

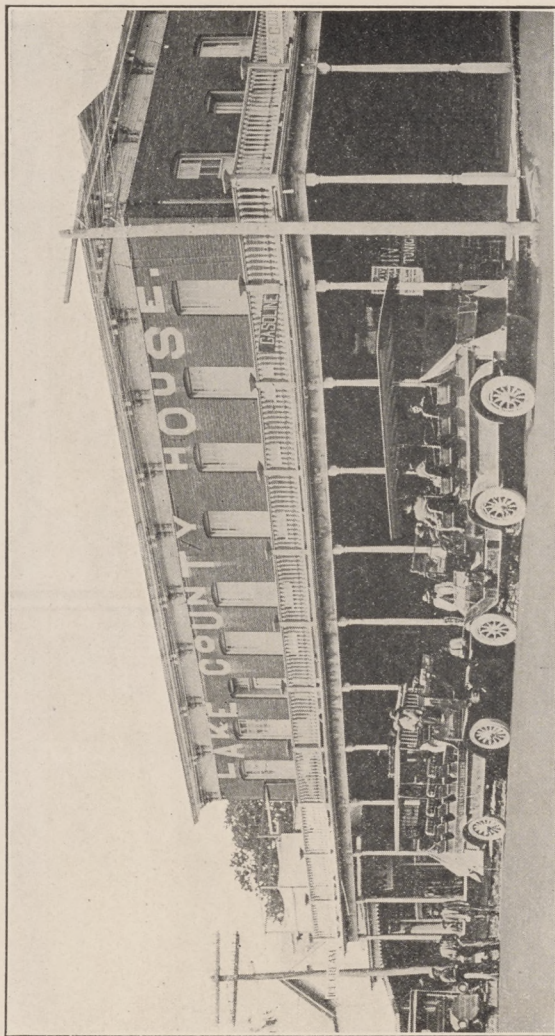


"Wooldridge Oak," the Largest Perfect Oak Tree in California, and Probably the World.
Three Miles from Lakeport, Lake County, Cal. Circumference of Trunk, 24 ft. 6 in.
Spread of Branches North and South, 147 ft.; East and West, 156 ft. Height, 120 ft.

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To the Reader

The purpose of this booklet is to give to home-seekers in California a conservative presentment of the advantages of Lake County in soil, climate and general resources, and to induce intending settlers to visit the county and personally to investigate the facts herein set down. To this end the writer has sought to avoid any statement of a misleading tendency. Every assertion is backed by facts and figures that can be verified in detail. Glittering generalities may attract prospective settlers, but to hold them it is necessary to base every promise upon results actually achieved. This has been kept constantly in mind by those responsible for this pamphlet, and no statement has been permitted that investigation will not "make good."



AUTO STAGES AT MIDDLETOWN.

In a Nutshell

Lake County is about 100 miles north of San Francisco, and about 50 miles from the coast line. It is bounded by the counties of Mendocino, Glenn, Colusa, Yolo, Napa and Sonoma.

It is reached from San Francisco either by way of the Northwestern Pacific to Hopland or Ukiah or the Southern Pacific to Calistoga.

Clear Lake, one of the most beautiful lakes in America, lies almost in the center of the county.

Its forests are full of deer and other game, and its beautiful mountain streams are stocked with trout.

Apples, almonds, apricots, cherries, figs, grapes, olives, oranges, peaches, pears, plums, prunes and walnuts are among the fruits grown in perfection and abundance.

All the vegetables grown in the temperate zone are raised here.

Wheat, barley, corn, oats and alfalfa are staples, while hops do as well as anywhere in the State.

Hogs, cattle, sheep and goats are the principal livestock.

Fruit and vegetable raising thrive here, and these industries, with canneries and dairying, offer opportunities unequalled to capital and enterprise.

An immigration of good citizens, with money and brains to develop its latent resources, is its chief need.

Facts About Lake County

Location

About 100 miles north of San Francisco the Coast Range of mountains, between the ocean and the Sacramento Valley, widens to form a great valley, lying some 50 miles from the coast, but draining into the Sacramento River. In the midst of this basin, surrounded by forest-clad mountains and valleys of surpassing fertility, lies Clear Lake, which gives Lake County its name. The county boundaries are branches of the Coast Range, and shut off the cold fogs from the west and the hot, driving winds from the east. The great reaches of alluvial land between these ranges form one of the best agricultural sections on the Pacific Coast.

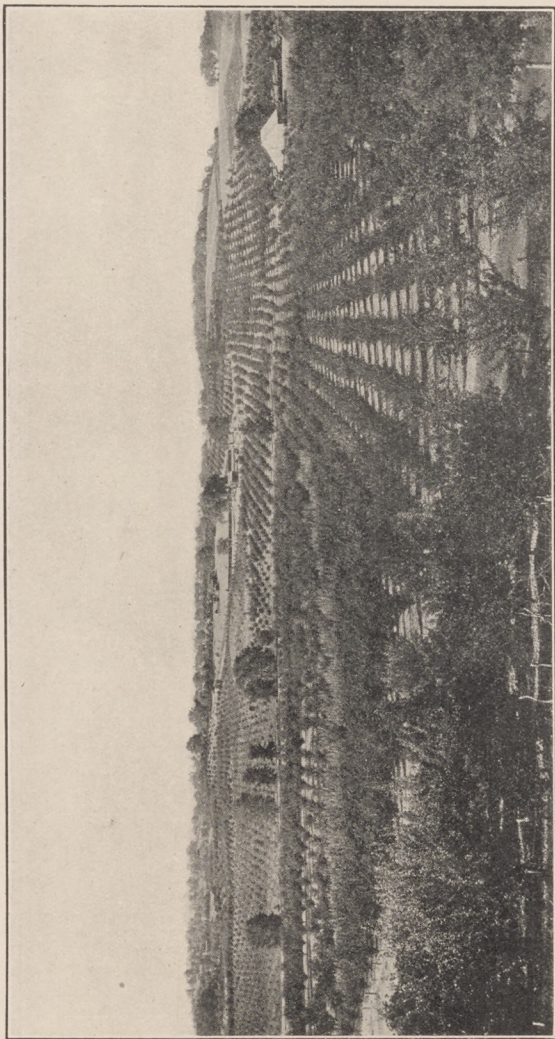
Climate

The average altitude of this great valley is about 1500 feet above sea level. This altitude, together with its proximity to the coast, and protection from fogs and high winds, gives Lake County a climate remarkably free from extremes of heat and cold. The climate is actually a unique combination, resembling that of the South Atlantic States, modified by conditions typically Californian. The rainy season extends from October to April, and the rainfall averages about 35 inches, insuring abundant water for all crops.

