

..Homes for Everybody..

We have on our list several hundred choice bargains in Farms, Ranches, City Property, Stocks of Merchandise and Established Business Properties. If you desire to buy, sell or trade property of any description we can suit you. Twenty years' experience dealing in Nebraska Real Estate enables us to guarantee satisfaction to all customers. We give special attention to our Exchange Department and now have several fine properties to trade. The following are a few of the many bargains we have to offer this week:

Fine Ranch Property Well Located.

No. 540.—1100 acre ranch. 400 acres on Loup river bottom, one mile from Loup City, the county seat of Sherman county. Fenced and cross fenced. 225 acres in cultivation, 100 acres of which is in alfalfa, balance corn. Alfalfa yields five tons per acre, and corn 50 to 50 bushels per acre. Watered by a spring and Loup river. No waste land and about 12 acres of timber. Orchard bearing 80 bushels of apples, 20 bushels cherries, 40 bushels plums and much small fruit. Five room house, barn for 12 head of horses, cribs, etc. The farm is sub-irrigated at from 6 to 10 feet; dry weather does not effect this land. And section 35 which is one half mile south and one mile west of the above, is rolling land, all fenced, good wells, wind mills and tank. Plenty of grass, good water, fine pasture. The whole tract goes at \$22,000, half cash, and time to suit buyer on balance.

No. 541.—One section of deeded land, 4 sections of school land leased, five and one half sections protected by homestead entries, controls a body of range land 10 by 12 miles. 25 miles of wire fence. Touches the Middle Loup in three places. Five wells, wind mills and storage reservoirs. Can cut 2,000 tons of hay. One shed 32x112 feet, another shed 24x80 feet. Two sets of buildings. 120 acres under cultivation. This great ranch goes at \$15,000. We also have 400 head of yearlings and two year olds and 20 head of horses for sale if the party desires them.

No. 540.—540 acres in Frontier county, all fenced, 200 acres under plow, balance fine grazing land, good well, wind mill, three room frame house, frame barn for 8 horses, shed, double crib, etc. Price, \$7.50 per acre.

No. 543.—Fine Dixon county farm of 80 acres, two miles northwest of Newcastle. All under cultivation. Good improvements. This goes at \$3,185.

No. 544.—One of the best paying laundries in this state, in town of 5,000 population. Best of reason for selling. Price, \$2,500. This bargain will not last long.

No. 545.—640 acres of land in Dawson county, 12 miles from Lexington. No improvements. Fine hay and grazing land. Price, \$5.00 per acre.

No. 546.—We have several splendid business properties including undertaking and furniture.

No. 547.—160 acres three-quarters of a mile from Exeter, Neb.; high class improvements. This is a great bargain. Write for further description.

No. 499. We still have some choice bargains in sugar beet land. Easy payments. Sell in tracts of any size from 40 acres up. Full set of improvements on every piece of land sold. Only one-tenth cash. Ten years on the balance.

No. 538. A paying manufacturing business in the city of Lincoln, worth \$90,000 to exchange for large body of land. Anybody that wants to consider this write for detailed description of business. This is a bargain.

No. 533. 80 acres, all under plow but 12 acres. All fenced. Two barns, 1,000 bearing fruit trees, cherries, apples, plums and much small fruit. House 16x32 one and one-half stories high with 1.16x18.9 foot ceiling, stone wall cellar under whole building. 16 miles from Lincoln, 6 miles from Valparaiso, 6 miles from Cresco, and 4 miles from Agnew, being located in Lancaster county. This is certainly cheap at \$12.50 per acre.

No. 537. 160 acre farm 4 miles from Valparaiso. Small house and stable and other buildings. 120 acres under cultivation. 30 or 40 acres in winter wheat. Good well and running water. For a short time we are authorized to sell this at \$37.50 per acre.

No. 538. Nice clean stock of groceries invoicing \$3,000 in one of the best towns in Nebraska, to trade for farm.

No. 539. 250 acres of choice bottom land in the Wood river valley, Dawson county, joins the town site of Eddyville, Nebraska. 220 acres under cultivation, balance in pasture. All fenced. 10 acres native timber. House, well and windmill, barn, feed yards, water reservoir with water piped into yards. The yield of corn on this land last year averaged 50 bushels per acre. There is no better land in the state of Nebraska. Eddyville is a town of 500 population. This goes at \$20 per acre, one-half cash and easy terms on balance.

