

Whose Who and Where in Real Estate.

REAL ESTATE—MISCELLANEOUS REAL ESTATE—MISCELLANEOUS

PAVING MINNE LUSA

Bids for paving the streets in MINNE LUSA were opened last Tuesday. Competition was keen on account of it's being the largest contract ever let in Omaha, and we are pleased to be able to announce that the cost for paving and curbing will be lower in Minne Lusa THAN ANY OTHER DISTRICT IN OMAHA.

This Means Dollars to You Minne Lusa--1916 will be the busiest spot in the west.

Over 100 Homes will be built there, in addition to 50 now building.

Over 500 Lots already sold—and they are selling every day.

A Sharp Advance in prices will soon begin.

Minne Lusa means OPPORTUNITY for YOU. Don't be too late. \$700 will buy one of these choice lots with all improvements paid for.

Charles W. Martin & Co. Phone Tyler 187. 742 Omaha Nat'l Bank Bldg.*

SHULER & CARY

Extend to their friends and clients best wishes for a Happy New Year and the hope that each of you may share in the great prosperity in store for this city during the present year.

Remember, that we are specializing in the subdivision of Omaha properties and are the owners or exclusive agents of desirable residence additions, where approximately

\$225,000

worth of vacant property has been sold during the year just passed.

Scattered vacant lots can be had in these several additions at prices ranging from

\$200.00 to \$1,200.00, on easy terms.

There never was a more opportune time than the present to plan for your home.

We will assist you in financing your home in any of our additions.

Shuler & Cary

Phone Douglas 4233. 202-204 Keeline Building.

Start Your Home With The New Year

If you can't buy the house you want, start in by selecting a lot and commencing to own it.

But Remember!

When picking out the location, be sure and have the surroundings of the best—the street cars convenient and the property where it will grow in value.

Dundee

Has all the public improvements. Has an ornamental lighting system second to none in or around Omaha. Has excellent car service, only 18 minutes from the center of Omaha.

Dundee is West

Omaha's best residence growth always has been west. Think of the increase in value along Farnam street, a thoroughfare to Dundee.

See Dundee First

Where you can get a lot with all these advantages and yet at prices within the reach of all. We still have a few as we can sell as low as \$25 cash and \$10-\$14 a month.

Phone or write for plats with full information.

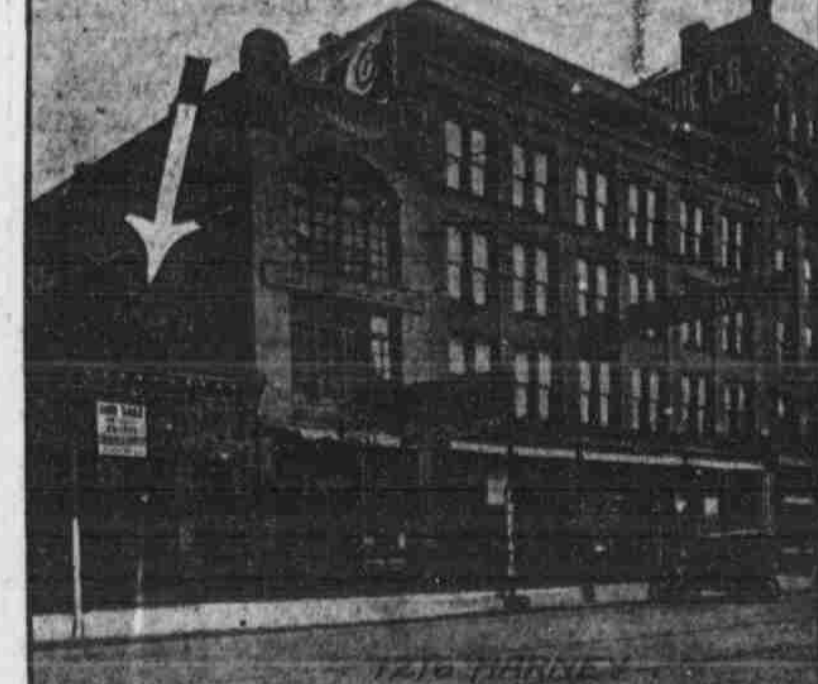
George & Company

902 City National Bank Bldg.*

REAL ESTATE—MISCELLANEOUS REAL ESTATE—MISCELLANEOUS

BUSINESS INVESTMENT

\$ 7500.00
22 x 132 FEET



A good location for wholesale and jobbing business, convenient to the stations and retail district. There are very few small pieces of ground so well located which can be picked up at such a moderate price. See us at once.

