





**3,200 ACRES**

*Choicest Fruit Lands in California.*

*Earliest Fruit Belt. One Mile from R. R.*



# ORANGE VALE

SACRAMENTO COUNTY, CALIFORNIA.

**10-Acre Orchards and Vineyards**

Already Planted to Choice Varieties.

*Water Piped to Each Tract.*



**ORANGE ORCHARDS**

In the Warm Citrus Belt.

**Orchards Planted and Cared For.**

A Townsite by California's Great Water Power.

**\$300,000 in Permanent Improvements.**

**Office 214 J Street, Sacramento, California.**

# ORANGE VALE,

## Where and What is It?

---

### Nothing Succeeds Like Success!

Is an aphorism of considerable merit. Hence it is that we say at the outset that ORANGE VALE is not an *experiment*, but an assured SUCCESS.

Neither is it a new enterprise. It has been on the market for nearly seven years. There are no "promises" nor "*proposed*" improvements. All "projected improvements" have been completed, and are stern realities, whether it be "Water System," "School Houses," "Post Office," "Telephone Stations," "Election Precincts," etc. These are all in active operation.

The best evidence of good faith on the part of the Company is the fact that it has never graded its land as to values, nor advanced the price. It is selling its land to-day at precisely the same figure it did seven years ago; its object being to secure actual settlers who will contribute to the material prosperity of the City and County of Sacramento. It is now upon the eve of closing up its affairs, as during the current year it will in all human probability dispose of its remaining acreage property, and if you want any of it, you must not delay. "Now is the accepted time." "Delays are dangerous." Investigation is invited.

Orange Vale has a postoffice with daily mail communication, a telephone station, a public school, and is a voting precinct. It is located in Sacramento County, adjacent to the City of Sacramento (which is the Capital of the State and the center of the largest fruit area of California), on the highland immediately overlooking the American River, and within a mile and a half of the railway station in the town of Folsom, which lies immediately opposite.

The soil is a deep, rich sandy loam, free from rocks and boulders, and its adaptability to fruit and garden culture has been fully demonstrated and is in no way a matter of conjecture. At this time there is growing

successfully upon the several tracts, and on more than 1,500 acres already planted, all the leading fruits, nuts and berries, among which may be mentioned apples, apricots, cherries, figs, lemons, olives, oranges, peaches, pears, persimmons, plums, prunes and quinces, blackberries, raspberries and strawberries; almonds—in large quantities, chestnuts and walnuts. The growth of grapes, peaches and plums has already acquired an almost National reputation. Vines are grown to perfection, including the Muscatel raisin grape, from which raisins have been made on the ground during the past season, and the famous Flame Tokay grape, which latter was sold by the Company to leading fruit shippers at the remarkable price of \$55 per ton, net, on the ground. The W. R. Strong Company, of Sacramento, were the buyers, paying the price named for the delivery of the grapes in the packing house, they paying their own expense of packing and shipping. In the way of vegetables, one of the earliest settlers, Mr. L. H. Landis, has produced, in paying quantities, upon one tract a large variety of vegetables, such as beans, beets, corn, onions, peas, tomatoes, watermelons, cantaloupes and muskmelons, spuds and sweet potatoes. Cotton of fine fiber and texture has also been produced on the same tract, showing the wonderful versatility of the soil. The acreage property has been subdivided, and is now being sold in tracts of which ten acres is the unit, not less than ten acres being sold in one tract. The most favorable location having been selected, an experienced horticulturist was secured as Resident Superintendent, and a large force of men employed in planting orchards, laying out streets and avenues, building roads and bridges, erecting houses, bringing in a water supply, and in every way improving and beautifying the Company's lands. The success attending the enterprise has been gratifying in the extreme, and justified the Company in extending its operations. Upwards of \$300,000 has been spent by the Company in permanent improvements on their lands. The details of the enterprise as follows will give an idea of its scope and merit.

### **LOCATION.**

The lands of the Orange Vale Company are situated on the north side of the American River in the foothills of the Sacramento Valley, eighteen miles from the City of Sacramento, one mile from Folsom, a town on the Sacramento and Placerville Railroad, and six miles east of Roseville, the junction of the Central Pacific and the California and Oregon Railroads. The tract comprises 3,200 acres of land, splendidly fenced. It has been cleared of all brush and timber, save a few majestic oaks, and 1,500 acres of it planted to the finest varieties of deciduous fruits, vines and oranges, many of them now in full bearing.

### **TOPOGRAPHY.**

The topographical feature of this locality is a succession of low, rolling hills—not abrupt, but rather undulating, of a character not frequently found—insuring perfect drainage and affording beautiful building sites. To the eastward of these lands are higher ranges of hills, broken here and there by valleys, beyond which rise the snow-capped Sierras.

