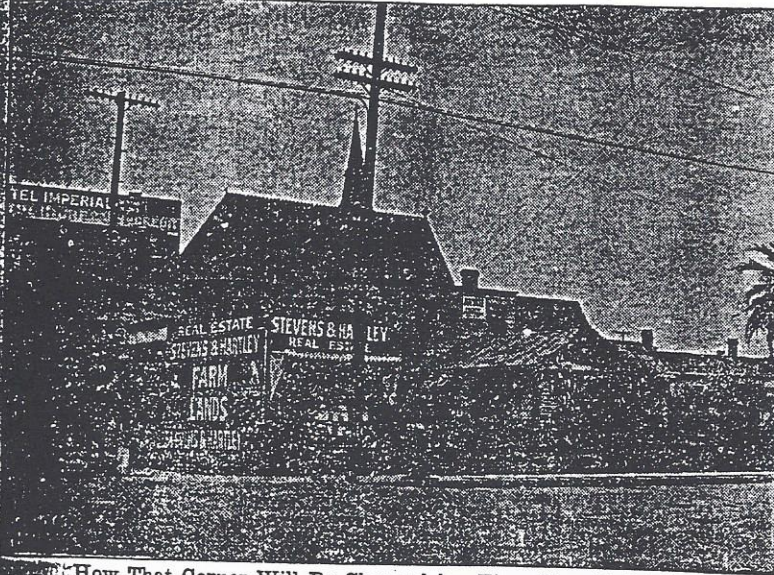
Owners 911 Third St.

P. S.—Until 9 a. m. tomorrow we can sell two lots, 50x140, with elegant Marine View, for \$650 cash. Cost \$850 in 1907. Call Main 2848J today, or come to 3829 E street. Owner a non-resident. Bank appraised lot at \$850.00.

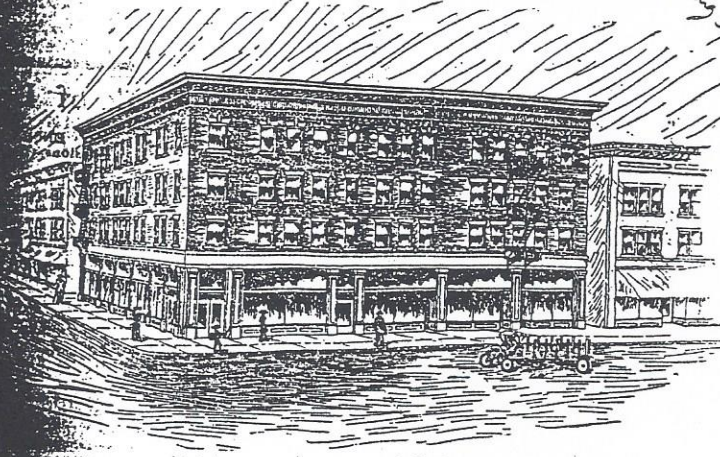
Jan - 20 - 13

Fine New Hotel Will Change Corner's Looks a Lot

How One Downtown Corner Used to Look, With Old Structures



How That Corner Will Be Changed by Fine New Building



The Pacific Building Co. is doing a good deal to change the looks of the city, having constructed some 500 buildings here in the last few years, but it has done few things more notable than that which it has just started at the northeast corner of Seventh and E streets. A four-story hotel building will be erected by the company. These pictures show how the corner looked, and what the new building will look like.

FOR SALE BY
STEVENS & HARTLEY
911 3RD ST.
BRANCH OFFICE 30th UNIVERSITY AVE.

5 ACRES ALFALFA

And truck land in the "Stevens & Hartley's Free Water" Tract at Santee, half mile from railroad station, stores, school, church, hotel, lumber yard, etc.

\$100 CASH

Balance of \$1150 to suit.

P. S.—The new townsite of Santee adjoins our property.
"Nuf sed."



FORGED SALE

36 acres, 1 1/4 miles from Normal School, 7-room house, large barn, well and wind-mill. Unlimited supply of water to be had. Alfalfa land. Must be sold this month—Price \$2200. \$1200 cash, balance time.

Stevens-Hartley Co.

929 5TH.
Branch Office El Cajon.

FOUR FIVE ROOM COTTAGES SOLD

Deals Completed by Stevens & Hartley Total \$10,700; 3 Lots Also Sold

The Stevens & Hartley real estate agents reports the sale of four five-room cottages, three in Park Villas and one in University Heights.

One at 2527 Hart street, Park Villas, with lots 17 and 18, block 34, was sold to W. B. Ricketts for a consideration of \$3000. Another on Oregon street, Park Villas, lots 19 and 20, block 63, was sold to J. M. Doid for Julia I. Bourman for \$2700. The third in Park Villas was at 3536 Herman street and was sold to Rex A. Detrick for \$2500. The lots are 39 and 40, block 34.

Louis J. Peters purchased the University Heights place on lots 12 and 13, block 157, from Stevens & Hartley, for \$2500.

The firm also sold lots 9, 10, 11, block 33, E. W. Morse's addition, to W. L. Dietrick for A. C. Anderson at a consideration of \$2625. The property is on B street, between Twentieth and Thirtieth streets, and the new owner, who is from Julian, intends to build there.

The firm also reports the sale of lots 41 and 42, block 34, Park Villas, for Maudo E. Mayes, to J. C. Jackman, for a consideration of \$800.

Drug Store

To rent in the Stevens & Hartley Bldg., 30th and University Ave., "The Transfer Point." Bright future to right party.—Advertisement.

West End

Lot, \$600. Lowest priced lot in that section. Stevens & Hartley, 911 3rd.—Advertisement.

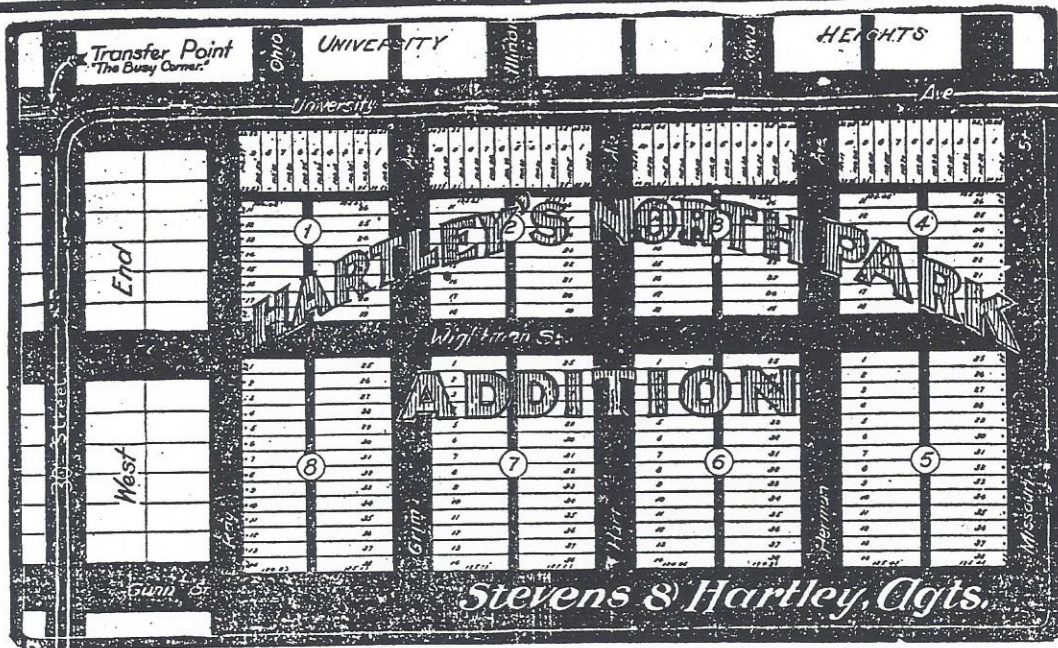
West End

100x100 Corner

On Kansas; both streets graded. For quick sale, \$1100.



911 Third St.
Branch office 30th and University ave. mk



TWO CAR Lines (No. 1 and No. 2, same distance each way) will take you to "Hartley's North Park" the most up-to-date and restricted residence district in San Diego. Streets graded and surfaced with decomposed granite; sidewalks and curbs, ornamental corner posts etc. One half mile from Balboa Park and less than three minutes by auto from the heart of the city, [as per Mayor Wadham's running time from San Diego to Imperial] "Nuff Sed."

Building restrictions \$2,000, except property facing on University avenue, which will be sold in 25-foot lots for business purposes.


RESERVATIONS AND RESTRICTIONS AS FOLLOWS

- FIRST: The property hereby conveyed shall be used for residence purposes only and exclusively.
- SECOND: Said property shall be used for but one private residence, and no more than one residence or dwelling shall be permitted thereon at any one time. No private residence shall be erected on said premises unless such residence shall have at least a street frontage of fifty feet.
- THIRD: No building or structure pertaining to, or for conduct of any business of any kind whatever shall be erected or placed on said property, or be allowed to be erected or placed on said property.
- FOURTH: No double-house, tenement house, lodging-house, boarding-house, club-house, apartment house, flats, hotels, theatre, church, school, store, nor any kind of building or residence, except a residence for use as a single private residence, shall be erected, placed or maintained on said property.
- FIFTH: No residence, nor any part thereof, erected or placed on said property, shall at any time be used for any business purpose or purposes, or for any purpose other than a single private residence.
- SIXTH: No residence shall be placed or erected on said property which shall cost less than Two Thousand Dollars.
- SEVENTH: The residence to be built or placed upon said property, shall front on as designated on said map.
- EIGHTH: The front line of said residence, including porch and piazza, but not including front steps, shall be placed on a line not less than twenty-five feet from the nearest point of the front line of said property, except if said property fronts on Ray Street, the said front line of said residence as aforesaid, shall be placed on a line not less than twenty feet from such nearest point of such front line of said property.
- NINTH: The side lines of said residence, including porch and piazza, but not including steps, shall be placed on a line not less than five feet from the nearest side line of said property.
- TENTH: No building or addition to any building, shall be placed or erected on said premises nearer the front line thereof than..... feet nor within five feet of the sidelines of said property.
- ELEVENTH: No garage, barn, or other outbuilding, shall be placed on said property within seventy-five feet of the front line of said property, nor within feet of the side line of said property.
- TWELFTH: No intoxicating liquors of any kind or character shall be sold, or permitted to be sold, on said property, and no sale thereof on said property shall be made, permitted or allowed.
- THIRTEENTH: No male poultry or farm animals of any kind (except horses) shall be kept or allowed to be kept on said premises hereby conveyed.
- FOURTEENTH: No conveyance, transfer, or lease of said property, nor any lease of any building, that may be placed thereon, shall be made to any person not belonging to the Caucasian race or being one of that race, and neither the said property nor any building thereon shall be used or occupied by any person not belonging to the Caucasian race, as owner, lessee or tenant, nor in any other capacity except as servant.
- FIFTEENTH: No fence or hedge over five feet high shall be permitted or allowed on said property, except on rear twenty-five feet, which shall not exceed eight feet in height. No fence or hedge shall be allowed within twenty-five feet of the front property line of said lot, except fence or hedge may be allowed to extend within twenty feet of the front line of the lot or lots that front on Ray Street.

The above restrictions are embodied in all Deeds to North Park lots.

STEVENS AND HARTLEY

SOLE AGENTS

Branch Office, 30th St. and University Ave.  911 THIRD STREET, SAN DIEGO, CAL.



EL CAJON Valley, comprising 20,000 acres of valley land is situated 15 miles east of San Diego on C. & E. R. R., and is noted for its Oranges, Lemons, Olives and Raisins. For further information write to STEVENS-HARTLEY CO., SAN DIEGO, CALIF. BRANCH OFFICE, EL CAJON

22 ACRE TRACT IS SOLD FOR \$38,000

McFadden & Buxton Purchase Entire South Half of Park Villas Site.

McFadden & Buxton have purchased the south half of Stevens & Hartley's Park Villas tract, comprising approximately 22 acres, lying just east of Thirtieth street between Upas and University avenue, for a consideration reported at \$38,000. Edward Strahlmann and Edmund Mayer are interested in the tract with McFadden & Buxton.

The new owners intend to plat the property into large building sites, grade the streets and lay cement sidewalks and curbs. Tentative maps are completed for the portion retained by Stevens & Hartley also will be improved in the same manner, the work to be carried out jointly by the two firms. The entire tract contains 42 1/2 acres. Tentative maps are completed for the improvement work, which will be commenced within 10 days and rushed to completion. Building restrictions in the new tract will range from \$1500 to \$2500 for each lot.

This is the second large acreage deal in which McFadden & Buxton have been interested this week. They are members of the syndicate which purchased the Rutus Choate 40 acres on Brooklyn Heights. Improvements will be made on this property, which, with the purchase price, will represent an outlay of \$150,000. This tract is located on the east side of Thirtieth street, extending from Juniper to the bridge.

EL CAJON RANCH SOLD FOR \$2400

Eighteen and a Half Acres in Grapes and Grain Bought by Easterner.

Through the agency of Stevens & Hartley, the Bascom place at El Cajon was sold yesterday to Thomas E. Magwigan for a consideration of about \$2400.

The property consists of 18 1/2 acres of choice land, ten acres of which are set out to grapes and the remainder to grain.

Mr. Magwigan is a newcomer in this section of the country from Castle Rock, Wash., who intends to take up farming on the place which he has just purchased.

60-ACRE SALE

Stevens & Hartley have sold 60 acres in El Cajon Park addition, in the Santee district, belonging to R. S. Wilson, to John Johnston, Jr. This is part alfalfa and the remainder good fruit land.

The same firm has sold lot 7, in the Stevens & Hartley free water tract, Santee, to E. J. McSherry for \$1000. The new owner will raise alfalfa on the place.

Also lots 12 and 13, in the same tract, to Montgomery Bros. of Colorado, who will engage in truck gardening.

BUYS LOT AND NEW COTTAGE

Truman B. Horton, who lately sold La Vista apartments, has purchased, through Stevens & Hartley, from Archibald Balfour, lot 23, block 24, University Heights, including a new five-room cottage, for \$2500. The property fronts east on Georgia street, between Madison and Adams avenues.

Kindolac will nourish the baby

TWO LEMON GROVE RANCHES ARE SOLD

Acquired by Former Resident of Nebraska Who Will Improve Properties.

Two ranch sales at Lemon Grove were negotiated during the past week through Stevens & Hartley; both properties being purchased by D. G. Lyman, a newcomer from Omaha, Neb., for considerations totaling \$15,000. One of the deals transferred the Huxar Valencia Orange grove for \$8000; the other ranch sold was that of F. D. Silva, containing 12 1/2 acres. There is a house and barn on the property and 7 1/2 acres is in lemons. Lyman intends to improve the grove and make it one of the best in that section. Stevens & Hartley also report seven sales of San Diego property with considerations aggregating \$5700. A list of the deals follows:

R. T. Ledell to William Dean, two lots in West End, \$1050.
J. Don Dunan to H. B. Gregerson, lots 27 and 28, block 208, University Heights. Mr. Gregerson, who is conducting a store at University avenue and Thirtieth street, will build a store on the property later on, for \$750.

C. F. Sherwood to J. M. Worthington, lots 9 and 10, block 163, University Heights, \$450.

W. H. Wetherby to Mrs. Fisher, lots 33 and 40, block 47, City Heights, with small house, \$750.

F. V. Jones to Albert Brower of El Cajon, lots 45 and 46, block 11, City Heights; consideration \$850. Place improved with five-room house, barn, chicken yards.

C. F. O'Neal to R. C. Townsend, lots 1, 2, 3 and 4, block 210, University Heights. Mr. Townsend will improve the property with several small houses.

REPORT SALES

Stevens & Hartley reports these recent sales: Mrs. Turpin to E. E. Rodebough, six-room modern house in block B, Wallace Heights addition; consideration \$3400. Lots 25 and 26 in block 89 of E. W. Morse addition, corner of Twenty-ninth and B streets, for John M. Schmucker to Gordon K. Crosby. Lots 45 and 46, in block 204 of University Heights, to Germain Lacombe for Fred Hahn; price \$650. The firm sold lot 10 in block 1 of West End to Mr. Lacombe for Mrs. Baker for \$700 three months ago, and has just purchased same from the new owner for \$1000. They have also sold lots 11 and 12 in block 11 of West End for John Loomis of Newport, Ore., to Mr. Pease of this city, for \$1600.

BUY HERE

Stevens & Hartley have sold for James Severin to Maggie Saenz lots 27 and 28, block 197, University Heights, for \$2500. The property includes a furnished five-room house on Mississippi street.

The same firm has sold for C. A. Bachman to Mrs. Gertrude Good lot 3, Stevens & Hartley's subdivision, El Cajon, a one-acre vineyard tract.

Also to George Hartley of Prosper, Ore., 55 acres at Lakeside for \$6500. There are four acres in strawberries, seven acres in peaches, a five-room house, barn, incubator, etc. Mr. Hartley and family will make their home on the place.

RENDLE HOME IS SOLD FOR \$9000

Hendle home at Twenty-ninth and Harvard streets, South Park, lots 1 and 2, block 28, has been sold to James G. Scripps for a consideration of \$9000, through the agency of the Stevens-Hartley Co.

SMITH RANCH IS PURCHASED

Stevens & Hartley have sold the R. J. Smith ranch in eastern El Cajon valley, 35 acres, to C. M. Williams, an investor, for \$4000. Six acres are in vineyard and there are some buildings on the place.

The same firm has sold lot 3 of the Stevens & Hartley free water tract in El Cajon valley to C. D. Prazee of Oklahoma for \$1250. The new owner will make his home there.

They have also sold lots 37, 38, and 39, block 61, E. W. Morse addition, belonging to Oscar Whitmore, to J. B. Shafer for \$1500.

They have also sold for R. S. Wilson 20 acres at Tia Juana, known as the Buck ranch, to Weldon E. Evans for \$3300. Mr. Evans has 25 acres of alfalfa land adjoining. Mr. Wilson, who bought the property less than ten days ago, made a substantial profit on the resale. He has just bought through Stevens & Hartley 18 1/2 acres at Santee, El Cajon valley, from George B. Wright. Twelve acres of the tract are planted in eucalyptus.

BUYS A SOUTH PARK CORNER

Fred A. Shapley, formerly with the Immigration service of this city, now stationed at El Paso, Texas, has purchased of E. S. Beicher, lot 12 and north half of lot 14, block 27, South Park, the southwest corner of Bean and Beach streets; also lots 39 to 42, block 52, Carl's addition, and lot 36, block 198 University Heights. The total consideration was \$2700. The property was bought for investment and was made through the Stevens-Hartley company.

WILL BUILD ON NEW PROPERTY

Stevens & Hartley have sold for Fred A. Kerns to Paul A. Huguenine lot 48, block 57, City Heights, for \$325. The purchaser will build immediately.

Also, for Dr. Byers to D. Burkett, lots 19 and 20, block 88, E. W. Morse addition, for \$1200. This property is on B street between Twenty-ninth and Thirtieth and the purchaser will build on it at once.

Also for Rodney Stokes lot 17 of the Stevens & Hartley Country Home tract at El Cajon, one acre, for \$250. Also lot 6 in the same tract to J. W. Gordan for \$250.

WILL BUILD

Stevens & Hartley have sold block 328 at Old Town, containing five acres, to Mrs. F. L. Shaw of Julian, as an investment.

Next week this firm will start the construction of a store building at the southeast corner of Thirtieth street and University avenue, which is destined to grow into a business center in the near future. Already a feed store, grocery, drug store, hardware store and lumber yard are planned for this point, which is adjacent to the Hartley tract of 40 acres soon to be put on the market.

Realty Notes

Charles S. Hardy's new branch meat market at Thirtieth street and University avenue was opened today in the Stevens & Hartley three-story business block recently completed at that growing business center.

DEHESA MAN ADDS TO HIS RANCH HOLDINGS

N. B. Jordan Buys 177 Acres Adjoining Home Place.

N. B. Jordan, who came to Dehesa valley from Oregon two years ago and bought a farm near the Dehesa store, has added to his holdings by buying 177 acres of grain and pasture land adjoining his ranch from J. Hartley of Stevens & Hartley, real estate men of San Diego.

About 80 acres of the land is grain land and the balance mostly pasture country. Mr. Jordan will raise grain and fruit.

Mr. Jordan came south from Oregon to improve the health of his wife and their babies, who were in an extremely precarious condition from severe sickness. Both are now in splendid health, for which the family give Dehesa splendid climatic all the credit.

Mr. Jordan takes an active interest in public affairs. He helped to organize the Dehesa Improvement club and, as its first president, is doing active and useful work.

C. P. Dahl, a recent arrival from Oklahoma, bought the remaining section of the Hartley place, about 719 1/2 acres. Fully 100 acres of this is under grain and Mr. Dahl will continue farming and also will give some attention to raising fruit.

COUNCIL PUTS BAN ON

NEW TRACT

Stevens & Hartley, the well known real estate firm, are putting on the market this week an attractive subdivision lying just northeast of Santee, in El Cajon valley, which they have officially designated as "Stevens & Hartley's Alfalfa Lands." This tract comprises 75 acres lying between San Diego and Cuyamaca railroad and the San Diego river. The main county boulevard to the back country passes alongside the tract, which has been divided into 19 lots ranging in size from three to six acres each. Here is found a rich silt soil, the same as the best of the Lakeside Farms. The Mission valley and county boulevards meeting at Santee, give exceptional transportation facilities to the residents of this tract, which is sure to find immediate favor with homeseekers.

SELLS RANCH

E. A. Waterbury, who a few months ago purchased the D. H. Ehlers place of 55 acres in the Lakeside district, has just sold it to J. W. Rogers, a cattleman from the Texas panhandle for \$5500. There are about six acres of berries, seven acres of fruit trees, 450 chickens, and good buildings, including a house. The place also has four inches of gravity water. The sale was made through Stevens & Hartley.

CORNER SOLD FOR \$3,200

Stevens & Hartley have sold for Carl Winter to Geo. S. Smith, lots 1 to 4, block 88, E. W. Morse addition, corner of Thirtieth and B streets for \$3200. The purchaser will build on the property immediately.

For F. M. Smock to James P. Conway, lots 36 and 37, block 155, University Heights, for \$350.

For Dr. Baker to Jermain Lacombe, lot 10, block 1, West End addition, for \$700.

For Dr. Baker to Fred D. Milligan, lot 2, block 1, West End addition, for \$550. The purchaser has moved a house on the lot.

RANCHES SOLD IN EL CAJON VALLEY

177-Acre Property Brings \$20,000; W. H. Day of San Diego Buys Place.

The Union
Feb. 10.—Two important sales have been transacted the last two days and the El Cajon valley farm properties to come from all parts of the county.

A forty-acre ranch belonging to Mrs. A. Hofflund was sold to Edward of New York yesterday. The property is located half a mile east of the El Cajon high school, in Bostonia, a belt which is famous for its well and abundant water. The ranch consists of forty acres creek canyon, and on the water vein which comes from the source.

Two acres of the land are planted in grape vines, mostly of the California variety. There are also table grapes and olives, which are planted in a border around three sides of the property. The rest of the land is in garden and grain land. The garden is unsurpassed, and the owner will develop this part to the fullest extent. Berries are raised.

Supply
Two wells on the place, one about 1 1/2 inches of water, and the other undeveloped, and the well being capable of a flow of five inches. This latter will be developed by running a 2-inch drill at the bottom and fifteen inches will be easily obtained.

Cultural Section
This is a section of the valley famous for its productive gardens and vineyards. A vineyard has made a fortune for its owner, and other vineyards and orchards are in the same belt. All propositions which are made for the inspection of persons in agricultural investment, by Shepard and A. Shepard, which have always been big producers, and the Stoll-Burgess vineyard, one of the best known large vineyards in San Diego, is located in this belt. The purchase price was \$3000, or more. This is very reasonable property in the district. A large barn, corrals, chicken yards to accommodate a large stock, and piping connections for house use, are among the improvements.

It was made through the agency of the El Cajon realty company, also sold here recently a 177-acre Stevens-Hartley subdivision, and a 33-acre ranch.

