

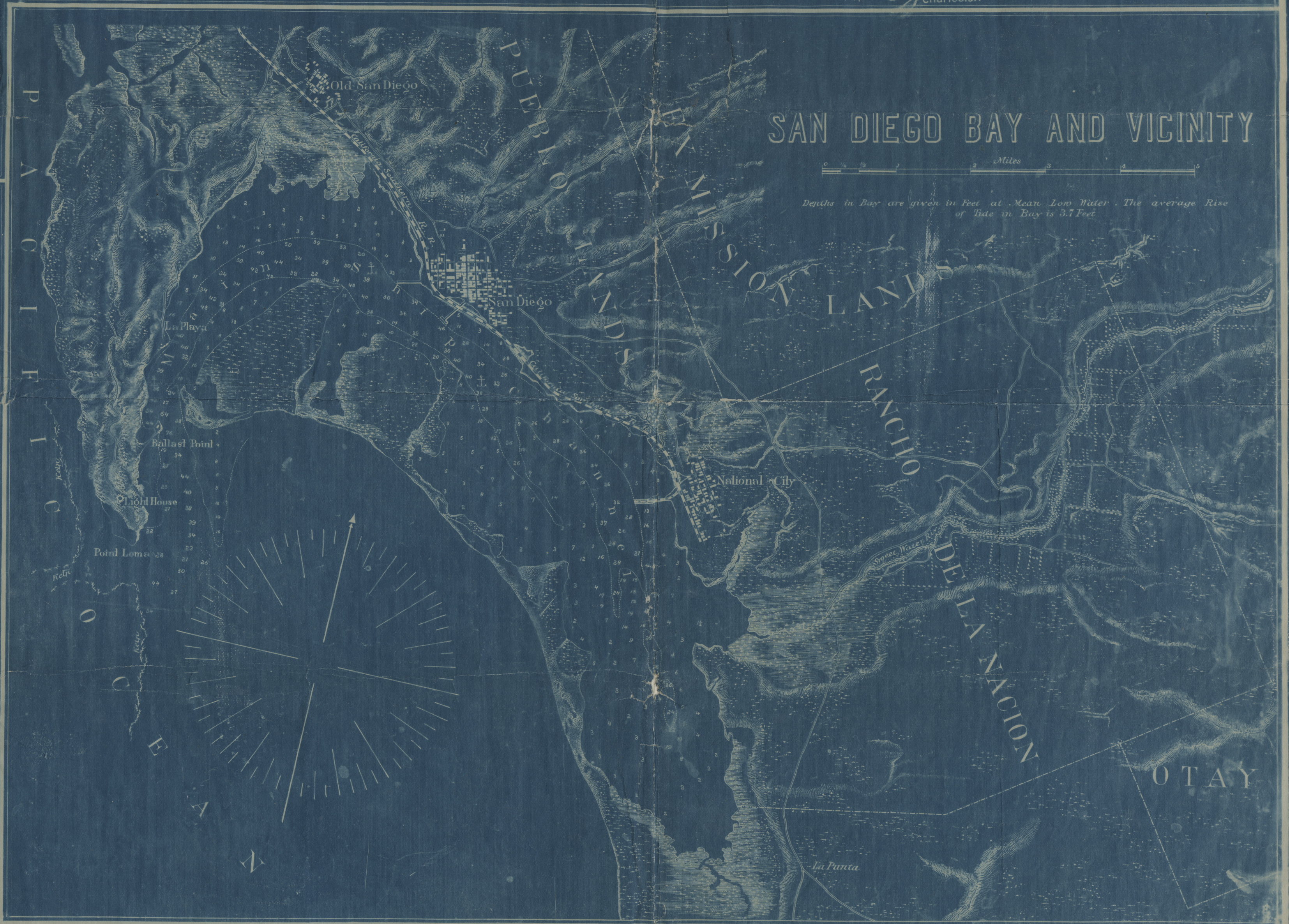


**NATIONAL CITY**  
California.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
61	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33
65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96
128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	101	100	99	98	97
129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160
192	191	190	189	188	187	186	185	184	183	182	181	180	179	178	177	176	175	174	173	172	171	170	169	168	167	166	165	164	163	162	161
193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224
256	255	254	253	252	251	250	249	248	247	246	245	244	243	242	241	240	239	238	237	236	235	234	233	232	231	230	229	228	227	226	225
257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282						
320	319	318	317	316	315	314	313	312	311	310	309	308	307																		
321	322	323																													
354																															

Terminal Grounds  
California Southern R.R.

**SAN DIEGO BAY**



**SAN DIEGO BAY AND VICINITY**

Depths in Bay are given in feet at Mean Low Water. The average Rise of Tide in Bay is 3.7 Feet.

OCTOBER, 1881.