GEORGE & COMPANY, 902 City National Bank Building.*

Phone D. 755.

SHOLES

WEST FARNAM HOMES

\$10,500 for a beautiful tapestry brick, tile roof residence: large living room with fire place, beam ceiling, built-in book cases; nice dining room, solarium, kitchen, butler's pantry, refrigerator room, etc., on first floor; four nice white enamel bed rooms, sleeping porch, fine bath on second floor. Hard wood floors throughout, hot water heat. Cathedral district. Dandy place.

On 2nd near Farnam, nice lot \$2125. Excellent 2-story house, hot water heated; very well arranged; finished in hard wood throughout; 4 bedroom, 2 bath, owner's family has grown up and left, very anxious to dispose of. Call on us to make price right. INVESTIGATE.

DUNDEE

Exceptionally fine brick home; large living room, beam ceiling, fireplace, built-in bookcases; fine music room, dining room, solarium, den, butler's pantry, kitchen, etc., on first floor; four big bed rooms on second floor; fine sleeping porch, excellent tile bath with very finest plumbing fixtures; third floor all finished. Hard wood throughout. Hot water heat. Price \$18,500.

WANT AN OFFER

1018 Farnam St., well built, 3-story brick building, heating, steam heated throughout, 2x12 feet. Price \$12,000.

FOR LEASE

All or part of Western Newspaper Union building located at 24th and Howard streets. This is three stories and basement, brick building, 4x12 feet. Exceptionally well lighted basement. Can be arranged for three stores on Howard and one on 18th street. Would like to lease to one party at net rental, and let them make their own repairs, will rent separate and vacuum heat.

D. V. SHOLES CO.

215-24 City National Bank Bldg. Douglas 4.

DUNDEE SPECIAL

\$2,100—A 2-story, frame house, located at 21st and 5th Ave., east front, on lot 50x135 feet, running through to 20th St., making a double frontage, with ample room to build an additional house. Both streets paved and all special paved. This is a well built house, with large, dry kitchen on first floor, two bedrooms and bath on second floor; water, gas, electric light and vacuum heat. Do not pass this up, but see me tomorrow.

\$1,400—A fine, slightly lot located on 18th, between 21st and 22d Sts.; south front, size 50x135 feet, in the midst of city, with ample room to build paved streets, with special paid in full. This is one of the high elevations in Dundee and in a restricted district, which you will know is a great advantage when selecting a site for a permanent home.

EVANSTON

Have a splendid location for a home with a beautiful view of Elmwood park and Happy Hollow golf grounds, which can be purchased at a price less than its value. Also have an attractive, up-to-date 8-room brick and stone strictly modern house, at \$7,500. Easy terms, can you beat it?

MINNE LUSA

Here is a chance to acquire a beautiful lot in this attractive addition, having safe and reliable work in sure future values to those seeking permanent homes. Price \$300.

C. A. GRIMMEL

409 Om. Nat'l. Bk. Bldg. Doug. 1612.*

FOR SEVERAL YEARS I HAVE BEEN ADVERTISING WELL-BUILT HOMES.

Perhaps you have thought this phrase was merely an advertising slogan, and that all houses were built just about alike. It has cost me real money to advertise. Do you suppose that I can afford to waste all the cost of this advertising by even building just one house that is not in reality well built? Phone me for a list of some of the homes I have built. Look them over yourself. They compare with others you have seen and others you can look over while under construction. Of course it costs a little more, but isn't it worth it?

