

REAL ESTATE—WEST SIDE

West Farnam Lots \$700 to \$1,300

Between 41st and 43d Streets on Davenport, Wakarusa, Chicago and Cass Streets.

ARMSTRONG-WALSH CO. Tyler 1336. State Bank Bldg.

FARNAM HILL RESIDENCE

The owner of a particularly desirable, nearly new residence near 33d and Farnam offers the property today for the first time.

WEST FARNAM Brand new home, strictly modern, oak finished, two stories, six large rooms, besides bath, full basement, fine light fixtures and window shades.

\$2,800

7-room, two-story modern house. Hot water heat, bath, tiled basement with laundry.

Close-In Snap

First ad on this: 4-r. old house, east front, one block to Farnam, lot 40x99, all for \$1,800.

O'Keefe Real Estate Co.

2016 Omaha National, Doug. 2715.

Modern Home

Near Hansasport park, 7 rooms and bath, oak finish first floor, 4 bedrooms and bath on second floor.

S. P. Bostwick & Son

Tyler 1606, 300 Bee Bldg.

IN MONTCLAIR

We have 7 selected lots upon which we will build modern homes to suit purchasers. Better make a contract for one quick.

W. H. CRARY & CO., 600 Paxton Bldg., Tyler 2633.

4 Bargains

47 feet on Farnam near 38th. Fine location for family hotel, stores and flats or garage.

SACRIFICE SALE.

One of the handsomest and most complete modern residences on West Farnam hill.

Real Estate—Suburban

Connell Bluffs. A NICE home in west end, 6 rooms; porches around east and south sides, and fine lawn and shrubbery.

4804 Underwood Ave. 7 Rooms Sleeping Porch and Garage

Has large living room, dining room and kitchen on first floor, three bedrooms, bath and sleeping porch on second floor.

Hiatt-Fairfield Co.

Good Dundee Residence \$11,000

Eight rooms, including large sun room on south end; fireplace in living room and den; oak finish and banded ceiling.

\$10,500

Brick residence near Happy Hollow club, 7 rooms, including sun room and sleeping porch.

\$9,500

Ten rooms, including sun room and sleeping porch; frame and stucco; located only 2 blocks to car line and Happy Hollow club. Lot

\$8,250

Nine rooms, oak finish, all modern, hot water heat, sun room and sleeping porch, breakfast room, maid's room 3d floor; 1 block to car line.

\$7,500

Seven-room stone bungalow, on south front lot 10x123 ft; alley in rear. One of the most attractive bungalows in Dundee. Owner must have a larger house.

George & Company

FOR SALE IN DUNDEE. Very fine 4-room house with sleeping porch, full basement and attic.

Corner Lot Dundee, \$1,200

6x123. Only two blocks from the car line. Only one block from sidewalks on both sides. All paving and other special work paid for in full.

ARMSTRONG-WALSH CO. Phone Tyler 1336. State Bank Bldg.

REAL ESTATE—SUBURBAN

Only One Man Needed

To lay out many city additions, the surveyor who could run a straight line did all the work, with the help of the printer.

Happy Hollow Is Different

HAPPY HOLLOW was laid out by a landscape architect. HAPPY HOLLOW is the development of an idea and is complete.

HAPPY HOLLOW represents something more than stables on the prairie.

HAPPY HOLLOW has everything in public improvements—there is no waiting.

HAPPY HOLLOW is ready for the home owner with no tedious delays for water, gas, sewer, etc.

HAPPY HOLLOW is the highest class residence section of Omaha. The class of homes built there shows this.

HAPPY HOLLOW has building restrictions which protect you and your neighbor to your mutual advantage.

HAPPY HOLLOW is close to the business center, twenty minutes from 16th and Harney Sts.

HAPPY HOLLOW is north of Dodge St., west of 63d and in the mutual direction of Omaha's growth.

HAPPY HOLLOW lots, with every improvement made, are not as high priced as many of the lots are offered in undeveloped sections, where everything must be done and the lot owner foots the bill.

Buy in Happy Hollow today and you may begin building tomorrow.

HAPPY HOLLOW, because complete, because beautiful, because convenient, will appeal to you if you go and see. That is what we want you to do and do it soon.

The terms of sale and payment are easy. As an investment or for a home, there is nothing in Omaha better than Happy Hollow.