Ranch Changes Hands
The property belonging to the Wilkinson family in the district, on the north slope of the hill, was traded for city property. The new owner, H. Day, a printer of the city, valued at \$5000 each. The property contains 15 acres of house, barns, corrals, and other improvements, cow, chicken and the entire furniture are included. There are 400 peach, 110 orange trees on the property. A considerable space is devoted to blackberry and grapevines, and planted to alfalfa irrigated from a natural spring.

The property consists of a house on a lot 140 by 100, considered a very good one. Mrs. Wilkinson will sell the property on Saturday. She expects to continue her residence in San Diego, making the El Cajon valley is a popular place each year as a winter home. The desire of the new owner is to have a home here, and the noise and bustle of the city. It is a fact that a home here is so profitable as well as appeals to many.

It was made through the agency of the El Cajon realty company. The agency sold lot 13 of the Stoll-Burgess tract to Hulten of Glendale for \$50 by 150 feet, at a price of \$150.

EL CAJON VALLEY REALTY IS ACTIVE

Stevens-Hartley Company Report Number Recent Sales; New Subdivisions.

Special to The Union.
El Cajon, April 30.—Realty activity continues on the increase in El Cajon valley. Subdividing is going on in various sections, the most recent addition being the Van Houten-Stevens. This tract is forty acres in extent and adjoins the Van Houten hotel property on the west. The land is planted to vines which have been bearing for many years.

The addition will be subdivided into lots running from one-half to five acres in extent. The property was purchased from R. C. Allen last Friday, and plans for subdividing were immediately made. H. Culbertson, of Santee is the surveyor in charge.

The owners, Stevens & Hartley, of San Diego, and Stevens & Van Houten of El Cajon, known as the Stevens-Hartley Co., report the following recent sales:
Lots 6 and 7, the north half of lot 12 and the south half of lot 13, Stevens-Hartley addition, to a Mr. Palmer, of Chula Vista. The property is about four acres in extent, and Mr. Palmer will build several cottages on the land. \$1000 was the price paid by the new owner.
One lot in Smith's addition was sold Friday.

PAGE SIX

MONTANAN BUYS 45 LOTS IN EL CAJON

OTHER VALLEY REAL ESTATE ACTIVE—JAS. MILLER SELLS 10 ACRES FOR \$1300—NEW PEOPLE COMING IN.

Special to The Sun.
EL CAJON, Dec. 4.—One of the largest realty deals in the valley has just been closed whereby 45 lots 50x150 on Magnolia avenue in El Cajon town passed from the ownership of C. E. Smith, who has the McDonald ranch and eucalyptus grove, to Geo. J. Bach, of Montana, who is also a large holder of Encanto property. The lots are all good ones, facing on Magnolia avenue, a beautiful thoroughfare. The consideration has not been made public.

Through the agency of the Stevens-Hartley Company a tract of 10 acres, owned by Jos. Miller, has been sold to a Mr. Ruffin. The property is well located and under cultivation. The consideration is reported as \$1300. Mr. Ruffin is a newcomer in the valley.

The T. M. Loux home, the show place of northern Dehesa Valley, consisting of 20 acres, has been traded to a San Diego man for city property.

Mrs. Alice Jones, of Dehesa, has sold a ten-acre tract to N. B. Jordan, of Hood River, Ore. The latter having come to El Cajon several months ago on account of his wife's health and she has so improved in health that they will locate permanently. The place is that recently occupied by Mrs. Jones and her brother, the late Marion Powers.

Realty was never more in demand in the valley, and the number of new people locating in the valley forecasts an era of great prosperity for the beauty spot of San Diego county.

NELSON COUNTRY SEAT SOLD TO TEXAS MAN FOR HOME

Beautiful Isla Vista Ranch Brings \$22,000

One of the largest sales of improved suburban property of the past several months was closed yesterday when Henry H. Nelson sold his beautiful country home known as the Isla Vista ranch, through the agency of the Stevens-Hartley company, to Ray McLane, recently of Texas, for a consideration of \$22,000.

The buy is considered a good one, for the property is highly improved and is conveniently located just outside the eastern city limits, at the corner of Forty-first and R streets.

The place contains eighteen acres and is highly improved with a lemon orchard, about 400 Ascalon olive trees, and one whole acre is laid out in rare plants, shrubs and roses, many of the latter having been imported from France by Mr. Nelson. In addition to these features the ranch has figs, grapes, guavas, peaches and oranges for family use. The lemons in this orchard are considered among the finest in Southern California, and it is said for the past year have brought more money per pound than

any other lemons in this section of California.

In addition to the agricultural improvements the property includes two houses, two barns, three pumping plants and the most improved chicken houses, tank houses, etc. One of the houses, the residence of the owner, is a beautifully situated on a hill, where it commands a superb view of the ocean and surrounding country on one side, as well as a magnificent mountain view in the opposite direction. The house contains twelve rooms with all modern conveniences, such as gas, hot and cold water, furnace heat and open fireplaces. The other house, which is used as servants' quarters, contains five rooms with hot and cold running water and modern conveniences.

The new owner of the property is a son of Judge A. L. McLane, a prominent jurist of Texas, while Mrs. McLane is a niece of Mrs. Wilbur F. Gearhart of this city. Mr. and Mrs. McLane, who are from Houston, Tex., will take possession within the next week or ten days.

L. J. WILDE SELLS BOSTONIA RANCH

Fifteen Acres Is Purchased by J. H. Dodge of Washington For \$1800.

REALTY MARKET ACTIVE

Sloane Disposes of Grocery Business to R. W. Allen Now in Charge.

Special to The Union.
El Cajon, Feb. 20.—El Cajon valley realty deals follow one another in such rapid succession these days that local dealers are working overtime. The sale of a 15-acre tract in Bostonia was consummated this morning, J. H. Dodge of Colfax, Wash., purchasing the property from L. J. Wilde.

The ranch in question is located in one of the best sections of Bostonia. It is opposite the Meridian school house, and the El Cajon high school campus joins it on the northern boundary. The purchase price was \$1800, or \$120 per acre. Local dealers state that this is one of the best buys made here in some time.

Mr. Dodge expects to take possession of the place at once and will erect a temporary home, to be used until his residence is constructed. Work on this will be started as soon as the weather is more settled. Mrs. Dodge and a family of eight children will move here in the near future.

The new owner was not prepared to state just what class of farming he will use the property for. The land is all cleared, being planted to grain at present. It is excellent vineyard and garden soil, and the big water source which is found throughout the section will be tapped by a well, and a pumping plant is to be installed.

Mr. Dodge is already an enthusiastic El Cajonite and expresses himself as well pleased with his new property in every way. With both grammar and high schools within a short distance, it is an ideal home location for a family.

The deal was transacted through the agency of the Stevens-Hartley company's El Cajon office. J. Wilde, negotiating.

THE SAN DIEGO

BUY 46 ACRES NEAR EL CAJON

O'Neal & Moody Pay \$14,500 For Eucalyptus Grove and Eight-Room House.

SALE AT FIFTH AND GRAPE

B. Lubin Secures 50-Foot Corner on Main Avenue For \$6,000.

O'Neal & Moody completed a deal yesterday in the El Cajon valley by which, on August 1st, they will take possession of another 46 acres of the old McDonald place, adjoining the town of El Cajon on the north. E. B. Eakin and E. C. Smith are the present owners, and Smith will remain upon the property until the first of the month.

The property comprises twenty acres of eucalyptus, including some of the finest trees to be seen in the state. Some individual specimens are twenty years old and have attained a height of over 100 feet. Ten acres are set out in grapes and there is an eight-room house on the property. The purchase price was \$14,500.

The purchasers previously bought an adjoining forty acres, making their total holdings now an unbroken 86 acres, immediately north of the main part of the town. Stevens & Hartley were instrumental in closing this deal.

300 ACRES OF ALFALFA LAND CHANGES HANDS

Through the agency of Stevens & Hartley 300 acres of the Wilkinson ranch at Santee were sold to F. E. Kinney, who came here from Great Falls, Mont., and R. J. Ridout and L. C. Ridout of this city. The consideration is not stated.

The ranch was sold for H. D. Williamson, who raised stock and poultry on the place. A large portion of the acreage is in alfalfa. The ranch is equipped with a pumping plant of 25 horsepower and 3000 feet of cement piping.

MISSION VALLEY ACRES WILL BE ALFALFA FARM

Stevens & Hartley have sold for Paul Ricci to J. W. Davidson, 16 acres in Mission Valley for \$3500. The purchaser will engage in raising alfalfa. There is a house, barn and live stock on the place.

The same firm has sold 17 acres at Sunnyside, belonging to Frank Lehner, to Levi C. Kincaid, for \$3600. The buyer will raise alfalfa on the place.

Also to W. A. Autrey for \$2000, villa lot 266, University Heights, which includes a good modern four room house. The purchaser is a well known ball player, who was with the St. Paul team in the American association this year. He will make his winter home here. The property was owned by A. L. Tadlock.

Also to Frank Eychaner lots 8, 9, and 10, Stevens & Hartley's free water tract at Santes, for \$3600. The buyer will improve

the place with alfalfa, fruit, etc., and will bore a well and put in a pumping plant. Also to the same purchase, 10 acres in the east end of the valley, well improved with orchard and vineyard, known as the Walker place. The property was owned by F. C. Spalding, and the purchase price was \$4000.

BUILDING PERMITS

W. W. Whitney, alterations, 742 and 743 Fourth street, \$1500.
J. H. Bradshaw, residence, increase of previous permit, \$1600.
C. B. Bradshaw, cottage, Fourth and Juniper streets, \$2900.

Grant McArthur, frame residence, 2252 I street, \$4000.
H. B. Coffield, garage, 365 Harrison avenue, \$400.
J. J. Clark, frame cottage, 2534 C street, \$1000.

We are not a charitable institution but we are doing much good for our members. American Hospital Association.

3RD ST. CORNER SELLS FOR \$40,000

Adolph Levi has purchased the northwest corner of Third and E streets, known as the Converse corner, through the firm of Stevens & Hartley. Mr. Levi has owned the adjoining 27 feet on the north for a number of years. It is Mr. Levi's intention to build on the corner very soon with a modern one or two story building. The consideration is reported to have been \$40,000.

The same firm also report the following sales for the week:
M. J. Hartley to L. C. White, lots 31 and 32, block 7, Hartley's north park; consideration \$1250. Mr. White will start building immediately.

M. J. Hartley to Edward A. McAlpine, lots 33 and 34, block 7, Hartley's north park; consideration \$1250. Will build a 500 residence on lots.

T. B. Keeney to Edith E. Black, west 40 feet of lots 25 to 28, in block 204, University Heights. Five room house facing University avenue. Consideration \$2900.

Rosie M. Hartman to Robert Bell, lots 28 and 29, block 107, Central park addition. Consideration \$1000.

John C. Dement to Roy A. Moore, lots 9 and 10, block 207, University Heights addition, being on Thirtieth street, just above University avenue. Mr. Moore will start building next week. The price was \$850.

SIXTH AND UNIVERSITY CORNER BRINGS \$22,000

New Owner Intends to Improve Lots With Modern Business Structure.

The sale of two lots on the southwest corner of Sixth street and University avenue for \$22,000 is included in five realty deals negotiated last week through DeVarona & McDonald. The property was sold for Thomas P. Getz of Ramona's marriage place at Old Town to a San Diegoan, who intends to improve it with a modern business structure. It is legally known as lots 17 and 18, block 4, Nutt's addition.

Other sales are reported by De Varona & McDonald as follows: Lot 8, block 82, Point Loma Heights, to Archie Richardson at \$1250.

Lots 23 and 24, block 83, Point Loma Heights, for LeRoy & Marvel, to Mrs. C. B. Leonard for \$2650.
Lots 15 and 16, block 18, Point Loma Heights, for C. B. Mitchell to Mrs. Mary E. Williams.

Lots 17 and 18, in the same block, for C. B. Mitchell to Mrs. Crawford and Mrs. M. D. Miller.

A member of the firm said yesterday that there is an active demand for Point Loma property and that several sales in addition to those reported were about to be closed, practically disposing of all of the firm's holdings on Point Loma.

Poker isn't much of an entertainment to a loser.

BUILDING TO COST \$12,000

1912
Three-Story Business Block at University and 30th, Now Under Way.

The enterprising realty firm of Stevens & Hartley have the distinction of erecting the first three-story business block in San Diego east of the city park. This structure is under way at the northwest corner of University avenue and Thirtieth street. It occupies a ground space of 48 by 48 feet. Of the three store rooms on the ground floor one will be occupied by a drug store. The two upper floors will contain 20 rooms, divided into two and three-room apartments, with all the latest built-in features and disappearing beds. The exterior of the building will be of plaster cement, and the cost of the structure will be \$12,000. It is being built by the Carter Construction Co.

BANKER PAYS RECORD PRICE FOR PROPERTY

100x140 Feet at Thirtieth and University Is Sold for \$10,000.

Ten thousand dollars is the price reported to have been paid by H. H. Johnson, of the First National bank, for the northeast corner of Thirtieth street and University avenue and it is said this is the highest price ever given for property on the heights east of the normal school.

The property is 100 by 140 feet in size, with the long frontage on University avenue. It was sold in 1904 for \$100 and two and a half years ago it brought \$2050. Mr. Johnson thinks that he has secured a good investment at \$10,000, as this street intersection is rapidly becoming a business center for that section.

The corner was sold for Mrs. Ada Pierce through the agency of Stevens & Hartley, who are doing considerable operating in that section of the city.

Realty Notes

The new Stevens & Hartley building of three stories, at Thirtieth street and University avenue, is soon to house another business establishment. Mrs. Addie Griffith, for some years engaged in the millinery business in Redlands, has leased a store room, No. 3644 University avenue, and is busily engaged in arranging the stock of millinery, the opening day of which is set for May 1.

F. D. Stanford, a mining operator, has purchased through the Traders' Securities Co. lots 19 to 24, block 12, City Heights, Lot 2, at the corner of Center and Cabrillo streets, for \$1200. This property has a fine view and the purchaser expects to build a home thereon.

A. J. Hansen, recently from Salt Lake City, now connected with the Elite Printing Co. of this city, has purchased through the Traders' Securities Co. a new four-room house and large lot on Wabash avenue near Castle street, City Heights, for \$1600.

Stevens & Hartley have opened their branch office in their building at the southeast corner of Thirtieth street and University avenue, with V. H. Ratliff of their city office in charge.

CORNER SOLD FOR \$10,000

H. H. Johnson Buys 100x140 At Thirtieth Street and University Avenue

Stevens & Hartley report the sale of lots 21 to 24, block 207, University Heights, for Mrs. Ada Pierce, to H. H. Johnson of the First National bank. This property is the northeast corner of Thirtieth street and University avenue, being 100 feet on 30th and 140 feet on University avenue. The price paid was \$10,000. This property was sold in 1904 for \$100, two and one-half years ago the property was sold for \$2050, and Mr. Johnson sees a future in it at the price paid. Which is a record price paid for property in University Heights east of the normal school.

The firm also reports the sales this week of the following property: Lots 21 and 22, block 2, Blair's Highlands, for G. S. Codling, to Della L. Pease, improved with a modern five-room house, price \$3500. Lots 9 and 10, block 24, Park Villas, to John McCune, consideration \$1000. Lots 9 and 10, block 211, University Heights, for Magly & Brockmier, to Lulu Jolly, price \$575.

BUYS HOME

Stevens & Hartley have sold for G. W. De Succi, the well-known printer of this city, his attractive seven-room residence at the northeast corner of Cedar and Dale streets, being lot 6, block 6, South Park. The purchaser is L. B. Reeder, a wealthy cattleman of Wyoming, whose family has been spending the winter in San Diego. The house has a broad south frontage, and Mr. Reeder will improve the property by building a commodious garage. He will occupy the premises with his family, consisting of himself and wife, their daughter, son and Mrs. Reeder's mother.

\$50,000 DEAL

A lease for building purposes has been made of the property situated at the southeast corner of Sixth street and University avenue, fronting 125 feet on University and 140 feet on Sixth, for the term of 50 years at a rental of \$1800 per year, for the first 10 years and \$2000 for each remaining year. The lease is made by Marco Bruschi to Henry Schwartz and carries with it an option to purchase the property for \$50,000. The deal was negotiated through De Varona & McDonald.

REALTY FIRM WILL MOVE

Stevens & Hartley, real estate dealers, will soon leave their office on Third street between Witherbee and E streets and move to University and Thirtieth streets, where they will be close to their North Park tract, which is on the market. Stevens & Hartley own considerable acreage in that part of the city and wish to be near their interests. During the past week the firm sold for Mary J. Hartley to Lee Puryear, lot 7, block 17, in West End addition, at the north corner of Dwight and Utah streets. It is improved with a six-room modern house. The consideration was \$4200.

The same firm sold for A. P. Schiegel to C. S. Sheppard lots 12 and 13, block 1, East San Diego, on Boundary street. The property is improved with a four-room house and brought \$1200.

2 BLOCKS TO BE BUILT SIXTH AND UNIVERSITY

Corners to Be Improved With Store Buildings; Theatre In One Structure.

Two more store buildings are to be added to the rapidly growing business section which is spreading out in all four directions from the intersection of Fifth street and University avenue.

One of the proposed structures is to occupy 100 by 140 feet on the southeast corner of Sixth street and University avenue. It will be built for Barney McKie & Eric from plans being prepared by Architect Eugene M. Hoffman. It will contain nine stores and a moving picture theatre. The site is known as the Bruschi corner and the Bruschi home has been moved south to its position on Sixth street to make room for the new building. The property extends from Sixth street to the new telephone exchange building, being completed for the Pacific Telephone and Telegraph company. Work will be commenced on the new block in about ten days.

The other business block planned for this vicinity will occupy the southwest corner of Sixth and University. The site is described as lots 17 and 18, block 4, Nutt's addition, and was purchased last week for \$22,000 by the new owner, whose name has not been announced.

A NEW GARAGE ON THE AVENUE

The realty firm of Stevens & Hartley this week began the construction of a garage building on the northwest corner of University avenue and Utah street. The site is one block east of the business center at Thirtieth street and University avenue, and is just across the avenue north from their rapidly growing North Park addition. The new institution, which will be known as the Stevens & Hartley garage, will be under the management of J. J. Wolf, an experienced automobile machinist, who will install an equipment capable of doing all kinds of work in his line.

FOR SALE BY
STEVENS & HARTLEY
 911 3 RD. ST.
 BRANCH OFFICE 30TH AND UNIVERSITY AVE.

Only \$17 Per Month
 including interest, buys \$2000, 5-room house on lot 50x140, 100 feet from car line. Not far out.

\$200 Cash
 15 different kinds of bearing fruit trees, berries, etc. Elegant soil, owner lives in Los Angeles.

FOR SALE BY
STEVENS & HARTLEY
 911 3 RD. ST.
 BRANCH OFFICE 30TH AND UNIVERSITY AVE.

5 ACRES ALFALFA
 and Truck land in the "Stevens & Hartley's Free Water" tract at Santee, half mile from railroad station, stores, school, church, hotel, lumber yard, etc.

\$100 CASH
 Balance of \$1150 to suit.
 The new townsite of Santee adjoins our property.

FOR SALE BY
STEVENS & HARTLEY
 911 3 RD. ST.
 BRANCH OFFICE 30TH AND UNIVERSITY AVE.

Owner Wants Money
 Will sell lot on car line, 50x140, for \$2900, that cost him \$3200 six months ago. Suitable for apartments or flats. His loss is your gain. Terms, \$950 cash. Bal. 3 1/2 years. Few days only.

Five Acres Alfalfa

And truck land in the "Stevens & Hartley's Free Water Tract at Santee, half mile from railroad station, stores, school, church, hotel, lumber yard, etc,

\$100 CASH

Balance of \$1150 to Suit

P. S. The new townsite of Santee adjoins our property. "NUFF SED":

FOR SALE BY

Stevens & Hartley

911 Third Street.

Branch Office 30th and University.

FOR SALE BY
STEVENS & HARTLEY
 911 3 RD. ST.
 BRANCH OFFICE 30TH AND UNIVERSITY AVE.

\$100 Cash

Your Choice of These New Homes

- No. 1. A 4-room house, lot 50x140, one and a half blocks to car line. Monthly payment \$30, including interest. Price \$1400.
 - No. 2. A 2-room house, lot 75x140, "Chicken Ranch." Monthly payment \$15. Price \$1100.
 - No. 3. A \$1700 place close to car line, 4 rooms, garage. \$20 per month will buy it. All these places have neat bath rooms with toilet. We have several others that can be had for \$200 and \$300 down.
- See Ratliff at our Branch Office, 30th and University Ave., "The Transfer Point." Take either car No. 1 or No. 2; same distance. Will be open all day SUNDAY.

Furnished House
 SPECIAL BUY IN PARK VILLAS

\$400 Down

buys strictly modern 5-room bungalow in Park Villas, close to car line; cement sidewalk, etc.; garage; new furniture, \$200 less than cost, included. Price \$3500. Monthly payment \$25; no more. Better ask to see this.

THE SAN DIEGO U

LAKESIDE FARM PROPERTY SOLD

Sixty-four Acres Bought by Pueblo Man; Activity At Santee.

Special to The Union
Lakeside, March 29.—A deal involving 64 acres of land in Lakeside has just been transacted, A. L. Tadlock of Pueblo, Colo., purchasing the property in question from the Southwest Investment company of San Diego.

The property is situated in one of Lakeview's richest fruit belts, and the soil is of a quality which will respond to the fullest development. About 32 acres are cleared and planted to grain. The balance is uncleared land, of gently sloping character and of the best quality for fruit raising purposes. The purchase price was \$2250 and the deal was transacted through the local agency of the Stevens-Hartley company.

Lakeview is one of the best agricultural sections of San Diego's back country, and is being rapidly developed. Fruit, chickens, grain and other classes of farming are found at their best here.
Lake Now Full

West End

LOT 5666. NUF SED.



311 THIRD ST.
Branch Office, 30th and University ave. mk

DEHESA PROPERTY CHANGES OWNERS

Mercantile Store Purchased by J. M. Wilkins in Exchange For Bostonia Ranch

Special to the Union.
El Cajon, May 15.—The Dehesa store, one of the oldest in this section of the back country, changed ownership this week, William Duncan trading the property and stock to J. M. Wilkins for a ten-acre ranch in the Bostonia section of the El Cajon valley.

Mr. Duncan secured the store property from W. T. Munger, owner of the Corona hotel property in El Cajon, who operated the place as a general merchandising house for many years. Wilkins is well known in the valley, having operated his ranch here for several years. He will personally conduct the business in Dehesa.

The deal was made through the agency of the Stevens-Hartley Co., which firm also reports the following recent deals: The ten-acre C. E. Richards vineyard in Bostonia adjoining the Kessler property for a consideration of \$1350. I. Shafer of San Diego is the buyer.

PUBLISHED EVERY SATURDAY

MANY TRANSFERS MADE BY STEVENS & HARTLEY

University Heights Property Proving More Popular Every Day; City Heights, Imperial Heights and Mission Hills Lots Are Sold; S. K. Weed Buys a Five-Room House.

Stevens & Hartley report the following sales:

For J. J. Black to S. K. Weed, for \$2500, five-room house at the corner of Grape and Thirty-second streets.

M. J. Hartley to S. A. Shields, lots 1 and 2, block 2 of Hartley's North Park, corner of Hart and University avenues, for \$3000.

J. M. Rice to Mr. Witchlatch, five-room house on Utah street, lots 13 and 14, block 120, University Heights, for \$1250.
R. S. Wilson to W. J. Coppel, lots 45 to 48, block 2, Imperial Heights, for \$650.

Mr. Abraham to Mr. Schnider, lots 35 to 37, block 206 of University Heights, for \$1350.

W. T. Abbott to L. S. Rosenberger, lots 15 and 16, block 195 of City Heights, for \$500.

The firm has also sold to B. R. Farrar a six-room house in Mission Hills on lots 11 and 12, block 456, C. C. Seaman's addition, for \$4500; and lot 16 of Stevens & Hartley's Free Water tract, El Cajon valley, to A. M. Nottger, for \$1250.



