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BOVEE, TOY & CO.

Real Estate Agents and General Auctioneers,

OFFICE AND SALESROOM:

19 Montgomery St.,

Lick House Building.



GRAND SPECIAL EXCURSION

—TO, AND—

CREDIT AUCTION SALE

—AT,——

NATOMA

SACRAMENTO COUNTY,

Saturday, April 6, 1889,

At 1 P. M. ON THE GROUND,

BY ORDER OF THE NATOMA WATER & MINING COMPANY

1,000 ACRES CULTIVATED LAND

Divided into Five, Ten and Twenty Acre Tracts,

—ALSO—

180 BUSINESS AND RESIDENCE LOTS

IN THE ADJOINING TOWN OF

FOLSOM

LOTS 50 X 140.

TERMS OF SALE. One-third Cash; balance in three equal payments in One, Two and Three Years, at 7 per cent per annum.

A DEPOSIT of ten per cent will be required on the fall of the hammer; balance of cash payment to be made in ten days, and if not so paid (unless for defect of title) then said ten per cent to be forfeited and sale to be void. Instruments of sale at purchaser's expense.

FOR FURTHER PARTICULARS APPLY TO

BOVEE, TOY & CO.

19 MONTGOMERY ST., SAN FRANCISCO.

NATOMA.



THE LANDS of the

NATOMA WATER AND MINING COMPANY,

are situated on the south side of the American river near its celebrated vineyard, eighteen miles from the city of Sacramento, the Capital of the State, and adjoining the town of Folsom, a thriving village on the Sacramento and Placerville Railroad—and a short distance from Roseville, the junction of the Central Pacific and the California and Oregon Railroads.

The tract now offered for sale in subdivisions, comprises one thousand acres of its best land, and is placed upon the market at a reasonable figure and on terms to encourage the settlement of small holdings.

About Two Hundred Acres of the Tract are planted in Fruit Trees, in full bearing,

all in good healthy condition and entirely free from the so-much-dreaded scale or other insects; all of the trees being in full bearing, are a sure source of immediate revenue, as the fruit from this orchard, being of superior quality, has always found a ready market at the highest price both here and in the East.

THIS MAGNIFICENT ORCHARD

is subdivided into tracts of five, ten and twenty acres each to suit purchasers, thereby offering a rare chance to settlers to acquire a productive orchard at reasonable rates and as favorably located as any in the State.

The balance of the tract—some

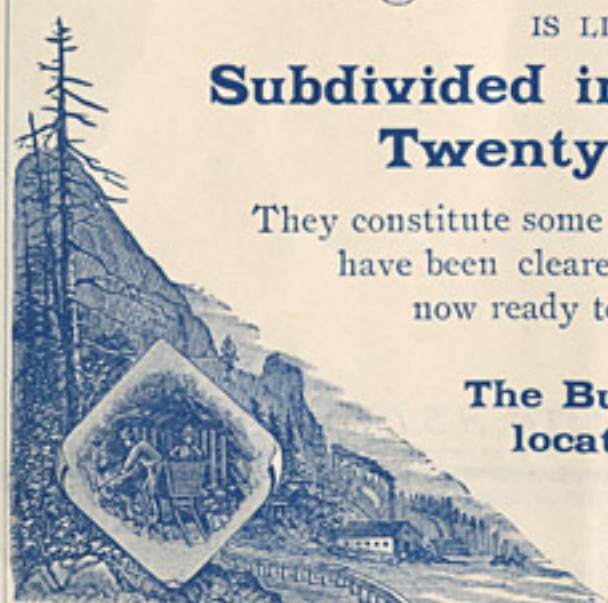
Eight Hundred Acres,

IS LIKEWISE

Subdivided into Five, Ten, and Twenty-acre Tracts.

They constitute some of the best land of the whole tract, and have been cleared of all undergrowth and brush, and are now ready to set out in either orchard or vineyard.

**The Business and Residence Lots are
located in the most desirable part
of the town of Folsom.**



Character of Soil and Productions.