# SOUTHERN CALIFORNIA

IS NOTED THE WORLD OVER,  
FOR ITS  
SALUBRIOUS CLIMATE,  
DELICIOUS FRUITS,  
VARIED SCENERY,  
MINERAL WEALTH.

NO PART OF THE GLOBE CAN SURPASS IT  
AS A WINTER RESORT,  
AS A SUMMER RESORT,  
AS A PLACE FOR HOMES.

READ ABOUT IT.      COME AND SEE IT.  
JUDGE FOR YOURSELVES.

SPLENDID BARGAINS OFFERED BY THE  
**SAN DIEGO LAND and TOWN COMPANY.**

OCTOBER, 1881.

## SOUTHERN CALIFORNIA.

# MAP OF THE HARBOR OF SAN DIEGO

AND VICINITY,

SHOWING THE TERMINUS OF THE

**California Southern Rail Road,**

## AT NATIONAL CITY.

TOGETHER WITH THE PROPERTY OF THE

### San Diego Land and Town Company.

FRANK A. KIMBALL, AGENT,  
NATIONAL CITY, CAL.

Full Information of this Property can also be obtained of  
J. A. Fairchild, San Diego.

1881.  
SAN DIEGO UNION STEAM JOB PRINTING ESTABLISHMENT.

## THE SAN DIEGO Land and Town Company

OFFERS FOR SALE

# CHOICE 50,000 ACRES LANDS

For Gardens, Farms, Orchards and Vineyards.

OUR BEST RECOMMENDATION

— IS THE —

## “OLDEST INHABITANT.”

COME AND TALK WITH HIM.

ASK HIM TO LET YOU SEE HIS

# PREMIUMS.

The finest display of Improvements in the County  
is on or adjoining these Lands.

## SEE FOR YOURSELVES.

SOME OF THE

# ADVANTAGES

— WHICH THE —

## San Diego Land and Town Company

OFFERS TO BUYERS:

- AN EXCELLENT SOIL,
- NEARNESS TO MARKET,
- GOOD ROADS EVERYWHERE,
- NEARNESS TO SCHOOLS,
- PLENTY OF WATER,
- ENTERPRISING NEIGHBORS,
- NEARNESS TO CHURCHES,
- VARIETY OF LAND.

QUANTITY AND QUALITY TO SUIT ALL.

A SURE INCREASE IN VALUE.

CONVENIENCE TO  
POST OFFICE AND TELEGRAPH,  
RAILROAD AND STEAMER,  
STORES AND SHOPS.

## LOW PRICES.

NOW is the time to secure the **FIRST CHOICE.**

SPC  
Rare MC

G  
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.S4  
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.M37

1

A WORD OF EXPLANATION.

**P**LEASE TAKE NOTICE that this is *not* an invitation to come to California to live. It is not intended even as *advice* to anybody to change his present location for one here. We wish the reader to get this idea at the start, for then we shall not be misunderstood in what we say in the following pages.

California, with all its attractions, is not Paradise, "by a large majority." It is not a country where everybody succeeds. Many people have found that a residence here is both uncomfortable and unprofitable. There are many here now who are homesick on account of bitter disappointment and failure. We suppose that the future will not be very unlike the past, to many who will come to this coast, and we say this word of caution in order to set the reader to thinking coolly and carefully before he starts on a journey to the land which is generally supposed to be only an Elysium, fragrant and fruit-laden as the gardens of the gods.

DON'T FORGET THIS.

Nobody should expect to thrive here without hard work and constant application to business, any more than in the East. California seems to be a successful charmer, but, like all other charmers, she is very exacting. Do not be beguiled into the belief, then, that she offers a *free* "horn of plenty" to everybody, or even to anybody. The fact is, that, while she will richly reward *labor*, she promises just nothing at all to "luck and laziness." There has been quite a considerable improvement in Southern California within a few years, in the matter of conveniences of life, but the country is just about as it always has been.

## FACTS, GOOD AND BAD.

These pages are intended to set forth the facts about a certain portion of San Diego county. The Company which has prepared this document for circulation has no wish to deceive any one by presenting a too rosy picture of this region in which its lands are located. It can afford to keep its lands, but it can not afford to sell any of them to any one who may afterward feel that he was deceived by the representations of the Company. So we begin our representation by a caution against the charm of the name and fame of California, and a clear declaration that there are numerous "drawbacks" which the settler here will have to encounter, as well as numerous advantages which will encourage him. We want thousands of live men and women to make their homes on the rich lands which we can furnish them, but we want no settlers who start by expecting too much, stay awhile as chronic growlers, and end by charging upon us, or upon the country here, their disappointment and failure. We want all to look before they leap, and if they don't like the look we hope they will not leap here.

