

A Home in Sunny California

Producing a Comfortable Income,

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CITRONA PARK, Near Orland, GLENN CO.

SITUATION.—CITRONA PARK is situated two and a half miles from Orland, on the main line of railway between San Francisco and British Columbia. It comprises several thousand acres of the best wheat land in the State, and has recently been laid out as a Temperance Fruit Colony. A clause in each deed prohibits the sale or manufacture of intoxicating liquor upon the property for all time. The opportunity which it presents to home-seekers and investors is one of the most attractive.

SOIL AND CLIMATE.—The soil is a rich loam mixed with small gravel, and will grow anything adapted to a semi-tropical climate, from apples to oranges. It is specially suited to the culture of citrus fruits, such as the orange and lemon. Peaches, pears, apricots, almonds, prunes, grapes, etc., flourish without irrigation. The district is practically immune from frost. Oranges are never injured by it, for they do not blossom in spring until all danger is over, and the fruit is harvested before the coldest weather comes. The season is fully six weeks ahead of Los Angeles, and oranges are ready for the Thanksgiving and Christmas markets. There is an abundant and unfailing supply of water.

TERMS.—A ten-acre lot, which is amply sufficient for the comfortable support of a family, costs from \$65 to \$75 per acre, according to location. This is the net cash price. If time is asked, the price will be \$10 more per acre. A cash payment of 25 per cent will secure the ownership of a lot on which the purchaser may expend his savings as he is able, until he has acquired a beautiful home, supporting him handsomely, in a delightful climate, amid charming scenery, surrounded by cultured and church-loving neighbors. The terms of payment will be made as far as possible to suit purchasers.

NON-RESIDENT OWNERS.—If purchasers desire to live upon their lots while the trees are growing up, they can easily maintain themselves by cultivating the ground between the trees. Reliable parties say that they can raise as much as \$400 per acre in this way. There is a good market for all kinds of products used by them.

Those who do not wish to occupy their property until the fruit is sufficient for their support, can have their lots planted and cared for at the lowest possible rates. A gentleman of long experience in the nursery business will take personal oversight of the lots of absentee owners.

AS AN INVESTMENT.—If a purchaser has no intention of removing to California, but wishes a good investment, he can count upon receiving annually, as soon as the trees are in full bearing, a much larger return than from any other source which affords the same security. An orange orchard, in full bearing, is often sold for \$500 per acre, while it costs less than \$200 per acre, not counting in first cost of land to bring in to the point at which the crop will pay all expenses.

Owing to the elevation, dry atmosphere and complete freedom from malaria, CITRONA PARK offers special attractions to those affected with diseases of the lungs, liver or stomach. A Canadian Presbyterian minister who has purchased a lot and resides upon it, thus writes: "CITRONA PARK is a very healthy place. The fresh air helps one's nervous system. He can sleep after a day's work. He can eat too. His liver does its work. He can throw away his cacaera and pill boxes and renew his health if not his youth."

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