



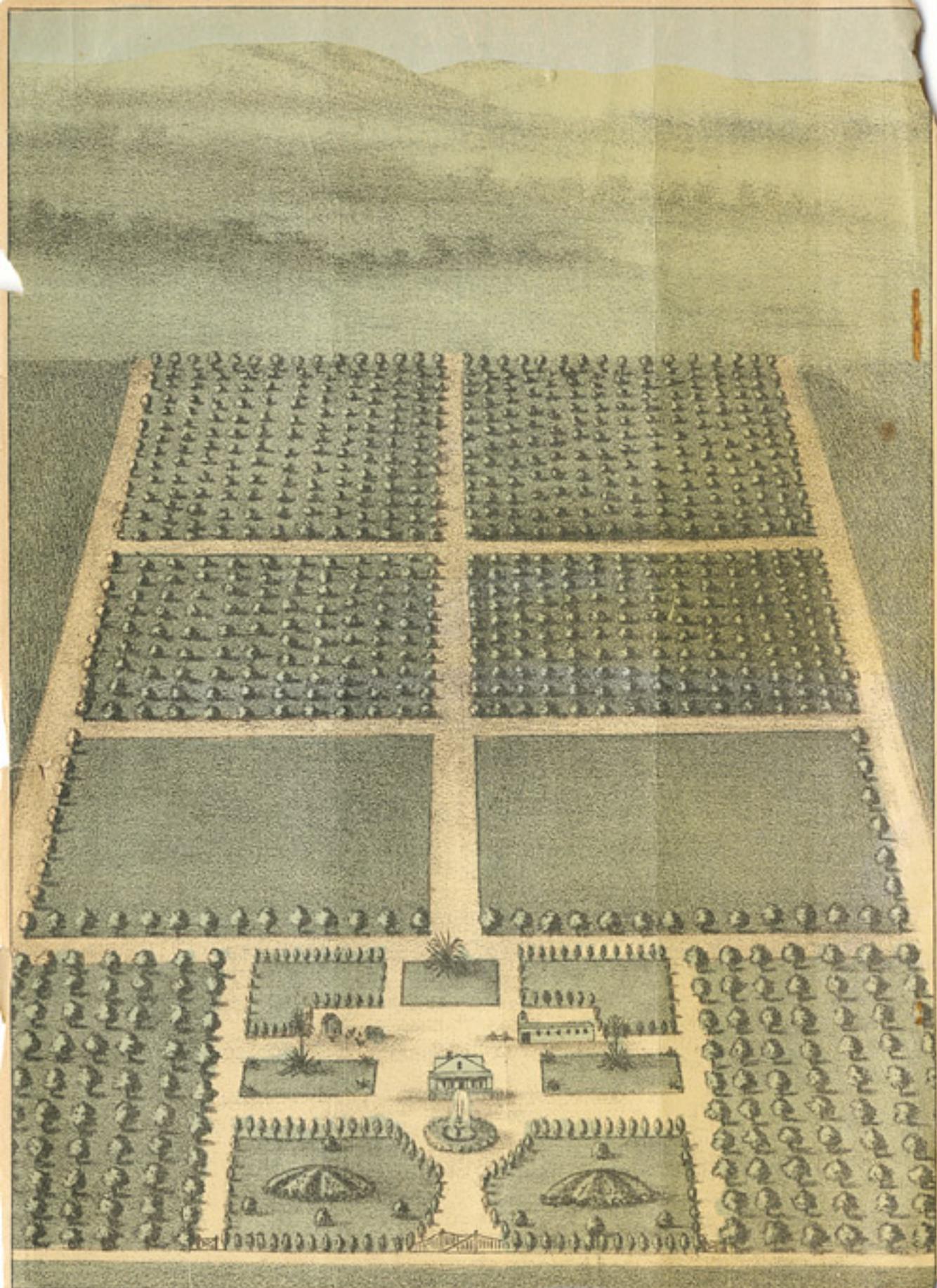
SMALL-SCALE FARMING

THE
COLONIZATION
SYSTEM
OF THE
GREAT VALLEY
—OF—
THE SAN JOAQUIN
—IN—
CENTRAL
CALIFORNIA.

IN CALIFORNIA.

B. MARKS,

Colonization Agent Southern Pacific R. R. Co., 331 Montgomery Street, San Francisco, Cal.



"IDEAL 20 ACRE COLONY FARM,"
AS GENERALLY PLANNED IN THE COLONIES OF
THE SAN JOAQUIN VALLEY CAL.

THIS PAMPHLET

—IS—

ADDRESSED TO SEEKERS

—FOR—

Rural Homesteads.