LOOK OVER WORKMANSHIP ON MY HOUSE ROW UNDER WAY IN LEAVENWORTH HEIGHTS. E. R. TRULLINGER, LEASEE 112.*

FOR LONG TIME LEASE. TWO CLOSE-IN CORNERS. Twenty-first and Leavenworth—23x12. WILL BUILD TO SUIT. Twentieth and Howard—17x17—Pine for apartment or hotel. Only one block from Grain Exchange.

L. J. HEALEY, City Nat'l. Bank Bldg. BUY A HOME—DON'T RENT. A good 2-room house for only \$1,000, renting all the time at \$15 per month. We can sell you the same for \$2,000 cash, balance \$15 per month. Owner might take a cheap lot as first payment. Having an all other taxes paid.

PAYNE INVESTMENT CO., 5th Floor Omaha Nat. Bk. Doug. 1181.—O

REAL ESTATE—MISCELLANEOUS REAL ESTATE—MISCELLANEOUS

Peters Trust Company

Modern Houses
8 ROOMS—WEST FARNAM, 261 Davenport St. good modern home.
8 ROOMS—208 R. 2d Ave. 42.50
8 ROOMS—204 Parker St. (colored), 29.50
8 ROOMS—142 Park Ave. 20.00
8 ROOMS—249 Emmet St. 16.00
8 ROOMS—210 Leavenworth St. 16.00
MODERN EXCEL. HB.T.
8 ROOMS—Shelby Court, close in. 113.00
8 ROOMS—1015 S. 24th St. 12.50
8 ROOMS—201 S. 24th St. 12.50
8 ROOMS—210 N. 21st St. 8.50

Peters Trust Company
1022 Farnam St. Douglas 92.*

BRAND NEW HANSCOM PARK
You are cordially invited to ride with us on inspection of a dandy new 6-room up-to-date bungalow, on a lot 60x125. Both streets paved and neighborhood high class. When an you see it.

BUY ON EASY TERMS.
We can sell you a splendid 6-room modern house, with garage, on one block from Field club and two from Hanscom park, on a payment of \$200 cash, balance \$15 per month. Having and all taxes paid. You can't go wrong on this.

NEAR HANSCOM PARK
6 rooms with sun room, all modern, furnace, elegant fixtures, just completed, east front lot, 6x125; cement basement and walks close to school, good location. Price, \$2,500; \$300 cash, balance monthly.

C. G. CARLBERG, 312 Brandeis Theater Bldg.*

REAL ESTATE—WEST SIDE

WEST FARNAM
STUCCO RESIDENCE
Large living room with beam ceiling, fireplace, built-in bookcases; dining room with built-in cut glass cabinets, quartered white oak wainscoting below stairs; butler's pantry between kitchen and dining room, with built-in cupboard; table top closet, just and clothes chutes; rooms on first floor finished in quarter-sawn white oak; second floor has four bedrooms with built-in closets, bath room with tiled floor, equipped with bath tub, pedestal lavatory and shower bath; vanity, toilet, fruit cellar and coal bin; vapor heat; semi-direct lighting fixtures; screens; lot 60x125, located 482 Farnam St. Price, \$1,000; terms, \$100 cash, balance monthly.

NORRIS & NORRIS, 400 Bee Bldg. Phone Douglas 470.*

REAL ESTATE—NORTH SIDE

DESIRABLE MODERN COTTAGE WITH LOT 132x132 FEET
This is strictly modern 6-room home located on east and south front corner lot in Florence, two blocks from car line, with plenty of shade and shrubbery and a fine outlook which cannot be obstructed. Was built for a home but owner is leaving city on account of change of business and therefore offers this desirable property for only \$2,650. We want an offer, as this place must be sold. A fine home with plenty of room, suitable for small family.

GEORGE & COMPANY, 902 City Nat. Bank Bldg.*

Phone D. 755.

BEAUTIFUL MERCER PARK

Maybe you are making plans for a new home in 1916. If so, do not make a selection until you have inspected this very attractive residential district. No frame houses. All lots front on a BOULEVARD. All specials in area. Our prices are low, our term most reasonable.