FURNISHED HOUSE

6 ROOMS, \$200 CASH and \$40 monthly, including interest, buys almost new house on car line, facing La Binda Park, the new subdivision on Logan Heights, and is on the highest and most sightly lots out there. Owner living in the East, says "Sell for \$4200 if sale can be made quickly." We are exclusive agents.

We also have 6-room house for \$35 down and \$35 monthly; another 4-room house for \$1600, \$100 cash, \$15 per month, including interest, and a West End lot for \$600. Better see us. We always sell what we advertise.

Mr. Woodard is in charge of our Branch Office, 30th and University Ave.

Non-Resident

11x3 cor. lot for \$500, not far from 30th and Univ. ave., 60x140; also same size lot one block from No. 2 car line in City Heights, for \$400. Both of these are under the market. It is up to you. See



311 Third, or Branch office 30th and Univ. Ave. mk

\$100 Cash

\$17 monthly, including interest, buys 4-room new modern house on 50x140-foot lot in growing section. Call up



311 3rd. Both phones. Or Ratific at branch office, 30th and Univ. ave. mk

STEVENS AND HARTLEY CO. SELLS ALFALFA LANDS

The Stevens & Hartley Realty Co. has sold 78 acres of its alfalfa lands between Lakeside and Santee to the San Diego Securities Co. The consideration was \$17,000. This is said to have been one of the largest ranch deals of the past week.

Other transfers made by Stevens & Hartley for the past week were: Frank Eychaner to Lydia C. Battell, lots 31 and part of 30, block 317, Reed and Daley addition, facing Woolman avenue, improved with 7-room house. Price \$4200. Ellerman & Tittle to Grace A. Haskins, lots 45 and 46, block 194, University Heights addition, facing Georgia street, improved with 7-room house; consideration \$4000. Stevens & Hartley to F. C. Rodkey of city water department, lots 13 and 14, block 34, Park Villas, facing Hart street, improved with 5-room house. Price \$3200. W. O. Allen negotiated sale. W. E. Sipe to W. H. Stibing, lot 40, block 243 on Harrison avenue, improved with 5-room house. Price \$2500. C. A. Withers to N. G. Copeland, lots 32 and 34, block 10, Teralta, \$450.

Oyster Loaf, 1228 C, 1114 4th. Special Sunday Dinner \$1.00.—Advertisement.

NEW DRUG STORE

Stevens & Hartley have just leased the corner store room in their new three-story business block at University avenue and Thirtieth street to J. L. Haggard of this city, who will open up in about ten days with a complete drug store, including mahogany show cases, an up-to-date soda fountain and all the appurtenances of a first-class establishment. Mr. Haggard, who for some time has been engaged in the manufacture of syrups and flavoring extracts in this city, will continue the same line of products in his new location.

Tires 30% less. Knickerbocker Tires, fully guaranteed. J. Dale Golink, sole distributor, 327 Spreckels Theater building.—Advertisement.

FOR SALE—COUNTRY PROPERTY

ALFALFA LAND

40 acres of river silt alfalfa and truck land, level, on boulevard; for \$10,000; only \$1000 cash.

18 YEARS

on the balance; adjoining land now rented for \$20 per acre; if you have a team of horses, get busy.



311 Third St.



FIFTY FOOT LOTS IN

Hartley's North Park

AT 30th AND UNIVERSITY AVENUE

The most up-to-date restricted residence tract on the market. Fifteen restrictions embodied in deed that will protect you. Take No. 2 car that passes property, and come back on No. 1 car West of Park. Same distance each way Ask any

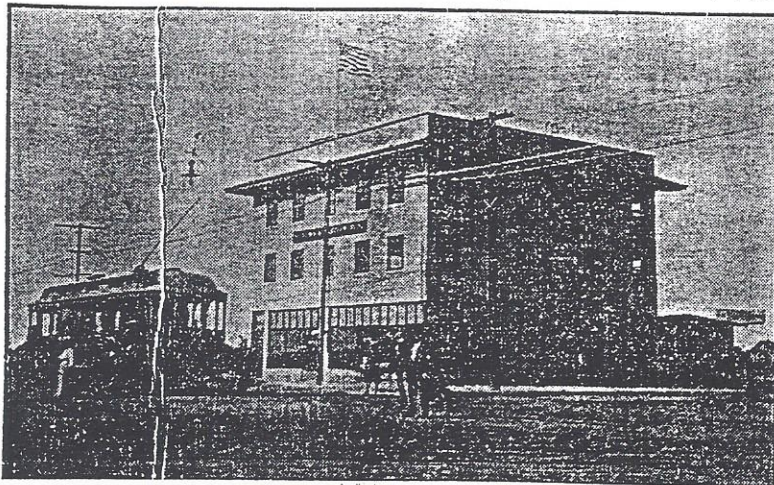
CONDUCTOR or MOTORMAN

Prices \$1000 and Up

We Are Exclusive Agents

THE SAN DIEGO SUN

Latest Addition to "Busy Corner" 1712



STORES AND APARTMENTS AT UNIVERSITY AND THIRTIETH STREETS.

This is the new three-story store and apartment building which has just been completed by Stevens & Hartley on the northwest corner of University avenue and Thirtieth street. The ground floor is divided into three store rooms, two facing University avenue and one facing on Thirtieth street. This room has already been leased by J. W. Roberts, who has opened a barber shop there. The corner room has been especially fitted up for a drugstore. The second and third floors contain 20 rooms divided into four two-room and four three-room apartments; these apartments are modern in every respect, having wall beds and all

other built-in features and hardwood floors throughout, and each apartment will be supplied with hot and cold water. The apartments have been leased to E. G. Straub, who will furnish them. They will be known as the S. & H. Apartments. The cost of the building was approximately \$14,000. Values in the vicinity of University avenue and Thirtieth street have made a wonderful advance in the last few years. The 100 by 140-foot vacant corner just across the street on the east was sold in 1904 for \$100; three years later it was sold to the present owner for \$2200, who has refused \$10,000 for it recently. Diagonally across the street facing on Univer-

sity avenue and running from Thirtieth to Ray street, Stevens & Hartley own 200 feet on the University and Thirtieth corner on which the firm already have a store building occupied by a grocer. Monday morning the firm started the erection of a 25 by 50-foot store adjoining the grocery on the east, which will be leased to the Hardy meat market. On the southwest corner of these streets W. B. Younkin has erected a 100 by 100 four-story building, and "The Busy Corner," as it has been aptly named, now has two plumbing shops, hardware store, furniture store, grocery, barber shop, apartment house, and, within 30 days, the new meat market will be in operation.

COLORADO BUYS
 C. M. Kinney, a Colorado and a friend of Arthur B. Foster dairy man of Pamo Valley, on Wednesday bought tracts 10 and 11 five acres each in the Stevens-Hartley alfalfa lands at Santee. Price \$1100 each. Mr. Kinney bought for relatives who are expected to make their home on the land.
 The sale was made by Stevens & Hartley.

SALE IN PEARLESS TRACT.
 Lot 21 in Cullens Pearless Orange Tract—5 acres has been sold to W. D. Kirby for \$850.

R. J. SMITH PLACE SOLD.
 Stevens, Hartley & Co. report the sale of the 35 acre R. J. Smith property in the southeastern end of El Cajon Valley to C. M. Williams. There is a six-acre vineyard and some buildings on the property.

AN OKLAHOMA BUYER.
 A five-acre lot in the Stevens-Hartley alfalfa tract at Santee has been sold to C. D. Frazee, an Oklahoma man, for \$1250.
 Mr. Frazee intends to make his home on the lot.

WRIGHT PLACE SOLD.
 The 18 1/2 acre property owned at Santee by Geo. B. Wright, manager of the Coast Produce Co.'s commission house in San Diego, has been sold through the Stevens-Hartley Co. to R. S. Wilson.
 Twelve acres of the property have eucalyptus growing.

FINE WATER SUPPLY
 Montgomery Bros. who about a month ago, bought 10 acres in the Stevens & Hartley alfalfa lands at Santee, this week struck a 12-inch flow of water at a depth of 27 feet. The well sinkers reached an old river bottom and they have not been able with the machinery at hand to get the water out to sink further. Water commenced to come in at 17 feet.
 Evidence of this kind of an unlimited supply of good water is very pleasing to the new owners.

TWO MILES OF TREES
 Stevens, Hartley & Co. are about to plant out two miles of roadside trees in their alfalfa tracts at Santee. Acacias (Australian Wattles) and peppers will be used in road beautifying and the trees have already been secured from the Forest Nursery.
 The real estate men are doing something that ought to be done by all subdividers in this inland country. Every tree planted adds to the value of property in the district. Every tree cut down depreciates the value.

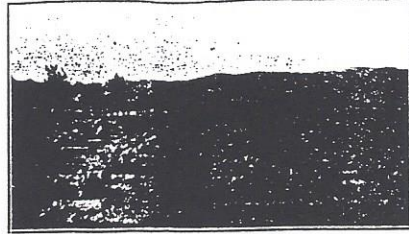
\$100 CASH
 40 ACRES
 \$1600
 10 acres vineyard, 1 acre assorted fruit trees in good bearing; blackberries, etc.; 250 eucalyptus trees—some old; 2 houses. Will consider trade for city property.
STEVENS & HARTLEY
 P. S.—County map and Farm List free at Drug Store, corner Fifth and D, or our office.
 "The Accegrage People"
 ROOM 4, 929 FIFTH STREET.

Blue Station, Nestor, California. mk
STOCK RANCH
 200 acres. 75 acres plow land, 30 acres alfalfa land, 2000 feet 6-inch cement piping; 6-room house, two barns; team wagon and all farm implements. Place on river; lots of timber; one mile to school, P. O., etc. \$5000, \$3500 cash.
 929 5th
Stevens & Hartley
 34000—T—Acres—modern

EUCALYPTUS
 12 acres, 11 acres in eucalyptus, bal. alfalfa land. Pursell electric line will pass through property. Price \$4000; only \$150 cash. Better investigate.
Stevens & Hartley
 911 3rd, 90 ft. E. of Plaza mk

\$60 Per Acre.
 25 acres at Santee, level, best kind of soil. This is a bargain, 1/2 cash, bal. 3 years.
 5-acre tract, \$100 per acre. El Cajon valley, 1 1/2 acres of vineyard on each tract, orange and lemon land, \$25 cash, bal. \$16 monthly; no int. or taxes. Get small county map and farm list, Drug store, cor. 5th and D.
 929 5th St.
Stevens & Hartley

Two blocks west to Campus. mk
West End
 LOT 1666, NUP SED.
Stevens & Hartley
 911 THIRD ST.
 Branch Office, 30th and University ave. mk
\$350
 Lot 50x140, one block to car line, City, Hts. Owned by non-resident. Stevens & Hartley, 911 3rd St.—Advertisement.



El Cajon Valley
Stevens & Hartley's Subdivision
 1, 2, 3, 4 and 5 acre lots in this tract. 1/2 mile from R. R. Station and Bank of El Cajon. Prices \$125 to \$225 per acre, terms 1/4 cash. Balance to suit YOU.
Stevens & Hartley
 "The accegrage people"
 929-Fifth St. Branch office El Cajon Valley
 P. S., Improved 10 acre Farm \$600, \$200 cash, balance to suit.
 3 room house, barn, 3 acre Vineyard; good soil, 4 miles from R. R.

\$150 EACH
 11 lots where there are 40 homes being built; not far from car line; better investigate. Your terms.
Stevens & Hartley
 911 3rd st. Branch office 30th and Univ. ave. mk

FOR SALE—Country Property
16 ACRES
 El Cajon valley at \$150 per acre, adjoining land can't be purchased for less than \$250 per acre. Electric line will pass property. With 20 years' residence in El Cajon we know this to be a good buy. Few days only. Get our small county map and farm list free. Drug store, cor. 5th and D.
 929 5th St.
 8/30/10
Stevens & Hartley

WILL BUILD NEW STORE
 The business center about Fifth street and University avenue is steadily extending southward as well as eastward. One of the latest substantial evidences of this is the sale this week by J. M. Fisher, the hustling realty dealer, of 3868 Fifth street, of lots 17, 18, 19 and 20, block 3, Nutt's addition, to W. Nicholson, a capitalist of Vancouver, B. C., who is planning to erect a three-story business and apartment building on the site, which has a frontage of 100 feet on Fifth street and 75 feet on Robinson avenue. The sale was made for the owner, Dr. Wm. L. Rohrer, the price paid being \$15,000.
 Mr. Fisher has also sold to the Rev. H. C. Shaffer of the United Brethren church lots 5 and 6, block 7, Nutt's addition, for Henry F. Currier of La Jolla, for a consideration of \$3000. This property is near the new church edifice of the society and will be used as a parsonage.

Alfalfa
 6 acres at Santee, \$1550, \$100 cash, balance to suit you. 5 acres improved, \$1700, \$350 cash. Good well and pumping plant; tent house; some alfalfa; fenced; berries; fruit trees. Owned by man in Alaska. This is a bargain. 75 acres, 1/2 mile east of Santee on boulevard, R. R. and E. D. river. Over 100 inches of water can easily be developed. Soil is river all. Price \$15,000. Will sell 10, 20 or 40 acres.
Stevens & Hartley
 911 Third St. mk
COUNTRY AND SUB-

OWNER LEAVING
\$200 Cash—\$22 Monthly.
 Including interest, will buy modern 5-room bungalow, 100 feet this side of La Binda Park, on Logan Heights; cement work in; beautiful lawn; garden truck, etc. Owner will give possession as quick as we can sell. This is your opportunity to get a home close in, without paying a large monthly payment. If interested, see us at once.
Stevens & Hartley
 911 Third, Both phones

FOR SALE—CITY PROPERTY
\$450
 Buys lot 50x140 close to "the transfer point," 30th and University ave. This lot is considerable under the
Stevens & Hartley
 911 Third

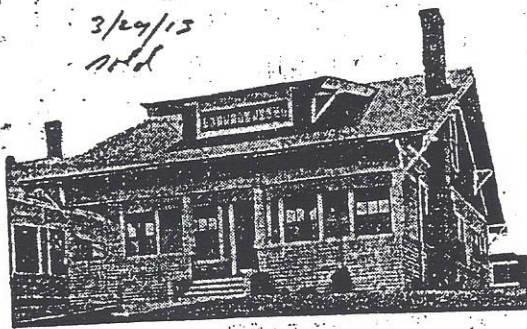
BUSINESS
 57x100 cor. for \$2800, on double track car line.
 26x100 for \$1000.
 42x100 for \$4200; only 100 feet from the transfer point at 20th and Univ. ave. This is a good buy.
Stevens & Hartley
 911 Third St.

CANADIAN TO HAVE HOME HERE
 C. W. Vivian of Regina, Canada, has purchased a homestead in Hartley's North Park and expects to forsake the northern climatic rigors for that of Southern California. The lots purchased are 33 and 34, in block 6. He will go back to return again in about six months and build his home on these lots.
 The Stevens & Hartley company also report the sale of the following properties:
 For J. P. Brogie to F. G. Klatt, lots 11 and 12 in block 165 of University Heights. Consideration \$500.
 Annie I. Westcott to John Quinn, lots 25 to 28, in block 111 of Reed & Swayne's Central Park. This place is improved with a five-room house. The consideration being \$2300.
 For James Newell to Ella D. Smyers, lots 33 and 34 in block 62, Park Villas. Consideration \$650.
 For W. R. Trachsel to Ella D. Smyers, lots 43 and 44 in block 164, University Heights. Consideration \$475.
 Constance House, has been located

\$500 Cash

Balance Mortgage
For Three Years

PRICE
\$4,000



3984 Georgia St.—First Block North of Univ. Ave. Bridge.

This fine, unobstructed view property; only one block to car line; contains 7 large rooms (three bedrooms); on graded street, sidewalks and curb; woodstone drain in kitchen; water heater; \$700 worth of furniture can be had for only \$300 extra; good piano; 2 mahogany chairs; center table; settee; sewing machine; large leather couch; fumed oak dining table; birdseye maple dresser; 3 iron beds; several other pieces of furniture, including rug, etc. Considering terms, this is the best place we have had for some time, and it **MUST BE SOLD BEFORE APRIL 4TH (FRIDAY).**

Stevens & Hartley

911 THIRD ST. SOLE AGENTS. BOTH PHONES.
Branch Office — 30th and University Avenue, at "Hartley's North Park."
—If desiring to see this place, call up Main 848—Home 4124. Remember, NO PAYMENTS for THREE YEARS.

FOR SALE—CITY PROPERTY

Lots 21 & 22
Block 88
E. W. Morse
Addition
29th & B Sts.
\$1250.

Terms
Under the
Market



FOR SALE BY
STEVENS & HARTLEY
911 3RD ST.
BRANCH OFFICE 30th UNIVERSITY AVE.

100 x 127

W. Corner, 30th and Date
Improved—Suitable for stores
and apartments or several cot-
tages—adjoins South Park—
no restrictions.

PRICE \$7500

\$500. Mortgage for 5 Years Can Stand



\$100 CASH

—\$15 monthly buys new 2-room \$1100 home on lot 75x140 feet, to alley; close to car line.

ALSO

—4-room house and bath on lot 50x140 feet, to alley; \$100 cash and \$20 per month. Price \$1400. Better than paying rent.

BUSINESS PROPERTY

—33x100 feet, close to Thirtieth and University avenue, "the transfer point." See RATLIFF at our branch office SUNDAY afternoon at "the transfer point."

4/11/13

West End

Stevens & Hartley
911 3RD ST.
30th and Univ. Ave.

\$50 CASH

\$15 monthly, no more, will buy modern 4-room new home on lot 50x140, 3 blocks from car line; soil is good; fine view. Price \$1100. We have several others at \$100 cash. Balance easy monthly payments. See RATLIFF at branch office, 30th and Univ. ave., or Main office, 911 3rd. Both phones.



5 ACRES

Improved with 4-room house, barn, well, good pumping plant, land is level, no rocks. Price \$1900 and \$450 will handle it. Also 10 ACRES 7 acres in alfalfa, 3 acre peaches and berries 400 feet of 12-inch cement pipe. Price, \$2350. Easy terms. These places are close to R. R. station, hotel, school, church, stores, etc. \$50 cash will make your first payment on a vacant 5-acre tract. Any agent.



\$100 Cash

\$15 monthly, buys \$1100 two-room, new house on lot 75x140, 3 blocks from car line, and \$100 cash and \$20 monthly buys 4-room new house, bath; lot 50x140, one block to car line. Price \$1700. Better than paying rent; improve the lot and we will make you some money by selling again.

BUSINESS LOT

33x100-foot lot on University avenue, close to the transfer point at 30th at Univ. Ave. Price \$1100. Will double in value.

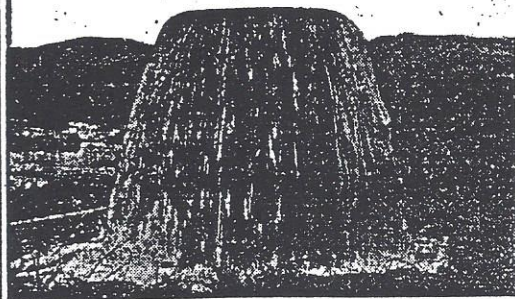


911 Third. Both phones.
See RATLIFF at Branch Office, 30th and University ave.

(Continued on Page 23)

Both Phones.

Pumping Plant at Santee



Pumping Plant, Throwing at the Rate of 2,500,000 Gallons Each 24 Hours, on the Williamson Dairy Farm at Santee.

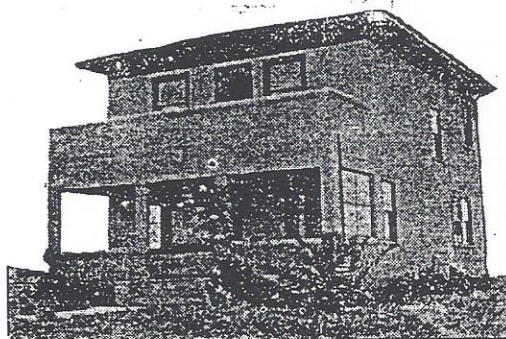
Listen!—We have for sale 78 acres 1/2-mile east of this place, between Santee and Lakeside, and adjoining R. R. and river, that we can sell for \$205 per acre. Good terms. Will sell 20 or 40 acres. Soil is river silt, and is being farmed this year for the first time, apropos to water question. The adjoining dairy farm to us can throw even a larger stream of water than the picture shows. Nuf sed. See.

Stevens & Hartley

OWNERS — 911 3RD.

P. S.—We have 5 acres of alfalfa land adjoining town-site of Santee, for \$1250. Only \$100 cash, balance to suit you. Land is level.

Handwritten notes and signatures:
2/27/26
4/11/26
3/27/26
2/6/26



\$100 Down

Balance like rent, buys this beautiful home on level lot 50x140, in Mission Hills; 6 large rooms, bath room with six-foot tub; lawn, flowers, etc. Garage. This place will always have an unobstructed view of bay and ocean. Price \$4500.

Will Trade

Will take in vacant property as first payment up to \$2500. What have you? See owners.

STEVENS & HARTLEY

Branch office at "Busy Corner," 30th and University Ave. 911 THIRD. Both Phones.

FOR SALE BY

STEVENS & HARTLEY

911 3RD. ST.
BRANCH OFFICE 30th and UNIVERSITY AVE

WHAT \$98

Will Buy in Real Estate Your Choice of these New Homes

- No. 1. A 4-room house, lot 50x140, one and a half blocks to car lipo. Monthly payment \$20, including int. Price \$1400.
 - No. 2. A 2-room house, lot 75x140, "Chicken Ranch." Monthly payment \$15. Price \$1100.
- We have several others that can be had from \$200 to \$300 down.

BUSINESS PROPERTY.

33x100 foot lot on University Ave., close to the "Transfer Point," \$1150. This lot will double in value in short-time. Better ask to see it.

See Ratliff at our Branch Office, 30th and University Ave., "The Transfer Point." Take either car No. 1 or No. 2; same distance. Will be open SUNDAY AFTERNOON.

Alfalfa 5 Acres

\$98 down will make first payment on 5 acres of alfalfa land 1/2 mile from R. R. station, school, church and stores, etc., and adjoining new townsite at Pantec, El Cajon Valley. Price \$1250. Will consider taking in city property—let's talk it over. We have some improved 5-acre tracts that can be had on very small payment.

Imperial Valley Farms

We have over thirty farms listed in the Imperial Valley for sale.

Are you interested?

Come in and let's talk it over.

Stevens & Hartley

911 Third

Owner Going East

**Will Sell Her House
Furnished Complete
\$250.00 Cash, \$25.00
Monthly, No More**

Modern 5-room house on lot 50x140, one block from No. 2 car line and "Hartley's North Park," the restricted tract. Good lawn and flowers; four large fig trees in good bearing; two apricot trees and several kinds of berries in bearing; 25 chickens. The furniture is nearly new, including fine sewing machine. Price \$2500. No mortgage on place. Considering terms, this is the best buy we have had for some time for the right party. Are you the right party?

Stevens & Hartley

911 Third Street

Branch office at 30th and University Ave. The transfer point.



27 1/2 Acres

\$160 Per Acre

Refused \$225 per acre over a year ago. Non-resident needs the money. Land is level and close to business center. Is worth investigation. Having farmed this land we can recommend it as a good business proposition.

**\$50
CASH**

18 monthly; no more, will buy modern 4-room new home on lot 50x140, 2 blocks from car line; soil good; fine view. Price \$1800. We have several others at \$100 cash, balance easy monthly payments. **STEVENS & HARTLEY** at branch office, 30th and University Avenue, or main office, 911 3rd. Both Phones.

Stevens & Hartley
THE REALTY EXPERTS

Members San Diego Realty Board

\$100

CASH 18 monthly, covering interest, buys 4-room plastered house, one block to 30th, in Park Villas on 2 lots, facing streets. Price \$1500.

Stevens & Hartley
THE REALTY EXPERTS

C. C. Shell at branch office, 30th and Univ. ave. "the busy corner."

FIRM MOVES

Stevens & Hartley, who have been located at 911 Third street, have removed their realty office to their own building at Third street and University avenue, where a considerable business center has grown up through their efforts during the last two years. The firm has large land interests in the immediate vicinity of their new location and hereafter will devote their attention largely to handling such properties in that rapidly growing section of San Diego.