### THERE ARE DRAWBACKS HERE.

Find out what they are and if you think they are too formidable for you to encounter with success, don't try it. The country all about looks barren, dried up and worthless. That is a fact which you will discover at first sight. In fact, you may know *how it looks without coming to see it*, for we tell you plainly. Except on the mountains, there are no trees worth mentioning. To one accustomed to the sight of trees and foliage there is no beauty in a landscape here. It is, *as compared with some other parts of the United States, a treeless and rainless country*. Now this is *the worst* that can be said about the poorest parts of Southern California. Having read this you know the worst.

### NOW COMES THE MAIN QUESTION,

Is there anything good here? Can this barren looking land be made to produce, and pay the settler for his toil? These questions the following pages will answer, and will show also that there is a very large portion of the land of this region that is capable of the richest production. It will appear, we think, that a small tract here, which can be watered by one or two wells, and which will produce the choicest fruits of the temperate and the torrid zones, will make a much larger return for the labor and outlay upon it, than a tract ten times as large in other parts of the country. Many other good things, we hope, will appear to your mind as you read on. We wished to have the worst come first, so that it might not be overlooked; and so that no one could say that we did not mention any of the "outs" of California. Having performed this duty we will proceed to the pleasanter one of presenting to our readers some observations of our own and many testimonies from others as to the attractive features of Southern California in general, and of the vicinity of San Diego in particular.

### A BIT OF HISTORY.

The reader will doubtless wish to know something about the past as well as the present of this hitherto remote region, and accordingly we will present a short sketch of its history.

The Bay of San Diego was discovered by a Spanish navigator named Cabrillo, in September, 1542. He gave it the name of *Port San Miguel*. No settlement of the country was attempted for many years after this. In the year 1602, by the order of Philip II, of Spain, "to colonize and fortify the harbors of California," Viscaino surveyed the bay and gave it the name of San Diego (Saint James.) All efforts of Spain to colonize this region before 1769, however, were of no avail.

## THE OLDEST MISSION IN CALIFORNIA.

In 1769 the Mission of San Diego was established by Father Francis Junipero Serra and his associates. This Mission marks the *first step* of the progress of civilization in California. In November of 1774, the Indians burned the Mission. New buildings were begun in 1777 and are still standing. In front of the church, on the river bottom lands, is the orchard planted by the Mission Fathers. There are some 300 olive trees here, which bear a full crop of fruit every year. From this olive orchard all the olive trees in the state have been propagated. It is the oldest orchard in the state. It formerly contained a large number of orange, pear and other trees, and an extensive vineyard; but now, save two stately palm trees fronting the entrance, and a few pomegranate trees, nothing of the past remains but the olive trees.

## SALE OF MISSION LANDS.

In 1846, the President of Mexico authorized Governor Pio Pico to sell most of the Missions in Upper California, as the only source within his reach from which he could raise the means necessary for the defence of the country; among those sold was the ancient Mission of San Diego.

The lands of the Mission which were thus sold embraced 58,208 acres, and there was reserved to the church about 22 acres, and this is still the property of the Catholic Church, including the land on which the Mission buildings stand, and the olive orchard.

The Pueblo of San Diego was organized on the first day of January, 1835. In 1845, the assignment of the lands to the municipality was made by the Mexican government. When, on the 7th of July, 1846, California passed under the American Government, the Pueblo organization was still maintained, and the city's title to the Pueblo lands was guaranteed by the treaty with Mexico of 1848, and subsequently (in 1853) confirmed by the United States Board of Land Commissioners.

## AREA AND LOCATION OF OUR PROPERTY.

The San Diego Land and Town Company owns more than fifty square miles of land, comprising parts of Rancho de la Nacion, Rancho Otay and several other adjoining tracts.

### TITLE, UNITED STATES PATENT.

These Ranchos are situated on the **Bay of San Diego** and extend along its shore for six miles, and back toward the mountains for a distance of between seven and eight miles, embracing all varieties of soil; the rich mesa (table lands) adapted to the culture of orange, lemon, lime and olive trees, and fertile valley bottoms where the apricot, fig, guava, apple, peach and pear grow luxuriantly. The Sweetwater River and Otay Creek flow through these tracts affording excellent facilities for irrigation. These ranchos are subdivided into five, ten, twenty, forty, eighty and one hundred and sixty acre tracts, and suited to those of small or large capital, easy terms of payment being made with all purchases.

### NATIONAL CITY,

Located in the northwest portion of Rancho de la Nacion with a valuable water frontage on the **Bay of San Diego**, is the terminus of the **California Southern Railroad** which is now in course of construction northward to a connection with the two great lines of transcontinental railroad—the **Southern Pacific and the Atlantic and Pacific**, thus putting this naturally favored city in direct communication with the North, South and East. The population of **National City** has gained ten fold within the last year and is rapidly increasing. Here are located the numerous shops and buildings incident to the terminus of a railroad.

The **Land and Town Company** offers for sale lots unsurpassed for commercial and business purposes and beautiful sites for residences in this growing city.