No. 540. One of the best bargains that has ever been offered in Lincoln residence property. Nine room house all finished in hard oil, city water inside and out, gas for lighting and cooking. Splendid locality one block from public school. Good barn with bins for grain, coal etc., mow for hay. Will rent for \$30 per month. This property would be cheap at \$5,000 but we are going to sacrifice it for \$3,200 if sold at once.

No. 550. \$2,000 residence for exchange. In one of the best towns in the state. Good shade trees, fine location, modern, will exchange for residence in Lincoln or farm in eastern part of Nebraska and pay difference in cash.

No. 528.—A good drug store in live town with well established business, to trade for land or other property. Worth \$3000.

No. 522.—A 160 acre farm in Missouri worth \$2000, bringing a good income; will sell on easy terms, or trade for any good property.

No. 518.—A first-class hardware and implement business to exchange for well improved farm.

No. 512.—This is a Holt county farm of 160 acres; house, barn, well, windmill, fine hay land, 30 acres under cultivation and a very nice grove of young trees. This farm for \$300.

No. 517.—80 acres of school land two miles from town; one-half under cultivation, good building and well; small but very fine fruit orchard. This is a snap at \$1,200.

No. 513.—Here is a Holt county farmer who has made enough money to move to town and retire. He now offers his choice farms for sale. 280 acres two miles from Stuart, 10 room, two-story house, large, well-built barn, good fences, a fine grove, 60 acres in alfalfa, 100 acres under cultivation, 80 acres in meadow and hay, school house on the corner. This will bear investigation.

No. 514.—A Saunders county farm of 120 acres. Good five-room house, large, well-built barn, sheds, cribs and other out-buildings, good well and wind mill, all under fence and all under cultivation except 15 acres in pasture. A fine fruit orchard. If sold at once this goes for \$5,000.

No. 515.—40-acre Saunders county farm, good house, two-story barn, and other out-buildings; nearly all under cultivation; excellent neighborhood, close to school. \$45 per acre.

No. 516.—90-acre farm, one-half tame hay, balance pasture; all fenced, no buildings, two and one-half miles from town. This is a bargain and will bear investigation.

No. 509.—480 acres of choice land in high state of cultivation; 30 acres in alfalfa; two sets of good improvements; beautiful groves and fine orchards; four and one-half miles from town and half mile from school. We are offering this for a short time at \$45 per acre, but remember first to come gets this gilt edge bargain. This body of land is in Fillmore, one of the best counties in this state.

No. 510.—Here is another Fillmore county farm of 490 acres. 100 acres in hay land and pasture, the balance under cultivation. First-class improvements, five miles from town and is for sale at \$37.50 per acre.

No. 511.—Another genuine bargain in Fillmore county land—165-acre farm, 100 acres under cultivation, balance in meadow and pasture, two miles from town and convenient to school. Good improvements and it goes at \$30 per acre.

No. 505.—A good farm four miles from town, 160 acres. First-class house, barn and other improvements; fine orchard. This is a beautiful home, and a rare bargain at \$45 per acre.

No. 506.—Here is an up-to-date farm; the very best improvements and a beautiful home for anybody. It is very cheap at \$50 per acre.

No. 507.—\$7,500 buys a 160-acre farm in one of the richest counties in the state, four miles from town. Small house and barn and other buildings, well, wind mill, etc.

No. 508.—A fine piece of land, three and one-half miles from town, no buildings, one-half in tame grass, 80 acres in all. You will have to search a long time to find a better bargain than this at \$35 per acre.

No. 504.—A 200-acre farm, well improved, in Fillmore county, three miles from town, close to school. We are authorized to offer this at \$40 per acre for a short time.

No. 501.—Another 80-acre farm, four miles from the county seat. Good improvements and nearly all under cultivation. This goes at \$3,200. A splendid home for the lucky buyer.

No. 502.—80-acre farm one mile from town. 72 acres under cultivation and 8-acre pasture. Good house and barn, wind mill, etc. This is cheap at \$3,800.

No. 503.—A 160-acre farm, good house and out buildings, fine orchard, 5 miles from Geneva, Nebraska. This goes at \$6,400 and is one of the best bargains ever offered in Nebraska land.