Stevens & Hartley Offer Special Bargains Read Them

No. 1—\$300 cash, balance like paying rent, will buy you a very modern new house on lot 50x127 feet to alley, in Blair's Highlands Addition; everything up-to-date; all built-in conveniences; beautiful electric fixtures; streets graded; sidewalks and curbs, etc. Owner has had place listed at \$4150, but for a quick sale, has given us an exclusive price of \$3500. To see this place take No. 2 car and get off at Palm street, just across the 30th street bridge; walk two short blocks west to 29th st., and look at northeast corner house. Will be open for your inspection tomorrow afternoon, Sunday. You had better see it.

West End Specials

No. 2—New six-room modern house on a corner lot; garage; only \$500 cash, balance to suit you. Price \$4200. Also a 100x100-foot corner, 200 feet from 30th St. This is under the market.

See Woodward, at Branch Office, 30th and University Ave., Sunday. He will show you lots from \$400 up; easy terms. \$35 down and \$35 monthly including interest, will buy you a six-room house on a fifty-foot lot in Park Villas. Street work done; sidewalk and curb.

Business Lots at 30th and University

No. 3—We have been authorized to sell 25, 50 or 75 feet of ground, by 90 feet deep to alley, facing University Ave., and within 100 feet of the transfer point, for \$1750 per 25-foot lots. The only lots offered for sale close to this thriving little business center, will more than double in value in a short time. We will start building a butcher shop for Hardy across the street next week. Our branch office is there, and Woodward can show you any time.

78 Acres of Alfalfa Land at Santee, \$16,000

NO. 4—Absolutely the best land in the County; adjoining railroad and the main boulevard to the back country, also the San Diego river, where 200 inches of water can be developed by one pumping plant. Electricity for power and lighting; only one-half mile from town of Santee; virgin soil, being put to grain this year for the first time. Land has been subdivided into nineteen tracts, and can be sold as such for a good profit if desired, or can be advantageously made into three farms facing railroad and boulevard. Three prosperous dairies adjoining this land. Was offered \$14,800 for this tract last week. If you are from Missouri, let us show you. Terms can be had.

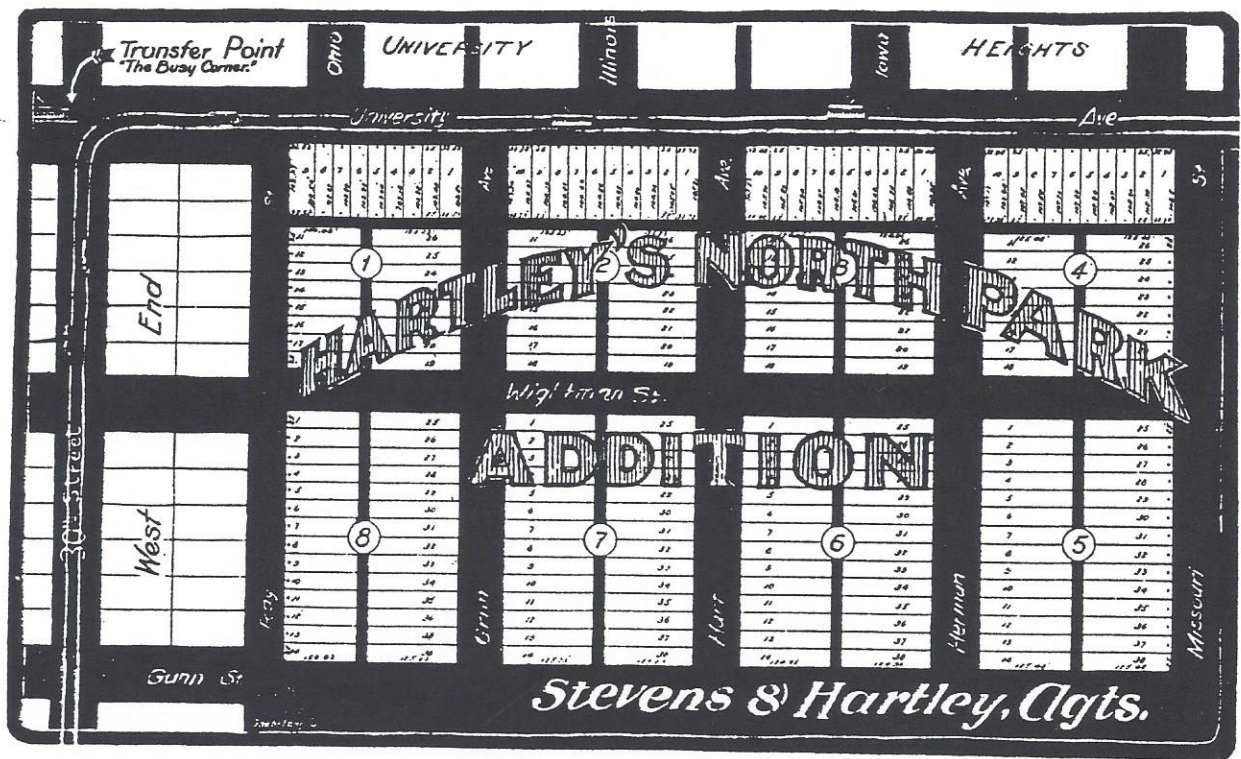
We also have some five-acre tracts near Santee that can be purchased for \$1250—Only \$100 cash, balance to suit.

STEVENS & HARTLEY

MAIN OFFICE, 911 THIRD ST.

Branch Office, 30th and University Ave.

P. S.—Owner leaving, will take \$100 down and \$15 monthly, including interest. Has 4-room house, lot 50x100, Middletown Addition. Price, \$1600. This place listed today. Special buy!



TWO CAR LINES (No. 1 and No. 2, same distance each way) will take you to "Hartley's North Park," the most up-to-date restricted residence district in San Diego. Streets graded and surfaced with decomposed granite; sidewalks and curbs, ornamental corner posts, etc.

Building restrictions \$2000, except property facing on University avenue, which will be sold in 25-foot lots for business purposes. Watch the growth of buildings and values.

RESERVATIONS AND RESTRICTIONS AS FOLLOWS:

- Reservations and Restrictions as follows:
- FIRST: The property hereby conveyed shall be used for residence purposes only and exclusively.
 - SECOND: Said property shall be used for but one private residence, and no more than one residence or dwelling shall be permitted thereon at any one time. No private residence shall be erected on said premises unless such residence shall have at least a street frontage of fifty feet.
 - THIRD: No building or structure pertaining to, or for the conduct of any business of any kind whatever shall be erected or placed on said property, or be allowed to be erected or placed on said property.
 - FOURTH: No double-house, tenement house, lodging-house, boarding-house, club-house, apartment house, flats, hotels, theatre, church, school, store, nor any kind of building or residence, except a residence for use as a single private residence, shall be erected, placed or maintained on said property.
 - FIFTH: No residence, nor any part thereof, erected or placed on said property, shall at any time be used for any business purpose or purposes, or for any purpose other than a single private residence.
 - SIXTH: No residence shall be placed or erected on said property which shall cost less than Two Thousand Dollars.
 - SEVENTH: The residence to be built or placed upon said property, shall front on..... as designated on said map.
 - EIGHTH: The front line of said residence, including porch and piazza, but not including front steps, shall be placed on a line not less than Twenty-five feet from the nearest point of the front line of said property, except if said property fronts on Ray Street, the said front line of said residence as aforesaid, shall be placed on a line not less than twenty feet from such nearest point of such front line of said property.
 - NINTH: The side lines of said residence, including porch and piazza, but not including steps, shall be placed on a line not less than five feet from the nearest side line of said property.
 - TENTH: No building or addition to any building, shall be placed or erected on said premises nearer the front line thereof than..... feet nor within five feet of the side lines of said property.
 - ELEVENTH: No garage, barn, or other outbuilding, shall be placed on said property within seventy-five feet of the front line of said property, nor within..... feet of the..... side line of said property.
 - TWELFTH: No intoxicating liquors of any kind or character shall be sold, or permitted to be sold, on said property, and no sale thereof on said property shall be made, permitted or allowed.
 - THIRTEENTH: No male poultry or farm animals of any kind (except horses) shall be kept or allowed to be kept on said premises hereby conveyed.
 - FOURTEENTH: No conveyance, transfer, or lease of said property, nor any lease of any building that may be placed thereon, shall be made to any person not belonging to the Caucasian race or being one of that race, and neither the said property nor any building thereon shall be used or occupied by any person not belonging to the Caucasian race, as owner, lessee or tenant, nor in any other capacity, except as servant.
 - FIFTEENTH: No fence or hedge over five feet high shall be permitted or allowed on said property, except on rear property, except on rear property which shall not exceed eight feet in height. No fence or hedge shall be allowed within twenty-five feet of the front property line of said lot; except a fence or hedge may be allowed to extend within twenty feet of the front line of the lot or lots that front on Ray Street.

STEVENS & HARTLEY

SOLE AGENTS

Branch Office, 30th St. and University Ave.

911 THIRD ST., SAN DIEGO, CAL.

PRICE LIST OF "HARTLEY'S NORTH PARK"

SEPTEMBER 26, 1912

BLOCK 1.		Lot	Price	BLOCK G.			
Lot	Price	8.....	1050	Lot	Price		
1 and 2.....	\$ 3500	9 and 10.....	3000	1 and 2.....	\$ 1800		
3.....	1250	11 and 12.....	1350	3 and 4 Sold	1300		
4.....	1250	13 and 14.....	1350	5 and 6.....	1250		
5.....	1250	15 and 16.....	1350	7 and 8.....	1200		
6.....	1250	17 and 18 Sold	1900	9 and 10.....	1150		
7.....	Sold	19 and 20.....	1800	11 and 12.....	1150		
8.....	Sold	21 and 22.....	1350	13 and 14.....	1150		
9.....	Sold	23 and 24.....	1350	25 and 26.....	1700		
11 and 12.....	1550	25 and 26.....	1350	27 and 28.....	1350		
13 and 14.....	1550	BLOCK 4.		29 and 30.....	1300		
15 and 16.....	1550			1 and 2.....	\$ 4000	31 and 32.....	1250
17 and 18.....	2000			3.....	1000	33 and 34.....	1200
19 and 20 Sold.	2100			4.....	1000	35 and 36.....	1200
21 and 22.....	1550			5.....	1000	37 and 38.....	1200
23 and 24.....	1550			6.....	1000	BLOCK 7.	
25 and 26.....	1550			7.....	1000	1 and 2.....	\$ 1900
BLOCK 2.				8.....	1000	3 and 4.....	1350
1 and 2 Sold..	\$ 3000			9 and 10.....	3000	5 and 6.....	1300
3.....	1100			11 and 12.....	1250	7 and 8.....	1300
4.....	1100	13 and 14 Sold.	1250	9 and 10.....	1300		
5.....	1100	15 and 16.....	1250	11 and 12.....	1300		
6.....	1100	17 and 18.....	1700	13 and 14.....	1300		
7.....	1100	19 and 20.....	1800	25 and 26.....	1900		
8.....	1100	21 and 22.....	1250	27 and 28.....	1450		
9 and 10.....	3500	23 and 24.....	1250	29 and 30.....	1400		
11 and 12.....	1400	25 and 26.....	1250	31 and 32 Sold.	1350		
13 and 14.....	1400	BLOCK 5.		33 and 34 Sold.	1350		
15 and 16.....	1400	1 and 2.....	\$ 1050	35 and 36.....	1350		
17 and 18.....	2000	3 and 4.....	1200	37 and 38.....	1350		
19 and 20.....	2000	5 and 6.....	1150	BLOCK 8.			
21 and 22.....	1450	7 and 8.....	1100	1 and 2.....	\$ 2000		
23 and 24.....	1450	9 and 10.....	1050	3 and 4.....	1500		
25 and 26.....	1450	11 and 12.....	1050	5 and 6.....	1450		
BLOCK 3.		13 and 14.....	1050	7 and 8.....	1400		
1 and 2.....	\$ 3000	25 and 26.....	1050	9 and 10.....	1400		
3.....	1050	27 and 28.....	1200	11 and 12 Sold.	1350		
4.....	1050	29 and 30.....	1150	13 and 14 Sold.	1350		
5.....	1050	31 and 32.....	1100	25 and 26.....	2000		
6.....	1050	33 and 34.....	1050	27 and 28.....	1550		
7.....	1050	35 and 36.....	1000	29 and 30.....	1500		
		37 and 38.....	1000	31 and 32.....	1500		
				33 and 34.....	1500		
				35 and 36.....	1500		
				37 and 38.....	1500		

TERMS OF SALE

25% down, 25% in 6 months, 25% in 12 months, and 25% in 18 months, with interest at 7% on deferred payments. Special inducements to builders. The above Price List subject to change without notice.

STEVENS & HARTLEY

SOLE AGENTS
911 THIRD STREET, SAN DIEGO



REALTY SALES
Stevens & Hartley report these realty sales for the week:
M. J. Hartley to L. C. White, lots 31 and 32, block 7, of Hartley's North Park. Mr. White will start building immediately.
M. J. Hartley to Edward A. McAlpine, lots 33 and 34, block 7 of Hartley's North Park, \$1250. Will build \$2500 residence.
T. B. Keeney to Edith E. Black, west 40 feet of lots 25 to 28, in block 204, University Heights; Ave room house, \$2800.
Roselia M. Hardman to Robt. Bell, lots 28 and 29 of block 107, Central Park addition; \$1000.
John C. Dement to Roy A. Moore, lots 9 and 10 of block 207, Thirtieth street just above University avenue. Mr. Moore will start building next week. \$850.

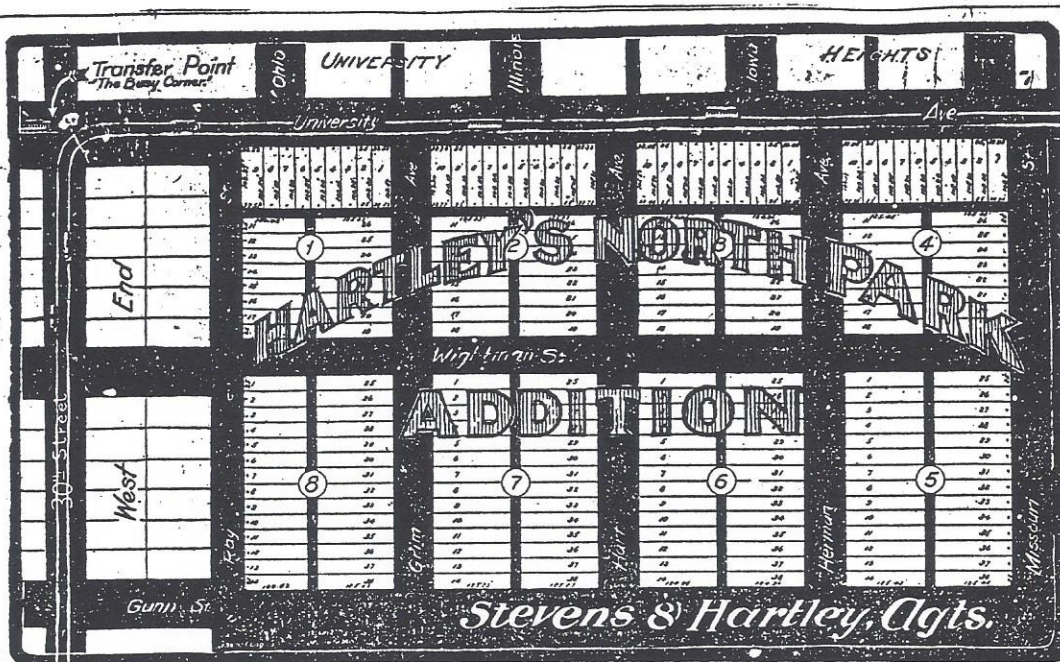
SOUTH PARK
We have one of the finest homes in South Park for sale; on a corner; 9 rooms, 3 toilets, two baths, furnace heat; price \$7500; \$2500 cash, bal. to suit. A bargain.
Stevens & Hartley
911 THIRD ST. mk

ALFALFA
75 acres of the best alfalfa and truck land in the county; on R. R. 1/4 mile from station; main boulevard to back country; Farrest property; 2 dairies adjoining; soil is river silt. Price, \$16,000; terms.
Stevens & Hartley
911 Third

5 ACRES
Alfalfa and truck land 1/4-mile from R. R. station at Santee, \$100 cash. Land is level; plenty of water. Price \$1500.
Stevens & Hartley
911 Third St.
Branch Office: Cor. 26th and Univ. av.

Non-Resident
Has cor. lot for \$500, not far from 26th and Univ. ave. \$2500; also same size lot one block from No. 8 car line in City Heights, for \$400. Both of these are under the market. It is up to you. See
Stevens & Hartley
911 Third, or
Branch office 26th and Univ. Ave. mk

FOR SALE—CITY PROPERTY
OWNER LEAVING
\$200 Cash—\$22 Monthly
Including interest, will buy modern 5-room bungalow, 100 feet this side of La Binda Park, on Logan Heights; cement work in; beautiful lawn; garden truck, etc. Owner will give possession as quick as we can sell. This is your opportunity to get a home close in, without paying a large monthly payment. If interested, see us at once.
Stevens & Hartley
911 Third, Both phones.



- OPENING SALE OF "HARTLEY'S NORTH PARK"

The most up-to-date restricted residence district in San Diego, located at 30th Street and University Ave., "The Busy Corner," where there are 7 stores and apartments now under construction. Church and School close by.

TWO CAR LINES (No. 1 and No. 2, same distance each way) will take you to our tract and branch office—Mr. Miller in charge.

Streets are now graded, and will be surfaced with decomposed granite. Sidewalks, curbs and ornamental corner posts now being put in. Building restrictions, \$2000, except lots facing University Avenue, which will be sold in 25-foot lots for business purposes.

Maps and price lists can be had at either office. Discount to immediate builders. Will be pleased to show property by appointment. Both phones.

STEVENS & HARTLEY

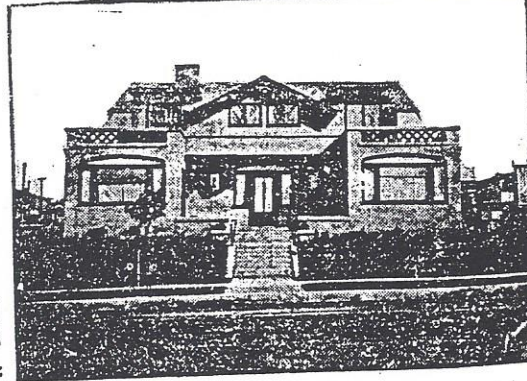
GENERAL AGENTS.

911 THIRD ST.—90 Feet South of Plaza.

P. S.—AGENTS AT BRANCH OFFICE ALL DAY SUNDAY.

*Left 29-12 Union = 14.40
" 23-12 - same
Est. 2-12 - same*

South Park Bargain



\$2500 cash, balance monthly, including interest, or \$4000 cash, balance straight mortgage, will buy this home in South Park, at northeast corner Dale and Cedar. Nine large rooms, four bedrooms, two bathrooms, three toilets, large sun parlor. Furnace heat. House faces south and has a good view. Two blocks to school, one block to No. 2 car line. Above picture does not do the place justice. Go out and look it over, afternoons only, or phone Main 848, Home 4124, and we will be pleased to come for you.

Price \$7800. The cheapest and one of the best looking places in the city, surrounded by high-class restricted homes.

Stevens & Hartley

Sole Agents. 911 Third Street

Branch Office Thirtieth and University Avenue, at "Hartley's North Park."

FOR SALE BY
STEVENS & HARTLEY
 911 3 RD. ST.
 RANCH OFFICE 30TH AND UNIVERSITY AVE.

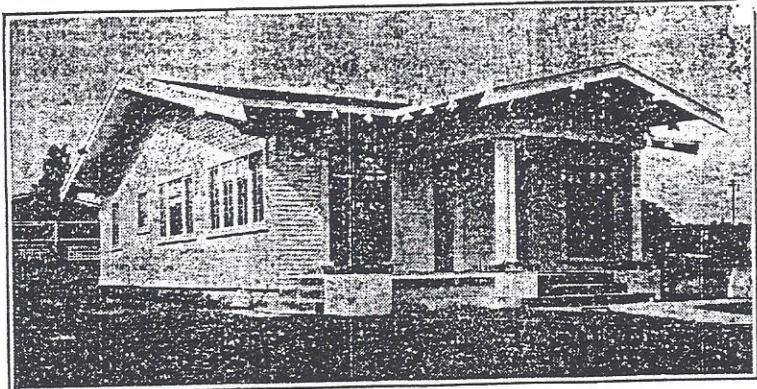
**\$100 CASH
 AND \$25 MONTHLY**

house, on lot 50x140, close to car line; house
 place, chicken yards, lawn, flowers, etc.; price

ALSO

farm house, on lot 50x125, in Park Villas; only
 \$25 monthly, including interest; lot is level;
 has been reduced to \$2500; can have furniture

several others we can show you on very small
 us show you these places; you will be under no



Only \$1000 Cash, Balance Like Rent, Price \$6300
 Owner refused \$7000 in December, his loss will be your gain.

This beautiful new house of five rooms, situated south of our office, 300 feet from car line in select neighborhood. The above picture does not do the place justice, it must be seen to be appreciated, the inside is far more attractive than the outside, with living room 13x26 feet, fireplace at north end of room, house faces east and owing to the unusual number of windows on the south and east there is always plenty of light and sunshine.

Dining room on south side has double folding French doors allowing both rooms to be made practically one.

The kitchen is a little out of the ordinary in point of convenience, having a longer woodstone drain board than usual, and a very unique arched breakfast nook extra large. The bedrooms have the south and west exposure.

Will sell Furnished for \$7000 only \$1500 cash

Very large davenport (overstuffed velour) extra large chair and rocker to match, mahogany davenport table, Victrola, William and Mary dining room set, etc. The wall papering and window drapes harmonize with the beautiful furniture and we know you will be pleased, especially as everything is new. Seeing is believing. Call

Hillcrest 4.

Thirtieth and University Avenue.

STEVENS & HARTLEY

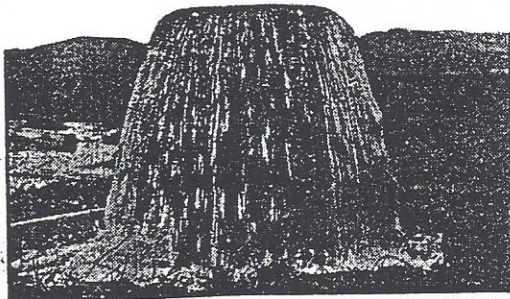
Pioneer Realty Firm Northeast of Park.

P. S.—To See This Place Sunday Call Hillcrest 2817-J or Hillcrest 3562-W.

FOR SALE—
CITY PROPERTY

FOR SALE—
CITY PROPERTY

ALL AGENTS



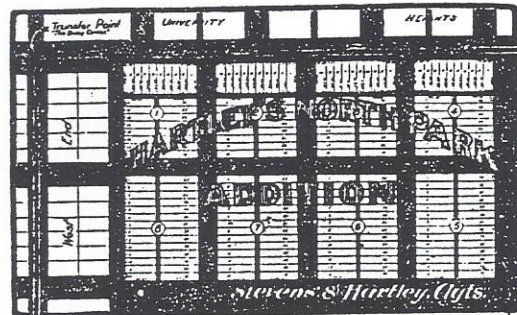
**Pumping Plant, Throwing at the Rate of 2,500,000
 Gallons Each 24 Hours, on the Williamson
 Dairy Farm at Santee.**

LISTEN!—We have for sale 78 acres, ¼ mile east of this place, between Santee and Lakeside, and adjoining R. R. and river, than we can sell for \$205 per acre. Good terms. Will sell 20 or 40 acres. Soil is river silt, and is being farmed this year for the first time, apropos to water question. The adjoining dairy farm to us can throw, even a larger stream of water than the picture shows. Nuf sed, Will trade for city property. See

Stevens & Hartley

OWNERS—211 THIRD.

P. S.—We have 6 acres of alfalfa land adjoining townsite of Santee, for \$1250. Only \$100 cash, balance to suit you. Land is level.