This portion of the Sacramento Valley in particular offers unusual inducements to home-seekers; healthfulness, adaptability of the soil to the production of every variety of fruit and vegetables, accessibility to the best market, and the charm and grandeur surrounding a home in the foothills, in the land of flowers and eternal sunshine.

### **WATER SUPPLY.**

For purposes of irrigation, the Orange Vale Colonization Company uses the waters of the American River, which is conveyed directly through these lands. The Company has laid many miles of underground wrought iron and steel water pipe, ranging in size from 26-in. to 4-in., which is now connected with the water supply, affording a pressure of 100 feet on every portion of the Company's lands—a pressure which will not only prove ample for fire and for domestic purposes in the highest building, but which can be utilized also for power and for generating electricity for lighting purposes. The Company agrees to lay

waterpipe to every tract sold, the purchaser having to pay only for such pipe as may be necessary to distribute the water over his tract. Purchasers can make contracts for the purchase of any quantity of water desired, for any term from one to ten years, at an annual rate not exceeding \$5 per acre per year for all the water necessary or required, without measurement. Water will also be supplied for domestic purposes, supplying boilers, bath tubs, stable and out houses at \$1 per month. In addition to this, an unfailing supply of pure cold soft water can be obtained from wells at a depth of from 50 to 100 feet.

### **TRANSPORTATION FACILITIES.**

The Orange Vale lands are within one mile of Folsom, on the S. & P. R. R., from which place there are three trains daily to Sacramento, the great fruit distributing point of California, thus enabling the grower to get his fruit to market within a few hours after being picked; in fact all products of the orchard, vineyard or garden can be forwarded to Sacramento in the early morning and thence to San Francisco, if desired, of the same day, these being the two chief markets on the Pacific Coast. It is proposed that a branch line of railroad will be built between Roseville and Orange Vale at an early day, a distance of but six miles, the grade being already made. This proposed railroad runs directly through the company's lands and will insure transportation at its doors. When completed, this railroad connection with the main line of the Central Pacific Railroad will make it possible to load cars in the orchards on the Company's lands and ship direct, without change or rehandling, to the great Eastern fruit markets. The past season's crop of all varieties of fruits was shipped directly East by way of Roseville, which has a good wagon road now leading to it and accessible at all seasons.

### **CLIMATE.**

California's remarkable climate has a world wide reputation. It is a fact not generally known outside of California, however, that her remarkable climatic advantages are not confined to a few localities in the

State, but are shared equally by a small section in the Southern end, and the great Sacramento and San Joaquin Valleys in its center. For proof of this it is only necessary to refer to the isothermal maps of California, as published in the reports of the U. S. Geological Surveys.

### RAINFALL AND TEMPERATURE.

The following table gives the average temperature, highest and lowest temperature, and the total precipitation at Sacramento, Cal., for each winter, beginning with that of 1877-8 and ending with that of 1893-94; the average for the last successive sixteen winters; the figures being official, and kindly furnished by the U. S. Weather Bureau Observer, at Sacramento, James A. Barwick.

WINTER OF	Ave. Winter Temperature.	High't Winter Temperature.	Lowest Winter Temperature.	Total Precipitation for the Winter M'ths	WINTER OF	Ave. Winter Temperature.	High'st Winter Temperature.	Lowest Winter Temperature.	Total Precipitation for the Winter M'ths
1877-78.....	49.9	67	27	18.74	1887-88.....	47.4	75	19	7.47
1878-79.....	49.2	74	24	7.53	1888-89.....	47.8	76	31	5.11
1879-80.....	44.5	64	25	6.88	1889-90.....	46.2	67	29	18.50
1880-81.....	51.0	67	35	23.01	1890-91.....	46.1	76	28	10.48
1881-82.....	45.9	63	29	7.56	1891-92.....	48.3	70	26	7.90
1882-83.....	45.4	72	22	4.47	1892-93.....	46.2	67	26	10.83
1883-84.....	45.9	71	21	8.33	1893-94.....	46.7	69	26	9.85
1884-85.....	50.0	70	27	13.10	1894-95.....	46.6	65	30	17.28
1885-86.....	49.4	73	28	14.00					
1886-87.....	47.5	67	30	9.61	Average .	47.0			11.15

The average temperature for the same season for Rome, Italy.