It is addressed to heads of families who are seeking homes in which the blessings of modern civilization may be enjoyed from the start.

It is addressed to those who desire near neighbors of intelligence, thrift, and respectability; who desire the benefits of schools, churches, halls, and the various beneficent, social, beneficial, business and other societies; who desire daily mails, daily facilities for travel, and the daily newspaper.

It is addressed to those who are seeking modest homes which may be obtained with limited means; and in which the exercise of intelligent thrift combined with moderate labor will assure to the fortunate family possessing it AN IDEAL AMERICAN HOME.

It is addressed to those who are seeking a climate in which seventeen winters may pass without the fall of a snowflake; three winters without the formation of ice as thick as paper; thirty-eight years, the age of the State, without a wind strong enough to blow away a building which six or eight men may lift up and carry off; and in which there is never a frost severe enough to injure any plants but those recognized as being *specially* delicate; a climate in which laborers work in the fields,

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To Seekers for Homes.

Don't Waste time and money in useless traveling.

Don't Waste your life and energy on far-away wild land.

Don't Doom your family to unnecessary hardship and solitude by settling in the mountains.

Don't Buy a \$5,000 improved farm, and then spend the rest of your life struggling to get out of debt.

But Buy a twenty or forty acre farm in a prosperous colony. You will have near and good neighbors. Your children will have good schools. Your family will have companionship. One cow and fifty hens will afford a family a partial living to start with. From \$500 to \$1,000 will be sufficient to give an intelligent family a better start for a living now, and prosperity in the future, than \$5,000 on an ordinary farm.

You can obtain the fullest and most reliable information concerning colony life from Mr. B. MARKS, No. 331 Montgomery street, San Francisco, Cal.

Mr. Marks is the founder of the celebrated Central Colony, and of the large and successful California Colony, both of Fresno, on which he settled several hundred families. He himself resided as farmer and dairyman among the settlers, and can furnish the most complete information from his own experience.

The smallest outlay of cash necessary to secure title to land, to build a house, etc., to buy horses, cows, poultry, etc., when and what to plant, and all desirable information, will be cheerfully given.

TO MEN AND WOMEN WHO WORK FOR WAGES.

We present to your earnest consideration the following facts:

You cannot take a day's holiday without losing a day's wages. You cannot lay off a day on account of sickness without losing a day's wages.

You are likely to be without work many days during the year, and every loss of a day's work is a loss of a day's wages.

But, although your wages frequently stop, your expenses for rent, food and clothing never stop.

The owner of productive land makes money even while he sleeps. His trees, vines, vegetables, corn and alfalfa grow ; his cows yield milk ; his hens lay eggs ; all the forces of Nature work for him while he sleeps, rests, plays or is sick.

Good land is still cheap in California, and is within the reach of people of moderate means. But such will not long be the case. California is fast filling up with intelligent people from the Eastern States and Europe. These people have learned that in California they can buy twenty acres of land in some pleasant colony for from \$500 to \$1,000, and that by living a pleasant life on such a farm for four or five years they will then be well off for the rest of their lives.

Soon these lands will be far beyond the reach of any but the rich.

The Colony System is a great blessing to the young and middle-aged, who have sufficient intelligence to save some of their earnings, and provide themselves with independent homes in the country. In a colony neighbors live near each other. Their interests are all alike. They help each other. There is no poverty among them, for it is easy to make a living. Churches, schools, societies, entertainments are there, and families cannot be lonesome, for colony life is more like town than country living.

You can buy a twenty-acre farm of rich, level land, with water for irrigation, in a prosperous colony, near a growing town upon the railroad, and only a few hours from San Francisco, by paying only from \$125 to \$200 cash down, and have ample time to make the balance of the price of the land off the land itself.

You can have your land planted by your neighbors on the colony, and you can keep your place in the city until your land is ready to provide you a living.

You can build a decent four-room house in the country for \$200 ; a small barn for \$50 ; a chicken-house for \$20. You can buy a good cow for \$50, and five dozen hens for \$30.

You can live better on this cheap equipment in the country with little labor than you can in the city with constant and hard labor.

In the colonies teachers, clerks, mechanics and laborers make just as good farmers as those that are brought up to farming. A man cannot do much work on five acres, and yet five acres will support a family. If the remaining fifteen acres of a twenty-acre farm be planted in trees or vines, it will pay, at four years of age, \$150 per month above the cost of the labor on it.

O R E G O N

MAP

SHOWING THE COUNTIES
CONSTITUTING

THE SAN JOAQUIN VALLEY CALIFORNIA.

PACIFIC
OCEAN



MEXICO