**Mr. Builder and
 Homeseeker**

Six new houses under construction and three more to start soon is a record for this highly restricted tract adjoining the Transfer Point at 30th and University Avenue; street paved all the way. Fifteen rigid restrictions to protect you. All lots 50x125 to alley. \$2000 building restriction. Lots \$1000 up. Business lots facing car line, \$1000.

Come out Sunday and see what is going on.

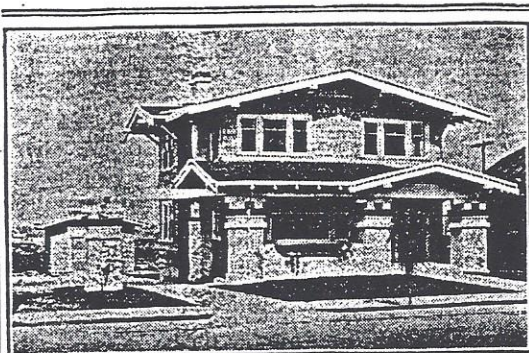
Stevens & Hartley

SOLE AGENTS.

30TH AND UNIVERSITY AVE.

Hillcrest 1110.

Home 9550.



3614 28th Street

For Sale by Non-Resident

We have been authorized to sell this beautiful home situated in the best residence section of the city on paved street, about seven minutes' ride from the plaza, commanding an unobstructed marine and mountain view. House of nine rooms, four large airy bedrooms, bath room 8x12 with the very latest plumbing fixtures, shower bath. Space will not permit going into details of the artistic interior. It must be seen to be appreciated and will satisfy the most exacting.

Price \$6000; or \$7500 furnished. Better than the average high class home, expensive large rugs in all rooms. Two of the large bed rooms contain twin beds of the latest type. The sleeping porch is ideal.

Satisfactory terms can be arranged. Place will rent readily for \$75.

STEVENS & HARTLEY

30th and University Ave.—Exclusive Agents
Call Home phone 2500-2551, 2554 and we will call for you.

REAL ESTATE SALES ARE REPORTED ACTIVE

Stevens & Hartley of Thirtieth and University avenue report a continued activity in real estate sales. Their March sales to date are given as follows:

Carl Erdice to George Peterson, five-room house at 4035 Utah, purchased for a home; price \$2500, including furniture. For E. Lohy to M. P. Cushman, five-room house on Thirty-second street near Dwight; price \$1450. Mr. Albert Peterson, a recent arrival in the city, purchased a beautiful eight-room home on Twenty-eighth street, north of the park, paying \$6000 cash. Mr. Peterson has already taken possession. For Mrs. Eastman to Willard Coburn, a large, attractive eight-room house at the southeast corner of Thirtieth and B streets. The new owner will take possession next month. For W. G. Lyman to James Shelley, six-room house, corner Seaman place and Arch street, bought for a home; consideration \$1450. J. C. Hartley to Mr. Evans, lots 39 and 40, block 211, University Heights, with small house; price \$500. Mr. Merit purchased from Mead-Haskell a \$4000 new home on Oregon street, the latter part of February, and has taken possession.

The firm reports quite a building activity northeast of the park, there having been more than 20 new houses started since the first of the year and from general reports, others will start building soon.

FOR SALE—CITY PROPERTY

2/14/19
FORKCLOSURE
BEFORE FRIDAY

Do you want to make \$1000? We have a 2-room strictly modern house on paved street in highly restricted tract that will go for

\$2300
\$1900 must be cash. It is like stealing in a way, but perfectly legitimate. Friday is the last day to act on this property.

Call Hillcrest 4 or Home 5134, residence phone 2337.

STEVENS & HARTLEY,
30th St. and Univ. Ave.

REALTY FIRM REPORTS BUSINESS OUTLOOK GOOD

4/7/19
Stevens & Hartley, Thirtieth and University avenue, report sales made during the last two weeks, and the outlook better than at any time since 1911. The firm closed four deals the first two days of May and are now receiving more inquiries from their advertising than at any time during their 15 years in the realty business.

Sales closed: Henry Stewart to Mrs. Powell, five-room house on Thirty-second, close to University avenue; price \$2250. R. C. Gorce purchased the large home from Mr. Jensen on Oregon street for \$8150, and will take possession soon. E. T. Bryans sold vacant corner on Twenty-eighth and Myrtle streets to Mr. Hartman, who will build a large house this fall. Mr. Gorce and Mr. Hartman are business men from Calexico. Benson Lumber company to Nellie S. Crane, six-room house corner Myrtle and Grim streets; consideration \$3000. For Mrs. Sheldon to J. C. Meyers, five-room house, 4035 Kanana street, price \$2300. For W. E. Maguire to J. C. Finley, six-room house at 4020 Kansas street; price \$2100. I. C. White to A. E. Dench, a five-room house on Arizona street close to University avenue; price \$1500. For G. O. Webb to I. R. Clayton, five-room house on Myrtle, between Thirtieth and Ray streets; consideration \$2150. For Anna S. Brown to H. Riley, five-room house on Conklin street, East San Diego; price \$1150. M. C. Green to Mrs. May Garrett, five-room house, corner Polk and Florida streets; new owner will make improvements right away. For Miss Mould to L. E. Busch, lot 3, block 24, of West End; Mr. Busch intends building later on. For J. M. Haskell to J. W. Emert, five-room house on Thirtieth, near Adams avenue; price \$300.

READ THIS

\$200 cash and a total payment of \$30 per month will buy the most up-to-date modern bungalow in the city. The house is new, 2 large rooms and sleeping porch, dining-room finished in green, bathroom and kitchen ideal, built-in bathtub. Main rooms have indirect lighting system. One block to central bus and very good view of surrounding country. Lot is 60x125 to alley. This place must be seen to be appreciated; it will not last long. Price \$1000. Call Hillcrest 4, Home 5520-5287, we will come and see you.

STEVENS & HARTLEY,
30th and Univ. Ave.
P. S.—\$50 cash and \$10 per month will get you a \$600 place not far from our office; has 2-room house; 1/2 block to car.—Nuf Sed.

REALTY CONCERN OPENS NEW OFFICE

12/8/18
Market Shows Signs of Improvement, According to Member of Firm.

San Diego's realty market has reached that state that now is considered an opportune time to get and purchase realty, as values, it is believed, will advance in a short time. Realizing that the proper time has arrived for realty investment Stevens & Hartley have opened a real estate office at Thirtieth street and University avenue, and, according to their statement, have more prospects than they can handle.

"It may appear strange that a realty firm would make a statement that it is rushed, but such is the case," said Stevens. "This office may appear quite a bit out of the way, but do not lose sight of the fact that many people live in this section, and with careful application to business we will have some of the best listings in the county."

Recent sales made by Stevens & Hartley are:

J. M. Patterson to Mrs. B. Atkins, six-room bungalow, 3620 Twenty-eighth street, now occupying same for a home. Price \$4700 cash.

Jessie Rumbell to C. J. Herriek, five-room bungalow, 4067 Utah street; bought for a home. Price \$3150 cash.

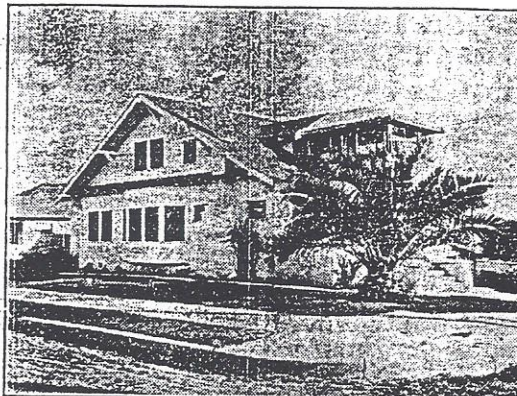
Lots 13 and 14, block 163, University Heights, Mr. Williams to Mr. Jordan; bought for speculation.

RECENT REALTY SALES REPORTED BY DEALERS

Stevens & Hartley of Thirtieth street and University avenue report a brisk activity in the realty market in that section of the city, the demand being for moderate priced homes and some inquiry for vacant. The firm this month has acquired the services of E. R. Spade, formerly engaged in the mortgage and loan business of this city and is now prepared to handle the increased demand for property northeast of the park. The firm's sales for January are as follows: Five-room bungalow northwest corner Richmond and Essex streets, University heights, for Mrs. Springer to Mrs. Mabel Eldridge, who is buying the place for a home; consideration \$3000. For Jno. B. Adell to H. W. Styring, lots 47 and 48, block 65, Park Villas, being northwest corner Twenty-ninth and Dwight; Mr. Styring intends building a beautiful home in the near future, the purchase price being \$1700. For Mary J. Hartley to E. O. Marks, lot 10, block 23, West End; has modern five-room house; the new owner has taken possession; price \$2400. For Mary J. Hartley to B. H. Anderson, lots 31 and 48, block 6, North Park, located on Herman street; consideration about \$2800. For Edna E. Carpenter to Mr. Waterbury, lots 3 and 4, block 166, University heights; has six-room house; consideration \$2200. For Mary J. Hartley, lots 3 and 4, block 129, University heights; has five-room California house; price \$700. For Mr. Green to C. J. Boone, five-room California house, corner Polk and Florida; consideration \$1100.

\$275—A GENUINE bargain for cash; new 2-room and screen porch, plastered, built-in features; best marine view in city; cement walks, steps and retaining wall; bearing fruit trees; excellent soil. C. T. Hiron, 3542 Paul, East San Diego. Hillcrest 570.

\$160 CASH, balance \$10 month, buys neat 2-room furnished bungalow, fine soil and garden all in, chicken coop and other buildings, price \$400. Apply owner, 237 Highland ave.



FOR QUICK SALE \$4500, TERMS

OWNER LEAVING THE CITY

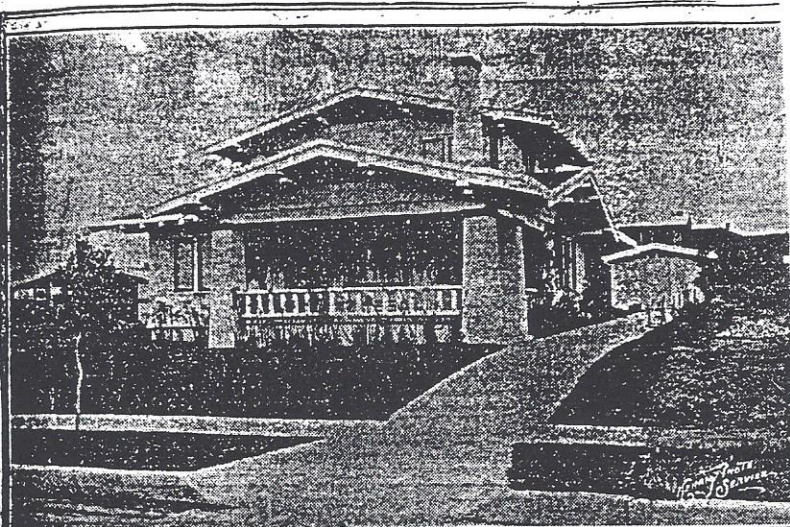
Charming beautiful, artistic, 8-room house, situated on corner lot that cost \$2000, has an unobstructed marine and mountain view. There are four bedrooms with two dressing rooms, also large sleeping porch. One of the living rooms could be used for a den or music room, as it is separated from the living room by large folding doors. It contains built-in writing desk and large French plate mirror. The breakfast room has an Anderson wall bed, making five bedrooms if desired, with two bathrooms. The electrical fixtures are costly as well as ornamental. All windows have full sized screens, with double brass curtain rods. The shades are of best quality. One of the large closets is 5x3 feet.

BUILT FOR A HOME
This place was built for a home by a wealthy man, and the total expenses were close to \$9000. It is near a good school and in an exceptionally fine neighborhood and has been rented furnished for \$40 per month. Can give immediate possession.

We will take pleasure in showing you this bargain which must be seen to be appreciated as this picture does not do it justice.

STEVENS & HARTLEY

30th and University Ave. Exclusive Agents
Call Hillcrest Four (4) Home 9550 or Res. 2587
P. S.—Can be seen Sunday



FOR SALE ONLY \$5800 TERMS Will Sell Furniture at Great Sacrifice

This beautiful Swiss Chalet home situated in the very best residence section of the city, in exclusive neighborhood, only seven minutes' ride from the city, has an unobstructed marine and mountain view. The grounds are highly improved with flowers, fruit and vines; lawn in back yard. Arrangements of home ideal.

Lower floor—Living room 14x18; large fireplace with tile mantel; built-in book cases, etc. Dining room with south exposure contains large buffet, and has separate entrance to spacious veranda. Both dining room and living room are finished in quarter sawed oak. The kitchen is complete in every respect, having all built-in features, including instantaneous Ruud water heater. The two bedrooms have large closets. Bathroom has woodstone floor and shower. Upstairs there is an extra large bedroom 12x18, with balcony, also sun room 9x18, with lavatory. All floors are oak.

The house and garage have had five coats of paint. The interior throughout is unusually beautiful on account of walls being hand-decorated by a professional artist, and the furnishings (also decorated) and draperies chosen in harmony to complete the color scheme.

This home must be seen to be appreciated. San Diego is growing; property values will never be cheaper, so if you are contemplating getting a home in the near future, let us show you this one—you will not be disappointed.

STEVENS & HARTLEY

Thirtieth and University Avenue
Can show this property Sunday. Call Hillcrest 2817-M.

Call Hillcrest FOUR—Home 9550
Call Hillcrest 2817-M.

REALTY IS ACTIVE, CONTEND DEALERS

Stevens & Hartley Report
Many Sales Have Been
Made in City Property.

Stevens & Hartley of Thirtieth street and University avenue report conditions in real estate as being active, even some of the old-time residents seem to feel that it is time to buy, as they believe property values will never again be as cheap as they are today. The firm reports some of its recent sales as follows: Carl Erdica to George Peterson, five-room house on Kansas street for \$2400; Mrs. Requa to Dr. E. A. Hensel, a large seven-room house at the corner of Twenty-ninth and Myrtle streets, consideration \$500; C. W. Coburn, W. L. Prince, five-room house corner New Jersey and Mead streets, price \$2100; R. E. Frey purchased a home at Thirty-first and Myrtle streets for \$2000, and is now fixing up the place; Sarah Klatt to J. S. Tilton, lots 4 and 46, block 154, University Heights, has three-room house, purchase price \$300; L. L. Hahn to R. E. Hurlburt, lot 2, block 12, West End, owner intends building in the near future; Mrs. Bosch to Mr. Dodd, lots 4 and 48, block 201, University Heights, price \$500, Mr. Dodd intends building soon; Frank Batterson to Mr. Riley and son, lots 9, 10, 11 and 12, in block 34, West End addition. Mr. Riley and son are contractors and intend to do considerable building in the future, and will start building on their West End lots this week. For Emma Swabey to Irma Thomas a small house at 4454 Ohio. The new owner will take possession next week.

HOME BUYING REPORTED ACTIVE BY REALTY FIRM

Stevens & Hartley report activity in selling homes, having made 10 sales in the last 12 days. They have sold for Mrs. Green to Mr. Neil a furnished home at 3530 Twenty-ninth street. Mr. Neil has taken possession; sold for L. A. Stanley to Bertha Kiessig a five-room house on half-acre lot at the corner El Cajon and boundary. For W. L. Tibbals to T. E. Zink, a five-room house at 3211 Thirty-first street, together with four lots. Mr. Zink is now improving the place, intending to go into the poultry business; for Mrs. Wilbur, a six-room two-story house at 3227 Thirtieth street, to Mr. Davis. Mrs. L. J. Herman sold to F. D. Taylor two houses on one lot at 3938 Arizona street. Mrs. Herman lives in Oakland. Carolina Erikson, a new-comer, purchased the home of Robert Hoelcher, being furnished, at 3623 Louisiana street, bought for a home. Annie Archer sold to Mark Kansas street and Meade avenue, for a home. Sold for Harriet A. Lewis to Millard A. Howell, three houses on lot at corner of University avenue and Wash street, purchaser intends making improvements. J. E. Grant has sold his home at Madison and Mission avenue, to Winifred Cnscher, bought for investment. W. T. Wisvevell of El Centro, has sold four-room house at 3379 Louisiana street to Clara Fisher. O. E. Holme has purchased the home of Inez Fosdick with four lots located on Arizona street, between Meade and Monroe. Mr. L. Jernberg sold to E. O. Smith a five-room house on Works place, near Adams avenue, bought for a home.

San Diego, Cal., Monday, Feb. 2,

FOR SALE—City Property

READ THIS!!!

FURNISHED HOUSE

\$2000

Only \$200 Cash
Balance to Suit.

Owner going to Imperial valley Tuesday and this place is going to be sold Sunday or Monday. If you want a good buy be sure and see this property.

No. 2754 Boundary or 2755 33rd.

Facing two streets

House contains 4 rooms, plastered, two beds, good plumbing in bath room, heater; lot is fenced, berries, some fruit trees, good lawn and flowers; soil has been fertilized.

If you want to see this place take No. 7 car, get off at Boundary, and go one block south, or call Hillcrest 2817-M, and we will call for you.

STEVENS & HARTLEY

30th & Univ. Ave. Hillcrest 4.

U. S.—The furniture and rugs are good.

CITY PROPERTY FOR SALE

BUILDING LOT

50x125

In highly restricted tract close to two car lines. \$700 terms

\$300

For east front lots on

Paved street, paving paid.

These lots have just been placed on the market. They are level. Lots of building now going on.

STEVENS & HARTLEY
30th and Univ. ave. Hillcrest 4.

\$100 Cash

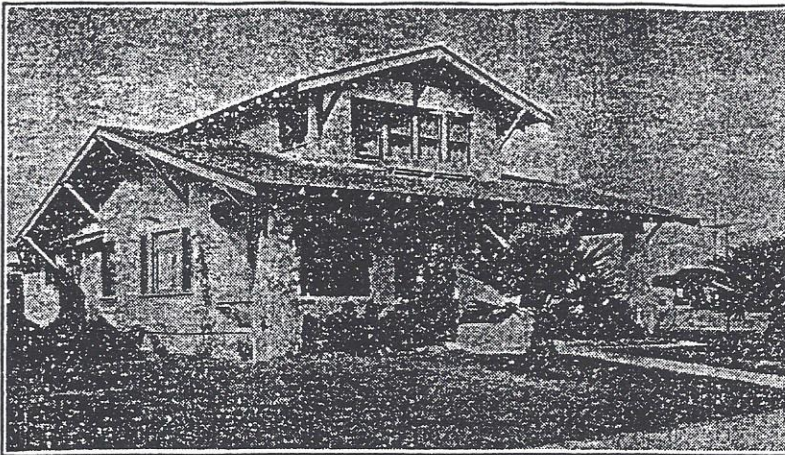
and \$10 monthly, including interest, buys 3-room Calif. house and barn; level lot, flowers, lawn, alfalfa, etc.

\$150 CASH

and \$20 monthly, buys a 1925 4-room Cal house on 18x140-foot lot, 1/2 block to car line. Gas, electricity, septic tank; plenty of garden, flowers, etc. This place might suit you.



311 Third St.
Branch Office Cor. 30th and Univ. ave.
mk



3784 31st Street

Open for Inspection Sunday

The above picture does not do this place justice. Drive out and see it or phone us and we will call for you.

We have been authorized to sell this beautiful home, on paved street, facing east, just 400 feet south of University avenue, No. 7 car line, located in "Hartley's North Park,"—the tract that will protect you with 16 rigid restrictions. It is also very close to the business corner of Thirtieth and University avenue, where there are churches and school.

The house contains seven large rooms—two bedrooms downstairs and one large one upstairs, 14x18 feet; all have large closets. The living room, 16x22 feet, has the south and east exposure, with extra large windows. The den, separated from living room with large sliding doors, has very nice fireplace and built-in effects, writing desk, etc.

The dining room, 16x16 feet, is on the south side, and has large windows. The kitchen is above the average, with all the built-in conveniences. The bathroom is exceptionally nice; woodstone floor, half sunken built-in bath tub, shower; the plumbing is extra good. All lots in this subdivision are 50x125 feet to alley.

— TEN NEW HOUSES —

For your enlightenment, will say that Mr. Schreiber has contracted to build 10 houses on Thirty-first street, within one block of this home, 4 of them being under construction, and the rest of North Park will be built up accordingly.

Price of Place, \$5,800

TERMS

STEVENS & HARTLEY

Sole Agents

Thirtieth and University Avenue. Hillcrest 4

Call Hillcrest 2817-M if you wish to see this place today. We will call for you.

CITY PROPERTY FOR SALE

(Continued)

\$50 CASH

Balance \$15 monthly, will buy a 60x140-foot lot, 1/2 block to No. 7 carline; has two-room house. Price only \$500. Why pay rent?

\$50 CASH

\$25 monthly, will buy 5-room modern house, lot 50x125, good soil; south of our office. Price \$2300.

OWNER LEAVING
And has authorized us to sell his home for \$1500—\$500 cash, \$20 monthly. The house is on the back of the lot and is covered with vines and roses, has 4 rooms and bath. This place is a bargain and must be seen. It is located in an exceptionally good neighborhood.
Call Hillcrest 4; Home 9550; Res. 2887.
STEVENS & HARTLEY,
30th and Univ. Ave.

FOUR LEVEL LOTS \$100

On Corner, Two Blocks to Car.

You Pay Street Assessments.

Stevens & Hartley, 30th and Univ. Ave.

Hillcrest 4. Home 9550.

CHICKEN RANCH

IN THE CITY

1/2 block to good car service, 100x140 lot, exceptionally fine soil; lots of fruit trees and berries (sold \$50 from the berries last year); 5-room modern house, 100 thoroughbred year-old hens go with place, & incubator; sold \$700 worth of one-day chicks last season. Price is \$2300. Owner is leaving the city; it will be a pleasure for us to show you this bargain. Call Hillcrest Four (4), Home 2850. Stevens & Hartley, 30th and University ave.

Sold 3/8/19 OUT-OF-TOWN MAN

says "Sell my six-room house, on corner lot, near Normal school, for \$1400, on any kind of payment down you can get."

Do you wish to take advantage of this opportunity to get a modern 6-room house, with garage, on your own terms, or trade in your used car? If so, call Hillcrest 4 or Home 9550. Stevens & Hartley, 30th and University ave., exclusive agents.

\$4250 Sold

Furnished House

One and a half blocks to car
Owner Leaving City
Immediate Possession

5 rooms, with large sleeping porch and breakfast room, fully furnished rugs in all rooms except kitchen, which has new linoleum. The furniture is extra good, leather and wicker chair, living and dining room, also very fine Victrola and records; three bed and bedding; all cooking utensils and dishes; hot-water heater, double wash tub.

Lot 50x140.

Extra good garage. Fruit trees, chicken runs, an abundance of flowers and shrubbery.

Owner Refused

\$4500

last summer and has since spent \$400 on place. "Not Sold."

Stevens & Hartley
10th and Univ. Ave. Hillcrest 4

Furnished House

6 rooms; \$200 cash, bal. like rent. On car line, facing La Binda Park. Stevens & Hartley, 911 3rd.—Advertisement.

MANY SALES ARE REPORTED

Stevens & Hartley report the following sales in "Hartley's North Park":
Lots 3 and 4, block 5, and lots 37 and 38, block 6, to Stelzer & Kutzner. Consideration \$2400.

Lots 9, 10, 11 and 12, block 6, to George R. Horton. Consideration \$2300.

Lots 5 and 6, block 7, to Mary Read. Consideration \$1300.

Buildings will be started on all these properties within the next ten days.

The firm also reports the following sales in other sections of the city:

A five-room house on lot 6, block 155, University Heights, to Mrs. Gabriella Marchant. Consideration \$2,000.

A five-room house on a portion of lots 9 and 10, block 19, of West End, for John C. Cordrey to W. H. McGinty, for \$3,000.

A five-room house, in lots 13 and 14, block 29, Park Villas, for the Carter Construction company, to Edith Davis. Consideration \$2250.

The South 50 feet of lots 1, 2 and 3, block 59, of H. M. Higgin's addition, for Ella M. Crippen, to J. W. Bowdie, for \$1600.