Frosts are seldom late or severe enough to cause loss or damage to fruit crops, and failure of grain or hay crops from any cause is an unknown thing in the history of the county. The conformation of the cultivable lands, being a watershed for the surrounding mountains, produces a natural sub-irrigation



A DAY'S HUNT, LAKE COUNTY.



ORCHARDS, NEAR LAKEPORT.

in many parts of the county. The water level in the valley is from 12 to 20 feet from the surface. Thermal conditions are such that the summer heat seldom rises above 100°, while during the winter temperatures as low as 20° are so rare as to be considered remarkable. There are large areas in the county, notable around the shores of Clear Lake and on mountain slopes at certain elevations that are free from frost the year around. In these locations the whole list of semi-tropical fruits typical of California may be raised alongside the hardy product of the temperate zone.

Crops

Wheat, barley, corn, oats, beans, alfalfa and potatoes are the chief crops of cereals and vegetables. Hops are successfully grown, and grapes are raised in all sections. All these crops yield largely, and there are thousands of acres suitable to their cultivation.

Fruits

But it is in fruit-growing that Lake County finds its pre-eminence. Pears, apples, prunes, walnuts, almonds, grapes and olives are raised with a success that is attracting State-wide attention. All these are produced in unsurpassed quality, and with yields per acre that insure extraordinary profits. Besides these, apricots, cherries, figs, peaches, plums and all varieties of berries and melons are raised for the local market, of a quality in flavor and appearance equal to any in the State.

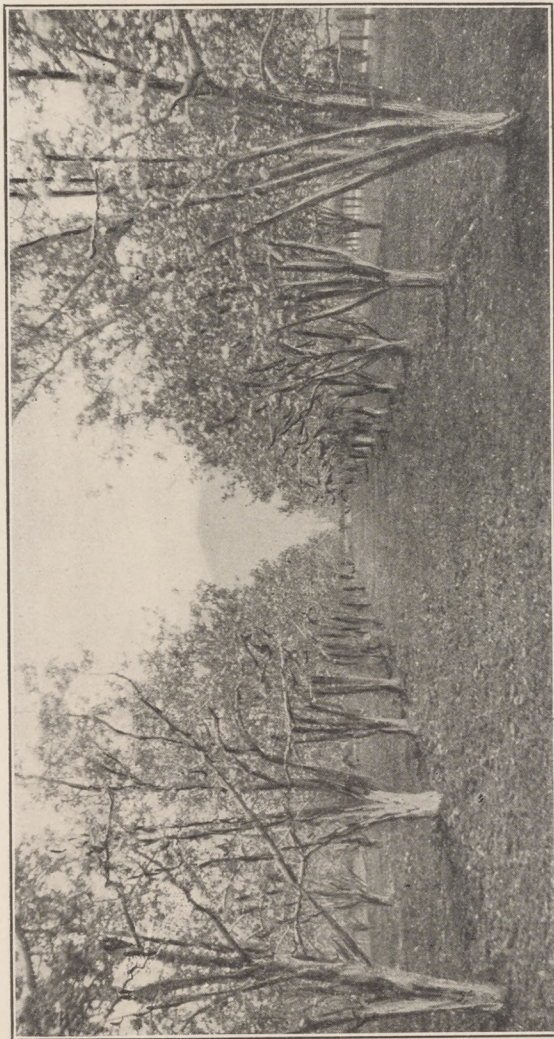
Bartlett Pears

It has become evident through the experience of many years that the soil and climate of the valleys of Lake County are particularly adapted to the growing of Bartlett pears. Nowhere else have the con-

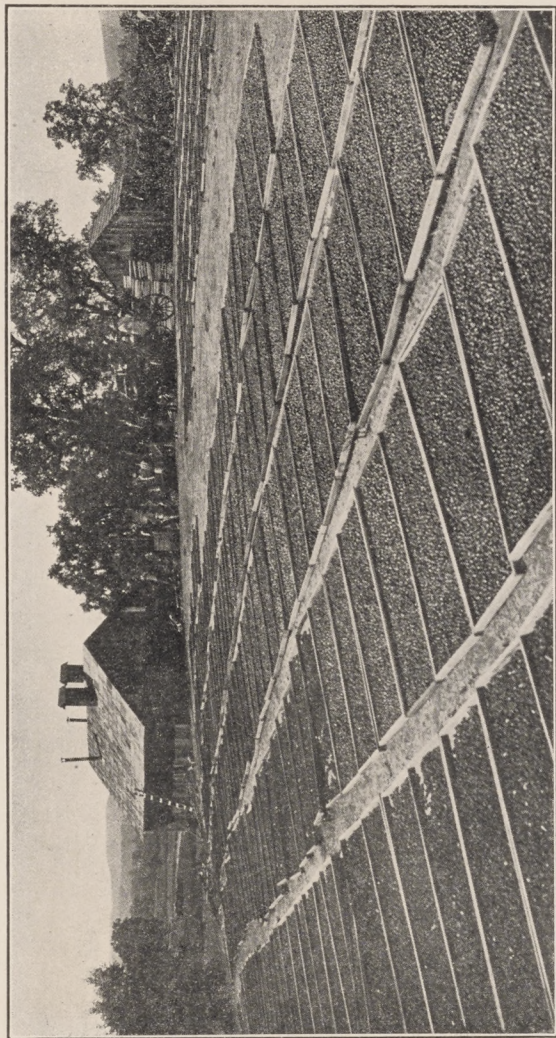
ditions of altitude, temperature, fertility of soil and presence of moisture during the growing season combined to produce an environment so suited to growth in perfection of this magnificent fruit. In consequence it has become one of the chief money crops of the county, and as the orchards planted in recent years come into bearing this industry takes on a pre-eminent importance. Hundreds of acres are set out in pears every year, while the yield of the small acreage now in full bearing already taxes the facilities of the community in getting it to market. No better way of indicating the estimation placed on Lake County Bartlett pears in the market can be made than by stating the fact that the San Francisco papers usually quote them separately, by name, and invariably at higher prices; while during the last season (1914), when consignments of Lake County Bartlett pears reached Chicago, Milwaukee and Pittsburg, the market reports of the newspapers of these cities commented upon the quality of the fruit, and recorded higher prices than for any other. Buyers from the canneries eagerly bid for these pears, at prices that have gradually increased every year, the price per ton being now nearly double the quotations of ten years ago.