W. FARNAM SMITH & CO., 1220 Farnam St. Tel. Doug. 1064.*

24TH AND TEMPLETON \$3150

The biggest bargain in a bungalow to be found anywhere in Omaha. Big living room across the front of the house. Two fine bed rooms, tile bath, big dining room and kitchen on the first floor. Oak woodwork, fine fixtures and first class decorations make this one of the most attractive little homes that you can imagine. Lot 50x125 with paved parking in full. Can't beat it!

ARMSTRONG-WALSH CO., Tyler 1538. Keeline Bldg.*

SIX ROOM BUNGALOW, 24x40 ONLY \$3,000

Oak finish, mission style, nicely arranged, one room finished on second floor, large basement, bricked up, cement floor, gas from lot, 40x125, entirely enclosed in a good iron fence, good garage, iron flag pole, a dandy nice home away below its cost, in a good location.

W. H. GATES, 647 Omaha Nat'l. Bk. Bldg. Doug. 1294.*

BEING FORECLOSED GET A BARGAIN \$1,800

4-room cottage, bath, gas, electric light, paved street, Park district, near car and school. Terms to suit.

AMERICAN SECURITY CO., 302 So. 17th St. Doug. 6012.*

BARGAINS FOR QUICK SALE

Five-room cottage, modern except heat; large lot, filled with shrubbery. A bargain! \$250 cash, balance on small monthly payments, one month. Located at 4107 N. 26th St.

NORRIS & NORRIS, 400 Bee Bldg. Phone Douglas 470.*

VACANT, BARGAIN

Five home site, 24th and Grand Ave. East front surrounded by new homes. Price only \$250. Terms: \$100 cash and balance in 12 months. One of our very best 1915 bargains.

W. FARNAM SMITH & CO., 1220 Farnam St. Tel. Doug. 1064.*

REAL ESTATE—SOUTH SIDE

FIELD CLUB DISTRICT
A beautiful brick residence, reinforced concrete porch floor, brick balustrades with Bedford stone coping; front vestibule with tile floor; coat closet with mirror door off vestibule; living room with fireplace; bookcases; French doors between living room and den; beam ceilings in living and dining rooms; built-in buffet; window seat and paneled ceiling; oak finish on the first floor and oak floors throughout; kitchen with built-in china cupboard, broom and table leaf closet, with clothes and dust chute; rear entry for ice box, with granite second floor has three large bedrooms, with large closets and mirror doors; large sleeping porch; bath room with tiled floor, pedestal lavatory, shower and shower bath; large attic; basement equipped with laundry tub, tiled floor, tiled close to school, located for electricity, with necessary wall plugs for fans, irons and vacuum cleaner. Entire house has up-to-date semi-direct lighting fixtures. All walls nicely decorated; screens for outside house. Corner lot, with fine shade trees. Paving all paid. Price \$7,500.

NORRIS & NORRIS, 400 Bee Bldg. Phone Douglas 470.*

CREIGHTON'S 1ST.

Brand new, large living room across front of house, dining room with Dutch window, kitchen, pantry, rear entry, with refrigerator space, cement basement and walks, two bedrooms, bath and sun room on 2d floor, corner lot, facing south and east lot 40x125, close to school, located 25th Ave. and Archer. Price, \$1,600; \$200 cash, balance monthly.

C. G. CARLBERG, 312 Brandeis Theater Bldg.*

REAL ESTATE—SOUTH SIDE

Peters Trust Company

Modern Houses
8 ROOMS—WEST FARNAM, 261 Davenport St. good modern home.
8 ROOMS—208 R. 2d Ave. 42.50
8 ROOMS—204 Parker St. (colored), 29.50
8 ROOMS—142 Park Ave. 20.00
8 ROOMS—249 Emmet St. 16.00
8 ROOMS—210 Leavenworth St. 16.00
MODERN EXCEL. HB.T.
8 ROOMS—Shelby Court, close in. 113.00
8 ROOMS—1015 S. 24th St. 12.50
8 ROOMS—201 S. 24th St. 12.50
8 ROOMS—210 N. 21st St. 8.50

Peters Trust Company
1022 Farnam St. Douglas 92.*

BRAND NEW HANSCOM PARK
You are cordially invited to ride with us on inspection of a dandy new 6-room up-to-date bungalow, on a lot 60x125. Both streets paved and neighborhood high class. When an you see it.