No. 501.—One of the best farms in Saunders county, 160 acres, one and one-half miles from town, fine improvements. \$45 per acre is certainly very cheap for this piece of property.

No. 500.—A splendid 80-acre farm, in the central part of the state, two miles from the county seat. Good house, barn, cribs, etc., orchard; all under cultivation and all fenced. A bargain at \$3,000.

Should none of the above interest you, write us fully stating just what you want; give details regarding location, price you desire to pay, terms, etc., and if we do not happen to be in touch with exactly what you want will find it for you. If you have real or personal property to sell send us a complete description with price and we will find you a cash buyer; if you have anything to trade list it with us and we will find you a bargain. Remember it costs you nothing to list your property with us, and only a very small commission when we make a deal for you.

Our information and facilities are extensive, exclusive and confidential and nothing is too large, or too small, or too far away for us to handle successfully. Write us freely and confidentially at any time for any information you desire pertaining to our line of business.

Nebraska Real Estate and Exchange Agc'y.

Weber & Farris, 1328 O St., Lincoln, Neb.

The Bankers Reserve Life

Last week The Independent published the annual financial statement of the Bankers Reserve Life, Omaha, (page 6). Doubtless the formidable array of figures prevented some of our readers from giving the statement the attention it justly deserves—for many persons have a horror of figures. Although only three years old, the Bankers Reserve Life, harrassed on every hand by the old-line trust, and given no very warm welcome by the Nebraska insurance department, had in force on the last day of December, 1902, over five million dollars of insurance (\$5,234,500); during the year 1902 it wrote over two and a quarter millions (\$2,332,750); and after deducting the policies that had lapsed (something inevitable in any company, and to be counted on with almost the same degree of accuracy as the death rate) it made a net gain of \$1,813,000 in the amount of insurance in force.

The Bankers Reserve Life has \$50,-950 of gilt-edged bonds and mortgages

deposited with the state auditor. During the year it paid \$8,500 of death claims and has none unpaid or in course of litigation. Its income in premiums for the year was \$179,509.14. In addition to a promotion fund of ten thousand dollars it has a surplus over and above liabilities amounting to \$27,729.90.

B. H. Robison, the genial, hard-working president of this concern, is to be congratulated for the abundant success which has crowned his efforts. In no small degree is this to be attributed to his bright, persistent, intelligent advertising, with which Independent readers are so familiar.

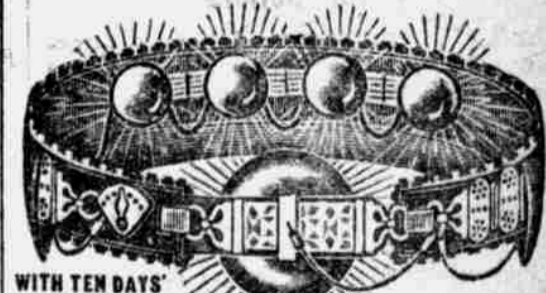
The Poor Old Vag

The night was cold and he was old; His back was bent and money spent; Dressed, too, in rags, like other vags, He'd walked the street with naught to eat. For two long days, he tramped the ways, In need of bread, yet still unfed. Hunger increased, though hope had

ceased—
Famished and weak, he still was meek!
As night grew dark, he sought the park;
The somber shade the pine trees made,
Seemed kinder then, than haunts of men,
Or rock-pile feed, or chain-gang creed.
Paid by the town, a cop came down
And spied the vag, like hunted stag.
The tramp he sought, he roughly caught
And being stout, he yanked him out!
Next day in court he made report:
"This drunk vag with heavy jag—
This son of sin, I run him in
By club and nerve which ever serve,
To guard the weak and vengeance wreak
On tramping vags who take their jags,
Where young sports wend to meet a friend,
Or nurse-maids go to find a beau!"
The poor old vag looked at the flag—
In vain the plea! The court's decree
No misery knows, nor mercy shows.
Up, he was sent and all it meant—

For sixty days—the chain-gang phrase!
Yet pardon came, in death's dread name.
The gate swung wide—Saint Peter cried:
"This way, my son—the prize you won!"
LYDIA PLATT RICHARDS,
Pasadena, Cal.

FREE ELECTRIC BELT OFFER



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