THE SOIL is of a very superior quality, being a deep rich loam, well drained, and capable of producing every variety of fruits or vegetables, including the peach, apple, apricot, cherry, pear, plum, prune, nectarine, quince, fig, almond and walnut. A prominent grower of oranges in Southern California who has examined the soil of this tract, stated that it was specially adapted to the culture of the orange and lemon, and in fact is adapted to the production of all kinds of fruits, vines, trees—both shade and ornamental, that grows in a tropic or semi-tropic climate. The soil is very similar to that of the celebrated Natoma Vineyard which consists of 1,600 acres planted to the choicest table and wine grapes and situated two miles to the south on the same tract of land. The grapes from this vineyard have a world wide reputation; especially is this true of their beautiful "Flaming Tokays," which for color, size and shipping (keeping) qualities cannot be surpassed, and which always find a ready market at from twenty to thirty dollars per ton more than those grown in other favorable localities. Last season they netted as high as ninety-five dollars per ton, yielding on an average five tons per acre.



Topography.

THE topographical feature of this locality is the gentle slope of the land, insuring a most perfect drainage and affording beautiful building sites. In the distance can be seen the low range of hills and beyond the snow-capped peaks of the Sierras.

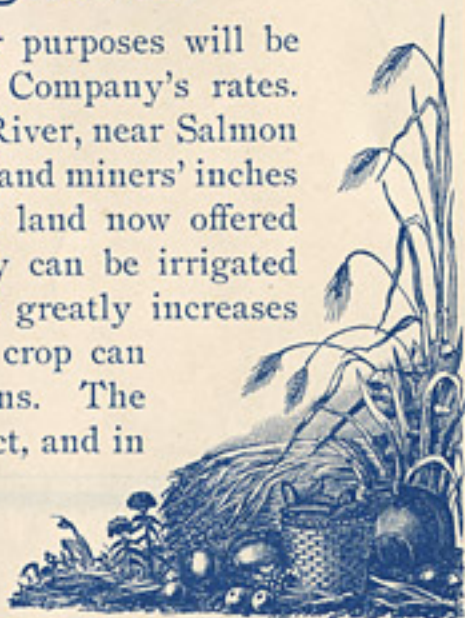
For unusual inducements, this portion of the Sacramento Valley in particular, offers superior advantages to the home-seeker; being healthy and the soil being capable of producing all varieties of fruits, etc., and its great accessibility to the markets of the State and the East.



Facilities for Irrigation.

WATER FOR IRRIGATION and other purposes will be furnished to all who desire it at the Company's rates.

The water is taken from the American River, near Salmon Falls, and the ditch has a capacity of three thousand miners' inches and a never-failing supply of water. All of the land now offered for sale lies below the ditch and consequently can be irrigated therefrom. This is a very important item and greatly increases the value of the land, as by irrigation a sure crop can always be insured even in the driest of seasons. The irrigating ditches run directly through the tract, and in addition to this, an unfailing supply of pure and soft water can be obtained from wells at a depth of from forty to one hundred feet.



GRAND SPECIAL EXCURSION

—TO—
Natoma and Folsom,
SACRAMENTO COUNTY.

We have made arrangements with the Southern Pacific Railroad Company to run

Special First-Class Excursion Trains

—FROM—
SAN FRANCISCO, OAKLAND AND SACRAMENTO,
—TO—

Natoma and Folsom,

(Via Benicia and Sacramento,)

to attend this Important Auction Sale. Excursions will leave the Oakland Ferry, foot of Market Street, at 8 o'clock A. M. sharp, stopping at 16th Street Station, Oakland, and important Stations en route,

Saturday, April 6, 1889.

\$3.00 ROUND-TRIP TICKETS, \$3.00

Leave SACRAMENTO at 11.15 A. M.

\$1.00 Round-Trip Tickets, \$1.00

Tickets for sale at Sacramento Ticket Office.

From OAKLAND,	\$3.00	From BENICIA,	\$3.00
" ELMIRA,	1.50	" DAVISVILLE,	1.50
From SACRAMENTO,	\$1.00		

Returning Train will leave Folsom and Natoma at 6 p. m. sharp.

FREE COLLATION will be SERVED on the GROUNDS.

Excursion tickets will be sold at the Oakland Ferry, foot of Market Street, Saturday morning, at the office of BOVEE, TOY & Co., 19 Montgomery Street, Thursday, April 4th and Friday, April 5th, and on the train for Oakland and other important stations en route.