George & Company 902 City Nat'l Bank Bldg. Phone Doug. 756.

Attractive Dundee Bargain, \$5,250

Well located on west side of Dundee, convenient to car and club. Living room looks out onto a beautiful view of oak, beamed ceiling and beautiful fireplace.

Glover & Spain D. 3923. 919 City National.

Dundee \$4,750

A mighty good 7-room house on fine corner lot. House is entirely modern and looks good on first floor finished with oak.

\$2,500

This is another bargain. Located at 4109 Car St. seven rooms, all modern except electric light; house is two-story and rooms are well arranged.

Snap Lot Florence Blvd.

Owner must sell fine east front lot having all improvements in and paid for. Price \$775. This is a big bargain. Act quickly.

Fred W. Shotwell, Agent 354 Omaha Nat. Bank Bldg. Phone D. 1253.

REAL ESTATE—VACANT

FULL lot in W. 46th St., \$500 a bargain. 2250 Ohio St. Westside.

LOOK—BARGAIN—LOOK. If taken at once, equity in two lots, Fontenelle Park addition. Snap for immediate sale. Call Webster 5984.

FOR SALE—By owner, E. E. Cor. 34th St.; 90 feet frontage on Leavenworth, 12 feet on boulevard. Fine location for apartment house or residence. Inquire 2521 Marcy. Tyler 2144 W.

REAL ESTATE—INVESTMENTS

Two Story Brick 3 Stories, 3 Flats Price \$7,500 Annual Rental \$996

Biggest bargain in the city. Near 29th and Clark Sts. Paved streets. Car line. Rented at low rates, which can easily be raised. Mortgage \$4,000 at 6 percent for five years. Cash required. This is really worth \$10,000.

ARMSTRONG-WALSH CO. Tyler 1336. State Bank Bldg.

A GOOD INVESTMENT. Walking distance, double apartment house; needs some repairing; only \$2,000.

A Profitable Investment

Corner 13x17 feet, on the Harney car line with one story and 7 dwelling houses. Income \$2.50 per month; all public improvements including paving, are in and paid for. Price \$4,000.

J. H. Dumont & Co. 15-15 State St. Bldg. Phone Douglas 990.

REAL ESTATE—ACREAGE

You Save On Taxes If You Buy Acres in Benson Gardens

When you invest in ACRES in BENSON GARDENS you do not to pay any city taxes, sewer taxes, grading taxes or other special improvement taxes for some years to come.

\$10 Cash, \$10 A Month

Come out today and look over this beautiful tract of land. Automobile or the jitney auto bus will be at the end of the car line all day to take you to the tract.

Hastings & Heyden 1614 Harney Street

"Q" Street Acres

Opening Sale Sunday, June 13th

Omaha's newest acreage addition, located on the south side of Q Street, just east of the town of Ralston and two miles from South Omaha, on interurban car line and paved road.

GARDEN TRACTS

There is no richer soil in the State of Nebraska than you will find in Q Street Acres—black loam being from 6 to 8 feet in depth.

AS AN INVESTMENT

At the prices asked for these acres, there is no better investment near Omaha. Nine-tenths of the acreage offered for sale within the same distance from Omaha is being sold at double and treble the prices asked for Q Street Acres.

PRICES: \$275 to \$450. TERMS: \$25 CASH and \$10 PER MONTH.

Warranty deed and abstract when fully paid for.

SPECIAL INDUCEMENT

Bring this ad or a coupon in one of the circulars we are distributing, and we will credit you with \$5.00 on the purchase of any acre or acres, if brought to the grounds this afternoon between 1 and 6 p. m.

HOW TO GET TO THESE ACRES. Take Ralston-Papillon car at 16th and Farnam, Harney or Howard, or 24th and N Streets, South Omaha, and get off at 56th.

The Byron Reed Co. 212 South 17th Street, Omaha.

Joseph H. Kopietz 503 North 24th Street, South Omaha.

REAL ESTATE—INVESTMENTS

Apartment Sites

Two blocks from the new hotel and same from P. O., we have a corner, 139 feet east front by 90 feet north front, for less than \$100 a foot. Old frame house looks good on first floor finished with oak.

Harrison & Morton 216 Omaha, nat. Bk. Bldg., Tel. D. 314.