## HOTEL ACCOMMODATIONS

A new and commodious hotel, equal in point of comfort to any in Southern California, will soon be completed by the Company at National City. Visitors will find good accommodations at the Horton House, in San Diego. It has lately been renovated, and the proprietor will spare no efforts to make his guests comfortable and happy.

### HOW TO GET INFORMATION.

Persons wishing to see or learn about the property will call on or write to Mr. Frank A. Kimball, who is the selling agent of the Company. His postoffice address is *National City, California*. He will give full information to applicants as to location and prices. So also will Mr. J. A. Fairchild, of San Diego, Cal. *Two letter stamps* enclosed to the address of either of these gentlemen will secure a copy of this folder and other information, as well as a reply to any questions not answered here. The New England office of the Company is in Mason Building, No. 70, Kilby St., Boston. Here will be found plats and schedule of prices.

The numerous vineyards and orchards and groves of orange, fig, lemon and olive trees to be seen in and about the Chollas, Sweetwater, Paradise, Spring and Otay valleys, which are on or near this tract, will convince the visitor of the fertility of the soil, and a talk with the men who are living here will enable any one who wishes to learn "all about it" to judge for himself whether he had better try a few years in this region. We respectfully refer all to these residents as the only persons who can satisfactorily answer such inquiries as most people will ask. They will answer chiefly by *showing what they have done*.

**Come and See. If you like it then Come to Stay.**

The Company has land enough to supply the wants of a large number of families for farming and fruit raising. Its policy is to sell its land only to actual settlers, and to offer the inducement of low prices for immediate settlement.



## NOW IS THE TIME

For anyone and every one who may contemplate a residence here to select and secure land. Prices will be higher as soon as any considerable number of people settle, and besides this the choice of selection will be narrowed by every purchase. Whoever buys first, and improves his land, will secure the full benefit of the rise in value which is sure to follow the growth of population.

One railroad having its terminus on this property is already a fact. Connection with the whole country, east and west, will be made early in 1882, when the California Southern Railroad reaches a junction with the Southern Pacific. Within the following six months connection will doubtless be made with the Atlantic and Pacific road. But still another road, making

### A DIRECT EASTERN CONNECTION

With the Atchison, Topeka & Santa Fe road, by way of Solora, will probably be built within two years. This road would naturally have its terminus at National City. While this last enterprise is as yet only in its infancy it is quite likely to attain rapid development when the parties interested in it get ready to move. It is well enough to bear in mind that this direct eastern road will surely be built soon, and that when built it will add great value to property at and about National City.

If this road is built the value of property at its terminus would be doubled immediately, for the assurance of a large commercial town would be certain. Without this road, the growth of National City must be rapid and substantial, but with it a new and powerful impulse would be given. Persons contemplating removing to Southern California will do well to canvass carefully the claims of this locality before deciding where to settle, and they ought to study the matter NOW. First come, first served.

# How to Get to San Diego.

1 { The *shortest* route is by the **ATCHISON, TOPEKA & SANTA FE** from Kansas City, Mo., to Deming, N. M., thence by the Southern Pacific to Los Angeles, Cal., and thence by steamer to San Diego. By this route the passenger has but one change of cars before reaching Los Angeles and saves more than 500 miles of travel.

WHOLE DISTANCE FROM MISSOURI RIVER 1960 MILES.

2 { By the **UNION PACIFIC AND CENTRAL PACIFIC** to San Francisco, thence by Southern Pacific to Los Angeles and thence by steamer to San Diego.

WHOLE DISTANCE FROM MISSOURI RIVER 2504 MILES.

3 { By **PACIFIC COAST STEAMSHIP LINE** from San Francisco, a delightful three days' sail.

4 { By **PACIFIC MAIL STEAMSHIP LINE** from New York, *via* the Isthmus, to San Francisco, thence by either of routes 2 or 3.

## IMPORTANT NOTICE.

It is probable that, by the first day of February, 1882, the

### CALIFORNIA SOUTHERN RAIL ROAD.

Will make a connection with the Southern Pacific at Colton, 60 miles east of Los Angeles, when passengers will have

**AN ALL RAIL ROUTE TO SAN DIEGO**

**And National City.**

### ABOUT THE RIGHT MIXTURE.

In seeking a residence for health and comfort, the well-educated physician will tell you to go, if you can find such a place, where there are *no extremes of heat or cold*, where daily winds are neither wanting nor piercing or tempestuous, and where the atmosphere is neither too moist nor too dry. Now, in regard to *temperature* alone San Diego may have no advantage over two or three other places, although not at all inferior to them. But, the *combined* requirements of even and moderate warmth, of regular daily gentle motion of wind, and of an almost constant atmospheric humidity of the desirable mean, are more fully met here than elsewhere, as will appear from the following facts, compiled from the records of the United States Signal Service. We give the results of the record, not for a single year, which might be supposed to be exceptional, but for five continuous years, 1876, 1877, 1878, 1879, 1880. It may be well, however, to state that, while this exhibit is true of San Diego, and places on the bay, it does not equally represent other places in San Diego County, the registers varying according to the distance from the coast, altitude above the sea level, and surroundings of hills which shield from wind and radiate heat, or of valleys through which currents of colder air are passing. Ten miles inland from this City there is a difference of from 5 to 10 degrees in the temperature.