Based upon actual investigation among the individual growers and *not* upon mere rumor, the following statement is put forward as a criterion of the success of pear growing in Lake County:

In ordinary years, at ordinary prices, every acre of full-bearing pear orchard in Big Valley and Scotts Valley (the principal pear-growing sections), returns a NET yield of \$200.00 or better. Many orchards, by close attention, pay considerably greater returns. Reference can be made to instances which show that



BARTLETT PEAR ORCHARD, NEAR KELSEYVILLE.



DRYING PRUNES.

this claim is not overstating the facts. For example:

George Akers of Kelseville has a six-acre orchard, now in its full prime. Mr. Akers has kept a record for several years of the returns from this six acres. Last year (1914) the gross return was over \$2700.00, while the cost of cultivating and marketing the crop did not exceed \$1000.00—a net yield of nearly \$300.00 an acre.

J. W. Annette, of Finley, has five acres in full-bearing orchard that for years has never failed to produce from \$1500 to \$1800 worth of pears.

On the Hurlbutt ranch, in Big Valley, is a small orchard, notable for the size of the trees, which are placed 40 feet apart. It contains 176 trees, and in 1911, an average year, 55 tons of fruit were sold from it.

Equally good returns are reported by L. P. Clendenin and Robert Eachus of Scotts Valley, from Bartlett pears and Winter Nellis pears, the latter variety thriving especially well in this valley, showing an income reaching \$400.00 an acre.

Lewis Henderson of Kelseyville, the largest and most successful orchardist in the county, confirms the writer's estimate of average yield from Bartlett pears.

When it is remembered that land in the best pear-growing sections can be bought for \$200.00 an acre and that trees begin to bear at five years old, attaining full bearing in ten to twelve years, it can be stated, without fear of contradiction, that *pear growing in Lake County offers the homeseeker of moderate means an opportunity which, for safety and assured returns, cannot be equaled in California.*

It may be well to add that the blight which proved so fatal to pear orchards in other sections of the

State has been practically eradicated from Lake County orchards, and growers no longer consider it an unavoidable menace. The best proof of this are the following facts:

The acreage set to pears is increasing largely every year.

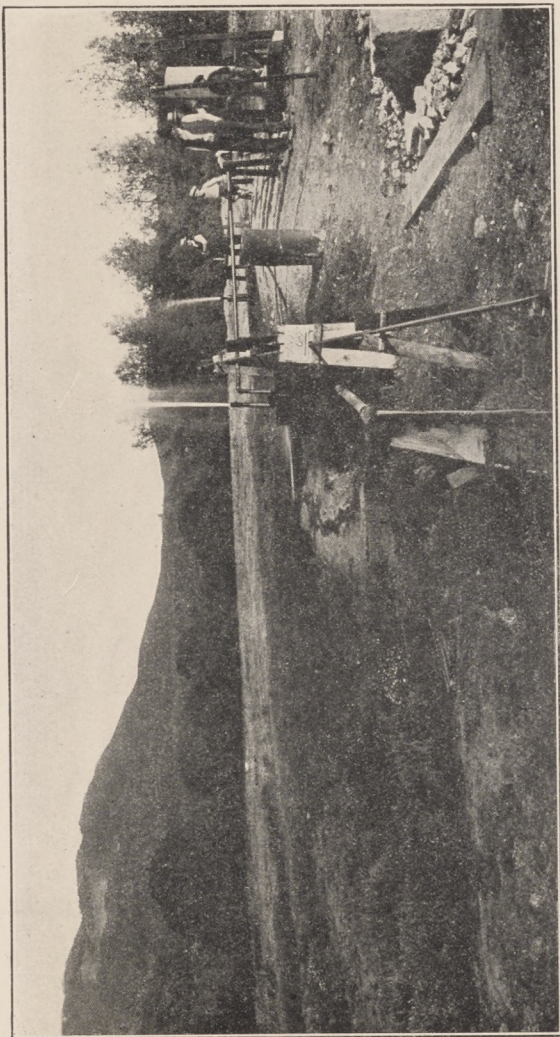
There is not a bearing orchard for sale in the county.

Other Fruits

Prunes are an important product of Lake County, there being probably a larger acreage of land peculiarly suited to the cultivation of pitted fruits than to any other crops. On the rolling hill land south of Kelseyville, and also in the Lower Lake and Middletown districts, there are tens of thousands of acres comparatively free from frost, making an ideal location for almonds and walnuts. The slopes of Mt. Konocti have been planted extensively to walnuts, and those orchards already in bearing produce nuts of an unequalled quality. Apples are grown successfully everywhere in the county, but do not at present constitute an important money crop. The fertile volcanic ash lands comprising the more elevated slopes and valleys of the mountain offer an ideal soil and climate for apples, and will undoubtedly attract growers of this important fruit. Grapes, both table and wine varieties, are grown, of a quality unsurpassed in this State. The cultivation of the olive is becoming an industry of increasing importance in the Middletown district, though by no means restricted to this section, there being large areas suited to its production in all parts of the county. Other fruits that are grown for the home market are plums, peaches, cherries and figs, as are all varieties of berries; all these only need better transportation facilities to become important crops.



BEAN FIELDS, UPPER LAKE.



GAS WELLS AT KELSEYVILLE.