INVESTMENT

We have a nice little investment situated on a street that is showing strong development and consists of two brick stores and a frame cottage. Rented for \$45. Price \$2,500. Full information at office.

W. FARNAM SMITH & CO., 1230 Farnam St. Doug. 1064.

REAL ESTATE—ACREAGE

20 Acres Near Benson

We have 20 acres on Military Road just west of Benson. Ten acres high and slightly, ten acres north slope, planted alfalfa. No other improvements. Ideal place for suburban home.

BENSON & CARMICHAEL Doug. 1722. 642 Paxton Bldg.

47 Acre City Farm

\$50.00 per acre for this city farm, located close to city limits of west part of Omaha. Owner of this land needs some money at once reason for selling at such price.

C. M. Rylander 84 Omaha National Bank Bldg.

Forty Acre Tract Well Improved Adjoining Grand Island

This is a very pretty piece of land and is splendidly improved with dandy buildings in the city.

ARMSTRONG-WALSH CO. Tyler 1336. State Bank Bldg.

CALIFORNIA REDWOOD TIMBER

known and used throughout the world, sacrifice offer 230 acres land, 1500 ft. tall, 22,000,000 FEET.

Very close Bureka, Humboldt Bay, insuring quick and economical transportation of wood and sawlogs. Record timber kings owning majority adjacent lands report their redwood as high as \$4 PER M FEET.

REDWOOD, 38 S. Broadway, Portland, Oregon.

LAND TO TRADE FOR MERCHANDISE

We have about 100 of the finest farms and ranches in America to trade for stocks of all kinds of merchandise. List furnished on request.

W. M. NASH & CO. Real Estate, Omaha, Neb.

A BARGAIN if taken at once; all modern 5-room, maple flooring in living and dining rooms; large shade trees, bearing cherry trees; other shrubbery; one block from car line and school. Phone Web. 2012.

WANTED—To trade a section of good land, partly improved for stock of govt. mules. Address Lock Box 55, Mandan, Ia.

CLEAR FARM FOR MERCHANDISE

35-acre east of Stock and grain farm, 3 1/2 miles east of Colorado Springs, Mo.; 7 acres in corn, wheat, alfalfa, clover and timothy, 6 acres wild grass, balance timbered pasture; new house, barn, two tenants' houses; creek, 3 springs; 6 acres bottom land; 2 or 3 miles hog-tight timber; will bear investigation; price \$8,000. W. H. Anthony, Colorado Springs.

HAVE a client with 100 acres in Tripp Co., South Dakota. He wants a 6-room modern house in Omaha. Good black soil, rolling land, 80 acres in wheat, oats and corn, balance in pasture. Good house and barn, is fenced. What have you to offer for this farm? C. REICH, SONS & COMPANY, Douglas 20. 508 Bee Bldg.

EX-CHANGE

City property of all kinds; farms, ranches and acreage for sale or exchange. Call or write today.

SILAS ROBBINS, 1627 Farnam Bldg., Doug. 2842.

100 ACRES on Loup valley, level land, will exchange for Omaha property.

TOLAND & TRUMBULL, Doug. 672. 448 Bee Bldg.

MODERN 10-room dwelling in West Farnam district. Trade smaller house or lots.

6-room bungalow and cash for 7-room house in good residence section; will assume some.

80 acres, near Julesburg, irrigated, for Omaha income. Land all in cultivation. This is a fine piece of land. Omaha income; must be high, close property.

100 acres, improved, near Kanmas City, offered at cash figure, for Omaha income.

3-story brick flat, also dwelling, 6 rooms, both lightly encumbered. Want 90 acres in Nebraska, will assume reasonable amount.

4 finely located Omaha lots, all on grade, within 1 block of car line. Want Omaha income, about \$3,000.

W. T. Smith Co. City National Bank Bldg.

For Sale or Exchange

A large and comfortable home, with hall, parlor, library, with fireplace and bookcases built-in, dining room, kitchen and pantry on first floor; four bedrooms and a bath upstairs. Steam heat, central furnace room and etc., in basement; clean, city water; gas and sewer; 66-foot lot and barn; street paved, all paving paid.

Submit Your Clear Land

with legal number and get equity in a wide area of modern home, oak floors and white enamel, extra plumbing, lot 40x140, mortgage \$6,500, is payable on easy terms.

