

A. H. MAYNE & CO., 231 Main Street, Salt Lake City, Utah. AGENTS FOR WEST DRIVE SUBDIVISION Only 8 1/2 blocks from Postoffice. Lots \$350 to \$500. Also have large list of property in all parts of the city. CORRESPONDENCE SOLICITED.

T. A. DAVIS. J. T. STRINGER. DAVIS & STRINGER, Real Estate and Loans 23 W. SECOND STREET SHOUT, SALT LAKE CITY. We have a large list of residence, business and acreage property, which we are always pleased to show to visitors and we will furnish maps and lists of our property (subject to previous sale), to our correspondents. We have associated with us Mr. ALFRED E. DUNCAN, formerly of Omaha, who will be pleased to hear from his friends, and endeavor to give them any information they want.

A. J. GUNNELL. F. J. GUNNELL. The SYNDICATE INVESTMENT CO REAL ESTATE. Choice City, Acreage & Addition Properties. INVESTMENTS CAREFULLY MADE FOR NON-RESIDENTS. Sole Agents for "Rosedale" The leading addition, only one and one-half blocks south of Liberty Park. Lots \$250 to \$350 until February 20th, giving you 10 days after election. WE INVITE CORRESPONDENCE. P.O. Box 1148. 279 South Main St.

HARVEY HARDY, Manager. J. H. HINMAN, Treasurer. F. M. BISHOP, Secretary. THE MIDLAND INVESTMENT CO., 177 MAIN STREET, SALT LAKE CITY, UTAH. BUYS and SELLS REAL ESTATE in and adjoining SALT LAKE CITY on Commission We have handled over \$2,000,000.00 worth of property in the past 12 months, a large portion of which has been for non-residents. The members of the firm have had 10 years' residence in the city, and large experience in handling realty, and are thoroughly posted on values. CORRESPONDENCE SOLICITED.

AMERICAN District Telegraph COMPANY. OFFICE UNDER DESERET NAT'L BANK, 79 South Main Street. Messengers Furnished Day or Night. Circulars, Invitations, Packages, etc., delivered promptly. Special attention paid to the forwarding of telegrams to the different institutions and places of interest throughout the city. A. W. Gallacher, - Manager. Telephone 159. ALEXANDER L. POLLOCK. E. W. WILSON POLLOCK & WILSON, LEADING Real Estate Agents. 10 East Second South St., SALT LAKE CITY, UTAH. We have a hundred of the choicest lots within nine blocks of the postoffice, \$250 front, and sell them at from \$40 to \$75 each; besides business property, acreage, and lots without number. Information promptly given.

