





# CALIFORNIA

## PHYSICAL FEATURES.

The State of California lies between the parallels of 32 deg. 30 min. and 42 deg. north latitude, thus stretching between nine and a half degrees of latitude corresponding to the difference in the Atlantic coast between Rhode Island, South Carolina, and Cape Cod, Mass. Between the extreme northeast and southwest corners of the State, the distance is 2,800 miles, the maximum width is 285 miles and the minimum width 148 miles. The area of the State is 158,360 square miles. Its land area is 155,980 square miles, being second only to Texas among the 48 States and Territories as well as to Alaska.

## RESOURCES.

California is to-day not a mining but an agricultural State. Her wheat crop of 1890, after supplying all home demands, including that of distilling, surplus for export of not less than 1,400,000 tons, a surplus worth, even at the low rates that prevailed on account of the scarcity of tonnage, \$75,000,000, or more than twice the whole national product of the State. That great are the possibilities of grain growing in California, it is now becoming apparent that the most valuable of her industries in the future will be that of the vineyard and orchard.

## AGRICULTURAL LANDS.

There are immense tracts of valuable lands, both public and belonging to the railroad, for sale, in various portions of the State, on very reasonable terms. They consist of timbered, prairie, rolling and level, suitable for the raising of grain, fruits, etc., etc., and for stock and dairy purposes.

## FERTILITY OF THE SOIL.

The wonderful fertility and everlasting qualities of the soil of California have been a constant surprise to the practical farmers and to the agricultural chemists who have given the subject but a casual investigation. Large fields in the State have been cropped for wheat nearly every year for the last twenty-five years, and still they return to their owners from twenty to thirty bushels to the acre each year, and still seem to have lost none of their original capacity for production. The wheat does not, as in other countries, grow less in the second year, but the favorableness or unfavorableness of the season, but a good variety of wheat, compared to those raised in other countries, has been steadily maintained. It is quoted as the highest figure in the markets of the world now.

The grape is another test of the wonderful fertility of California soil. A good crop of grapes in any of the old grape-growing countries of Southern Europe is three or four tons to the acre, and the soil needs constant and frequent every year to keep the yield up to this standard. In California the average yield of grapes from the same varieties of vines from seven to ten tons per acre, and in exceptional cases from fifteen to twenty, and the quality is improved in the same proportion as the quantity.

The high foothills of the Sierra Nevada and Coast Range mountains seem to be even more the home of the grape than the best valley lands, and they bear but little in the quantity of the yield, while, if possible, the quality is superior to the quality of the fruit on the richer lands of the flat bottoms. The wonderful quality of the California fruit is another evidence of the superiority of the California lands. These fruits are grown on orchards from three to twenty-five years old, and there is no perceptible change or depression in the quality of the fruit, and nearly all the trees of all varieties are annual bearers. The great difficulty and the great care of the orchardist is to reduce the annual crop, so as to give the fruit room to attain full natural size. The world has been told of the wonderful size and great yield of California peaches, and though but half of the real truth is generally believed, yet the fact of the real product is so great as to constitute one of the strongest evidences of the great fertility of the soil of California.

## CLIMATE.

The prominent characteristic of the California coast in respect to temperature is its remarkable temperateness as compared with points situated to the north and south. Taking stations of corresponding latitude on both coasts the comparison stands thus:

| Mean of Winter. | Mean of Summer. | POINTS IN CALIFORNIA. |                 | POINTS IN ATLANTIC COAST. |           |                 |                 |
|-----------------|-----------------|-----------------------|-----------------|---------------------------|-----------|-----------------|-----------------|
|                 |                 | Latitude.             | Mean of Winter. | Mean of Summer.           | Latitude. | Mean of Winter. | Mean of Summer. |
| 49              | 62              | 42° 30'               | 42              | 62                        | 42° 30'   | 48              | 68              |
| 48              | 61              | 41° 30'               | 41              | 61                        | 41° 30'   | 51              | 67              |
| 48              | 60              | 40° 30'               | 40              | 60                        | 40° 30'   | 52              | 66              |
| 47              | 59              | 39° 30'               | 39              | 59                        | 39° 30'   | 56              | 65              |
| 47              | 58              | 38° 30'               | 38              | 58                        | 38° 30'   | 56              | 64              |
| 46              | 57              | 37° 30'               | 37              | 57                        | 37° 30'   | 56              | 63              |
| 45              | 56              | 36° 30'               | 36              | 56                        | 36° 30'   | 54              | 62              |
| 44              | 55              | 35° 30'               | 35              | 55                        | 35° 30'   | 54              | 61              |
| 43              | 54              | 34° 30'               | 34              | 54                        | 34° 30'   | 54              | 60              |
| 42              | 53              | 33° 30'               | 33              | 53                        | 33° 30'   | 53              | 59              |
| 41              | 52              | 32° 30'               | 32              | 52                        | 32° 30'   | 53              | 58              |

