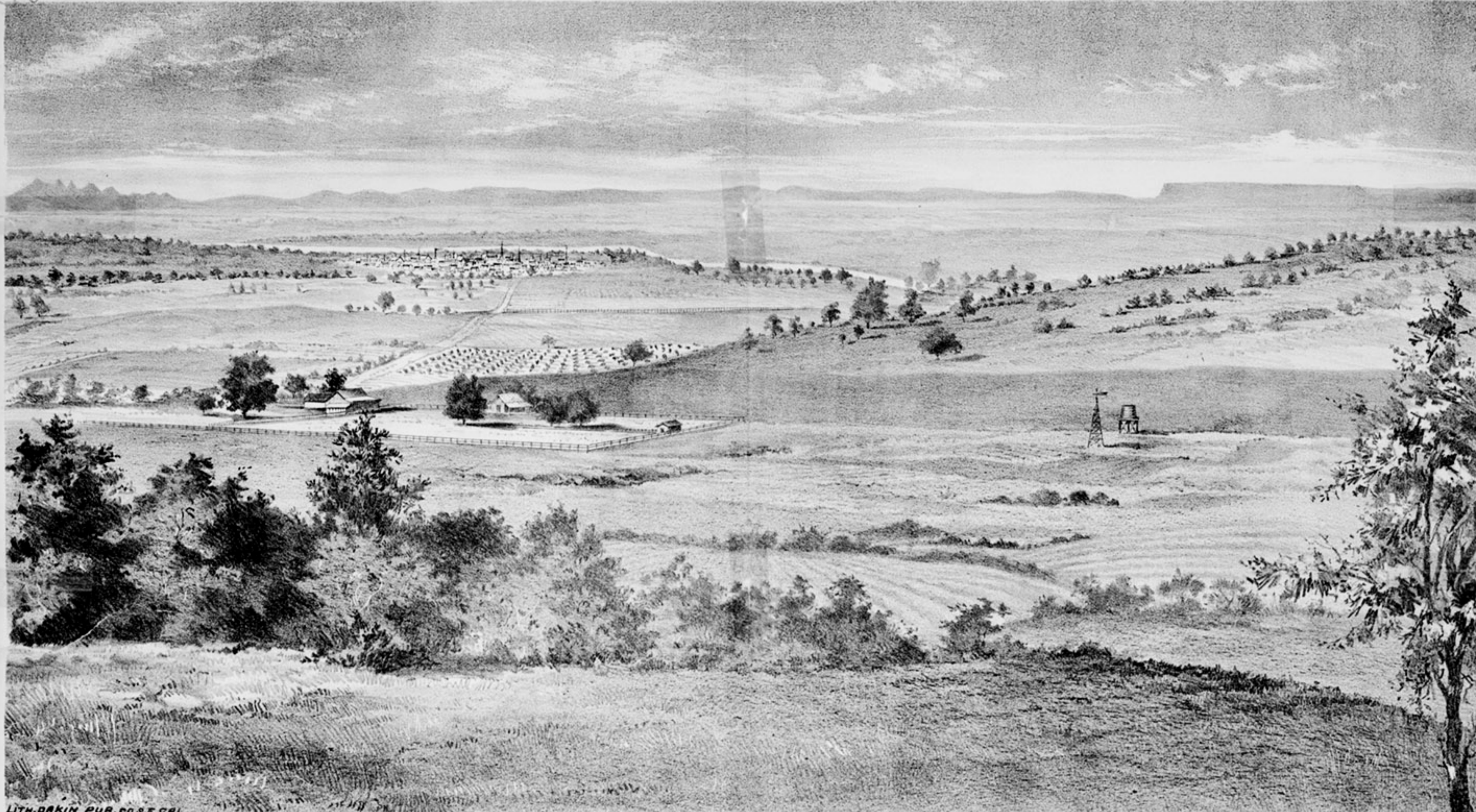


VIEW OF

PLEASANT VALLEY TRACT AND CITY OF OROVILLE, CAL.



LITH. OAKIN PUB. CO. S.F. CAL.

THE MOST DESIRABLE TRACT IN THE BUTTE COUNTY CITRUS BELT.
600 Acres of the Choicest Land in this Section now Offered for Sale.

PLEASANT VALLEY TRACT.

So called from its its delightful location, its sunny slopes and dells, and the productiveness of its soil, is located on the eastern boundary of Oroville. For fifteen years it has been used as a dairy farm, but has lately been subdivided, and is offered for sale in lots from 3 to 20 acres.