REAL ESTATE In Salt Lake City In my letter published in THE BEE of February 2, I said: "Property has greatly appreciated in value, and continues to appreciate, although many men say it is already higher than in Denver, Minneapolis or St. Louis." If the context didn't correct the impression this bold statement was calculated to make, I desire to correct it now. Men not only say this, now, but they have been saying it to me for two years, and in that time it is my opinion that property in this city, except on the heavy business part of Main street, has appreciated 400 per cent. Less than two years ago I bought a piece, myself, facing Liberty Park on the north, and that is by the electric railway one and two-thirds miles from the postoffice, for \$6,500, which is now worth \$45,000. I bought a piece on First St. South, four and a half blocks east of Main street—a block and a street here is forty-seven rods—for \$40 a front foot, which is now worth \$200 a front foot. I priced a piece on West Temple street, between First and Second South, 825 feet front, two and a half years ago. It was held at \$10,000. It was sold last fall for \$30,000, and is now worth \$49,500. I bought ten acres on Seventh East, forty rods south of Liberty Park, last August, for \$10,000. It is now worth \$25,000. I give these as illustrations of the rise in values, personally known to me. Sales of real estate in December last exceeded the total sales of 1887 by 25 per cent. Sales for the month of January just passed exceeded the total sales for 1887 by 15 per cent. What does it mean? Are these purchases mere option-buying, or are they investments, property bought to hold and improve? It is a matter of record that the money paid for realty in Salt Lake in 1889, to-wit, \$15,000,000, two-thirds was paid down. Does that look like the option-buying of Wichita and Southern California? Let me tell you what these purchases and the advance in price was based on: Gentle success at the Ogden city election of last February. The diversion of the Bear river on the northern shore of Great Salt Lake at a cost of \$2,000,000, doubling the irrigating resources of Salt Lake valley. Consolidation of the intermountain lines of the Union Pacific, with headquarters at Salt Lake. Broad-gauging—substantially re-building—the Rio Grande Western, furnishing trackage for the entrance of three or four Eastern railroads into this valley and city. Commencement of construction by the Pacific Short Line. Organization of the Wyoming, Salt Lake & California, from Evanston, Wyo., to Deep Creek, Nev. Securing a site and filling a subscription of \$50,000 to put up a Chamber of Commerce building. The introduction of electricity as the motive power of our street car lines. The putting under ground of eleven and one-half miles of sewer pipes in Salt Lake. Gentle success at the Ogden city election of August, in which Gentiles carried the Mormon capital by forty-one majority, with a thousand uncast votes to spare. The order of the Union Pacific to extend its Utah division from Milford to Pioche, and to broadgauge the Utah division from Ogden to McCammon Junction. Building of John W. Young's Fort Douglas and Park City road over the Wasatch to Park City and out to Great Salt Lake. The purchase at \$85,000 of a lot on First East and Third South, and its donation to Omaha men to build a 300-room hotel upon. A rival project for another 300-room hotel on West Temple, between Second and Third South, carried through to the point of certainty. The rapid growth of Ogden under the new regime, and the stirring of new life in all the towns up and down the valley. Work done on public institutions—Capitol Grounds, Industrial Home, Reform School, Agricultural College, Deaf Mute Institute, Fair Buildings, Resolution of City Council and County Commissioners to build a Joint Court House and City Hall to cost \$160,000. Building of thirty stores, mills and factories, costing \$750,000. Building of twelve school houses, churches and charities, costing \$168,000. Building of 467 residences, costing 735,000. Projection of the Utah, Nevada & California, another through line to the coast. Promised extension of the Santepe road down into the Sevier country. Such are some of the improvements upon which the realty movement of the past year was based. Carried out, they will make a new world of Utah, and a new world needs a capital. Most of them are still under way. What do we propose for this year? Business blocks and public buildings are now in contemplation that will cost \$2,000,000, some of them begun. Prices of real estate are now approximately as follows: First class business, corners, \$1,800 per front foot, depth 155 feet; inside, \$1,400; second class business, corners, \$1,000; inside, \$700; third class business, corners, \$300; inside, \$400; first class residence, corners, \$150; inside, \$100; second class residence, corners, \$80; inside, \$40; third class residence, corners, \$25; inside, \$10 to \$20. Lots in first class additions within and contiguous to the city, two miles from business center 25x140 feet, \$10 to \$20 per foot; second class, \$8 to \$12; warehouse and lumber yard sites, \$100 to \$150 per foot, varying in depth from 165 to 330 feet. The city auctioned off about 300 lots in December for \$300,000; lots half a mile to 3 miles from the business center and as yet without water. The year 1889 opened with real estate relatively quiet. Yet sales for January were \$3,444,321. The following buildings are in contemplation for early spring, some of it begun. City Hall and Court House, \$160,000, wing of Territorial Capitol, \$100,000, two 300 room hotels, \$350,000 each, three business blocks to cost \$100,000 each, three ditto to cost \$150,000 each, ten or twelve ditto to cost from \$50,000 to \$75,000, and a number of single buildings to cost \$15,000 to \$25,000



The New Hotel, Salt Lake City, Mendelssohn, Fisher & Lowrie, Architects, Omaha, Neb.