We are indebted to Dr. L. C. Gunn for the statistics on this and page 10, which are worthy of careful study.

The Signal Service reports show that during the five years, (1876-1880, inclusive) containing 1827 days, there were 1769 days on which the mercury did not rise above 80 degrees, and the remaining 58 days were distributed over nine months of each of the years! These 58 days of the five years were distributed thus: In 1876, 8 days; in 1877, 12 days; in 1878, 10 days; in 1879, 19 days; in 1880, 9 days: a very wide distribution.

### NO "HEATED TERM."

It thus appears that the climate of San Diego is entirely free from what is known as "the heated term." During the five years there were never more than 4 days in any one month on which the mercury rose above 80 degrees, except the 7 days in September, 1878, when extensive fires were burning all along the range of mountains east of San Diego, and the 6 days in October, 1879.

Compare this exhibit with the climate at New York during an equal period, namely, from July 1, 1874, to June 30, 1879, being the last five years of the published records. During that period, instead of 58 days, as in San Diego, there were 267 on which the mercury rose above 80 degrees:

May had 11; June 45; July 107; August 79; September 25. The month of July, in 1874, contained 17 such days; in 1875, 19; in 1876, 25; in 1877, 23; in 1878, 23, and these 267 days in New York were confined to *five months*, instead of being distributed through *nine*, as were the 58 days in San Diego. Let it be remembered that New York is eight degrees further north than San Diego.

### NO "COLD SPELL."

The reports of the Signal Service show that during the five years, containing 1827 days, there were 1782 days on which the mercury did not fall below 40 degrees. Of the remaining 45 days, there were only 2 on which the mercury registered 32 degrees; and none on which it fell below that point; nor did the mercury remain at 32 for more than two hours at any time. The lowest maximum of these days was 52 degrees. These 45 days were distributed through *five months of four different years*, none occurring in 1877. There was, at no time, what is known in other places as a "cold spell."

In New York City, during an equal period of five years, ending June 30, 1879, there were 735 days on which the thermometer stood below 40 degrees; namely, 22 in October, 75 in November, 136 in December, 145 in January, 140 in February, 139 in March, 73 in April and 5 in May.

## A FAIR STATEMENT.

Dr. Gregg, in an article contributed to "THE UNION," says: Years ago, while revisiting New York after several years' residence in San Diego, we met a person who was absolutely saturated with an encyclopædic and infallible knowledge of California. The pith of the valuable fund of information that his sagacity had accumulated was this: "California is an odd country; gold everywhere; all that is needed to find it is luck. Has two seasons—wet and dry. During a dry season, a total abstinence from all forms of moisture; at the end of the dry season, at a certain hour, commences to rain—rains six months without a break. During the wet season inhabitants hibernate; during the dry their leisure is occupied in dodging earthquakes, Indians and grizzly bears."

Nearly thirteen years ago the writer had an attack of California fever that led to his coming to San Diego and making this his home. During these years he has been engaged in the practice of medicine. Having personally tested the climate, having watched its effects upon the sick and the well, he believes it is without a peer. It is admitted that there is not on earth a climate adapted to all constitutions. Certainly there is not on the "footstool" a climate that men will not at times grumble at as being too hot or too cold. If men do not growl at the climate of Paradise, it will be because they have left their bodies at that half-way house called the grave.

## CONSTANT SUNSHINE.

The good things to be said of San Diego's climate are many. In the first place, there is no excess of rainfall. It has been claimed that the average is about ten inches per year. This is rather over than under a just estimate. The fact that the rains are scant, and that they fall during the colder months, will account for the lack of that luxuriant vegetation which many expect to find in a semi-tropical country. But rank vegetation and the abundant moisture that causes it, are not conducive to the salubrity of a climate, and more is gained than lost by their absence. There are but very few days in the year during which San Diegans fail to enjoy the sunshine.

## NO VIOLENCE.

Violent atmospheric disturbances are unknown here. Such a phenomenon as a tornado is a thing known to be a reality only by reports from less favored lands. Another admirable peculiarity of the climate of San Diego is

## EXEMPTION FROM THUNDER STORMS.

Occasionally in midsummer, during the time of the rainy season in Sonora and Arizona, a cloud is crowded over to the west side of the coast range, and we have a light sprinkle of rain, a few faint flashes of lightning, and as many feeble rumblings of thunder, but no thunder storms.