BUY ON EASY TERMS.
We can sell you a splendid 6-room modern house, with garage, on one block from Field club and two from Hanscom park, on a payment of \$200 cash, balance \$15 per month. Having and all taxes paid. You can't go wrong on this.

NEAR HANSCOM PARK
6 rooms with sun room, all modern, furnace, elegant fixtures, just completed, east front lot, 6x125; cement basement and walks close to school, good location. Price, \$2,500; \$300 cash, balance monthly.

C. G. CARLBERG, 312 Brandeis Theater Bldg.*

REAL ESTATE—WEST SIDE

WEST FARNAM
STUCCO RESIDENCE
Large living room with beam ceiling, fireplace, built-in bookcases; dining room with built-in cut glass cabinets, quartered white oak wainscoting below stairs; butler's pantry between kitchen and dining room, with built-in cupboard; table top closet, just and clothes chutes; rooms on first floor finished in quarter-sawn white oak; second floor has four bedrooms with built-in closets, bath room with tiled floor, equipped with bath tub, pedestal lavatory and shower bath; vanity, toilet, fruit cellar and coal bin; vapor heat; semi-direct lighting fixtures; screens; lot 60x125, located 482 Farnam St. Price, \$1,000; terms, \$100 cash, balance monthly.

NORRIS & NORRIS, 400 Bee Bldg. Phone Douglas 470.*

LAST CHANCE CATHEDRAL DISTRICT

Positively the greatest sacrifice that has ever been made in a first class home in one of the most desirable residence districts in Omaha. This house has rooms and is full story with large attic and convenient basement. Modern to the slightest detail. Finished in oak and hickory, with the very best east front lots on 40th street near 18th. It would be impossible to buy a lot of this location for less than \$1,800. If sold Monday the price is \$1,400, \$500 cash, balance in 12 months, 6 per cent. First man in gets the property.

ARMSTRONG-WALSH CO., Tyler 1538. Keeline Bldg.*

SEE THIS PLACE! CATHEDRAL DISTRICT!

603 Charles St., 8 rooms modern, hot water heat, house in good repair, large lot, near schools, car and car line. The price and terms are reasonable. Owner will consider a vacant lot as part payment. Possession can be given at once. This is worth investigating.

CREIGH, SONS & CO., Douglas 200. 508 Bee Building.*

WEST FARNAM DUPLEX

Practically new, eight rooms each, hot water heat, double garage, east front, tile roof, built for permanent investment by owner. Wants to make a quick turn for other investment. Income \$140 per annum. Any reasonable offer will be considered. Nothing better in this high class district. Investigate.

GLOVER & SPAIN, Doug. 3962. 919-20 City National.*

WEST FARNAM

7 rooms, oak and mahogany finish, strictly modern in restricted district; owner leaving city, \$1,000 cash, balance in payment monthly at 6 per cent.

O'KEEFE REAL ESTATE CO., 1016 Omaha National Bank Building, Doug. 2715.*

NEAR FIELD CLUB

6 rooms, strictly all modern, paved street, close to car and school, elegant yard with shrubbery; first-class location, just north of Field club on 28th Ave. Price, \$3,500. A dandy home.

C. G. CARLBERG, 312 Brandeis Theater Bldg.*

REAL ESTATE—SUBURBAN

Dundee or West Farnam Home Wanted

The owner of 5 lots and 6-room house, located on 35th St., between Mason and Pacific Sts., would like to put in same as first payment on a good Dundee or West Farnam house of 7 or 8 rooms.

The property above described is in the Field Club district and in the very near future ought to be quite desirable as it is located in the immediate vicinity of fine homes. Will be pleased to hear from anyone having a Dundee or West Farnam home on which the above property can be put in as part of the purchase price.

O'Neil's Real Estate and Insurance Agency, Tyler 1024. 384 Brandeis Theater.*

REAL ESTATE—INVESTMENTS

NEW YEAR'S GREETING. CLOSE-IN BRICK APARTMENT NETTING 10%.