The land is in a body, and is about one hundred feet above the Sacramento Valley. Its topography is beautifully varied, the land is gently undulating, and from it is commanded a magnificent view of the surrounding country. The Sierras to the north and east protect the products from cold north winds should such occur. To the south for many miles the eye rests on rolling foot-hills, until the gaze is lost in the broad expanse of the valley. To the west Oroville, with the receding Feather River meandering toward the sunset, the charming Sacramento Valley, with the Coast Range as a back ground, all unite to form a landscape picture of unrivalled beauty. Every acre of it is rich foot-hill soil susceptible of the highest degree of cultivation, and will produce all the citrus and deciduous fruits ever tried in the State. The finest peaches, apricots and berries are produced there. Its sheltered position gives it absolute immunity from cold snaps, and the warmth of its charming vales renders citrus fruit culture absolutely safe.

THE

PLEASANT VALLEY

TRACT

IN THE

BUTTE COUNTY CITRUS BELT,

ONE-HALF MILE FROM

OROVILLE, CAL.

BROAD AVENUES LEADING DIRECT TO OROVILLE,

have been laid out through the tract, and every portion is easy of access, and within a ten minutes' drive of the Post-office.

This Land has just been placed on the market at ONE HUNDRED DOLLARS AN ACRE and upwards, according to location and improvement.

It is asserted that one acre of it in orange trees eight years old is sure to clear a profit of One Thousand Dollars; and that an acre of olive trees will yield a profit of One Thousand Five Hundred Dollars. It will produce these fruits and others, such as plums, prunes, grapes, apricots, persimmons, nectarines, berries, dates, pomegranates, and every vegetable in the category. Every lot is so surveyed as to give a fine building site and admirable surroundings. To men of means, who desire a home of elegance and luxury, this tract cannot be too highly recommended. To men who have small means, and desire quick returns for their labor it can be recommended with equal confidence. At the price for which it is offered this land is cheap, for no better can be found in the State, and the situation and general conveniences are unequalled. Oroville, the county seat, with its schools and churches and general advantages is only half a mile distant, and the advantages of a home there cannot be too highly painted.

PLEASANT VALLEY TRACT.

FOR SALE BY

E. TUCKER,

OROVILLE, CAL.

OROVILLE, BUTTE COUNTY, CAL.

The town of Oroville, the County Seat of Butte County, lying in the midst of THE ORANGE COUNTRY, has all the elements necessary to insure its becoming a large city. It is connected with San Francisco by the Northern California and California and Oregon Railroad, over which there are two passenger trains daily, and a new road is projected by way of Thermalito and Biggs, thence via Willows (in Colusa county) to San Francisco. Oroville is the center from which diverge five stage lines, aggregating more than 380 miles in length. It is the leading point for shipping the products of this Section, consisting principally of lumber, grain, wool, fruit and vegetables, and about 150 four and six-horse teams are employed in hauling these products to Oroville for shipment.

CLEAR DAYS.

The following data of clear days of the Central and Northern California citrus belt of the Sacramento Valley are the averages for the places named: Sacramento 242, Red Bluff 226, Princeton 240, Oroville 244, which will give a fair average for the whole citrus valley; and they amount to 238 clear, fine days with warm sunshine and blue skies, as against an average of 187 clear and fine days, with sunshine and blue skies of the boasted sunny climes of Italy.

TEMPERATURE.

The following table of temperature will be of interest, the figures being averages of observations ranging over a period of many years—thirty-six in the case of Sacramento:

PLACES.	Jan.	Feb.	Mar.	Apr.	May.	June.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	Yearly.
Los Angeles...	53	58	67	62	60	112	28						
Anaheim.....	56	64	73	66	65	108	26						
Santa Barbara..	54	59	67	63	61	102	26						
San Diego.....	54	58	66	62	60	101	22						
Sacramento....	48	59	71	61	60	106	19						
Marysville.....	50	63	78	65	64	115	24						
Oroville.....	52	64	78	64	64	102	29						
Colfax.....	46	55	78	90	59	106	16						

RAINFALL.

The average rainfall of a season is as follows:
Los Angeles, inches.....17.64
Anaheim.....11.01
Santa Barbara.....16.92
San Diego.....11.01
Sacramento.....19.94
Marysville.....16.60
Oroville.....22.11
Colfax.....45.16

The foot-hill region is bountifully supplied with rain, which renders irrigation not essential. Colfax and Oroville are in the foot-hills, which accounts for the larger rainfall than is received by Marysville and Sacramento.