For Maps, Catalogues, and further particulars, inquire of

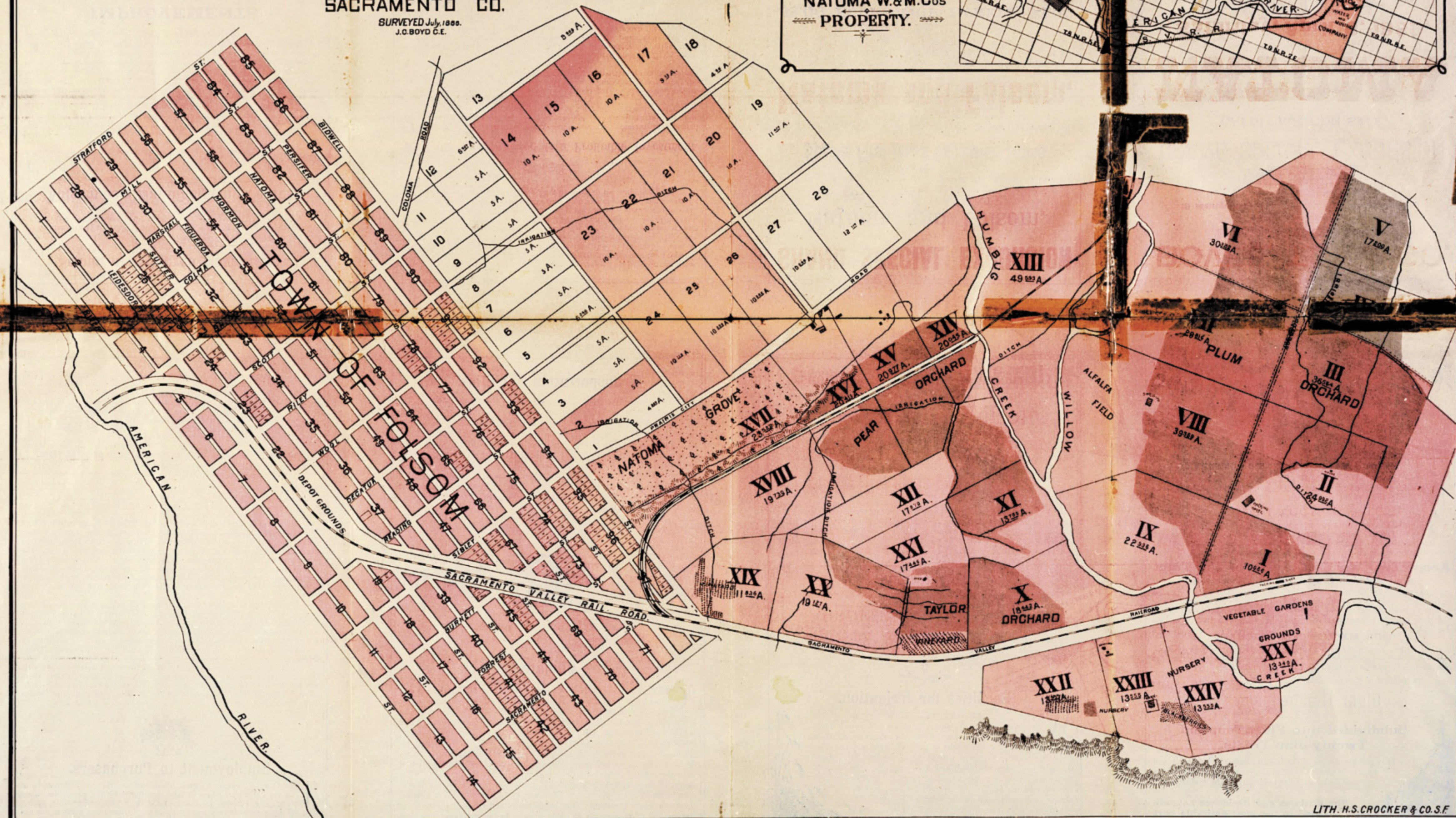
BOVEE, TOY & CO.

REAL ESTATE AUCTIONEERS,
19 MONTGOMERY STREET.

-MAP-
OF THE
NATOMA
WATER & MINING CO'S
PROPERTY.
SACRAMENTO CO.

SURVEYED July, 1888.
J.C. BOYD C.E.

MAP OF
SACRAMENTO
AND VICINITY
SHOWING LOCATION
NATOMA W. & M. CO'S
PROPERTY.



LITH. H.S. CROCKER & CO. S.F.