2016 Omaha Nat'l Bank. D. 2715.

REAL ESTATE LOANS

FARM LOANS, 5 PER CENT TOLAND & TRUMBULL, 448 Bee Bldg. \$100 TO \$10,000 made promptly. F. D. Wead, Wead Bldg., 18th and Farnam Sts.

WANTED—Good farms and city lots at lowest rates. PETERSON TRUST CO., 1622 Farnam.

WANTED—City loans and mortgages. W. Farnam Smith & Co., 1230 Farnam St.

CITY PROPERTY. Large loans a specialty. W. H. Thomas, 228 State Bank Bldg.

MONEY on hand for city and farm loans. H. W. Binder, City National Bank Bldg.

OMAHA homes, East Nebraska farms, O'KEEFE REAL ESTATE CO., 127 Farnam St., Inq. Omaha National. Phone Douglas 4218.

SEE us first for farm loans in eastern Neb. United States Trust Co., Omaha.

6% CITY LOANS. C. G. CARLISLE, 315-12 Brandeis Theater Bldg.

REAL ESTATE WANTED

LIST real estate and rentals with DON-ELSON R. E. CO., 21 Om. Nat'l Bank.

REAL ESTATE

FARM & RANCH LANDS FOR SALE, ARKANSAS.

LITTLE River Valley lands, rich and cheap on railroad, seasons Co., Windrop, Ark.

California.

Live Oak Counties, none better. W. T. Smith Co., 911-11 City Nat. Bk. D. 283

COLORADO FARMS FOR SALE

We have over 300 highly improved farms in the famous San Luis valley, Colorado, the most desirable part of the State. We have highly improved farms around Alamosa and ranches around Fort Garland from \$10 per acre up to \$100; all improved.

W. M. NASH & CO. Real Estate Loans—Insurance, 602 Bee Bldg. Omaha, Neb.

REAL ESTATE FARM & RANCH LANDS FOR SALE

ARE YOU GOING TO BUY LAND? If you should first get a copy of the Farm and Real Estate Journal, It is the largest advertisement in the country every state, so that you can find out what you are looking for in its columns.

Write us for information on land opportunities in all parts of the country. Give us personal help in finding land. Send us a dollar for a year's subscription, or for three months if you prefer. It will be shipped at the end of the time ordered. Farm and Real Estate Journal, Free, Iowa.

FOR short time only, 3 good farms, within miles of Omaha, in Iowa, \$15 per acre; good terms.

McCoy & O'Doherty 711 State Bank Bldg. Doug. 1614.

MINNESOTA.

3 RED RIVER VALLEY bargains—270 acres of improved land, under cultivation. Price, \$10 per acre. For terms and particulars, write, Willard Land Company, 215 First St., Minneapolis, Minn.

60 OR 100 ACRES, good heavy soil, in well-settled part of Todd county, Minn.; good roads, schools and churches; price, \$20 per acre, but \$10 per acre cash, balance \$ per acre a year until land is paid for; 4 per cent interest.

1025 Plymouth Bldg., Minneapolis, Minn.

MISSOURI.

SMALL MISSOURI FARM. \$5 cash and \$5 monthly no interest or taxes; high yield, good crops. Write for three big markets; write for photographs and full information. Munger R. 37, N. Y. Life Bldg., Kansas City, Mo.

MICHIGAN.

June 10th ONLY. Great opening of Superior Township tract of 300 acres in Manistee county, Mich. No land reserved for sale until expiration arrives on ground. No less than 60 nor over 120 acres to one person, best location; \$30 down and \$5 monthly on each forty or annual payments. No land until 40 acres in 1920. Good location, June 15, 11:30 a. m. Round trip, Chicago-Wellston, Minn., related on purchase, three expense from Chicago, including board, about \$12. Write immediately for man-circular giving all particulars. These are choice farm lands, adapted for general crops, stock, dairying, poultry, current milk, houses, barns, tractors, and adjoining good farms; quick transportation by boat or rail to Chicago. Buy your choice in advance. Opportunity of lifetime for wage earner, farm renter or farm hand to get a farm home. WRITE FOR CATALOGUE. Address: G-180 First Nat. Bank Bldg., Chicago, Ill.

WELL-IMPROVED SALINE COUNTY FARM.