REALTY DEALERS SELL MANY HOMES

Several good real estate sales were reported by Stevens & Hartley, of Thirtieth and University avenue, during the last week. Through this firm, Elizabeth Warfield sold to Mrs. Rees a five-room house at 1475 Utah street. Mr. Rees has moved in and will make improvements.

W. Stewart sold to Roys S. Dyke a five-room residence at 4070 Utah street. Mrs. Freiden, purchased a five-room house at 3777 Grim street for the Benson Lumber company also Benson Lumber company a five-room house at 3543 30th street to Mrs. Mattie Green. Mr. Carlstrom purchased from the Benson Lumber company a five-room house at 3530 Thirty-first street as well as a large five-room house on Grim street just south of University avenue.

Mrs. Mattie Green sold her home on Florida street to J. F. Drake. Dan Jones sold to L. S. Gerlough his home at 3775 Louisiana street. J. Reid purchased from May R. Cass a large six-room house on Ohio street as a business proposition. Charles I. Lott purchased the home of Mrs. Winters on Thirty-second street. Mary J. Hartley sold through the Tabbot Realty company

SELL MANY LOTS

Stevens & Hartley have just sold, through the agency of Lamar Bros., lots 4 and 5 in block 1, Hartley North Park, consideration being \$2500. These lots face on University avenue, a block and a half east of "The Busy Corner" of University avenue and Thirtieth street. The purchaser is a local investor and the property will be used for business purposes. The firm has also made the following sales in West End: Lots 1 and 2, block 3, for H. H. Johnson, to C. Kundert, for \$2100; and lot 10 in block 25, for Asa Jones to E. H. Brown for \$600.

a large seven-room house of Irving street to Miss Theresa Wells. Lillian H. Bliss purchased from Mrs. J. H. Hartley a large seven-room house at 3778 Grim street. Eugene Horbert sold to Henry Babbs a six-room house at 3721 Thirty-second street. The purchaser will move in next week and will make improvements. Augustus Zange sold to Mr. Rambo a five-room house at 3785 Hermin street. Mr. Rambo will ship his furniture here from the northern city and will take possession as soon as it arrives. Marvin A. Mumford sold a small house on Ferris street, East San Diego to Richard Henry. Mr. Hartley sold to Hazel Woodruff a six-room house at 3153 Thirty-first street while the purchaser held her seven-room house at the corner of Georgia and Cyprus streets to G. D. B. Carter.

REAL ESTATE FIRM GIVES LIST OF SALES

Stevens & Hartley, of Thirtieth and University avenue, report these recent sales:
Sold for Frank V. Garvin, of Long Beach, his six-room residence at 4014 Kansas street, to Ellen R. Hood; sold for John D. Roberts to R. B. Varley, the southwest-corner of Landis and Ray streets, being 490x100, with four-room house; sold for H. B. Hauk to F. P. Green, a five-room residence at 4030 Scott street, East San Diego, with furniture; sold for Anita Hathway to John Griffin, a five-room furnished house with grounds at 429 Orangewood street; sold for H. D. Grable to Ove Johnson, a large five-room residence at 4068 Iowa; A. A. Knowles sold to J. H. Holt a seven-room house at 3784 Thirty-first street; sold for the Filheret Co., a five-room house on Arizona street to Robert Merton; sold for Robert Bottruff, a four-room house at 4135 Menlo street, East San Diego; Margaret Zearing sold to Viola Mingus a four-room house with 10 lots on Mission street, East San Diego; sold for Mary J. Hartley to Captain Knowles, a 60x125 foot lot at Thirty-first and Wightman; Robert W. Reid sold to Joseph Behner, a five-room modern bungalow at 4131 Ohio street, with furniture; sold for Mrs. Demoret to Lieutenant Sieck, of North Island, a six-room house at 3776 Kansas street. Mr. Sieck has painters going over the house inside and out before moving in.

MANY REALTY SALES REPORTED BY COMPANY

Stevens & Hartley, realty dealers, report the following recent sales:
For Edith Miller to Ruth M. E. Hickett, a four-room modern house at 3754 Pueblo street, purchased for a winter home.
William H. Hamby sold to Ira E. Waterbury a five-room modern cottage at 3941 Mission avenue.
G. W. Brown sold his six-room house at 4027 Idaho street to George E. Sotham; the new owner has taken possession.
Mr. Morrison has sold his six-room house at 4807 Utah street to Kate A. Carnahan. It was purchased for a home.
Mr. Campbell sold to C. L. Keller his four-room modern cottage at the corner of Adams avenue and Idaho street. Mr. Keller has moved in and will make improvements.
Lester Carr has sold to Marshall Widner a five-room cottage at 2522 Ray street, in the West End district.
D. R. Coleman sold to C. M. Raybourn a six-room house at 4674 Arizona street.
Hilcrest company sold to Mr. Crouch a six-room modern bungalow, 3704 Arizona street, purchased for a home.
Hilcrest company also sold to Mr. Ellis a four-room modern cottage at 3753 Arizona street. Mr. Ellis arrived in the city last week.
Mary J. Hartley sold to Mr. Bloom a seven-room house at 3738 Thirty-first street, in Hartley's North Park.
Mary J. Hartley also sold to Mr. Carlstrom a six-room modern residence at 3611 Herman street.
The firm report many inquiries for homes and expect a very lively summer in the real estate line.

TRANSFER OF RESIDENCE PROPERTY REPORTED

Stevens & Hartley of Thirtieth and University avenue, report realty sales made this month as follows:
For G. T. Speer of Calixto to C. A. Small, a large two-story house at 3537 Oregon street. This property was purchased for a home.
Sold for H. H. Gill to E. J. Dele-

field, a large six-room house and furniture at Adams avenue and Utah street.
Sold for L. J. Patrick to F. W. Ely, a five-room furnished house on Kansas street, near Adams.
Sold for Mammie K. Powell to David Douglas, a six-room house at 3336 Pacific avenue, East San Diego.
C. E. Grenfell sold to A. C. Clark, a five-room house at 3135 Ray street. The new owner is making improvements.
Sold for J. C. Turner to Mina A. Healy and Agatha H. Gibson, a five-room house at 3588 University ave-

nue, East San Diego.
Charles F. Cline has sold to C. E. Grenfell his six-room house on Utah street, one-half block north of University avenue. New owner will take possession soon and make improvements.
Sold for A. H. Busch of Los Angeles, to C. G. Pfakenhaur, a six-room house on Idaho street near University avenue. New owner intends making improvements.
Augustus Fruty has sold to J. W. Carlstrom, lot 1 in block 15 of West End, with a store building on the property. Mr. Carlstrom intends

making improvements.
Sold to Mr. McCune, through the Ayers company, a half-acre lot with five-room house, north of El Cajon avenue, East San Diego.
Mary J. Hartley sold to Mr. Randal, a new seven-room house in North Park, on Thirty-first street. The house is finished in old ivory and white enamel.
The firm reports a brisk demand for homes, about one-half being new comers.
Hartney & Barney Insurance and Bonds, Scripps Bldg.

25 SALES IN MONTH, REALTY FIRM'S RECORD

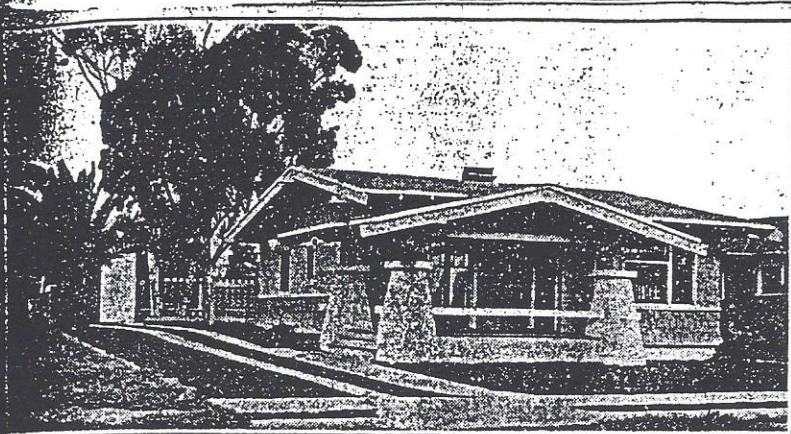
Stevens & Hartley of Thirtieth street and University avenue, report recent sales:
M. H. Arnold sold to G. J. Vourette a large eight-room house at 3770 Center street, the new owner has taken possession.
Mary J. Hartley sold to D. W. Hill a new seven-room house at the southwest corner of Wightman and Thirty-first streets; Mrs. Hartley sold to F. W. Gordon the northeast corner of Wightman and Thirty-first street with a large seven-room house; Mrs. Ellen Ewins purchased from Mrs. Hartley the northeast corner of Wightman and Herman streets, and is building a seven-room house; Clarence Grenfell sold to S. E. Brink a six-room house at 3960 Utah street, and Mr. Grenfell has purchased the home of Charles Burns at 3221 Thirty-second street; W. A. Strong sold to Mattie E. Green a five-room house at 3550 K street.
C. H. Stokes sold to E. H. Humes a five-room house on Utah between Polk and Lincoln streets.
Ella S. Hartley sold to J. D. Goss 11 lots at the corner of Herman and Dwight streets, also seven lots across the street to J. H. Bjornstedt; both parties intend building on these lots.
Susan Pollock sold to C. M. Williams a lot on Kansas street just north of University avenue; the new owner has a building partly completed and already has sold it. Paul Bendix sold to Charles Sweet a large 11-room house south of University avenue, on Boundary; Mr. Sweet also purchased from Bert McCafferty a residence at 3212 Granada street.
The firm report having made 25 sales during the month of September.

REALTY FIRM REPORTS MARCH TRANSACTIONS

Stevens & Hartley, at Thirtieth street and University avenue, report the following sales made during March:
H. J. Outcalt to H. R. Lewis, large seven-room house at 3562 Clark street; A. J. Dula sold to O. O. Clark his eight-room house at 4902 Edgewood road, Kennington Park; J. L. O'Hara sold to Henrietta Nugent a six-room house at 4330 Idaho street; W. L. Deltrick sold to Mr. Krames a six-room residence at 1329 Thirtieth street, South Park addition; Mrs. Bryant sold to Mrs. Jennings a four-room house at 2027 Union street; Dr. Cary sold to Miss L. M. Riegler a five-room house, fully furnished, at 2738 Mission street; Theron McDaniel sold to Sallie E. Wright lots 1 and 2, block 27 West End addition; W. J. Schraha sold to Mrs. S. A. Marin a six-room stucco house at 3506 Sierra street, which has been considered one of the show houses of East San Diego and was sold fully furnished; Mr. Goettle sold to J. S. Turner a six-room house at 3730 Arnold; Strahlmann-Mayer sold to Rischel lots 25 and 26, block C of North Park, at Thirty-first street; Ruby Slatter sold to Clara Gilman lot 4, block 21, West End addition; Mrs. Gilman has started building; Mr. Krames sold to W. L. Deltrick lots five and six, block 5, Hartley's addition, North Park.

LIVELY BUILDING BOOM PREDICTED FOR WINTER

Stevens & Hartley, Thirtieth street and University avenue, report many sales made the first two weeks of September. This, from the present inquiry for property, especially vacant, indicates lively a building boom this winter, the firm says. Recent sales include:
F. L. Edwards sold to Michael Eif, a furnished bungalow at 3530 Thirty-first street. Mr. Eif will move in tomorrow.
Elizabeth Reichel sold to Emma F. Samsa, five-room furnished residence at 3939 Arizona.
Ethel R. Fisher sold to Elizabeth Reichel, a five-room house, completely furnished, at 3772 Granada.
Emma Budler sold to O. G. Dobbs a six-room, two-story house at 3936 Hamilton street.
Mrs. Anna Hardy sold to Louis Todem, two houses on a lot at 4020 Florida street; the five-room house was completely furnished.
Edith E. Black sold to Fannie S. Northcott, lots 33 and 34, block 164, University Heights, on Ohio street.
Mrs. Greene sold to Anna Anderson Bates, lots 9 and 10, block 164, University Heights, on Thirtieth street.
Strahlmann-Mayer sold to Lloyd C. Harding, lots 4 and 5, in block E, North Park addition.
Strahlmann-Mayer sold to Walter Huggins, lots 20 and 21, block F, North Park addition.
Mrs. Cramer sold to James O'Donnell, lots 27 and 28, block 106, University Heights, on El Cajon avenue.
All the vacant lots are to be built upon as soon as title passes.



\$5500 Furnished

A beautiful 5-room modern house, all hardwood floors, on lot 50x125, (good soil), facing south of our office at University avenue and 30th street, in the heart of the fastest growing section in San Diego.

The two front rooms have silver gray finish, and wicker furniture, with drapes to harmonizing a very pleasing effect. All other rooms finished in white. Bedroom furniture old ivory.

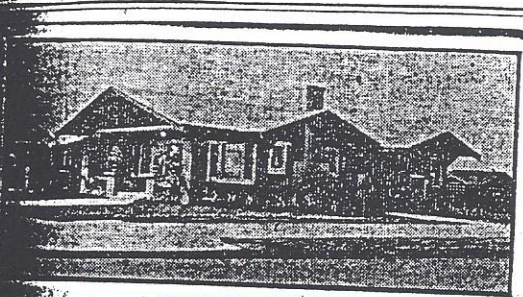
Owner paid over \$1000 for furniture less than one year ago. This place must be seen to be appreciated. Can be shown Sunday. Call Hillcrest 2817-J. Will be pleased to talk to you about it.

STEVENS & HARTLEY

30th and University Ave. Hillcrest 4

Will sell unfurnished for \$5000

9/28/21



3794 30TH STREET

Listen! Want to Make \$2,000?

You can do some trading and buy this beautiful 6-room bungalow with 3 bedrooms, facing east, on corner lot, only south of 30th and University avenue, "the transfer point" both streets now being prepared for paving. From the above house is situated to the transfer point lots valued from \$3200 to \$9000. The price we are offering this lot is \$4500; will consider some trade; \$2000 mortgage assumed. Buy it and live there until business demands the house off. Your profits are assured. In 1911 we had a branch office at "the busy corner," the building there. Go out and see the business houses there and speculate as to what can and will happen during the next 10 years. Place will be open for inspection Sunday and

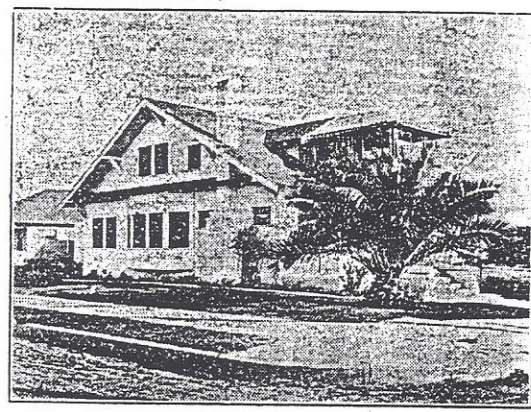
Stevens & Hartley

30th and Univ. Ave.
— SOLE AGENTS —

Following are the scores for event:

	10 Shots	10 Shots R. F.	10 Shots R. F.	Total
George S. Hall..	92	99	97	288
Carl Schroder..	97	90	95	282
H. Ernest Hill..	93	92	86	271
Rex Drew.....	86	75	84	245
J. Kene Wilson..	73	75	91	242
Dr. W.W. Taylor	96	93	63	242
Elmer Buerkle..	76	74	78	228
Walter Bellon..	74	73	66	213
G. C. Zuckweiler.	71	74	74	219
Harry Hubbs...	73	74	62	209
Fred Hellbron..	61	73	69	203
Wm. Stevens...	61	73	64	198
Reg. Mansend..	59	56	73	188
W. L. Coull....	70	62	61	193
H. C. Stevens..	84	58	57	199

	Handicap in Points	200 Yards Rapid Fire	300 Yards Rapid Fire	Total
George S. Hall..	..	50	48	98
Walter Bellon..	..	48	46	94
H. Ernest Hill..	..	47	47	94
Wm. Stevens	47	41	90
Carl Schroder..	..	40	49	89
Dr. W. W. Taylor	..	47	38	85
Rex Drew.....	..	44	42	86
Harry Hubbs...	..	41	45	86
W. Lea Coull..	..	39	38	76
Fred Hellbron..	..	40	29	71
H. C. Stevens	41	23	64
G. C. Zuckweiler.	..	43	23	66
A. O. Smith....	..	32	40	72
Elmer Buerkle..	..	6	28	34



FOR QUICK SALE \$4500, TERMS

This beautiful, artistic, 3-room house, situated on corner lot that cost \$2000, has an unobstructed marine and mountain view. There are four bedrooms with two dressing rooms, also large sleeping porch. One of the bedrooms could be used for a den or music room, as it is separated from the living room by large folding doors. It contains built-in writing desk and large French plate mirror. The breakfast room has an Anderson wall bed, making five bedrooms if desired, with two bathrooms. The electrical fixtures are costly as well as ornamental. All windows have full sized screens, with double brass curtain rods. The shades are of best quality. One of the large closets is 5x3 feet.

BUILT FOR A HOME
This place was built for a home by a wealthy man, and the total expenses were close to \$9000. It is near and in an exceptionally fine neighborhood and has been rented unfurnished for \$40 per month. Can give immediate possession.

We will take pleasure in showing you this bargain.

Stevens & Hartley

30th and University Ave. Exclusive Agents
Call Hillcrest Four (4) Home 9550 or Res. 2587
P. S.—Can be seen Sundays.

**\$200
Cash**

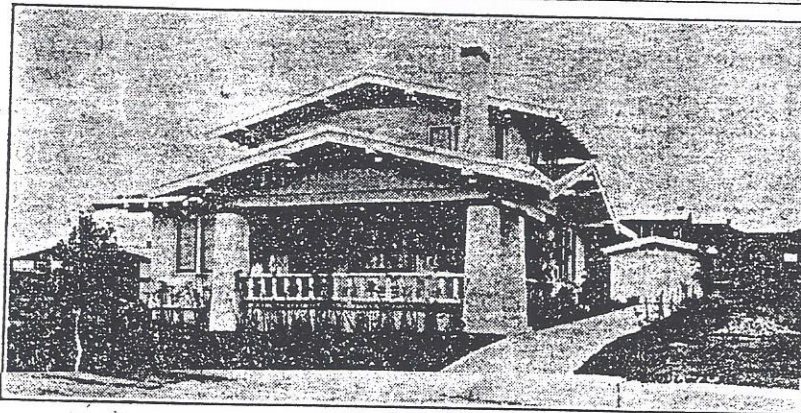


Buys improved 5-acre lot, good well and pump house and barn, 1½ miles from Santee R.-R. station, school, church, stores, etc., in Stevens & Hartley's free water tract

Price \$1800

Stevens & Hartley

Cor. 30th and University Avenue Main 1110



**FOR SALE ONLY \$5800 TERMS
Will Sell Furniture at Great Sacrifice**

This beautiful Swiss Chalet home situated in the very best residence section of the city, in exclusive neighborhood, only seven minutes' ride from the city, has an unobstructed marine and mountain view. The grounds are highly improved, with flowers, fruit and vines; lawn in back yard. Arrangements of home ideal.

Lower floor—Living room 14x28; large fireplace with tile mantel; built-in book cases, etc. Dining room with south exposure contains large buffet, and has separate entrance to spacious veranda. Both dining room and living room are finished in quarter sawed oak. The kitchen is complete in every respect, having all built-in features, including instantaneous Rurd water heater. The two bedrooms have large closets. Bathroom has woodstone floor and shower. Upstairs there is an extra large bedroom 12x18, with balcony, also sun room 9x18, with lavatory. All floors are oak.

The house and garage have had five coats of paint. The interior throughout is unusually beautiful on account of walls being hand-decorated by a professional artist, and the furnishings (also decorated) and draperies chosen in harmony to complete the color scheme.

This home must be seen to be appreciated. San Diego is growing; property values will never be cheaper, so if you are contemplating getting a home in the near future, let us show you this one—you will not be disappointed.

STEVENS & HARTLEY

Thirtieth and University Avenue

Call Hillcrest FOUR—Home 9550

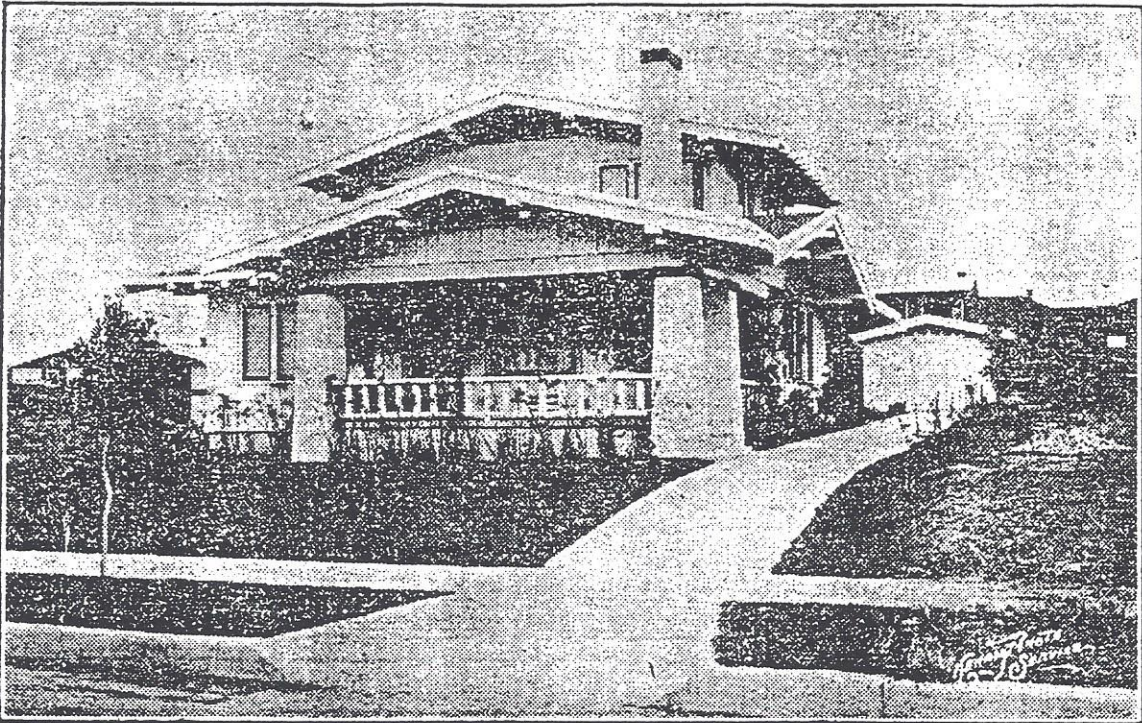
Can show this property Sunday. Call Hillcrest 2817-M.

Stevens & Hartley, pioneer real estate dealers, 30th & University, report the following sales made during the past few weeks:

For Carl Nodman, to Mr. Brown, 5-room house at 4122 Kansas. For Paul J. Hartley to Mrs. Nettie Tatum, 5-room house at 2759 Ray St. For E. J. Bailey to E. H. Yochum, lots 79 to 82 incl., Block 77, Park Villas. For Roy White, to C. H. Gatewood, lots 23 & 24, Block 79, Park Villas. For Ed Meltzer to Mrs. Shaw, new 5-room house, 4229 Texas St. To J. R. Shaw, a duplicate of the above at 4228 Texas. To Thos. F. Roche, lots 31 & 32, Block 109, Univ. Heights. To E. Claudfelter, lots 9 and 10, Block 67, U. H., with 3-room house. To F. Fernhardt, 4-room home, 3727 Mission Drive. To C. B. Callahan, new 5-room magnesite home at 3614 Arnold. To Mr. Dalton for Amy Baker, 5-room cottage at 3167 Thoma. To H. J. Hartley for Mrs. Tatum, 5-room home at 3832 Alabama. To W. J. Stevens for E. P. Gillette, 4-room home, 3828 Cherokee. To Mr. McIntire, 5-room house at 3665 Utah.

Stevens & Hartley

Cor. 30th and University Avenue Main 1110



FOR SALE ONLY \$5800 TERMS Will Sell Furniture at Great Sacrifice

This beautiful Swiss Chalet home situated in the very best residence section of the city, in exclusive neighborhood, only seven minutes' ride from the city, has an unobstructed marine and mountain view. The grounds are highly improved with flowers, fruit and vines; lawn in back yard. Arrangement of home ideal.