Markets

The large number of health and pleasure resorts in the county furnish a good market during the summer season for poultry, butter, eggs, fruits and vegetables. San Francisco, however, is the market place of Lake County, both in buying and selling, and the three-quarters of a million of people "around the Bay" create a ceaseless demand for all products. Access to this market is at present had by means of good roads to the Northwestern Pacific Railroad at Hopland and Ukiah, from the northern and central parts of the county, and the Southern Pacific, at Calistoga, from the Middletown and Lower Lake sections. A railroad into the county has been surveyed, and some construction work done, and earnest and ceaseless efforts are being made to secure its early completion. That a railroad *must* soon be built is evident to those who realize that even at present the business originating in the county taxes all available transportation facilities to the utmost; while within a few years the new orchards coming into bearing will quadruple the present tonnage of freight, which will continue to grow at an increasing ratio as the large areas set to fruit begin to yield.

Mineral Springs

Probably nowhere else in the world can be found such a number and such a variety of mineral springs of medicinal value as in Lake County, nearly a hundred of which have been analyzed and their curative properties determined. Of these many are famous throughout the whole country. Among the best known are Adams Springs, Anderson Springs, Bartlett Springs, Harbin Springs, Highland Springs, Howard Springs, Saratoga Springs, Seigler Springs

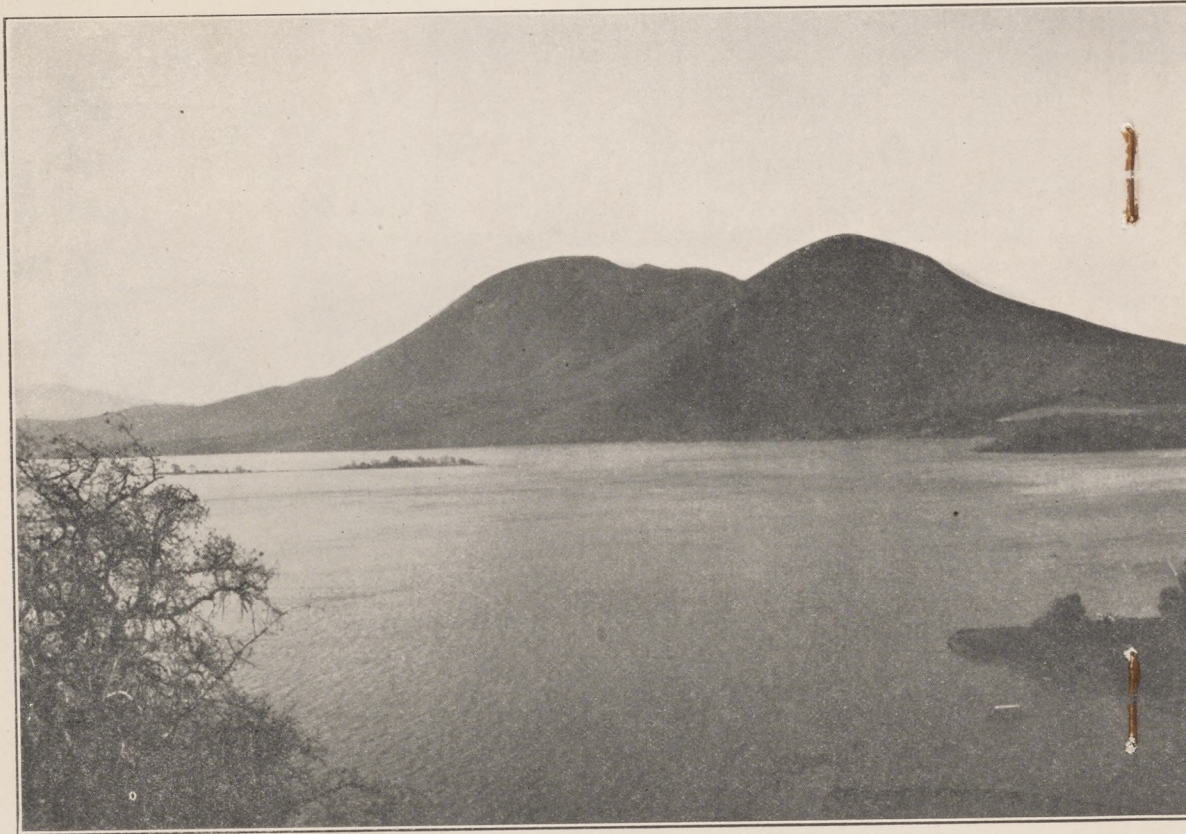
and Witter Springs, while Blue Lakes, Laurel Dell and Soda Bay are attractive and important resorts. These places attract thousand of visitors every season and are situated in the midst of mountain scenery of surpassing beauty.