W. H. MILLS, LAND AGENT, SAN FRANCISCO.



## Texas, the Empire State,

Extends from the 26th to the 36th parallel of latitude, and lies between the 94th and 107th degrees of longitude. It is bounded on the north by Colorado, the Great Indian Desert, and the Indian Territory; on the east by Louisiana, on the south by the Republic of Mexico and the Territory of New Mexico. The distance between the extreme northern and southern points of the State is 750 miles. Between the extreme eastern and western corners of the State is 2,800 miles. The area of Texas is 274,386 square miles—34,413 square miles larger than the Atlantic Empire, which has a population of 56,624,328. Texas is six times larger than the State of New York, seven times as large as Ohio, and 10,000 square miles larger than all the Eastern and Middle States, including Delaware and Maryland.

It is 62,000 square miles larger than the German Empire, whose inhabitants number 4,054,130. It is 70,235 square miles larger than France, which contains within its borders 25,000,000 people; and finally, it is more than twice the size of England, Ireland, Scotland, and Wales combined, which support a population of 21,000,000. In a word, Texas is a grand and fertile soil, in case and property a population of 60,000,000. The topography of the State is strongly diversified with a level coast entirely free from rock, the altitude gradually increases to the northern borders, reaching an elevation of 8,000 feet above the level of the sea.

### CLIMATE AND HEALTH.

Texas enjoys a wonderful variety in her climate as well as in her products. A very large portion of the State is swept by the Gulf breeze, which produces life to vegetation and health to the inhabitant wherever they reach. The low summer characteristic of this latitude are by them rendered not only endurable, but enjoyable. As regards the temperature of the winter months, the climate of the State is of a moderate temperature along the coast for many miles inland is much lower during the same months than it is in the highest latitudes of the north. The same influence neutralizes the cold of winter, and makes that season in the southern and southwestern parts of the State the mildest and most delightful enjoyed by any section of the Union.

### SOIL.

Texas justly lays claim to greater variety and richness of soil than any State in the Union. The best evidence of the fertility of the various soils is the fact that the commercial fertilizers, now so common in the older States, and constituting so much a fixed charge on the agricultural interests of those States, as the seed necessary to plant the ground, are not used at all in Texas. Another fact worthy of mention in this connection is that the entire number of acres in cultivation in this State that have been cultivated continuously for more than thirty years, which now the ranch people say they did when first planted.

### AGRICULTURAL PRODUCTS.

The figures given under this head are approximated from the official report of the Commissioner of Agriculture for the twelve months ending August 31, 1888.

**COTTON**—Cotton grows in any part of the State. Since 1880 the acreage devoted to this product has increased 52 per cent, and the yield in bales 48 per cent. The total number of acres planted in 1887 was 3,209,724; total bales raised 1,228,922; total value of cotton crop in 1887, \$12,800,000.

**WHEAT**—The wheat region of the State shows an average yield per acre of 27 bushels. Total acres planted in 1887, 62,219,051; total bushels raised 1,680,000.

Corn is produced in all parts of the State, from thirty-five to forty-five bushels per acre, and there is a steady increase in the average yield. The estimated value of the corn crop for 1888 is \$38,810,022.50.

Potatoes, sweet potatoes, and other vegetables are extensively cultivated and yield abundant crops.