Spring.....	57.6°
Summer.....	72.2°
Fall.....	64.0°
Winter.....	48.9°

The location and climate of Orange Vale are such as to make it peculiarly desirable as a winter resort. The dryness and salubrity of the air commend it to the special attention of those with weak lungs, and its nearness to Sacramento, the Capital of the State

and the commercial center of the great Sacramento Valley, add no little to its advantages as a place for residence.

### **ORANGE VALE SCHOOL.**

The colony has so far progressed as to have had established a school district within itself, a handsome structure having now been erected by the Company and dedicated to the public for school purposes, as a place of worship, and for other public uses, as may hereafter be required. The school building is supplied with the best school furniture and appliances, and is in charge of a competent teacher under the public school system of the State.

### **A MANUFACTURING FUTURE.**

The Folsom Water Power Company, which for several years has successfully prosecuted its work and utilized the labor of from four to six hundred convicts from the State Prison, has recently completed its immense dam, comprising a solid granite wall nearly eighty feet in height, and has now turned its attention to the excavations and building of canals to its mill sites. The mill sites of the Folsom Water Power Company are immediately opposite Orange Vale. The company has constructed a lumber boom in the American River, to carry logs down from the pine forests, and will spend \$200,000 in the way of saw-mills, improvements, etc. They are now completing a mill and will be sawing lumber this season. The Folsom Water Power Company have also obtained a franchise and will transmit its power to Sacramento City for the operation of an electric plant and street railway system, which it now owns. The value of these enterprises to the Orange Vale Townsite and the colony lands is apparent. The power which can be utilized by the Company on completion of its works is equivalent to about 6,000 horse power, the finest water power in the State; and as its mill sites are large and convenient to rail, it will be but a question of a short time when a number of factories will be established, and Orange Vale can reasonably expect to attain to the dignity of a large manufacturing village.



## **PLANTING TO ORDER, AND CARE.**

Not the least important feature of the enterprise is that a person with only a few hundred dollars as a beginning can, by laying aside each month a small portion of the salary or earnings, soon become the owner of a tract in Orange Vale, and thereafter secure freedom from all other occupation, if desired, except the supervision of this property. For the benefit of absentees and non-resident owners, the Company undertakes to plant and care for tracts and bring them to maturity; also to harvest and market the fruit, be the amount great or small, looking carefully after the interests of the absentees. An unplanted tract can thus be purchased, and an order left for its planting during the following season to order, which the Company will attend to, charging only the wholesale price of trees or vines as sold in the nurseries, and a nominal charge of three cents per vine and ten cents per tree, for planting—which latter includes the clearing, plowing and thorough preparation of the ground, digging the holes, and planting or setting the vines or trees. Thereafter the charge will be for one year's caring for the season following the planting—caring being understood to mean plowing, pruning and cultivating, insuring a good growth, \$50. For the second year from planting, \$75. For the third year, \$85. After which the tract, under ordinary circumstances, will become self-sustaining, and thereafter yield an increasing profit. This enables the buyer to secure a tract and have it cared for in the best possible manner, while in pursuit of the ordinary occupation or avocation, with the privilege of coming on and taking possession at will. Or to those seeking a beautiful home and unfamiliar with fruit culture, the work can be done for them in like manner while living upon their tract, until such time as they feel sufficiently acquainted with the details to assume personal management. These are advantages offered by no other similar enterprise, and of which many have availed themselves, names and address of which will be furnished upon application, many of which will be found embodied in the list of purchasers in this circular, and to any of

whom reference is cheerfully made. In general terms it may be stated that a ten acre tract can be planted to vines for \$200. To ordinary and deciduous fruits at from \$250 to \$300, and to oranges, best budded varieties on two to four year old stock at from \$750 to \$1000.

### **TOWN OF ORANGE VALE.**

Besides the acreage property, a portion of the lands have been set aside for a town site, and laid out in lots and blocks. This town site is located on a level plateau one hundred and fifty feet above the American River, and within a few minutes delightful drive (along Orange Vale Avenue) of the railroad depot at Folsom. Its site has historic and romantic interest, for where the colony lands abut on the river the first placer gold mines ever worked in California had their existence, and their deserted relics, among which formerly worked thousands of gold hungry people from all parts of the world, are in violent though picturesque contrast to the results achieved by agriculture and horticulture on the adjoining lands. The view from the town is picturesque in the extreme. One hundred and fifty feet below is the American River, rushing down from the bridge past the town with a fall of eighty feet to the mile. Folsom lies on the other side almost at the feet of the observer, while beyond are the pine covered hills, and above them the snow-capped Sierras. With a location so admirable for health and drainage, a view unsurpassed and a pleasant breeze always coming up from the river, the town of Orange Vale offers peculiar advantages for residences.

