

D. D. DAVISSON,

REAL ESTATE AGENT

WEST SIDE PLAZA,
SANTA ROSA.

Prompt attention given to the Sale and Purchase of

FARMS, CITY LOTS AND GRAZING LANDS

LOANS NEGOTIATED.

Prices of good Agricultural well-located Lands

No. 1 Lands (Loam or Free Soil), Improved.....	\$100 00 per acre.
No. 2 Lands (Adobe and Loam mixed), Improved	60 00 "
No. 3 Lands, Improved	80 00 "
GRAZING LAND:	
No. 1 Valley Grazing Land, fully improved	\$20 00 per acre.
No. 2 Hill Grazing Land, improved	5 00 "
No. 3 Hill Grazing Land	1 25 "

Approximation of Cost, Production and Profit of Wheat Cultivation.

Plowing	per acre, \$1 75
Seed (100lbs at 2c.)	" 2 00
Sowing.....	" 10
Harrowing.....	" 50
Rolling	" 25
Heading	" 1 60
Threshing (30 bushels at 10c. per bushel)	" 3 00
Hauling to landing.....	per ton 1 50
Bagging (30 bushels at 7c. per bushel).....	2 10
Sewing Sacks, 1/2c. per bushel.....	15
Total cost.....	\$12 95
(Average price for Wheat, \$1.70.)	
30 bushels—1800lbs., 60lbs. per bushel—at \$1.70.....	\$30 60
Deducting cost of production	12 95
Net profit per acre	\$17 65

Approximation of Cost and Production of Vineyards.

<i>First Year :</i>	
Cost of Vineyard Land.....per acre	\$50 00
" Rooted Vines	" 3 40
" Planting	" 3 20
" Plowing	" 2 33
" Harrowing.....	" 50
" Plowing.....	" 2 33
" Harrowing.....	" 50
" Cultivating	" 75
" Hoeing	" 3 20
" Suckering.....	" 3 20
" Pruning	" 75
Total	\$70 16

Second Year :
 Only additional cost is 85c. more per acre for pruning.
 Cost of Pruning.....per acre \$1 60

Third Year :
 Cost of Pruning.....per acre \$ 3 20
 " Staking

" Rope for tying, 1700 feet..... " 13 40
 One-half the cost of cultivation to be met by the crop.
Fourth Year :
 Entire expense of cultivation to be met by the crop.

Fifth Year :
 One acre in bearing, worth \$400.
 Production: 6000lbs. per acre after the fifth year, until the tenth. After the tenth year, the increase is very much enhanced. This variety, viz., Zinfindel, sells readily at \$30 per ton; Mission Grapes, \$20.