

Butter County 1929

1909
765
212
MHP

28

20-ACRE FARMS ON EASY TERMS

Los Plumas Tract

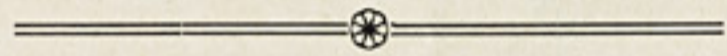
20 per cent
Down
Balance
in
5 Years



Stately Oaks in Los Plumas

ON THE WEST
BANK OF THE
FEATHER RIVER

ONE MILE FROM RAILROAD DEPOT. MONEY ADVANCED FOR
IMPROVEMENTS



A LARGE PORTION OF THIS LAND IS ALREADY
PLANTED IN ALFALFA

River Bottom Land

*ABSOLUTELY LEVEED
AGAINST
OVERFLOW*

No Better Soil in the
State for Alfalfa and Fruit

\$100 per Acre and Up



Beautiful River Frontage at Los Plumas

FREE
R. R. TICKETS
TO SEE
THIS LAND
ON
APPLICATION

H. A. McClelland Co.

Southwest Corner Fifth and J Streets

PHONE MAIN 427

P. O. BOX 634

LOCATION

On the west bank of the beautiful Feather River, about 5 miles above Nicolaus, 12 miles south of Yuba City, one mile east of Marcuse Station on the Southern Pacific (two trains daily each way) and four miles from the postoffice and store at Tudor. The

long frontage on the river is plentifully wooded and perfectly leveed, and the whole tract is dotted here and there with fine large oaks, forming an attractive appearance and furnishing grateful shade to man and beast during the summer months.

SOIL

Is for the most part a rich, bottomless loam; that between the levee and the banks of the River being a pure sediment particularly adapted for the raising of beans, corn, etc. Over four hundred acres of this land will raise five (5) crops of alfalfa yearly without any irrigation, and that situate the furthest from the River will easily raise four (4) crops without ir-

rigation. Any portion of the property is adapted to the perfect raising of any species of fruit in abundance, and the sure proof of this is evident in the extensive and prosperous orchards covering the district between this land and Yuba City,—the "Garden Spot of Sutter County."

PRICES

The former owner of this property several times refused offers of \$150.00 per acre, as a whole, for it, giving as his reason that "if he sold it he could find nothing better," and we chose this spot for a high-grade subdivision out of very many which were offered to us at the same time, although we could have bought others much cheaper,—but we wanted **THE BEST**, and any purchaser of these tracts may rest assured that **the intrinsic value is in the soil**, and his profits and results depend entirely on himself. The tracts nearest the River are, naturally,

higher-priced than those further distant, embracing, as they do, a considerable amount of actual River frontage, and containing land capable of producing **ANYTHING**. The tracts ranging west from the River decrease gradually in price according to the capability of alfalfa raising,—all of the land being of first-class quality, and as well adapted for fruits in one part as another. In short, the prices range from \$75.00 to \$175.00 per acre, the greater amount of the alfalfa land being \$125.00 to \$150.00 per acre.

TERMS

We have endeavored to make these as advantageous as possible, and are prepared to assist genuine settlers on the ground to a very large extent. The payments in general are placed at **TWENTY PER CENT DOWN** and the balance in **FOUR YEARLY PAYMENTS**,—of course, bearing interest at 6%.

To any one desiring to build on and otherwise improve their holdings, a **FIRST PAYMENT** of as low as **TEN PER CENT** will be accepted, the balance as

per arrangement, and, we may possibly be able to help with the improvements, too.

In conclusion, there being no tract of **LESS** than 18 acres, any one piece will be sufficient to amply support a man and his family, with ordinary care and attention, and we do not hesitate to recommend this investment to any prospective settler, and are willing to abide by the valuation of any practical farmer thereon.