### **PRICES AND TERMS OF SALE.**

The terms for ten acre tracts are as follows: Price per tract \$1,250. One-third of the purchase price to be paid in cash. When less than half the amount is paid in cash, a contract for a deed will be given, and the balance due may run for one and two or three years at seven per cent. interest. When one-half or more of the purchase price is paid, an absolute deed will be given and a mortgage taken for the bal-

ance due, bearing interest at eight per cent. per annum, the Orange Vale Colonization Company paying the mortgage tax. Planting when done to order, to be paid for at completion of work, or as may be specially agreed upon.

### **INTOXICATING LIQUORS.**

No one will be permitted to sell wine or liquor of any kind within the limits of Orange Vale, save when served with meals at a hotel or restaurant. A clause to this effect will be inserted in each deed.

### **THE NATURAL FRUIT CENTER.**

That Sacramento County is the center of the fruit growing section of the State is an undisputed fact. The very earliest fruits and vegetables of all kinds are produced within a territory bounded by a circle as shown in the small map of "fruit growing areas," taking Sacramento as a center, within a radius of only forty-five miles. Within this circle, FIVE-SEVENTHS of the deciduous fruits were raised and shipped during the year 1893, as shown by the official tables of the Southern Pacific Company's lines, which reports the following figures as the shipments made in pounds during the year 1893, viz:

Los Angeles, 16,583,000; San Francisco, 410,000; Oakland, 5,908,000; San Jose, 20,402,000; Stockton, 20,566,000; Marysville, 9,056,000; Sacramento, **86,980,000**

### **IN CONCLUSION.**

For the successful culture of every variety of semi-tropic fruit, berries, nuts, grapes and garden vegetables, and as a location for homes whose beauty of surroundings and healthfulness of climate are among the many attractive features, there is no more favored spot than Orange Vale, which lies within the center of this circle, and it is confidently believed that no home-seeker can afford to ignore the advantages it offers.

For further particulars, call at or address the office of the

**ORANGE VALE COLONIZATION CO.,**

214 J Street, Sacramento, Cal.

# SOME OF THE PURCHASERS OF TRACTS.

## Sacramento, California Purchasers.

Andrew, Adam (2)	Hall, Thos. B.	Mott, Geo. M.
Bonnheim, A.	Hammer, M. S.	Ratcliffe, Mrs. M. A.
Burroughs, C. R. (2)	Howard, B. F.	Robb, C. S.
Cooke, Mrs. Mathew (2)	Jackson, W. F.	Sager Mrs. L. B. (2)
Camfield, Mrs. M. E.	Katzenstein, G. B. (2)	Sawyer, Henry
Dennison, J. L.,	Luhrs, Charles A.	Shepherd, N. H.
Devlin, Robert T.	Lister, Mrs. Lizzie (2)	Simmons, G. L., M. D. (2)
Drescher, P. C. (2)	Marshall, C. S.	Strong, W. R. Co. (2)
Eilers, Theo. G.	McClatchy, Mrs. C. M.	Tebbetts, Mrs. M. D.
Fogle, Mary L. (4)	McClatchy, Miss Em'y	Tozer, L. (2)
Forman, C. I.	McClatchy, Val. S.	Weinstock, H. (2)
Govan, Miss Jean'e W	Miller, Frank	Yoerk, C. A.

**San Francisco**, Boyarsky, Louis; Boyarsky, Joseph; Boyarsky, M.; Clark, C. H.; Fuller, L. H.; Harris, D. D. (4); Hearst, W. R. (2); Iberson, Gregory; Jones & Givens; Kellogg, J. G.; Koeper, Otto; Langhorne, J. D., Jr.; Levin, John; McKenzie, Dr. A. W.; Pickles, Miss Annie (2); Richardson, R. A.; Shreve, G. W.

## Other California Purchasers.

**Alameda**, Ira Sanford; **Bakersfield**, Jos. Nudelman; **Colusa**, Chas. A. Linnell; **College City**, R. Raper; **Cosumnes**, James Christman; **Davisville**, R. English; **Latrobe**, Frank Brandon; **Nevada City**, Hon. John Caldwell (2); **Oakland**, D. Sulser, Hans Jensen; **Perkins**, Frank L. Fowler, John A. Barton; **Redding**, L. F. Bassett; **Represa**, B. F. Smith; **Rio Vista**, C. P. Bennesen; **San Jose**, R. Burroughs, S. A. Mattoon; **San Mateo**, W. H. Edwards; **Sheridan**, Rev. L. B. Hinman; **Tahoe City**, Capt. J. Todman, R. Wegrich; **Tulare**, M. S. Wahrhaftig.