each. There ought to be 2,000 residences built this year, and there will be if the material can be had. Averaging these at \$1,500 each, the total would be \$3,000,000. It may be a physical impossibility to do this amount of building this year, because we are not prepared for it. There will at least be a mighty effort made to do it. Every Salt-Laker has become convinced that he can put his money in nothing safer or better than residence and business property in Salt Lake. Later in the season we count on the erection of a federal government building to cost \$550,000, of a Union Passenger Station costing \$200,000, possibly the erection of Union Pacific Car Shops, of a mammoth packing establishment, of an extensive sugar making plant. We count on increased production in established business, and on production in new lines consequent upon extensive building on the commencement of street paving; on the founding of new manufacturing industries; on the construction of a railroad from this city out into the mines of Middle and Southern Nevada. Such a road, the Wyoming, Salt Lake & California, was organized here last year. It has found a feasible line directly over the Wasatch from Evanston to this city, making almost all the way through coal, clay, sands and stone—all materials required in city building. From here out to the Nevada border, the route is like the route up the Platte Valley. There is a good deal of business in capacity. It will make a market for our coal and for all the things we grow or manufacture. It will make Salt Lake the commercial and industrial capital of the great mining State of Nevada, in which the ham of industry has coaxed only from lack of railroad facilities, as it already is of Utah and adjacent regions. Without much doubt it will result in the Central Pacific changing its line from the north to the south of great Salt Lake. A considerable mileage would thereby be saved, and a mileage expensive to operate on account of high grades. The effect of this change would be to cause everything in Salt Lake valley to gravitate to Salt Lake City—railroading, manufactures, money, markets, trade, population. Every train entering the valley would find its destination only at Salt Lake City, and every train leaving the valley would be made up at Salt Lake City. This railroad out into Nevada is going to be built. The Union Pacific would undoubtedly do it if it could have five or ten years to get ready, but it won't wait. Arrangements are already made for the construction of the road this year. East from Evanston, the way is easy to South Pass and down Sweetwater to connection with some great Chicago system waiting together side of the mountains. What, then, is there in the cry sometimes heard that realty in Salt Lake is too high? As I have said, some men have stopped by saying it was higher than in some other place, these two years, while it has gone up 400 per cent. If it is true now, it wasn't two years ago; and if it is true now, it is because it is worth more. You can build a town anywhere on the Missouri, or the Mississippi, or the Ohio, or the great lakes, and competition between them is necessarily close and bitter. Out in this country, there is no such possibility. There is Denver and Salt Lake, and that is all. Property may be said by those who have caught on to be high, but it continues to advance and to sell. No one has seen the day within three years when he could have bought back any piece of land in or about the city for the price he sold it for. Nor will the day dawn upon the city for a generation when property will not be worth more than it was the previous day. To Europe the entire United States is the coming, the growing world. In 1880 the entire wealth of the Union was less than fifty thousand millions. Now it exceeds sixty thousand millions. By the census of 1900 it will be seventy-five thousand millions. The West is the young and fast growing part of the United States. By common consent "The West" is now that great park-like depression in the top of the mountains between the Wasatch and the Sierra Nevada, where nature has her own mineral laboratory, and has hidden the results of her mysterious processes in every hillside. It is the mineral storehouse of the United States. All the great mines of our history, with just enough exceptions to prove the rule—the Comstock, the Raymond and Ely, the Ontario, the Horn Silver, the Eureka Consolidated, the Richmond Consolidated, the Flagstaff, Northern Bell, Emma, Standard—are in this basin. The valleys are steeply and so much the better for the owners of what there is, and there is enough. The climate, aside from its aridity, is conducive to vigorous health and sturdy and long life. The sun is ever shining. The outward slopes of the enclosing mountains, east and west, clear to both sea coasts, are relatively to this basin heavy with age, and hold opportunity correspondingly close. Salt Lake City is of this last and ultimate "West," the rarest, choicest spot. It is the only site from the mountains to the far western sea, where a great city is to be. The ground under the city will increase in value for generations unless the mountains remove out of their places or earthquake mumble their jaws over it. And we Salt-Lakers are going to build it, as within three or four years you Omahans have built Omaha. We are willing to be helped, and we need help, but if it doesn't come and with its sleeves rolled up, we will endeavor to do without it. We lack neither faith in the great future of our city, nor the pluck and means to realize it. All the same, "Come over and help us." O. J. HALLISTY, R. Secretary Salt Lake Chamber of Commerce.