### PURE AIR AND PLENTY OF IT.

No malaria, such as poisons the air of many of the storm-harried States of both the East and West, curses the climate of San Diego. During all his practice in and about the town of San Diego, the writer has never yet seen an attack of malarial disease occurring in an acclimated person. Small rainfall, absence of extreme heat, absence of rank vegetation, excellent drainage secured by the rapid slope of the land from the mountains to the sea, banish malaria.

### GOOD ENOUGH FOR ANYBODY.

The latitude of San Diego of course entitles it to warm winters. The lemon, lime, orange, olive, and even the banana, flourish in the open air. The winter being the rainy season, is also the time for gardening. It is no unpleasant experience to read during the months of December, January and February, the telegraphic reports of the arctic inclemencies of northern winter, and the moment after, to look out upon hills green with grass or bright with wild flowers. The alternating breezes from the cold waters of the Pacific on the west, and from the wooded and not distant mountains on the east, temper our dog-days to delicious coolness. The climatic advantages of San Diego are, then, to briefly recapitulate: No extremes of heat; no extremes of cold; small rainfall; no malaria; no tornadoes or thunder storms; fresh and pure breezes from the Pacific by day, and from the mountains by night.

The ocean shore with its never-resting breakers is at our very doors, and the pine-clad mountains only a day's drive away. He who seeks a better land in which to make a home is hard to please; he will travel far, and is likely to fare worse.

### WHAT PROF. AGASSIZ SAID.

When here in 1872, with Col. Thos. A. Scott and a party of scientists, Prof. Agassiz, in his address, said: You have heard from the lips of a practical man of the great commercial advantages you possess by reason of your geographical situation, and the merits of your beautiful and secure harbor; he assures you of an important future. I do not know why I should be here except as a listener. But as he (Col. Scott) has done me the honor to call upon me, I will say that, in his enumeration of your peculiar advantages, he has failed to allude to one which to me seems of very great importance. Perhaps as a scientific man I may lay more stress upon it than necessary, but I hardly think it possible. I have seen many parts of the world and have made some study of this subject. It is the question of climate—of your latitude—that I refer to. You are here on the 32d parallel, beyond the reach of the severe winters of the northern latitudes. You have a great capital in your climate. It will be worth millions to you. This is one of the favored spots of the earth, and people will come to you from all quarters to live in your genial and healthful atmosphere.

## THE COUNTY OF SAN DIEGO

Is bounded as follows: On the north by San Bernardino and Los Angeles counties; on the east by the Colorado river, dividing it from Arizona; on the south by the Mexican territory of Lower California; and on the west by the Pacific ocean. Its area is 15,156 square miles, being greater than that of either of the states of Massachusetts, Vermont, New Hampshire, New Jersey or Maryland, and nearly as great as that of Massachusetts, Connecticut, Rhode Island and Delaware combined. Of the total area of more than 9,580,000 acres of land in this county, the Colorado desert, on the east, has nearly 2,500,000 acres, leaving more than 7,000,000 acres of valley and mountain land adapted to a diversified agriculture and grazing.

### PLENTY OF PUBLIC LAND.

An erroneous impression has gone abroad that the greater part of the county is embraced in Spanish or Mexican grants. The last report of the Surveyor General, up to August, 1886, gives these figures for San Diego county: Total area, 9,580,000 acres; Mexican and Spanish grants, 784,783 acres; Public lands, 8,795,217 acres. But of the grants included in the above statement, many (aggregating an area of 232,941 acres) have long been subdivided, as in the case of the Cajon. An approximately correct statement of the lands of this county as open to settlement and purchase, would therefore be as follows: Total area (exclusive of desert) 7,080,000 acres; grants (less those subdivided) 551,842 acres; Public lands, 6,428,158. Two mountain ranges run through the county from northwest to southeast, dividing it into three districts, each possessing peculiarities of climate and soil. People can have almost any kind of climate in this county.

### THE AGRICULTURAL BELT.

The section lying between the mountains and the sea is exceedingly fertile; it has three-fourths of the population and exhibits most of the development of the county. This belt varies from 25 to 40 miles in width and is about 75 miles in length, comprising a series of low, rolling hills or "mesa" lands, as they are termed, plains and valleys, drained by the Tia Juana, Sweetwater, San Diego, San Bernardo, San Luis Rey, and Santa Margarita rivers, and several smaller streams. These streams are nearly all dry in the summer months for several miles from their outlets. The San Diego is the largest of them, and in the winter and spring is often unfordable.

The middle division of the county lies mainly between the two mountain ranges, and comprises numerous broad and fertile valleys and plains. Here are rich mineral deposits and extensive forests of timber. The natural wealth of this great division of the county is surpassed by no equal area of territory in California.