Clear Lake

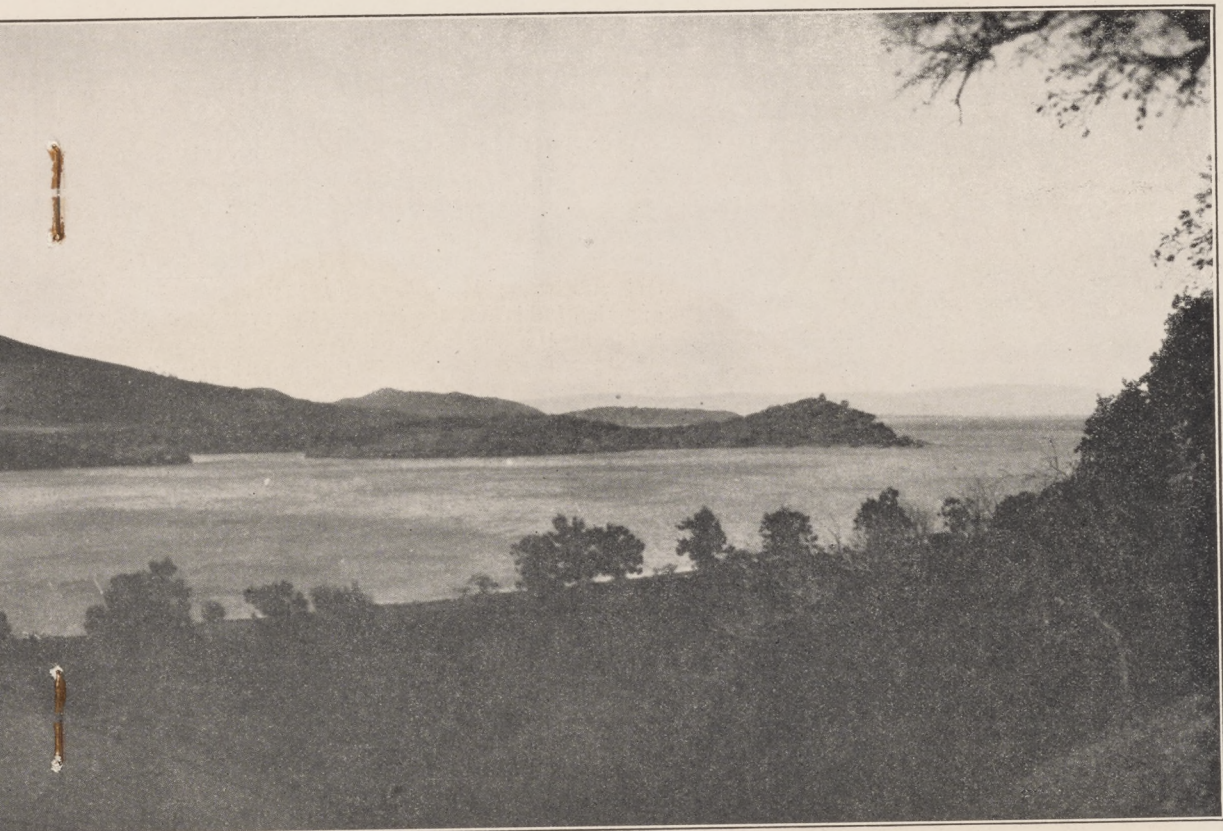
The greatest scenic asset of the county, and one that has no rival in the State, nor perhaps in the world, in natural beauty of mountain and valley environment, is Clear Lake, a body of clear, pure and fresh water, about 25 miles long and of a width varying from 1 to 9 miles. Mt. Konocti, one of the highest peaks in the county, rises directly from its shores at its narrowest part, and here the scenery takes on a beauty and grandeur incomparable. In the nearly 100 miles of shore line there is an alternation of ragged bluffs and smiling slopes, of coves and bays, of lovely valleys embowered in perpetual greenery, for here are spots where frost never comes; of fertile fields and peaceful farms, the whole making a picture satisfying and delighting both the eye and the imagination. Travelers compare it with Lake Geneva in Switzerland and Lake Como in Italy. Only lacking to make it the choicest pleasure resort on the Pacific Coast is a betterment in transportation facilities; for here can be found hundreds of beautiful sites for villas and summer homes, which will be utilized by the wealthy people of the coast whenever the much-needed railroad into the county is completed. Free from storms, rocks or shoals, it is ideal for bathing or boating; it is well stocked with fish; and all these characteristics combine with its scenic beauty to make its shores the natural playground of the Pacific Coast.



CLEAR LAKE AND KONOCTI.



GLEN HAVEN, LAKE



EN, LAKE COUNTY, CAL.



ALMOND ORCHARD, NEAR LOWER LAKE.

Industries

Turning to the more strictly economic aspect of Lake County, it will be found that many industries are established and followed with success, and numbers of openings for others exist, awaiting the capital and enterprise of newcomers. Probably the most important of those already established are the bean canneries in the Upper Lake section. In the canning season hundreds of laborers in the field and canneries are employed. Lake County canned string beans are known throughout the Pacific Coast States, and everywhere lead in quality and prices. The growth of this industry during the past ten years has caused a remarkable increase in land values around Upper Lake, and in the general prosperity of the community.

Dairying is a profitable industry in Lake County, growing in importance as the acreage of alfalfa increases. This crop is grown largely without irrigation, other than the natural sub-irrigation before referred to. The yield is very prolific, three to five cuttings a season being common. There are several dairies in different parts of the county, supplying the home demand, and shipping the surplus to the San Francisco market at good prices. Cheese making offers an attractive opening in connection with this industry. The northern section of the county, including Upper Lake, Bachelor Valley and Scotts Valley, is peculiarly adapted to dairying in all its branches, as this section is insured bountiful crops of alfalfa and other green feed the summer through by artesian wells, which are found in these valleys.

Cattle raising might well be an important industry in Lake County, as there is an immense area of mountain and foothill range adapted to this purpose,

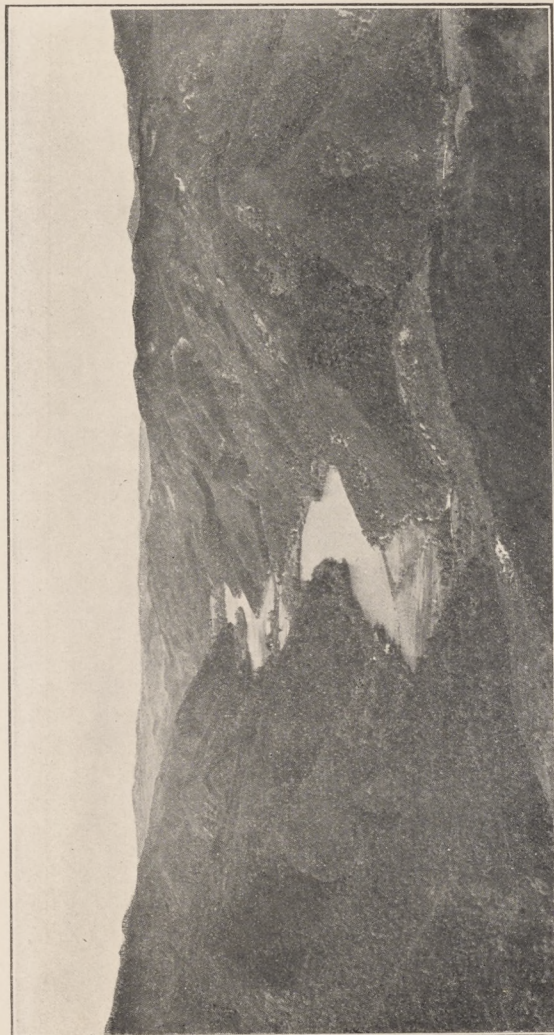
while the constant high prices insure the investment. Farmers in all sections of the county keep small herds of cattle and find them highly remunerative. Large herds of sheep are raised in Lake County. In the canyons and hilly sections the Angora goat finds an ideal habitat, and thousands are raised, yielding fleeces that bring the highest prices in the markets of the Coast.