D. A. MILEY. OSCAR GROSHELL. SHILEY, GROSHELL & CO., Real Estate, UNDER - THE - POSTOFFICE. SALT LAKE CITY. Sole Agents for Myscatine Place. The leading subdivision in the city. Lots \$10 to \$300 each. Size 30x125 and 30x150, being larger than any other lots now on the market. This subdivision is but five minutes' walk from the depot, and but 15 minutes' drive from the postoffice. BUY NOW! DON'T WAIT! Maps and plans furnished on application. Let Us Hear From You Quick! C. E. ANGELL. J. L. PERKES. ANGELL & PERKES, Real Estate Investments. Residence, Building Lots, Business Properties and Farm Lands. Twenty years' residence in Salt Lake City. CORRESPONDENCE SOLICITED. P. O. Box 1213, - Salt Lake City, Utah. A. J. VARNNEY. H. J. MATTHEWS. VARNNEY & MATTHEWS, Real Estate Agents. 239 Main Street, Opp. Walker House, SALT LAKE CITY. Make a Specialty of Investments for Non-Residents. Having given special attention to inside properties, we are thoroughly prepared with choice bargains in business properties that insure a handsome profit to the purchaser. CORRESPONDENCE SOLICITED. C. L. HANNAMAN, REAL ESTATE. CORRESPONDENCE SOLICITED. Reliable information given to inquiries. 9 W. Second South St., SALT LAKE CITY, - UTAH. WEBB & PALMER, Real Estate and Investment Agency. Choice City and Suburban Property for sale at prices and terms to suit buyers. CORRESPONDENCE SOLICITED. When visiting Salt Lake City, call at our office.

THE Commercial National Bank, Salt Lake City, Utah. HENRY G. BALCH, President. GEORGE M. DOWNEY, Vice President. JOHN W. DONNELLAN, Cashier. Collections Promptly Attended To. Funds deposited with our correspondents in New York, Chicago and Omaha, available in Salt Lake without charge for exchange. CORRESPONDENCE SOLICITED. THE WALKER HOUSE SALT LAKE CITY. This is the Largest, Finest and Best Conducted Hotel between Omaha and San Francisco. It is first class in all its appointments. Headquarters for tourists, military and commercial men. Rates, \$3 to \$4 Per Day. GEO. S. ERB, - PROPRIETOR. THE METROPOLITAN HOTEL, SALT LAKE CITY. This is the most beautifully located hotel in Salt Lake City. Large, fine and elegantly furnished rooms. Especially adapted to families. Table unsurpassed. Rates Only \$2 Per Day. GEO. S. ERB, Prop. WILL ERB, Manager.