### STOCK-RAISING.

Texas continues to maintain one-twentieth of the entire beef product of the United States, and has more cattle, horses and sheep within her borders than any other State. The Texas range is the largest in the world, and her range men have long been noted for their skill in the management of their herds. The Texas range is the largest in the world, and her range men have long been noted for their skill in the management of their herds. The Texas range is the largest in the world, and her range men have long been noted for their skill in the management of their herds.

### THE TIMBER REGION OF TEXAS.

The area of timber in Texas is much greater than it is generally supposed to be by persons not familiar with the country. By many people outside of this country it is regarded as a vast treeless plain. But this, like many other opinions of Texas, is formed at a distance, is wide of the mark. In the prairie regions, the bottoms along the streams and ravines are skirted with timber, and in most places there is that happy admixture of prairie and timber land that so delights the heart of the farmer.

### EDUCATIONAL ADVANTAGES.

No State in the Union has so many counties as Texas. The father of the State dedicated 50,000 acres of land to education, of this 17,172 acres were given to each county, and are controlled by the counties. The remainder is controlled by the State. The permanent school fund now amounts to \$17,000,000. Besides the interest on the bonds and land notes, amounting to over \$17,000,000. Besides the interest on the bonds and land notes, amounting to over \$17,000,000. Besides the interest on the bonds and land notes, amounting to over \$17,000,000.

### HUNTING AND FISHING.

On mountains, plains and prairie, in forest, field, thicket and stream, are to be found worthy objects of the hunter and angler's pursuit. Antelope and quail are the common deer and fox in the woods of many of the settled counties; bear, panther and wildcat in the forests along the river bottom; and birds of all kinds, doves and colors of plumage are found all over the State, including wild turkey, grouse, ducks, prairie chickens, quail, snipe and plover.

### RAILROAD LANDS.

There are several reasons that commend themselves to immigrants and investors in favor of buying railroad lands. The title to this property was acquired directly from the State by the railroad, and may be depended upon as free from any adverse claim. There are no rights of dower or community interests in case where lands have gone through the hands of individuals. Moreover, the rate of interest charged is less than what is generally demanded by individuals. The large tracts of land, great fertility of soil, low rates of taxation and magnificent educational endowments and advantages that no other State can give.

For detailed terms of sale, prices, information, maps and pamphlets, address  
**C. C. GIBBS, Land Commissioner, Houston, Texas.**

**SOUTHERN PACIFIC CO.**  
**SUNSET ROUTE.**  
(Morgan's Louisiana & Texas Railroad and Steamship Co.)  
Sailing from New York at 3 p.m. from Pier 25 (new) North River foot of North Moore Street, as below:

| STREAMS. | LEAVE NEW YORK. | ARRIVE NEW ORLEANS. |
|----------|-----------------|---------------------|
| New York | Tuesday         | Friday              |
| New York | Thursday        | Sunday              |
| New York | Saturday        | Tuesday             |
| New York | Monday          | Thursday            |
| New York | Wednesday       | Saturday            |
| New York | Friday          | Monday              |
| New York | Sunday          | Wednesday           |
| New York | Tuesday         | Friday              |
| New York | Thursday        | Sunday              |
| New York | Saturday        | Tuesday             |
| New York | Monday          | Thursday            |
| New York | Wednesday       | Saturday            |
| New York | Friday          | Monday              |
| New York | Sunday          | Wednesday           |

Taking Freight for New Orleans, Mobile and Mississippi River Points: Shreveport and all Red River Points; Galveston, Houston, Corpus Christi, Brazos Santiago, Brownsville, and all TEXAS RAILROAD POINTS.

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Rates of Throughfare under Time's open policy. From New York to New Orleans and Galveston, one-fourth of one per cent. Lower Texas Ports, five-eighths of one per cent. Freight, Through Bills of Lading and Insurance, apply to E. HAWLEY, Assistant General Traffic Manager, 343 Broadway, New York. Subject to change without notice.

Correct Map of the  
**Railway & Steamship Lines**  
OPERATED BY THE  
**Southern Pacific Company**

**TEXAS**

Showing the  
**Atlantic System**  
of the  
**Southern Pacific Company.**

POOLE BROS., MAP ENGRAVERS, CHICAGO.

MATAMOROS