Hog raising is probably the most profitable and important animal industry of Lake County, as swine here appear to be immune from diseases common elsewhere. A packing plant has been established at Lower Lake, and between this local market and the San Francisco buyers, highest prices are assured. As the alfalfa acreage increases in the valleys, farmers are turning their attention more and more to this highly profitable industry.

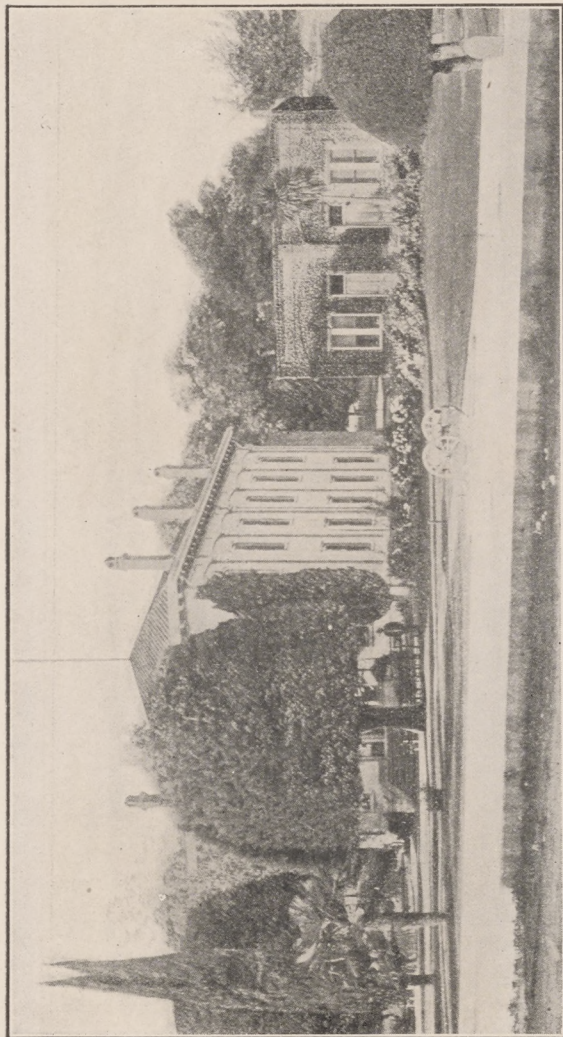
Thousands of turkeys are raised every year in Lake County for the San Francisco market. The high and dry ranges in the foothills afford admirable "runs" for turkeys and many bands numbering hundreds are found. Farmers generally piece out their incomes from raising turkeys and other poultry, which thrive here as well as anywhere in California. Good prices are always assured in the home market furnished by the summer resorts, with their thousands of visitors.

Social Life

With a population mainly American born, and representing all sections of the United States, Lake County as a social unit is typically American in its strong feeling for law and order. Crime in the more serious sense is very rare. Work at good wages can always be found by those who really look for it. Tramps are seldom seen. There are so few paupers and depend-



BLUE LAKES.



COURT HOUSE, LAKEPORT.

ants that it has not become necessary for the county to maintain a poor farm or institution for the care of this class, aiding the few that exist by direct appropriations from the county treasury. Happily the extremes of wealth or poverty are unknown in Lake County, and probably nowhere in the world does there exist a truer democratic spirit, unifying the whole community and preventing the growth of class feeling. The fraternal and patriotic orders and societies common to the whole country are well represented here. Churches of various denominations, in all the towns and villages of the county, maintain the religious life of the community, and excellent schools are found in every neighborhood. Daily mails reach every locality and a network of telephone lines places nearly every home in the county in communication with the outside world. All the means of maintaining the intellectual and social life of the community on a high plane are found here. Nor are the comforts and conveniences common in more thickly settled sections lacking in Lake County. Electric light and power lines extend to nearly every locality. The public roads are generally excellent. The stores at the county seat and the other towns keep large and varied stocks. Local newspapers and the San Francisco dailies circulate in every home. An alert and intelligent public opinion keeps track of every phase of modern life.

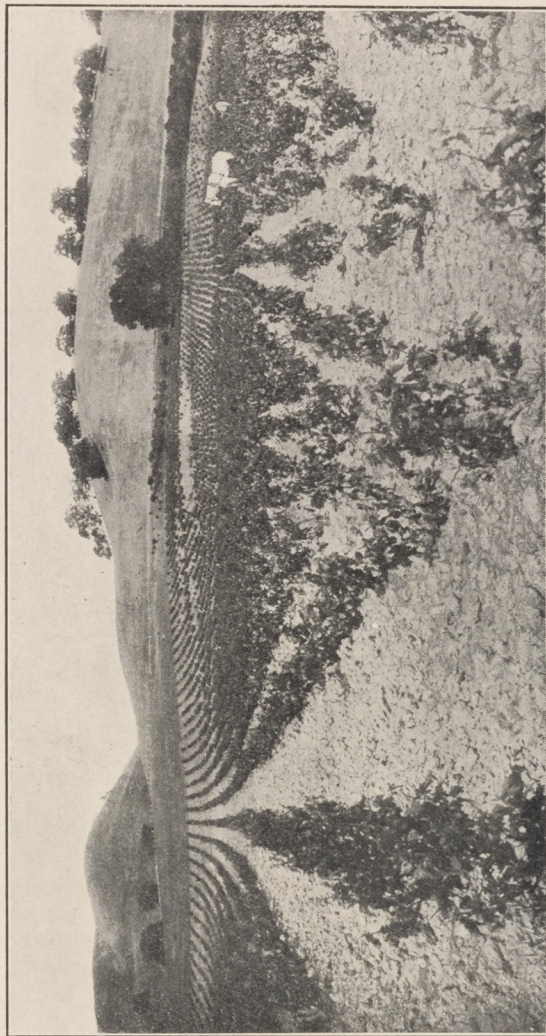
County Seat

Lakeport, the county seat, is the largest town in Lake County, and is beautifully situated on the western shore of Clear Lake. It is a well-built town of about 1000 inhabitants, with a water-works system, sewers, electric lights, and all the other improvements usually found in towns of its size. The county Court House