ing of Wichita and Southern California? Let me tell you what these purchases and the advance in price was based on: Gentle success at the Ogden city election of last February. The diversion of the Bear river on the northern shore of Great Salt Lake at a cost of \$2,000,000, doubling the irrigating resources of Salt Lake valley. Consolidation of the intermountain lines of the Union Pacific, with headquarters at Salt Lake. Broad-gauging—substantially re-building—the Rio Grande Western, furnishing trackage for the entrance of three or four Eastern railroads into this valley and city. Commencement of construction by the Pacific Short Line. Organization of the Wyoming, Salt Lake & California, from Evanston, Wyo., to Deep Creek, Nev. Securing a site and filling a subscription of \$50,000 to put up a Chamber of Commerce building. The introduction of electricity as the motive power of our street car lines. The putting under ground of eleven and one-half miles of sewer pipes in Salt Lake. Gentle success at the Ogden city election of August, in which Gentiles carried the Mormon capital by forty-one majority, with a thousand uncast votes to spare. The order of the Union Pacific to extend its Utah division from Milford to Pioche, and to broadgauge the Utah division from Ogden to McCammon Junction. Building of John W. Young's Fort Douglas and Park City road over the Wasatch to Park City and out to Great Salt Lake. The purchase at \$85,000 of a lot on First East and Third South, and its donation to Omaha men to build a 300-room hotel upon. A rival project for another 300-room hotel on West Temple, between Second and Third South, carried through to the point of certainty. The rapid growth of Ogden under the new regime, and the stirring of new life in all the towns up and down the valley. Work done on public institutions—Capitol Grounds, Industrial Home, Reform School, Agricultural College, Deaf Mute Institute, Fair Buildings, Resolution of City Council and County Commissioners to build a Joint Court House and City Hall to cost \$160,000. Building of thirty stores, mills and factories, costing \$750,000. Building of twelve school houses, churches and charities, costing \$168,000. Building of 467 residences, costing 735,000. Projection of the Utah, Nevada & California, another through line to the coast. Promised extension of the Santepe road down into the Sevier country. Such are some of the improvements upon which the realty movement of the past year was based. Carried out, they will make a new world of Utah, and a new world needs a capital. Most of them are still under way. What do we propose for this year? Business blocks and public buildings are now in contemplation that will cost \$2,000,000, some of them begun. Prices of real estate are now approximately as follows: First class business, corners, \$1,800 per front foot, depth 155 feet; inside, \$1,400; second class business, corners, \$1,000; inside, \$700; third class business, corners, \$300; inside, \$400; first class residence, corners, \$150; inside, \$100; second class residence, corners, \$80; inside, \$40; third class residence, corners, \$25; inside, \$10 to \$20. Lots in first class additions within and contiguous to the city, two miles from business center 25x140 feet, \$10 to \$20 per foot; second class, \$8 to \$12; warehouse and lumber yard sites, \$100 to \$150 per foot, varying in depth from 165 to 330 feet. The city auctioned off about 300 lots in December for \$300,000; lots half a mile to 3 miles from the business center and as yet without water. The year 1889 opened with real estate relatively quiet. Yet sales for January were \$3,444,321. The following buildings are in contemplation for early spring, some of it begun. City Hall and Court House, \$160,000, wing of Territorial Capitol, \$100,000, two 300 room hotels, \$350,000 each, three business blocks to cost \$100,000 each, three ditto to cost \$150,000 each, ten or twelve ditto to cost from \$50,000 to \$75,000, and a number of single buildings to cost \$15,000 to \$25,000

