

that soils and climatic conditions exist here favorable to the production of nearly everything that grows.

### PRICES OF LAND AND PROFITS.

Land in Santa Clara County is not cheap either in price or quality. To a man who has sold a farm in the Mississippi valley, which he has improved and brought to a high state of cultivation, for \$50 or perhaps \$75 an acre, \$150 an acre for unimproved land seems a high price, but when the income is taken into account, the discrepancy disappears. From his Illinois or Iowa land he will do well if he realizes \$10 an acre net, which we will say is 15 per cent on his investment. A Santa Clara County orchard when in full bearing has cost him \$150 an acre for the land and say \$100 an acre for planting and cultivation, or, if he prefers, he can save the time required for development by buying his orchard at about \$300 an acre. The net income from this land will not be less



A SANTA CLARA COUNTY ORCHARD.

than \$75 per acre or 25 per cent on his investment. Experienced fruit growers say that taking the average of the years they can make a net profit of \$100 a year per acre. These may seem large figures, but for the past five years, the average income from 30,000 acres of orchards in this county has been more than \$75 per acre. In many instances profits from \$400 to \$600 an acre have been realized in single years. This year orchardists sold their cherries at 20 cents per pound, realizing from \$500 to \$1500 an acre, depending upon the age of the trees. Unimproved fruit lands may be had at \$75 to \$250 per acre, depending chiefly upon location. Orchards in full bearing, where owners are for some reason anxious to sell, go as low as \$250 an acre, but more often are held at \$350 to \$600, including fair improvements.

### TAXES.

Large sums of money are used annually in public improvements and maintaining those already made. The public school fund amounts