Eight apartments of the easy-renting size, ideal location, practically new and fire-proof, first class heating, plumbing and fixtures throughout. Income \$1,500 per annum. Special reason for making a quick sale. No better location for investment. Come in and take a look over.

GLOVER & SPAIN, Doug. 3962. 919-20 City National.*

Farnam Street A Growing Street

We offer for a short time one of the best corners on Farnam St. for \$250,000.

Harrison & Morton, 423 Bee Bldg. Doug. 638.*

511 South 11th St

Rocco Bros. building, three stories and basement, brick, 35x56, corner, next to 11th St. No better location for commercial house. For terms see

Birkett & Company, 423 Bee Bldg. Doug. 638.*

SURE VALUE WITH SPECULATIVE FEATURE. NEAR 25TH AND FARNAM.

Lot 62x130, rental \$2,000 per year. Price \$17,500.

GLOVER & SPAIN, Doug. 3962. 919-20 City National.*

Income \$1,080 per Year.

Two double, all modern flat buildings, within walking distance of the heart of the city. Can sell this at a price that will net you 10 per cent above all expenses, taxes and insurance.

HARRISON & MORTON, 100 FT. \$35,000. Harney near 30th (Near Grain Exchange).*

REAL ESTATE OR INVESTMENTS.

Want to associate with some high grade institution in Omaha, on a strictly commission basis. I am thoroughly experienced and am looking for permanent connections. Address, 452 Bee.*

100 FT. \$12,500. Farnam near 31st St.*

HARRISON & MORTON.*

136 FT. \$25,000. Farnam, corner 2d. Some improvements.

HARRISON & MORTON.*

REAL ESTATE—ACREAGE

15 ACRES!
This land is northwest of Florence about 1 1/2 miles, has a good 6-room house, with barn and good well; some fruit trees. Owner wants offer. Now is the time to buy to use or as an investment.

CREIGH, SONS & CO., Douglas 200. 508 Bee Bldg.*

REAL ESTATE—FOR EXCHANGE

35,000 ACRES good rolling land, southeast Missouri. Elevation 2,000 feet. No mountains; no swamps. Within three miles of railroad. Splendid colonization proposition. Price, \$250,000. Will exchange for income business preferred. 1,000 acres, Orange county, Florida, unimproved; high-class citrus fruit and vegetable farm, and surrounded by good groves and farms; center of state and center of winter gardening and citrus fruit belt. Healthy, gently rolling; dry; average elevation 100 feet above sea level. 1,000 acres of 8,000 and another of 4,000. All built up adjoining to within 3 miles of railroad. Good roads; 250 acre; clear of lumber; 25,000.

645 vacant lots, Orange Center, Orange County, Florida. High, dry, well-located; some improved with oranges, grapefruit, clear of encumbrance; \$15,000. Separate or all together, for merchandise or all in apartment house. List with us for quick deals.

HARRINGTON REALTY CO., Florence, Neb. Phone Florence 446.*

FOR SALE OR EXCHANGE

One acre tract, Brown county, \$4,000; incumbrance, \$1,000; 100 acres, Decatur Co., Iowa, \$10,000; incumbrance, \$2,000; 250 acres improved, 100 acres, Decatur Co., City, Okl., \$14,000; incumbrance \$2,000. Ten-room modern, No. 24th Ave., Omaha, \$4,500; incumbrance, \$1,000. Separate or all together, for merchandise or all in apartment house. List with us for quick deals.

HARRINGTON REALTY CO., Florence, Neb. Phone Florence 446.*

FOR EXCHANGE

2,500 acres Cherry County, Nebraska, and 100 3/4 by County, South Dak. ALL CLEAR. Price \$15,000. Want Omaha property or small eastern Nebraska or western Iowa farm. Address 1121 City National Bank Bldg. —O

I HAVE some good town property in Iowa to trade for some land near S. Omaha—10 to 30 acres. Must be well improved and good soil. Describe fully in first letter what you have and price. Address Box 221, Stuart, Ia.

Two rooms, all modern, incumbrance \$5,000; equity, \$1,200; wants clear western land or lots.

O'KEEFE REAL ESTATE CO., 1016 Om. Nat. Bk. Bldg. Doug. 2715.*