each. There ought to be 2,000 residences built this year, and there will be if the material can be had. Averaging these at \$1,500 each, the total would be \$3,000,000. It may be a physical impossibility to do this amount of building this year, because we are not prepared for it. There will at least be a mighty effort made to do it. Every Salt-Laker has become convinced that he can put his money in nothing safer or better than residence and business property in Salt Lake. Later in the season we count on the erection of a federal government building to cost \$550,000, of a Union Passenger Station costing \$200,000, possibly the erection of Union Pacific Car Shops, of a mammoth packing establishment, of an extensive sugar making plant. We count on increased production in established business, and on production in new lines consequent upon extensive building on the commencement of street paving; on the founding of new manufacturing industries; on the construction of a railroad from this city out into the mines of Middle and Southern Nevada. Such a road, the Wyoming, Salt Lake & California, was organized here last year. It has found a feasible line directly over the Wasatch from Evanston to this city, making almost all the way through coal, clay, sands and stone—all materials required in city building. From here out to the Nevada border, the route is like the route up the Platte Valley. There is a good deal of business in capacity. It will make a market for our coal and for all the things we grow or manufacture. It will make Salt Lake the commercial and industrial capital of the great mining State of Nevada, in which the ham of industry has coaxed only from lack of railroad facilities, as it already is of Utah and adjacent regions. Without much doubt it will result in the Central Pacific changing its line from the north to the south of great Salt Lake. A considerable mileage would thereby be saved, and a mileage expensive to operate on account of high grades. The effect of this change would be to cause everything in Salt Lake valley to gravitate to Salt Lake City—railroading, manufactures, money, markets, trade, population. Every train entering the valley would find its destination only at Salt Lake City, and every train leaving the valley would be made up at Salt Lake City. This railroad out into Nevada is going to be built. The Union Pacific would undoubtedly do it if it could have five or ten years to get ready, but it won't wait. Arrangements are already made for the construction of the road this year. East from Evanston, the way is easy to South Pass and down Sweetwater to connection with some great Chicago system waiting together side of the mountains. What, then, is there in the cry sometimes heard that realty in Salt Lake is too high? As I have said, some men have stopped by saying it was higher than in some other place, these two years, while it has gone up 400 per cent. If it is true now, it wasn't two years ago; and if it is true now, it is because it is worth more. You can build a town anywhere on the Missouri, or the Mississippi, or the Ohio, or the great lakes, and competition between them is necessarily close and bitter. Out in this country, there is no such possibility. There is Denver and Salt Lake, and that is all. Property may be said by those who have caught on to be high, but it continues to advance and to sell. No one has seen the day within three years when he could have bought back any piece of land in or about the city for the price he sold it for. Nor will the day dawn upon the city for a generation when property will not be worth more than it was the previous day. To Europe the entire United States is the coming, the growing world. In 1880 the entire wealth of the Union was less than fifty thousand millions. Now it exceeds sixty thousand millions. By the census of 1900 it will be seventy-five thousand millions. The West is the young and fast growing part of the United States. By common consent "The West" is now that great park-like depression in the top of the mountains between the Wasatch and the Sierra Nevada, where nature has her own mineral laboratory, and has hidden the results of her mysterious processes in every hillside. It is the mineral storehouse of the United States. All the great mines of our history, with just enough exceptions to prove the rule—the Comstock, the Raymond and Ely, the Ontario, the Horn Silver, the Eureka Consolidated, the Richmond Consolidated, the Flagstaff, Northern Bell, Emma, Standard—are in this basin. The valleys are steeply and so much the better for the owners of what there is, and there is enough. The climate, aside from its aridity, is conducive to vigorous health and sturdy and long life. The sun is ever shining. The outward slopes of the enclosing mountains, east and west, clear to both sea coasts, are relatively to this basin heavy with age, and hold opportunity correspondingly close. Salt Lake City is of this last and ultimate "West," the rarest, choicest spot. It is the only site from the mountains to the far western sea, where a great city is to be. The ground under the city will increase in value for generations unless the mountains remove out of their places or earthquake mumble their jaws over it. And we Salt-Lakers are going to build it, as within three or four years you Omahans have built Omaha. We are willing to be helped, and we need help, but if it doesn't come and with its sleeves rolled up, we will endeavor to do without it. We lack neither faith in the great future of our city, nor the pluck and means to realize it. All the same, "Come over and help us." O. J. HALLISTY, R. Secretary Salt Lake Chamber of Commerce.

C. E. WANTLAND, REAL ESTATE, R. R. LANDS AND UTAH INVESTMENTS 201 MAIN STREET, SALT LAKE CITY. LINCOLN PARK---The Leading East Side Addition. Lots, \$175 to \$400. BEUNA VISTA---The Leading West Side Addition. Lots \$75 to \$150

The Salt Lake Abstract, Title, Guaranty & Trust Co (Formerly Harvey, Neff & Co.) 265 SOUTH MAIN STREET. CAPITAL \$100,000. Incorporated Under the Laws of Utah Territory. Makes Correct Abstracts of Title Showing all Errors. Holding Trust Funds Separate From All Other Assets of the Company, and retaining as counsel the attorney through whom the business comes. Collects interest on income and transact all other business authorized by its charter. Wills received for and safely kept, without charge. JOSEPH H. SMITH, President, Denver, Col. JOHN W. NEFF, Treasurer and Assistant Manager. WILLIAM J. HARVEY, Vice President and Manager. EDWARD W. GENTER, Secretary and Abstract Officer. THE ONLY TRUST COMPANY IN UTAH TERRITORY.