stands in the middle of a beautiful little park, near the center of the town, and is flanked by fireproof buildings for the Recorder's and Treasurer's offices. There are excellent hotels, and the main business street is well built up with brick and concrete stores and office buildings. There are six churches, two weekly newspapers, a Grammar School, and a District High School of a reputation second to none in the State. There is daily mail and stage communication with San Francisco, and in summer large auto stages furnish rapid and comfortable transportation for hundreds of visitors, who are distributed from this point to Bartlett Springs and other resorts. Built on rolling hills rising gradually from the lake shore, nearly every home in Lakeport has a view of the lake with its setting of mountain range and valley. One of the most important agricultural sections of the county—Scotts Valley—lies west and northwest of Lakeport. In this fertile valley artesian water and intensive cultivation have combined in building up a highly prosperous community. Fruit growing and dairying yield rich returns, while hops and alfalfa are among the crops extensively grown. On the gently rolling hill lands lying immediately west of Lakeport is found a soil admirably suited to prunes, grapes and peaches, as is attested by many well-kept orchards and vineyards.

Kelsey- ville

Facing the southern shore of Clear Lake, in the heart of the county, lies Big Valley—comprising some 20,000 acres of as great natural fertility as any equal area in the world. The village of Kelseyville, in the valley, is not far from the geographical center of the county, and its position makes it the natural trading point of a rich and prosperous district some



VINEYARD NEAR KELSEYVILLE.

ten miles square. It has a population of about 400 and may be called the center of the Bartlett pear industry, as the largest orchards in the county are immediately around it. Fruit growing and alfalfa are gradually displacing grain farming in Big Valley, while in the great area of hill land lying south of Kelseyville prunes, grapes, and almonds are being planted extensively, it having been found that this soil is especially suited to these fruits. Dairying and hog raising are profitable industries in this valley and will become more important as the alfalfa acreage increases. Pure and good water is found all over this section at from 12 to 20 feet. Kelseyville has excellent schools, churches, stores and business places, daily stage to Hopland with two electric companies supplying current for lights and power. Lying within the village is one of the greatest natural assets of the county, though as yet undeveloped. Natural gas in enormous quantities is found, and only awaits the intelligent investment of a small capital to become of great economic value. The importance of cheap fuel must soon compel the development of this property. Enough gas is lost daily into the atmosphere at this point to furnish fuel to every town in the county, and power to every mill and cannery.

Upper Lake

The village of Upper Lake is at the northern end of Clear Lake and commands the business of the whole upper end of the county. It has about 350 inhabitants, with several churches, good schools, well-stocked stores and two bean canneries with an annual output valued at \$150,000. Beans and alfalfa are the most important crops, 200 acres, valued at \$1000 an acre, being planted to beans every year, while the

2000 acres sown in alfalfa yields an income from hay and seed averaging \$75 an acre per annum. Grain and corn are also grown, and all kinds of deciduous fruits and walnuts and other nuts do well. The lowest divide over the western range of mountains gives this section easy access to the railroad at Ukiah, 28 miles from Upper Lake. Witter Springs and Bartlett Springs, both famous as health resorts, are in this district. The mountainous parts of this section supply an abundance of wood and lumber and are interspersed with open glades offering excellent range for cattle.

Lower Lake

Lower Lake is the trading and business center of a large farming and grazing section in the southern part of the county, and is situated near the outlet of Clear Lake. It has about 300 inhabitants, with a weekly newspaper, stores and shops, with churches, lodge buildings and fine schools. There are many bearing orchards of almonds, prunes and pears in the country around Lower Lake, and hundreds of acres have been set to almonds and walnuts during the last two years. The extraordinary success of the large almond orchard of Mr. D. M. Hanson, near this town, has encouraged other land owners to plant extensively. There are many large and important vineyards, grapes doing well on even the poorest hill land. Indeed, the hill and brush lands of this section have, when cleared, proven to be excellent for all fruits and nuts, and many prosperous homes are located on hills where a few years ago only tangled brush and timber were found. There are many extensive cattle ranches in this district, and hog raising has become such an im-

portant industry that a packing house has been established at Lower Lake.

Middle- town

The town of Middletown, 16 miles from Calistoga, on the Southern Pacific railroad, is situated in the southern end of the county, and is the point from which the thousands of people visiting the springs and resorts in this section are distributed. One of the best-kept and most beautiful mountain roads in the State crosses Mt. St. Helena from Calistoga to reach this section, and in the season hundreds of automobiles enter the county by this route. Two lines of auto stages furnish rapid and safe transportation. The importance and popularity of the summer and health resort business in this section is indicated by the fact that the Spiers auto stage line alone carried over 7000 passengers to Lake County resorts during the tourist season—five months—in 1914, by way of Middletown. Adams Springs, one of the most famous resorts in the State, is reached by this route, as are also Anderson, Harbin, Howard and Siegler Springs, and Hoberg's and Glenbrook, popular and beautiful resorts. Middletown is the trading point for the Loconomi and Coyote Valleys, and has excellent schools, including a Union High School, churches and business places. The soil in this section has proven its adaptability for growing pears, prunes and grapes, and seems peculiarly fitted for olives, almonds and walnuts. Olives thrive especially well, being free from all pests and diseases, and both oil and fruit are of a quality unsurpassed anywhere. The resorts in this section furnish a constant and remunerative market for all country produce.



BLACK BASS—ONE DAY'S CATCH.