H. A. McCLELLAND CO.

Phone Main 427

S. W. Cor. 5th and J Streets

The Finest Fruit Land in the State

20 Per Cent Down, Balance in 5 Years

All Perfectly Reclaimed

Los Plumas Tract

20 AND 40 ACRE FARMS ON EASY TERMS

\$75.00 PER ACRE AND UP

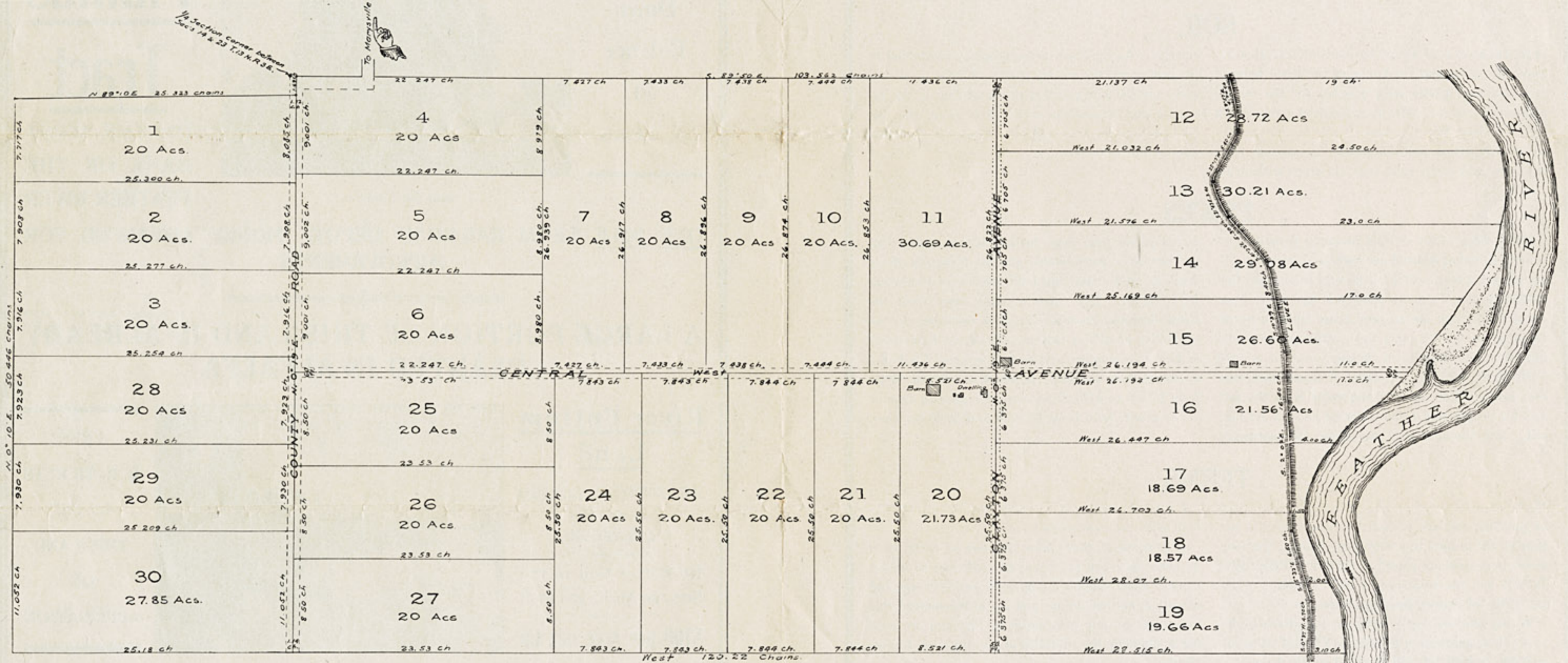
WE WILL HELP YOU WITH YOUR IMPROVEMENTS

Sediment Soil, Suitable for Corn, Beans, etc.

River Bottom Land

Which Will Grow 5 Crops of Alfalfa

Yearly Without Irrigation



We Will Show You the Property

Without

Expense to You

H. A. McCLELLAND CO.

Southwest Corner 5th and J Streets

SACRAMENTO

We Recommend This to the Home-Seeker

as One of the Best of

Our Numerous Sub-Divisions