### ASSESSMENT ROLL.

The following synopsis for 1881 may be found interesting: Total value of property in the county, \$7,133,052; deductions on account of mortgages, etc., \$251,394; total remaining, \$6,881,658. The assessed values are set down as follows: City and town lots, \$1,408,315; improvements on same, \$280,548. Real estate, other than city, \$1,371,805; improvements on same, \$94,365. Personal property, \$1,029,106. Railroads, \$2,642,025. Other property, \$306,889. The total acreage of land assessed 921,604 acres; and the average value per acre, \$1.48, (against 91 cents last year.) The lowest assessment of land (desert) is 25 cents per acre; and nearly one-half of the county—Colorado desert—is not assessed at all. The Roll is about double the valuation of last year.



## MINES AND MINING.

The mining interests of this region deserve an extended notice. That the mines of this county are rich and permanent, is fully believed, and it is not doubted that the capital will be forthcoming at no distant day to work them upon a large scale and in a scientific manner.

Within the past year new developments have been made in the Julian district which confirm our belief in the permanence and value of the ledges there. The "Oriflamme" mine, which had been left unworked for some time, has, by a shaft one hundred feet deep, been shown to have a ledge which increases in width and quality. It was not regarded as a very promising property a year ago, but now it appears to be one of the best in the county for permanency. Other "prospects" would doubtless prove equally valuable, if properly worked. New parties are taking hold now, and the mining interest is greatly revived already. Tributary to San Diego, although on the other side of the boundary line in Lower California, are copper, silver and gold mines of acknowledged value. In 1872 the mines in the vicinity of San Diego, *of our own county*, shipped bullion to the amount of \$488,670. In the same year we received from Lower California \$50,775; making the total bullion shipped from San Diego, \$539,445.

### THE BEST CHANCE.

No better prospects for anyone desiring to do legitimate mining can be found in the country than those within a hundred miles of San Diego. Mining men can establish their families here, where they can have all the comforts of a home and still be within easy and quick reach of the mines. We recommend anyone who is at all interested in mining as a business, to give careful consideration to this suggestion.

## A COMPARISON NOT "ODIOUS."

PLACE.	JAN.	JULY.	DIFFER- ENCE.	LATITUDE.	
	deg.	deg.	deg.	deg.	min.
San Diego.....	57	65	8	32	41
Santa Barbara.....	59	66	10	34	24
Los Angeles.....	55	67	12	34	04
San Luis Rey.....	52	70	18	33	15
Sacramento.....	45	73	28	38	34
Stockton.....	49	72	23	37	56
Humboldt Bay.....	40	58	18	40	44
Sonoma.....	45	66	21	48	18
St. Helena.....	42	77	35	38	30
Vallejo.....	48	67	19	38	05
Fort Yuma.....	56	92	36	32	43
Cincinnati.....	30	74	44	39	06
New York.....	31	77	46	40	76
New Orleans.....	55	82	27	29	57
Naples.....	46	76	30	40	52
Honolulu.....	71	78	7	21	16
Mexico.....	52	65	13	10	26
Funchal.....	60	70	10	32	38
London.....	37	62	25	51	29
Dijon.....	33	70	37	47	25
Bordeaux.....	41	73	32	44	50
Mentone.....	40	73	33	43	41
Marseilles.....	43	75	32	43	17
Genoa.....	46	77	31	44	24
Jacksonville, Florida...	58	80	22	30	50

## THE RAINFALL FOR TEN YEARS.

It is found from the record of the Signal Service Bureau of ten years that the month of greatest rain in our rainy season, is December; and the month of least rain is October; the means for each month being as follows: October, 0.33; November, 0.82; December, 2.53; January, 1.65; February, 2.03. In this connection we give a statement of the rainfall for each calendar year, for the last ten years, with total number of days in each year on which rain fell:

Year.	Inches.	Rainy Days.	Year.	Inches.	Rainy Days.
1871	5.82	29	1876	7.21	35
1872	5.08	28	1877	8.12	42
1873	12.90	32	1878	13.87	61
1874	10.85	54	1879	14.83	43
1875	6.80	35	1880	10.37	47

This shows the average annual rainfall to be 9.59 inches; and the average number of rainy days in the year to be 40.5.

### WHAT CAN BE RAISED.

No lands in the State can surpass these in the quantity, quality or variety of production. But we may specify the peculiar fitness of the soil and climate here for the following products, viz.:

#### ORANGES.

Oranges are grown in wonderful perfection in nearly all portions of San Diego County. The entire western and northwestern States and Territories will be our market for this fruit immediately on the completion of the Atlantic & Pacific and California Southern Railroads to San Diego Bay. No luxury is more universally indulged in by all classes of people in all countries than the orange, and none is more conducive to health. The orange of domestic production is far superior to any imported, as they can be picked here nearly ripe while the imported are picked in a green state.