Land Values

In this important matter it is desired to avoid all misleading statements. Good land commands good prices in Lake County, but these prices are absolutely free from speculative influence, being the values established by the income yielded, in the case of improved property. Land in the foothills, uncleared and unfenced, can be had at a very low figure. There are thousands of acres of these lands in all sections of the county, that are naturally the best prune, almond, walnut and grape land in the county, only needing clearing and planting to become productive and valuable. Valley lands, suitable for growing Bartlett pears or alfalfa are sold at prices that are really cheap when compared with similar lands in other counties and especially when judged by the value of the crops of these products now yielded.

In the Upper Lake district, farming land is sold at from \$200 to \$400, bean lands are valued at \$1000 an acre, while timber and grazing lands are quoted at from \$10 to \$50.

In the Lakeport section prices run from \$200 to \$500 an acre in Scotts Valley to \$10 to \$25 for foothill land. Lakeport villa sites bring good prices.

Prices of land in Big Valley (the Kelseyville district) will average about \$200 an acre. Brush land lying south and southwest of Kelseyville, in a section now being extensively cleared and planted to prunes, almonds and walnuts, can be bought for from \$30 to \$40 an acre, while in the foothills may be found some cheaper land.

In the Lower Lake section land values vary from \$5 to \$10 an acre for unimproved brush land to \$60 in the valleys.

In the Middletown district unimproved fruit land

can be obtained for \$10 to \$20 an acre. Valley lands bring from \$100 to \$200 an acre, according to location, improvements and character of soil.

Two facts pertinent to this subject may be mentioned:

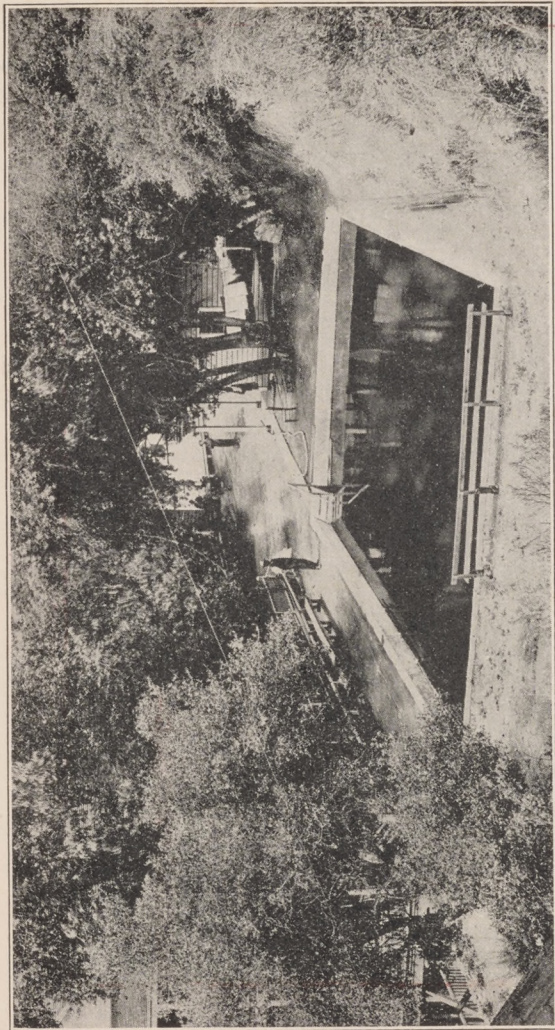
Compared with similar lands in adjoining counties, Lake County lands are greatly undervalued.

There has been a constant increase, without any speculative boom, in Lake County land values during the past ten years.

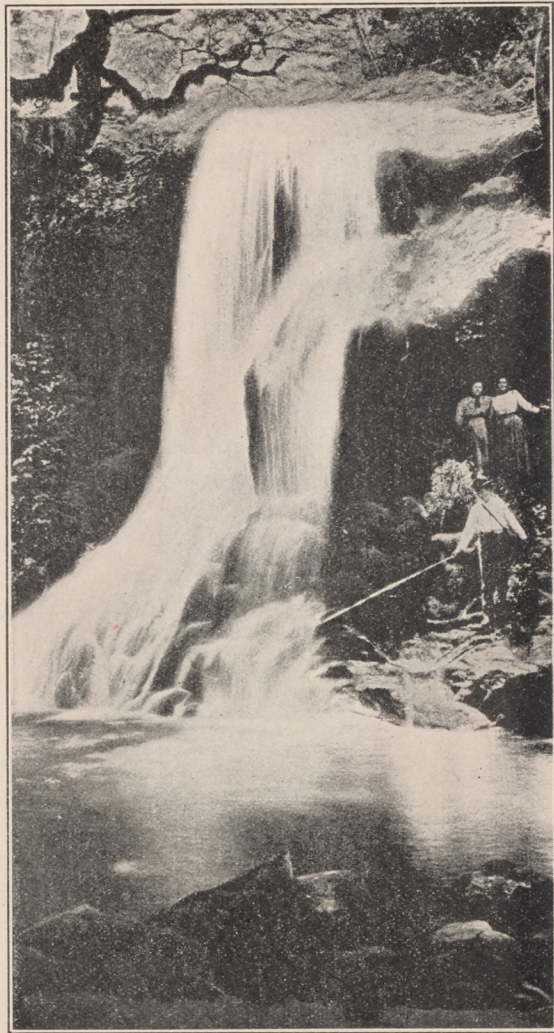


This pamphlet has been passed upon by the Board of Supervisors of Lake County, who will be glad to answer any inquiries concerning the county.

THOS. PATTEN	Lakeport
J. M. ADAMSON	Lower Lake
J. S. KELSAY	Kelseyville
T. A. READ	Middletown
W. W. WOODRUFF	Upper Lake



HARBIN SPRINGS, MIDDLETOWN, CAL.



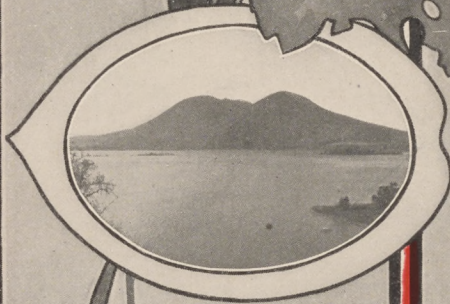
BRIDAL VEIL FALLS.

Showing Approaches Through Calistoga, Hopland and Ukiah



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