Lower floor—Living room 14x22, large fireplace with tile mantel, built-in book cases, etc. Dining room with south exposure contains large buffet, and has separate entrance to spacious veranda. Both dining room and living room are finished in quarter sawed oak. The kitchen is complete in every respect, having all built-in features, including instantaneous Budd water heater. The two bedrooms have large closets. Bathroom has woodstone floor and shower. Upstairs there is an extra large bedroom, 12x18, with balcony, also sun room 9x18, with lavatory. All floors are oak.

The house and garage have had five coats of paint. The interior throughout is unusually beautiful on account of walls being hand decorated by a professional artist, and the furnishings (also decorated) and draperies chosen in harmony to complete the color scheme.

This home must be seen to be appreciated. San Diego is growing; property values will never be cheaper, so if you are contemplating getting a home in the near future, let us show you this one—you will not be disappointed.

STEVENS & HARTLEY

Thirtieth and University Avenue

Call Hillcrest FOUR—Home 9550

Can show this property Sunday. Call Hillcrest 2817-M.

Much Active Real Estate

Stevens & Hartley, real estate dealers, report the following activity during the past week: For Carl Moore, 5-room house, Kansas. For Mrs. Nettie Taylor, 3-room house at 3759 Ray Street. For J. H. Yochem, 3-room house, Block 77, Parkside. For White, to C. J. White, 23 & 24, Block 10. For Ed Melton, 5-room house, new 5-room house. To J. R. Shaver, 4-room house above at 4228 University. To Roche, Lots 2 & 3, Univ. Heights. To J. R. Shaver, Lots 9 and 10, Univ. Heights, with 3-room house. To J. R. Shaver, 4-room house, 4228 University Drive. To C. J. White, 3-room magnesian house, 4228 University. To Mr. Baker, 5-room house, 4228 University. To P. Gillette, 5-room house, 4228 University. To P. Gillette, 5-room house, 4228 University. To Cherokee, 5-room house, 4228 University.

PROPHECY OF REALTY FIRM IS FULFILLED

Predicted 16 Years Ago That Corner of Thirtieth Street And University Avenue Would Become One of Busy Parts Of City; General Trend of Progress Seen.

Will J. Stevens and J. C. Hartley, local realty men, made a prophecy in 1905 that the corner of Thirtieth street and University avenue would some day be one of the busy corners in this city. This prophecy, made 16 years ago, when they started a realty firm here, has seen its fulfillment, and today it can be said with safety that there is no part of this city which is building faster. A general trend of advancement is noted all about this part of the city.

Stevens & Hartley, their friends declare, are entitled to all the good fortune that they may be able to obtain. "They not only made the prophecy but backed up their judgment with plenty of cash and built the first large business block in that neighborhood," said a close friend of the realty firm.

"In 1912 they purchased and later built the large building which occupies the northwest corner of University avenue and Thirtieth street. Since the erection of this building a decided change has taken place in the neighborhood. Buildings are going up everywhere.

"It is interesting to know that there are 40 firms doing business around and within a radius of five blocks and that about 300 new homes have been built recently in this section," said Dr. M. S. Robertson, local druggist, who, years ago, upon his arrival in this city, opened his first drug store in that part of the city and recently has returned to his former location. "It is remarkable what a big change has taken place here. Ten business blocks were erected last year and more are contracted for. We merchants believe that we are indebted to Stevens & Hartley for starting the ball rolling."

"To demonstrate how this section has grown since we decided to operate in this vicinity, we are glad to say that all 40 firms in this neighborhood report good business conditions. We have several grocery stores, three meat markets, bakeries, drug store, dry goods stores, several vegetable stores, garages and auto supply, shoe store, laundry, hay, grain and seed stores, ice cream parlor, doctors' offices, dentists-barbers and cleaning and dyeing establishments," said Stevens & Hartley last night.

A bank will be opened tomorrow for business, and a large public market within a few weeks.

"It is most gratifying to know that this part of the city is being built up so fast," said Will Stevens. "We possess an interesting block in which are tabulated all our advertisements and reading notices. In looking them over last night, I found something that may be of interest to property owners in this locality. The lot upon which our building and several adjacent, were offered for sale, by us, for \$200, \$12.50 down and \$12.50 a month. Today we value the lot mentioned at \$15,000. In years to come property owners today will be telling of similar conditions."

Stevens & Hartley report 22 transactions the past month.

Sold for Elizabeth Reichel, to Emma F. Same, a 5 room furnished residence, at 2921 Arizona street.
Sold for F. L. Edwards, to Michael E. M., a 5 room furnished bungalow, at 3530 Thirty-first street.

Ethel R. Maher sold to Elizabeth Reichel a 5 room modern house, completely furnished, at 3772 Granada.

Emma Budeller sold to O. G. Dobbs a room, two-story house, at 2935 Hamilton street.

Sold for Mrs. Anna Hurdy, to Louis Todem, two houses on a lot at 4020 Florida street. The 5 room house was completely furnished.

Sold for N. Bush, to Amanda Lee, a 5 room house at 3708 Florida street.
Sold for Frank J. Crover to J. E. Randolph a 5 room house at 3954 Bancroft street.

J. D. Goss sold to W. G. Hitchcock a 5 room new house at 3619 Herman street.

Frank A. Boucherle sold to Minnie E. Dowd a 4 room house at 4027 Thirty-second street. Mrs. Dowd arrived in the city last Saturday.

Hannah Swanson sold to O. W. Buell a 5 room residence at 3670 Storey avenue, East San Diego.

Also the following list of vacant property, on which the buyers are intending to build:

Edith E. Black sold to Fannie S. Northcutt, lots 33 and 34, block 164, University Heights, on Ohio street.

Mrs. Green sold to Anna Anderson Bates, lots 9 and 10, block 164, University Heights.

Strahman & Mayer sold to Helen D. Harbin, lots 4 and 5, block E, North Park, on Herman street.

Mrs. H. E. Cramer sold to James F. O'Donnell, lots 27 and 28, block 106, University Heights, on El Cajon avenue.

J. C. Rice sold to Frank A. Wisler, lots 45 to 48, block 157, University Heights, on Iowa street.

Sold for Strahman & Mayer to Walter Huggins, lots 20 and 31, block F, North Park, on Herman street. Buyer has already started a new building.

Mary J. Hartley sold to San Diego Building company, lots 27, 28, 31 and 32, block 5, Hartley's North Park Addition.

J. C. Rice sold to Carl W. Ince lot 6 block 31, Normal Heights, Thirty-fourth street.

Sold for Robert Hoelscher to O. D. Hurley, lots 5 and 6, block 9, Frary Heights.

Sold for Strahman & Mayer to Orville Steffen, lots 17 & 18, block D, North Park, on Herman street.

E. M. Barnhart sold to A. J. Morford, lots 29 to 32, block 210, University Heights, on Thirty-second street close to University avenue.

New owner intends building two houses at once.

Charles Ator sold to Edna W. King, lots 1 to 4, blk 211, University Heights.

11/13/21
Theater
"Of interest to residents near Thirtieth street and University avenue is the announcement that E. C. Hills will erect a theatre on the east parts of lots 21, 22, 23 and 24, block 207, University Heights. This means a frontage of 40 feet on University avenue, north side, on the site east of the oil station. A sign is being erected calling attention that the theatre will be built at once. Stevens & Hartley closed the deal for Hills, who is the owner of the Hillcrest theatre. He soon will report other activities."

CITY PROPERTY - SALE 34

STEVENS & HARTLEY LISTINGS

\$2625 GOOD TERMS

Buy a 5-room modern plastered house, furnished, only one block to car line; the furniture was purchased less than a year ago; a snap for some one.

OWNER LEAVING FOR CUBA

Has 5-room completely furnished house, 1/2 block to car line, room in rear of lot rents for \$3 per week. Tenant looks after place also, keeping up yard. Price \$2500. Only \$1000 cash.

NEW HOUSE \$4500

\$500 cash, bal. like rent. Will buy this pretty new home on lot 50x140; the interior is finished in mid 1920, and is thoroughly modern in every way. The location is O. K.

FURNISHED HOUSE \$5000

\$1000 cash, 4-room house, one block to No. 7 car line, east front; house has all the built-in conveniences, such as built-in bath tub, woodstone floor, drain-board, furniture bought less than a year ago.

INVESTMENT PROPOSITION \$10,500

A 15-room house, furnished, also two 4-room houses on lot 15x140, facing two streets, one street paved, owner living there took in over \$1500 last year, will take in four or five-room house; location is exceptionally good.

LOT 106x100 FENCED

With six-room house, garage with cement floor; this place can be had for \$2700, with a very small payment down. We consider this one of the very best buys we have. There are several chicken runs. The lot is level and in a very good district, not far from car line.

BUILDING LOTS

We have some very choice 50-foot lots in restricted tract, close to 20th and University ave. Price \$150 to \$200. Streets to be paved. Have corner lot near Park Blvd. and Univ. ave., \$200.

STEVENS & HARTLEY

20th and University Ave. Hillcrest 4. Residence, Hillcrest 2517-J.

FIRM REPORT RECENTLY

The following realty sales were recently reported through the agency of Stevens & Hartley:

- Carl Needham sold a five-room house at #123 Kansas street.
- Paul J. Hartley sold to Mrs. Nettie Tatman a seven-room house at 3759 Ray street.
- E. J. Bailey sold to J. M. Yochiem of Long Beach, lots 89 to 92, inclusive, block 77, Park Villas. This makes the fourth time that the firm has sold this property in the last one and a half years and the property has tripled in value.
- Roy E. White sold to C. B. Gatewood, lots 23 to 24, block 70, Park
- Mr. Corey also sold to J. H. Shaw a duplicate of the above at #228 Texas street. Mr. Shaw is a teacher in the Junior high school.
- Annie A. Gildea sold to Thomas F. Roche, lots 31 and 32, block 109, University Heights.
- Ella Carr sold to E. Claudfelter, lots 9 and 10, block 67, University Heights, with three-room house.
- A. P. Isbell purchased from P. Bernhardt a four-room residence at 3727 Mission drive.
- J. W. Cowhick sold to C. B. Callahan, a new five-room magnesite residence at 3614 Arnold street.
- Mrs. N. Taiman sold to P. J. Hartley, a five-room residence on a lot 40 by 240 feet at 3822 Alabama street.
- Fred P. Gillette sold to W. J. Ste-

30th and University ^{n/207u}

KEEP SMILING

Phone Hillcrest 1033
Eckols & Eckols
CHIROPRACTORS
 [Palmer Graduates]
 Hours: 9 a.m. to 5 p.m.
 2940 UNIVERSITY AVE.
 Stevens & Hartley Building.

We are doing more than three times the amount of business now that we were doing two years ago, this being another of the many indications that 30th and University is one of the coming business centers of San Diego. To the host of newcomers who have made their homes in this part of the city since our business was first established, we extend our thanks for favors received and our aim is to merit a continuance of their patronage. Our wagons are now going to all parts of the city, and we solicit the patronage of all who appreciate prompt service and painstaking work.
PERILLESS LAUNDRY
 Hillcrest 1195 3034 University
 Wet Wash, Rough Dry and Finished Work

KLIMPTON'S KASH GROCERY

Cor. 30th and University
 Now open for business while remodeling of store is going on. It will be completely renovated, have a fine new cement floor, new fixtures, and be ready about or on Nov. 25. The store will be operated as a modern, exclusive Grocery establishment with a full line of up-to-date merchandise.

CAPPEL'S MEAT MARKET

3830 THIRTIETH STREET
 Phone Hillcrest 2645
SPECIAL SATURDAY
 Short Ribs Prime Beef per lb. 10c
 Rollers of Prime Beef per lb. 20c
 Boneless Little Pork Ribs, lb. 25c
 Shoulder Pork Roasts per lb. 20c
 Pork Chops, per lb. 33c
 Pork Steak, per lb. 23c
 Liberty Steak, 2 lbs. for 35c
 Pork Sausage, per lb. 30c

John W. Harmon A. M. Harmon
North Park Garage and Service Station

Repairing, Welding, Vulcanizing, Tires, Accessories and Tow-Car Service
 8029 UNIVERSITY AVE.
 Phone Hillcrest 102

PATRONIZE YOUR NEIGHBORHOOD STORE
 "WATCH US GROW" has been the slogan of merchants in the 30th and University district—and a glance at the new homes and stores springing up every day shows evidence of the fact. These stores ask your patronage from a point of real merit and the personal service they can render you. They offer you the advantages of their low prices that their low rent enables them to offer. Every dollar spent at these stores will make this section just that much more valuable.

Furnished House \$500 Cash

One Block to Car Line
 Near 30th and University Ave.
 Four-room and Sleeping Porch. Very attractive place; cobblestone fireplace, columns on front porch same; lots of fruit; lawn in back yard; garage cement floor.

Price \$5250. No mortgage. Balance of payments like rent.

Stevens & Hartley

30th and University Ave. Hillcrest 4
 To see Sunday, call Res. Hillcrest 2817-J

H. A. BERGER

Hardware, Stoves, Paints, Etc., Etc.
 Secure our estimates before buying Builders' Hardware and Paints. Mechanics tools of all kinds.
 3838 THIRTIETH STREET
 Phone Hillcrest 775-J.

G.F. Cunningham

Hillcrest 95
WIRING AND FIXTURES
ELECTRICAL
CONTRACTOR
3760
 Thirtieth St.

University Ave., Bet. Ray and 30th Aves.

FIXIT Repairs Anything
 Repair and Paint Roofs.
 Lawn Mower Hospital.
 Tinting and House Painting
C. E. HARDING
 Prop.

CANDY KITCHEN

2915 UNIVERSITY AVENUE
 Pure Candy Is a Food
 Beware of Cheap Candy

NORTH PARK CLEANERS

Cleaning, Pressing, Repairing
 UNIVERSITY AT 30TH
 Phone Hillcrest 2558
 Hemstitching while you wait

BEST BUY IN WEST END DISTRICT
 —5 Rooms, Hardwood Floors, 3 Blocks South of University, Near 30th St. Strictly Modern; \$1000 Cash; Total Price \$4000. This is Really One Thousand Below Present Market.
Minshall & Lockhart
 30th & University—3915 30th St.
 Phone Hillcrest 2843

North Park Shoe Shop

3011 UNIVERSITY AVE
 Glenn H. Dutton, Prop.
 Goodyear Welt Shoe Repairing System

San Diego Branch
CALIFORNIA STATE BANK

Commercial of East San Diego Savings
 Capital Paid in \$125,000.00

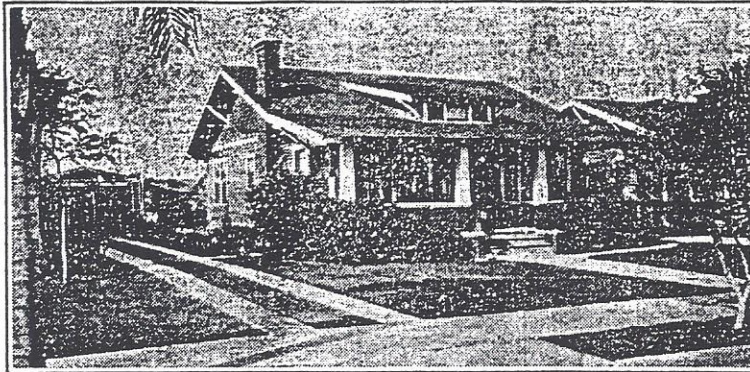
North Park Furniture

2877 University Ave. Hillc. 131
 We Buy, Sell or Exchange anything you have or need.
 — Patronize Home Industry —
 Yours for a Square Deal
NORTH PARK FURNITURE

Dr. G. J. Couvrette

DENTIST
 2910 University Ave.
 End of No. 2 Car Line.
 Phone Hillcrest 132

In seeking chances that are worthy of consideration, make it a point to know what The Union Want Ad Columns have to offer.



This Beautiful Home, \$5250.00 TERMS TO SUIT YOU, or Within Reason

Located south of University avenue and one block west of Thirtieth street car line, choicest residence section of the city, on paved street (paving paid), property absolutely clear. Adjoining property valued at \$15,000.00; also vacant lot across the street just sold for \$1800.00.

This house faces east and has five large rooms, is strictly modern, having woodstone drain board, double wash trays and all built-in conveniences. All the rooms have 7/8-inch hardwood floors. The front room has beautiful ornamental fireplace. One of the large, sunny bedrooms has plate glass mirror in wardrobe door.

Bath conveniently arranged off hallway.

There is just enough shrubbery around the house to make the home complete. Twelve choice rosebushes, several bearing fruit trees.

We consider this place at the reduced price a very safe and attractive investment. Not a dollar need be spent to improve this place and would say that the majority of people looking for a home will prefer it to a new house. We can give satisfactory reasons why this property is to be sold at the above listed low price and on terms better than renting.

STEVENS & HARTLEY

Thirtieth and University Ave.

Pioneer Realty Firm Northeast of City Park

Phone Hillcrest 4.

P. S.—To see place Sunday or Monday (rain or shine), call Hillcrest 2817-J. Remember, we specialize in homes on easy payments. Choice building lots from \$500.00 to \$1000.00.

Run Times 7-11

STEVENS & HARTLEY'S

BEST BUY—\$5250

TERMS TO SUIT YOU

SEE LARGE PICTURE THIS ISSUE

TERMS

TO SUIT YOU

WEST END BARGAIN

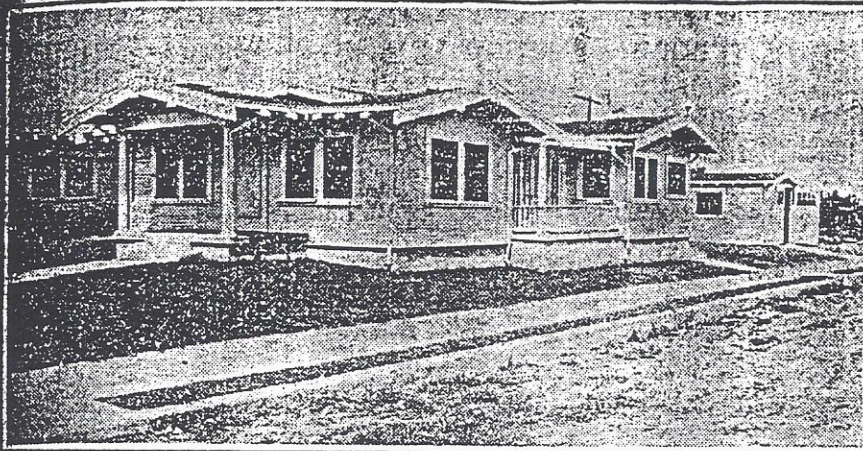
Owner says he doesn't need the money and will sell his beautiful home on paved street (paving paid) south of University Ave. and west of 36th St., one block. Faces east. House has 5 rooms, strictly modern, all hardwood floors, beautiful fireplace, beautiful shrubbery and fruit trees. Adjoining place valued at \$18,000. Price has been reduced for quick sale.

\$5250

Makes us a proposition on terms, will sell partly furnished if desired.

Stevens & Hartley
INSURANCE

30TH & UNIVERSITY AVE. HILLCREST 4.
Residence Phone Hillcrest 2817-J.
P. S.—Place can be seen Sunday.



This House Just Sold for \$7500

31st and Wightman Street, 300 feet south of Univ. Ave.
 Have the duplicate across the paved street on corner lot, 50x125 feet, to alley, at the same
 price for it.

One Week Only

Open All Day Sunday for Your Inspection

The living room, 14x28 feet, is separated from dining room by French doors, both rooms
 finished in southern gum, including paneling and beautiful buffet in dining room, balance of
 finished in old ivory and white enamel. Kitchen has large tile drain board (not wood-
 also all the built-in conveniences that Mr. Schreiber has put in all his high priced homes.
 room floor and cased-in bath tub are of tile. There are three bed rooms and large break-
 room facing street, all hardwood floors.

This house faces East in a highly restricted tract where there are 16 rigid restrictions to
 let you, think what that will mean when you want to sell and the other fellow is particu-
 here he places his family. Property is close to school and the business center of 30th
 Univ. Ave.

The price, \$7500 for one week only, which cannot be duplicated again. We put in the

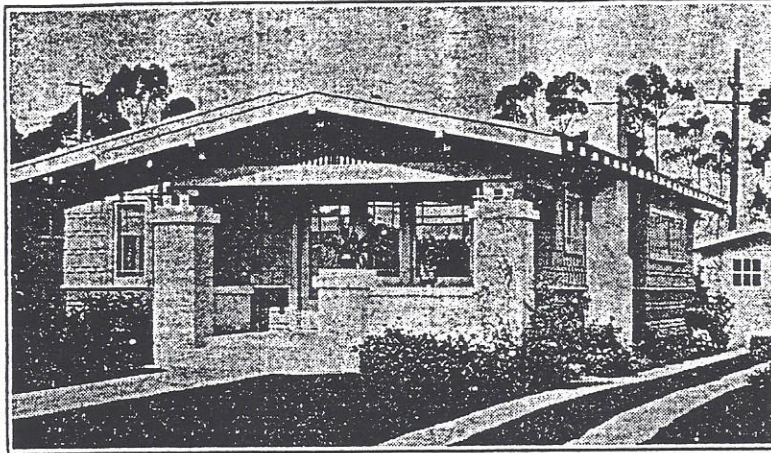
at least as these houses sell there will be others built, having 50 building lots left in
 Hillcrest's North Park. Why not live in a five section?

Stevens & Hartley

30th & Univ. Ave. Hillcrest 4.

Call Hillcrest 2817-J to see place Sunday; will call for you.

Furnished house of five rooms in West End on paved street, paving paid, all new
 furniture, immediate possession. Price \$6500. Terms. Also furnished 6-room house,
 new furniture, leather chairs, fine rugs, all hardwood floors, in fact, strictly modern
 and only one-half block to car line, owner going East; price \$5500, without furniture,
 which cost \$1600; will sell for \$4200.



3633 Herman St.--Only \$5,800--On Very Good Terms

We find it a pleasure to be able to offer such an all-around beautiful home as the above picture shows at the low price, and on terms, too.

The house contains five good sized rooms, a also breakfast room; the walls have the Tiffany finish; living and dining rooms, which are on the south side of house, affording plenty of light and sunshine, are separated by French doors. The buffet in the dining room is out of the ordinary, being on the south side, with windows above. All woodwork is finished in old ivory. The hardwood floors are laid parquet. The bathroom has a special built-in tub with shower.

It would be impossible to elaborate too much on the merits of this beautiful home—it must be seen to be appreciated. Situated in "Hartley's North Park Addition," "The Restricted Tract," on paved street; all new houses on both sides of street.

The backyard, with the large lawn, shrubbery and fruit, make it as attractive as the front yard. This home is southeast of 30th and University Ave. (The Busy Corner); go five blocks east of fire station and turn south. Will be open Sunday for your inspection. Monday may be too late. "Nuf sed."