#### OLIVES.

Cuttings taken from bearing trees and planted where they are to remain will pay expenses of cultivation the third year. Ten acres will support a family the fourth year, and ever afterward be a source of rich revenue. Olive trees now growing on and near the lands of this Company have produced, at a crop, from \$100 to \$150 per tree. History records the fact that trees are now living and producing fruit every year which are more than a thousand years old. "He who plants an olive orchard leaves an inheritance for future generations" has passed into a proverb. In writing of olive producing countries Hon. M. P. Wilder, Commissioner to the Paris Exposition, says, in his report to the Senate of the United States: "Were the olive crop of Southern Europe to fail a large portion of the population must perish." The olive has become an article of universal consumption. Its oil is indispensable in medicine and surgery; and is largely used in the manufacture of fine woolen goods. There is no limit to the demand for it.

### LEMONS.

The commercial importance of the lemon can hardly be overestimated, for the area of country on which this fruit can be successfully and profitably grown is very much more limited than is the area adapted to the orange. It is more susceptible to the influence of frost than is the orange. The lemon is a prime necessity, the quantity imported into the United States being almost incredible. San Diego county alone could easily supply the markets of North America. The editor of the Riverside Press, L. M. Holt, than whom no man in Southern California is better authority, says, under date of June, 1881: "We note this as a horticultural fact, and desire to give San Diego the credit of having a climate better adapted to the growth of the lemon than that possessed by any locality north of that county, on the coast."

### THE GRAPE.

It would appear from the experience of the past few years that the best, because the surest and most profitable, use to which the lands of this region can be put, is the cultivation of the grape. From two to eight tons per acre is the usual yield, and there seems to be no limit to the market. Ten acres of vines will provide a competency for a family, and is land enough for any man of moderate means to cultivate.

It costs but little to make a start. It takes three years before a vineyard commences to pay; and from that time on, if well cultivated, will yield on an average, four tons of grapes per acre. They will bring from \$20 to \$35 per ton, according to quality. In many cases, vineyards have averaged seven and eight tons per acre. This gives, for ten acres, at the low price of \$20 per ton for grapes, for the lesser yield, seven tons, \$1,400; and for the larger yield, eight tons, \$1,600. By genuine industry and intelligent care, any poor man in California may become well off in ten years on ten acres of vineyard land.

### COST OF A VINEYARD.

The following figures are by J. de Barth Shorb,  
President of the California Horticultural Society:

#### FOR ONE ACRE.

Plowing twice before planting, at \$2.....	\$4 00
Harrowing and pulverizing the same.....	50
Cuttings, (1,000 vines, six feet apart,).....	5 00
Planting, per acre.....	2 00
Two plowings after planting.....	3 00
Cultivation and final pulverization.....	50
Total cost, end of first year.....	\$15 00

#### SECOND YEAR.

Pruning, per acre.....	\$ 1 00
Plowing, twice at \$1 50.....	3 00
Cultivation, twice at 50 cents.....	1 00
Hoeing near the vine.....	1 00
Total cost, second year.....	\$6 00

#### THIRD YEAR.

Pruning the vine and removing wood.....	\$2 50
Plowing twice.....	3 00
Cultivating twice.....	1 00
Hoeing near vine.....	1 50
Total cost, third year.....	\$8 00

In the fourth year the expenses of pruning and removing the wood from the vineyard will be increased one dollar more, or to \$3 50 per acre; all the other expenses remain the same as during the third year. The vineyard is now in a good paying condition, and ought to pay from \$50 to \$100 per acre.

#### OTHER FRUITS.

This section can compete with the world in the production of peaches, pears, apples, apricots, nectarines, cherries, strawberries, blackberries, figs, guavas, plums, limes, walnuts and almonds. If "variety is the spice of life," one can make his residence here very spicy.

## AND NOW, SUPPOSE.

Suppose, for the sake of argument, we admit, (which we do not admit) that the farmer in California may not be able to foot up as much profit at the end of the year as his brother in the southern or eastern states. His peace of mind has not been disturbed by visions of yellow fever, nor has he had to abandon his crops and flee before the march of pestilence. That is worth *something*. Corn in California may not bring as much per bushel as in Illinois, but the labor of a year is not liable to be swept away in a single night by the resistless tornado, and life and limb are not imperiled by the wild sweep of the rushing wind. The residents of California have to forego the pleasure of sleigh-riding, but they have the satisfaction of knowing that they can proceed on a journey in the "dead of winter" with a reasonable guaranty against being frozen to death. The summers in California may be warm, and, in the interior valleys, the mercury may linger lovingly around even the 100° mark; but the farmer may hoe his corn, and the merchant may proceed about his business without danger of sunstroke; and when night comes it brings with it cooling breezes which make slumber refreshing. These conditions do not prevail in the southern or Atlantic states, a fact which every one knows but many forget. It is possible that California may not be the best place for the farmer, mechanic, laborer or merchant to make money in, but there ought to be some other aim in existence than mere money making. It is worth a good deal to really *enjoy* living while one does live, even if one doesn't leave a fortune. But the chances of accumulating a fortune are certainly as good here as anywhere else in the world.

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PAY US A VISIT.

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STAY WITH US IF YOU ARE SATISFIED.