THE BUTTE COUNTY CITRUS FAIR.

Opened in Oroville, December 21st, 1887.

[Correspondence of the S. F. Chronicle.]

OROVILLE, December 21st, 1887.

The Butte County Citrus Fair opened here last night with a crowd of people, such as had not been seen in the town of Oroville for years past. People came from all parts of the State, and many from the East, in quest of information regarding this wonderful region. The fair is held in the Court-house Square, in a canvas house 150 feet long by 50 feet in width, which incloses six large orange trees heavily laden with ripe oranges. Near Christmas time, the coldest season of the whole year, is this fair being held, not in the open air quite, but beneath a canvas tent. This spacious tent is sixteen feet at the eaves, thus giving a large space to be filled with the products of Butte County, but every available inch of the space is occupied, and tons that are offered can not be used for want of room. From the floor to the ceiling all around the room are piled boxes of oranges, lemons, figs, raisins, olives, nuts of all kinds, pomegranates, vegetables of all kinds, tobacco, strawberries still on the vines, grapes freshly gathered, grains, and prepared fruits of all kinds. A delegation from the Oregon excursionists en route to witness the completion of the California and Oregon Railroad, and the driving of the silver spike, uniting California and Oregon, arrived last night, and was received by our Board of Trade and the managers of the fair. This morning they visited the pavilion, and expressed their surprise and admiration at the exhibit. Hon. M. M. Estee delivered an address here to-night to a large audience. He expressed his gratification that Butte County had thus demonstrated to the world her ability to produce in excellence and profusion, within her own borders, all the various fruits and products which any other part of the State can grow. "I never saw anything like it," said Mr. Estee. "I've been to six citrus fairs in this State, at National City, River-side, San Jose, San Francisco, Sacramento, and Oroville, but none came up to this Oroville Fair."

The Executive Committee are in Receipt of Many Communications, Among Them, the Following:

OROVILLE, December 23rd, 1887.

To the Executive Committee of the Butte County Citrus Fair—GENTLEMEN: We, the delegates of the Oregon Railroad excursion take pleasure in bearing testimony to the excellence of the display of citrus and other semi-tropical fruits, the products exclusively of Butte county, now being made in the Canvas Pavilion.

The great quantity and general good quality of the fruit is a remarkable feature of the exhibition. The varieties of oranges include Seedlings, Washingtons, Navels, Mediterranean, Sweets, Malpas, Bloods, St. Michaels and other fine varieties, and are of unusual excellence and of high commercial value. The display of lemons is large and of the finest quality. The exhibit of Sicily lemons, the most delicate and sensitive to frosts of all semi-tropical growth, is especially noticeable. The figs, raisins, pomegranates, persimmons, and other semi-tropic products are remarkable for quantity and good quality. We have visited the many citrus groves around Oroville and have found the trees laden with the ripe and golden fruit, and the growth, without exception, healthy, luxuriant and entirely free from disease or tree pest. We saw many trees, both orange and lemon, a quarter of a century old, which have had no protection, and which have in all that time suffered no injury from frost. The new citrus plantations near Oroville show very vigorous growth, and give great promise of future production and profit. The wide area surrounding Oroville and the foot-hills, with low altitude above tide level in a comparatively frostless belt, now available for citrus cultivation, with the great abundance of water for irrigation, points to a wonderful production in the near future. The absence of devastating winds, cold storms, fogs, frosts and cold ocean air currents, and the early maturing of fruits, are favoring conditions that will speedily produce such desirable results. (Signed)

A. T. Hatch, President State Board of Trade.
J. M. Davies, Secretary California State Board of Trade.
Thomas J. Haines, Secretary Chamber of Commerce, San Francisco.
Alanson H. Phelps, of Thos. H. Selby & Co., San Francisco.
W. P. Bartlett.
E. B. Smith.

Thomas Flint, Jr.
A. P. Crane.
E. L. Barrett.
R. G. Sneath, Ex-President Chamber of Commerce, San Francisco.
C. S. King.
Henry Cornell.

John F. Swift, San Francisco.
E. B. Willis.
A. Gordon, fruit-grower, San Mateo.
N. W. Spaulding, Pacific Saw Mfg. Co., San Francisco.
William T. Hamilton.
George T. Meyers.
William Harney.