A new 3-story 8-room house, well finished in hard pine, with the largest barn in the county, with hay mow, cattle pens, hog pen, all with self-feeding managers. Water pipes from cement reservoir in barn. East side of barn is open for stock and has cement tank with heater. Feed room, cotter, corn mill and grinder, alfalfa press, mangle and vator and 1/2 h. p. gasoline engine. There is another small barn, chicken house, current milk house, horse and cow racks for milk. Corn house also.

Farm all in cultivation and fenced mostly with 2 1/2 inch wire and good posts. Located only 5 miles from Price in a prosperous neighborhood. Price \$15 per acre on good terms. Write for particulars.

FAYNE INVESTMENT CO., Omaha.

COUNTRY HOME NEAR OMAHA. \$1,000 buys a big, beautiful home, consisting of about 6 1/2 acres located on one of our boulevards out from the city, only a 40-minute ride from downtown. Small amount of fruit, some alfalfa, tame hay and nice, large, beautiful shade trees and all kinds of shrubbery and about 12 acres of natural timber making a beautiful park. This is an ideal proposition for handling thoroughbred stock of any kind. Living quarters, 4 bedrooms, 2 1/2 bathrooms, 2 bath, 2 1/2 bedrooms, 2 1/2 bathrooms, 2 1/2 bedrooms, 2 1/2 bathrooms. C. R. COMBS, 615 Brandeis Theater Bldg., Omaha, D. 3216.

YOU MUST FEED YOUR CATS.

If you have a high grade, high priced, high yielding, you can exchange your corn farm, if it is a good one, for one of the best feed farms in Nebraska. Price \$1,000. 3,100 acres, no sand, every acre good hard land, raising grass that is good for stock. Plenty of fine quality hay; splendid improvements. Ranch well watered, and large enough timber to make money. We will help you make an exchange if your place is right. Write us about it. WARE BLOCK, Omaha.

LAND AT AUCTION OUR SPECIALTY

NEBRASKA LAND AUCTION CO., CENTRAL CITY, NEBRASKA

FOR SALE—40 acres of good land in Dawson county, Nebraska; 120 acres now in wheat and corn, balance raw. Good stock farm, 400 Farmington, Neb. Owner, Box 954, Lincoln, Neb.

155-ACRE PLATTE VALLEY STOCK FARM.

Near HERSHEY, on Main line U. P. R. You can exchange a piece of good income property in Omaha or Lincoln, or a smaller acre, for this desirable stock farm. The farm is five acres in alfalfa, fifteen acres in hog pasture and thirty acres in crop, fifteen acres in hay meadow and the balance pasture with running water. All irrigated with paid-up water right. A great combination for hogs, cattle and dairying.

FAYNE INVESTMENT COMPANY, Omaha.

CENTRAL NEBRASKA

A dandy improved quarter near two good towns on main line of U. P. R. Level alfalfa field, well watered, good cultivation except about 10 acres in pasture. Located in midst of fine neighborhood, excellent farming, excellent making exchange for smaller farm or for income property in Omaha or Lincoln.

FAYNE INVESTMENT CO., Omaha.

Farms For Sale in Nebraska

Over 1,000 farms in Nebraska under 600 acres, and over 250 ranches from 600 acres to 10,000 acres. All improved. Land in nearly every county in the state, from \$10 to \$200 per acre. Small amount down, balance long term. 30,000 acres raw land, from \$5 to \$40 per acre down, balance 100 per cent cash. No time to buy, sell or trade land, we are specially equipped for that purpose.

W. M. NASH & CO., SPECIAL LAND AGENTS, 602 Bee Bldg. Omaha, Neb.

FOR SALE—One of the finest sections in Florida county, Neb. No fine laying land or better soil in western Nebraska, is cheap at \$20 per acre. If sold in next ten days, cash sale, \$200,000. HICK LAND AGENCY, 620 State Bank Bldg., Tel. Harney 1336.

South Carolina.

FOR SALE—Good acres, farm land, best country in the South. 300 acres up to 1,000; price from \$7 per acre up to \$100; lands well adapted to all classes of farming, can plant some small colonies. J. R. Smith, Winnebago, La., La.

South Dakota.

FOR SALE—1/2-section good alfalfa land, all tillable, 4 miles from Oelrich, S. D. Price \$13 per acre, half cash, balance \$100 6 per cent. Address Box 23, New Castle, Neb.

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