STEVENS & HARTLEY

30TH AND UNIVERSITY AVE. "Pioneer Realty Firm Northeast of Park" HILLCREST 4
Will call for you—call Hillcrest 2817-J

4054 ILLINOIS STREET

Closing An Estate

5-Room Modern house, also sleeping porch and den, all Hdw. Floors; large lot fenced, fruit trees, beautiful lawn, flowers, etc. Solid cement driveway to garage. Located very close to 30th and University Ave. This house is

Completely Furnished

Owners had refused \$6000

Now \$4500

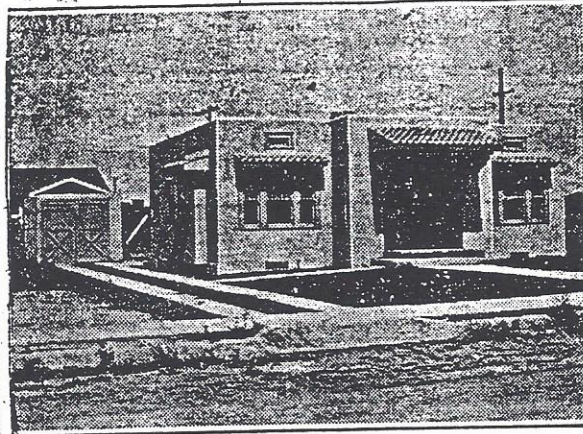
Drive out Sunday and see this Bargain

Stevens & Hartley

30th and University Ave. Hillcrest 4

Residence Phone Hillcrest 2817-J
Phone and we will call and get you

3786 32nd Street

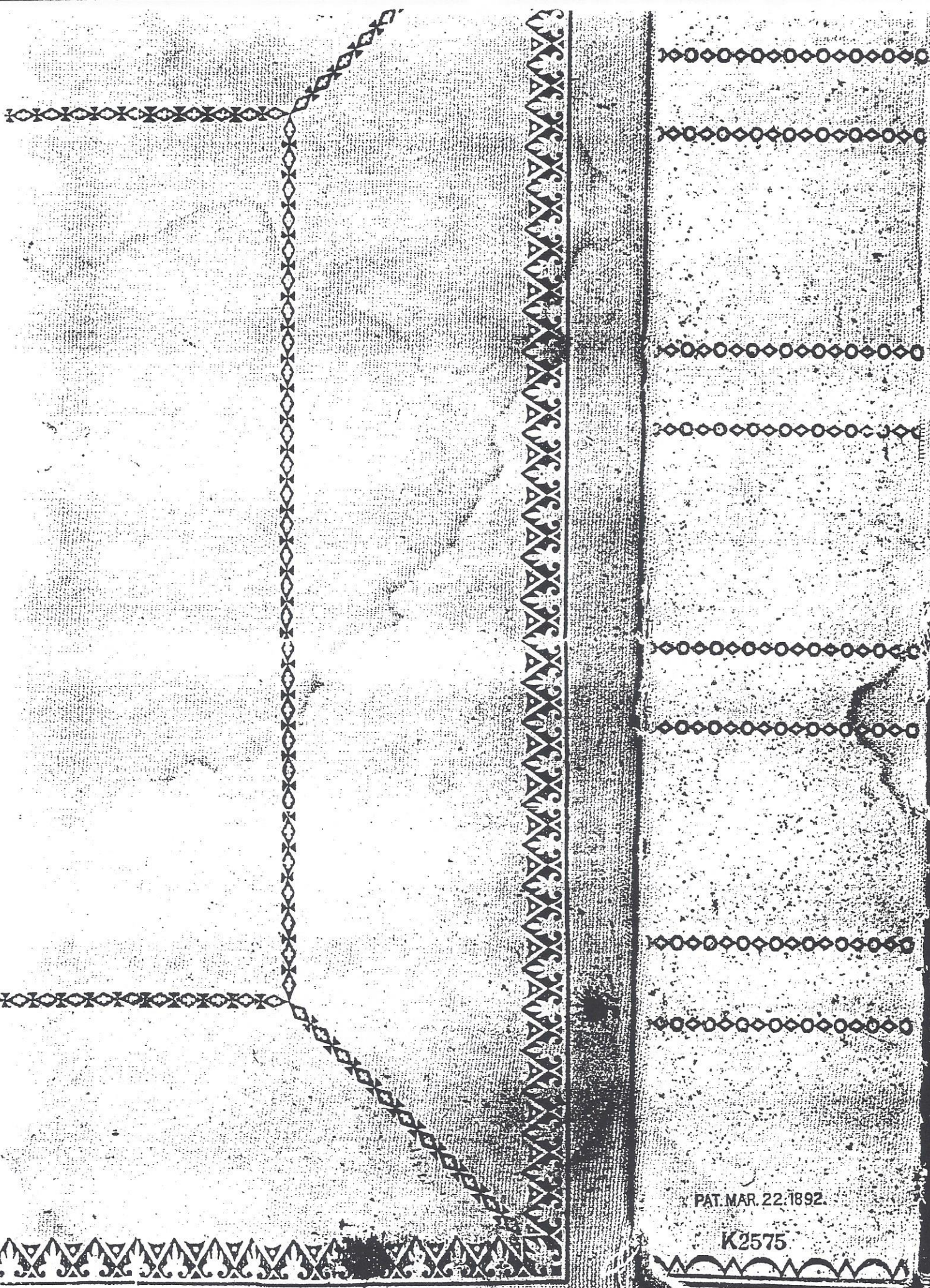


This is one of the latest residences completed by the San Diego Building Co. Modern in every way. Spanish Mission style. Five rooms besides breakfast room and bath. Screen porch. All built-in features. Hardwood floors throughout. Woodstone drain-board and bathroom floor. Bath incased. Fireplace, brick mantle. Garage. Light, sunny rooms. For sale—\$5750.*

See Stevens & Hartley

Hillcrest 4.

Hillcrest



PAT. MAR. 22. 1892.

K2575

NORTH PARK

THE RECORD BREAKER

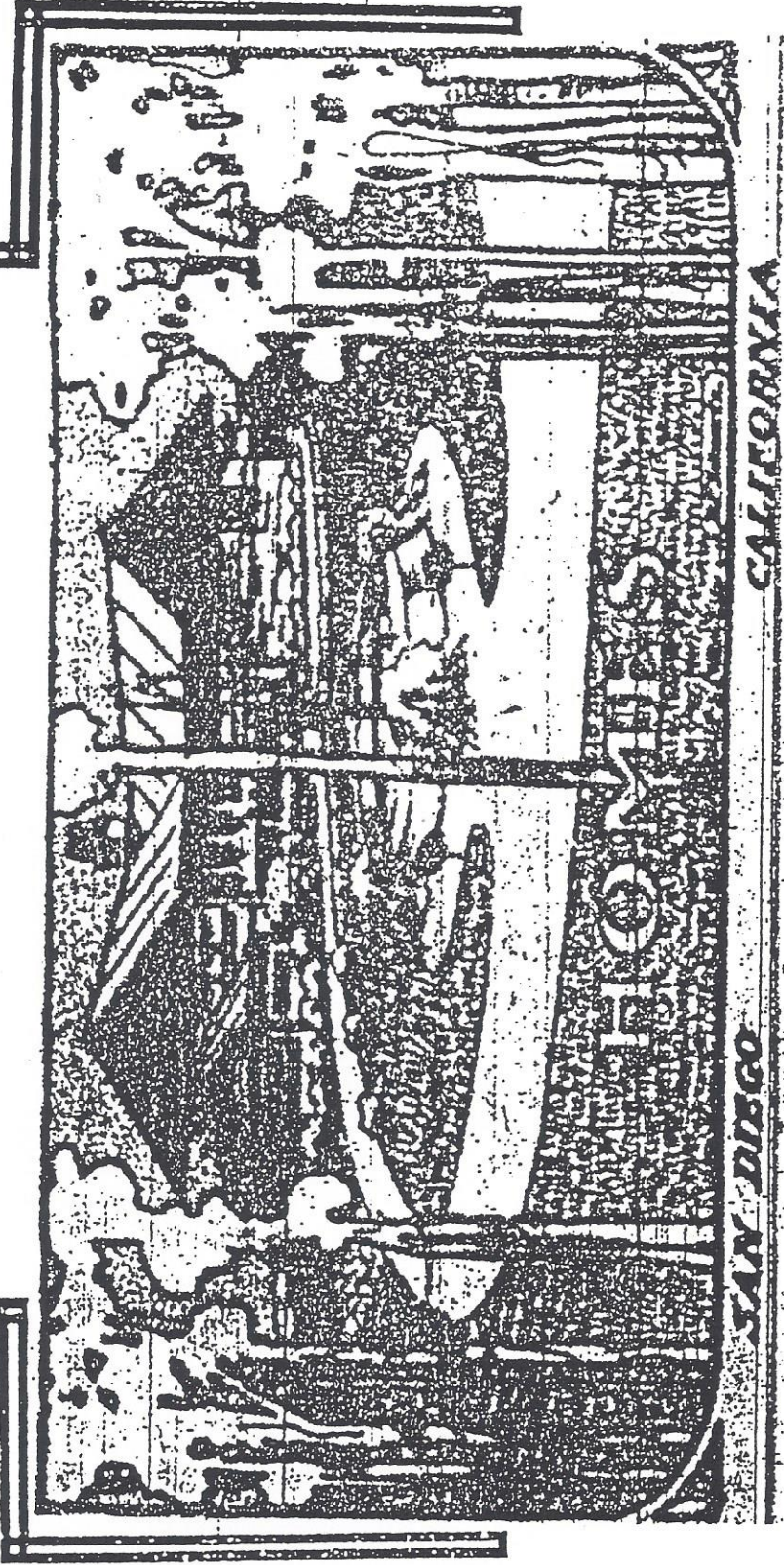


Photo
Art
Title
only

Don't
use

BLOCK 3.

1 and 2.....	\$ 3000	3 and 4.....	1200	5 and 6.....	1500
3.....	1050	5 and 6.....	1150	7 and 8.....	1450
4.....	1050	7 and 8.....	1100	9 and 10.....	1400
5.....	1050	9 and 10.....	1050	11 and 12 Sold.	1350
6.....	1050	13 and 14.....	1050	13 and 14 Sold.	1350
7.....	1050	15 and 16.....	1650	25 and 26.....	2000
		27 and 28.....	1200	27 and 28.....	1550
		29 and 30.....	1150	29 and 30.....	1500
		31 and 32.....	1100	31 and 32.....	1500
		33 and 34.....	1050	33 and 34.....	1500
		35 and 36.....	1000	35 and 36.....	1500
		37 and 38.....	1000	37 and 38.....	1500

TERMS OF SALE

25% down, 25% in 6 months, 25% in 12 months, and 25% in 18 months, with interest at 7% on deferred payments.
 Special inducements to builders.
 The above Price List subject to change without notice.

STEVENS & HARTLEY

SOLE AGENTS
 911 THIRD STREET, SAN DIEGO



Stevens & Hartley
 THE ORIGINAL TRACT
 911 Third.

5 ACRES
 Alkali and truck land 1/2-mile from R. R. station at Santee, 3100 Acres. Price \$1000.00. Plenty of water. See map.

Stevens & Hartley
 THE ORIGINAL TRACT
 911 Third Street, Cor. 30th and Univ. Av.

Non-Resident
 Has cor. lot for \$500, not far from 30th and Univ. ave. 200x100, also line in City Heights, for \$100. Both of these are under the market. It is up to you. See

Stevens & Hartley
 THE ORIGINAL TRACT
 911 Third, or
 Branch office 30th and Univ. Ave. mk

FOR SALE—CITY PROPERTY
OWNER LEAVING
 \$200 Cash—\$22 Monthly
 Including interest, will buy modern 6-room bungalow, 100 feet this side of La Binda Park, on Logan Heights; cement work in; beautiful lot; give possession as quick as we can sell. This is your opportunity to get a home close in, without paying interest, see map at once. If interested, see us at once.

Stevens & Hartley
 THE ORIGINAL TRACT
 911 Third.

Hartley
Stevens & Hartley

15 Only

Highroad station in El Cajon arranged. 3 room house, fruit, 400 hens, "White" yard, large shade trees. Water can be pumped. At first we had an offer of \$1500 but we found it to be too good to accept it, and we found

Hartley

Office, Sunset 848, 1321.
e. Drug store, cor. 5th

G.A.

pay cash for something good
100x140-foot

75 ACRES

Of the very best river silt alfalfa land lying between R. R. and river at Santee, among the dairies, at \$200 per acre. Electricity for pumping and lighting. Terms to suit you.

75x140-FOOT CORNER
With large 6-room house, in best section of city; on car line; room for two or three more houses. Price \$3000. \$300 cash, bal. monthly; or liberal discount for 1/3 cash.

5-ROOM HOUSE \$1500
\$300 cash, bal \$15 per month, including interest; 2 blocks from car; house is new; has front and back porch; fireplace.

Stevens & Hartley

Cor. 7th and E
P. O.—C-Shell at branch office, 30th and Univ. ave.; "the busy corner."

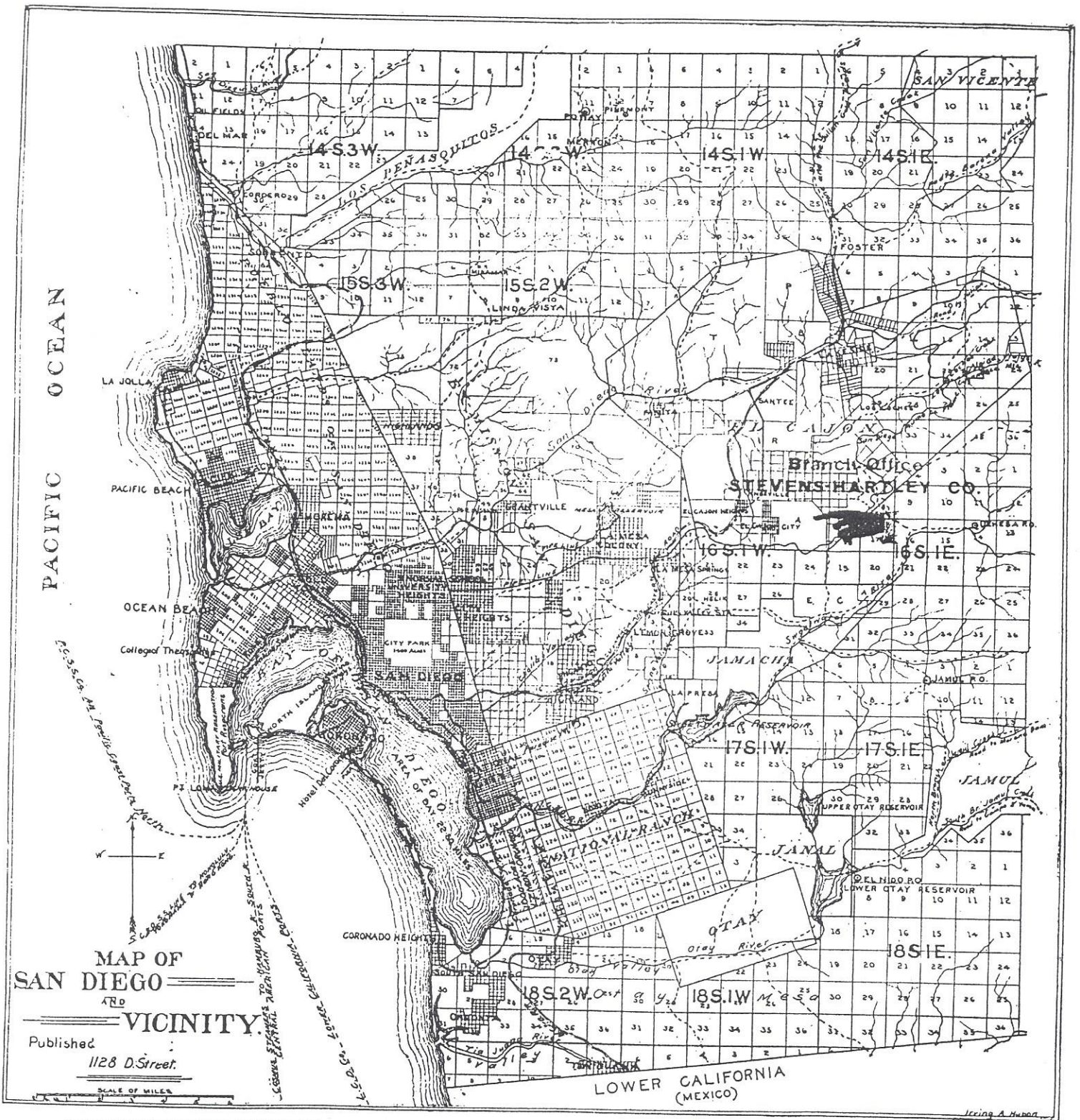
20 ACRES AT SANTEE

\$1200—\$800 cash, balance can run three years. Land is level and there is no better soil in the county. Investigate this bargain.

STEVENS & HARTLEY

829 FIFTH ST.

8/30/10



MAP OF
SAN DIEGO
AND
VICINITY.

Published
1128 D Street.

SCALE OF MILES

STEVENS - HARTLEY CO.

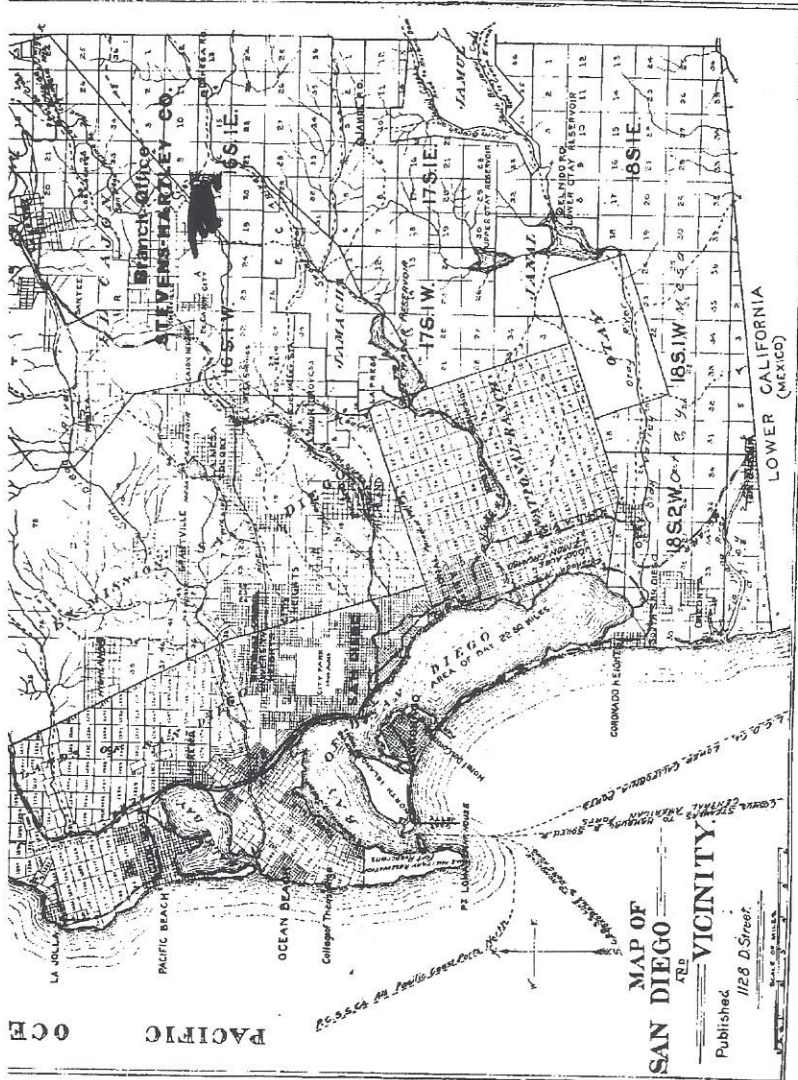
929 FIFTH STREET, SAN DIEGO, CAL.

"The Acreage People"

BRANCH OFFICE AT EL CAJON VALLEY HOTEL

Why not start a small Poultry Farm?

1- 2- 3- 4- and 5-acre lots in the "Stevens & Hartley" Subdivision to El Cajon City, 1/2 mile to rail-road station and bank of El Cajon. Tract is all level with good bearing vineyard on it. Water to be had at 15 feet. \$125 to \$225 per acre, terms 1/3 cash, balance to suit YOU.



STEVENS - HARTLEY CO.

929 FIFTH STREET, SAN DIEGO, CAL.

"The Average People"

BRANCH OFFICE AT EL CAJON VALLEY HOTEL

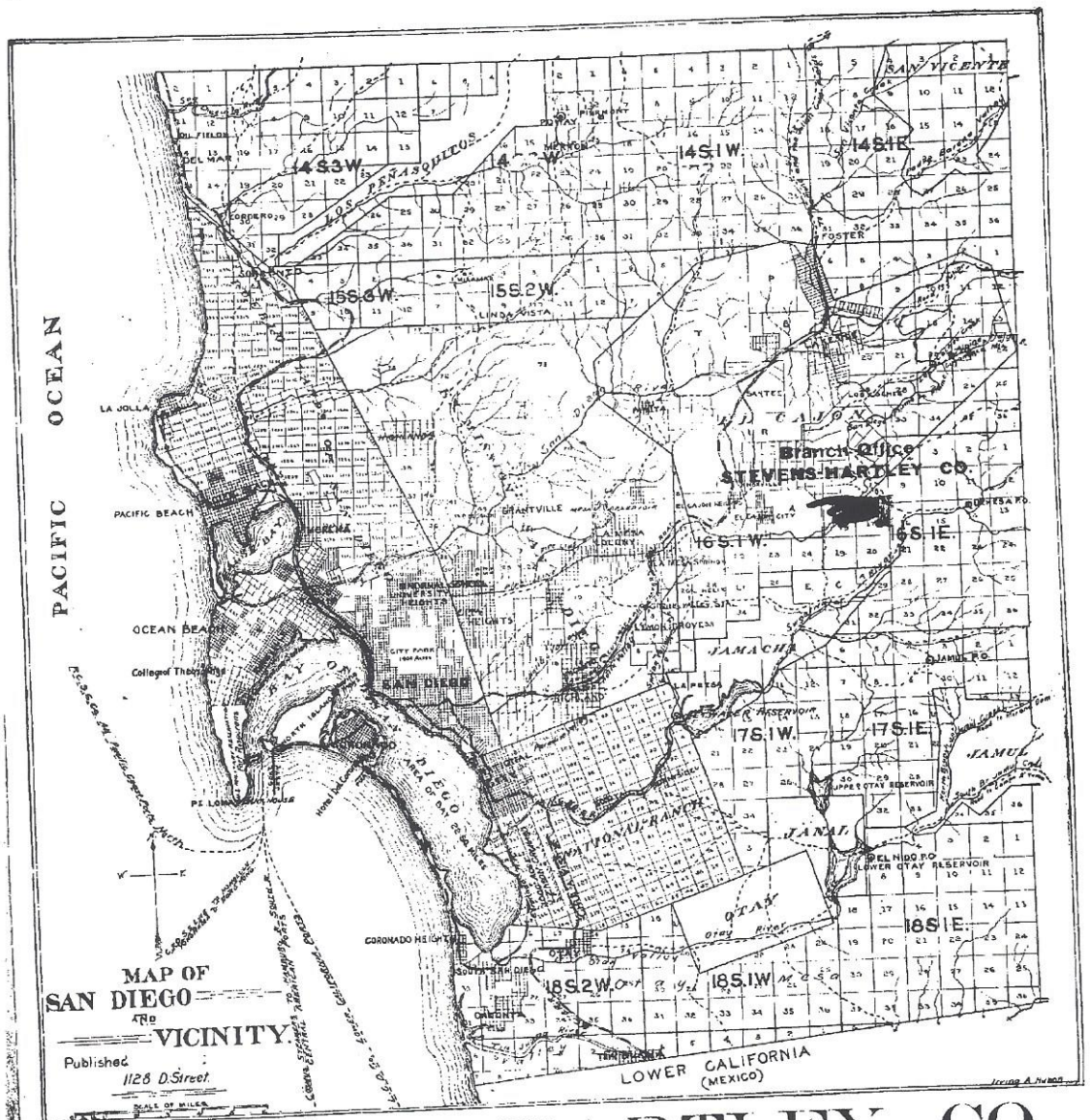
Why not start a small Poultry Farm?

1-2-3-4- and 5-acre lots in the "Stevens & Hartley" Subdivision to El Cajon City, 4 mile to railroad station and bank of El Cajon. Tract is all level with good bearing vineyard on it. Water to be had at 15 feet. \$125 to \$225 per acre, terms & cash, balance to suit YOU.

929 FIFTH ST.

"The Acreage People"

Branch Office El Cajon.



MAP OF
SAN DIEGO
VICINITY.

Published
1128 D Street.

STEVENS - HARTLEY CO.

929 FIFTH STREET, SAN DIEGO, CAL.

"The Acreage People"

BRANCH OFFICE AT EL CAJON VALLEY HOTEL.

Why not start a small Poultry Farm?

1- 2- 3- 4- and 5-acre lots in the "Stevens & Hartley" Subdivision to El Cajon City, 1/3 mile to rail- station and bank of El Cajon. Tract is all level with good bearing vineyard on it. Water to YOU.