## Other Purchasers.

**Canada**, Oronhyatekha, M. D., Toronto.  
**Colorado**, Kayner, D. P., M. D., (2) Oscar L. Johnson, Owen, Edward, and Owen, Jr., Woody, F. C., Salida.  
**Illinois**, Leonidas. H. Landis, Bloomington.  
**Kentucky**, John B. Portwood (4), Louisville.  
**Maine**, Dunn, Chas L., Ea. No. Yarmouth.  
**Minnesota**, F. E. Linnell, Mrs. Abby Linnell.  
**Montana**, W. S. Wilkinson, Helena; John Moncur, Anaconda.  
**Nebraska**, Francis G. Keens (3), Henry G. Raaf, J. L. Patterson, J. H. Silvernail, Kearney; L. F. Gould, E. A. Lanphere, Mrs. E. R. Lanphere, Hastings; W. L. Sears, Hayes Center.  
**New York**, H. J. Parks (2), G. H. Hooper, (2), Buffalo; J. L. Archer (2), Rochester; Simeon R. Smith, Norwood; J. Wiseman (2), Ithaca.  
**Oregon**, W. E. Price, Ashland (2); G. F. Wilson, Libby.  
**Ohio**, C. C. Hills, Cleveland, (2); E. A. Beauchamp, (2); L. J. Beauchamp; Mrs. M. Beauchamp; W. W. Lane, Mrs. Hettie Wilkins, Hamilton.  
**Utah**, E. Hoffner (2), Ogden.  
**Old Homestead Theatrical Co.**, W. W. Allen; Miss Henrietta Irving; Theodore F. Price; Frederick S. Sandford; R. E. Rogers; Thos. W. Wood.  
**The Span of Life Co., London, England**, William Calder, Manager (3).

## OFFICERS ORANGE VALE COL. CO.

THOS. B. HALL.....President  
 V. S. McCLATCHY.....Vice President  
 GEO. B. KATZENSTEIN.....Secretary and Manager  
 CALIFORNIA STATE BANK.....Treasurer

## STOCKHOLDERS ORANGE VALE COL CO.

J. F. VON HERRLICH.....Pastor St. Paul's Episcopal Church  
 H. P. MARTIN.....Manager Pioneer Box Factory  
 ROBT. T. DEVLIN....Attorney-at-Law and State Prison Director  
 V. S. McCLATCHY.....Publisher "Sacramento Bee"  
 H. WEINSTOCK....of Weinstock, Lubin & Co, General Outfitters  
 L. ELKUS.....of L. Elkus & Co., Wholesale Clothiers  
 T. B. HALL.....of Hall, Luhrs & Co., Wholesale Grocers  
 C. A. LUHRS.....of Hall, Luhrs & Co., Wholesale Grocers  
 C. A. YOERK.....of Mohr & Yoerk Packing Co  
 M. S. HAMMER.....Druggist  
 FRANK MILLER.....Cashier of Nat. Bank of D. O. Mills & Co  
 GEO. M. MOTT.....of H. S. Crocker Co., Wholesale Stationers  
 P. C. DRESCHER.....of Mebius & Co., Wholesale Grocers  
 G. G. TYRRELL.....Physician and Sec'y State Board of Health  
 L. TOZER....of Whittier, Fuller & Co., Wholesale Paints and Oils  
 P. F. DOLAN.....County License Collector  
 G. B. WILLIAMS, JR.....Accountant  
 R. BURROUGHS.....Merchant, San Jose  
 J. L. STEFFENS.....Journalist  
 C. N. SNELL..with Baker & Hamilton, Manufacturers Ag'l Imp't  
 A. A. REDINGTON.....with Capital Gas Co  
 L. F. BASSETT.....Civil Engineer  
 THOS. DWYER.....President Sacramento Transportation Co  
 G. L. SIMMONS.....Physician and Pres. Sac. Improvement As'n  
 ALEX. NEILSON.....Union Foundry  
 M. BARBER.....Capitalist  
 FRED. BIEWENER.....Capitalist  
 BUCKMAN & CARRAGHER.....Capitalists  
 W. H. WOOD & CO.....Fruit Shippers  
 GEO. B. KATZENSTEIN...Sec'y and Man'gr Orange Vale Col. Co  
 MRS. McFARLAND.....wife of Supreme Judge T. B. McFarland  
 JOHN MARKLEY.....Orchardist, Sonoma County  
 D. D. HARRIS.....Merchant, Chico

## REFERENCES.

Board of Supervisors, Sacramento County.  
 Board of Trustees Sacramento City.  
 Sacramento Board of Trade.  
 National Bank of D. O. Mills & Co.  
 California State Bank.