### REAL ESTATE-WEST SIDE West Farnam Lots

\$700 to \$1,300 Between 41st and 43d Streets on Davenport, Wakeley, Chicago and Cass Streets. Choice residence district. Paving, walks, water and sewer all in and paid for. Only ten minutes to 18th and Farnam. Best car service in the city. Got one before they are gone. Ask us for plat with prices.

ARMSTRONG-WALSH CO. Tyler 1538. State Bank Bldg.\*

## **FARNAM** HILL RESIDENCE

The owner of a particularly desirable, nearly new residence near 33d and Harney offers the property today for the first time. The lot is 55x100, with handsome garage and driveway. The house is full two stories, 6 rooms and bath, oak and birch finish, hot water heat and strictly modern in every respect. Price only \$6,500. See it at once and make your offer. Phone Doug. 1472 or Harney 6277.\*

## WEST FARNAM

Brand new home, strictly modern, cak finished, two stories, six large rooms, besides bath, den and sleeping porch. Large attic and full basement; fine light fixtures and whidow shades; furrace heat; pressed brick foundation; east front lot, with big shade tree; on paved street. Price \$1,750; \$500 cash; am anxious to sell and will make special inducement to prospective buyers. Located at 416 S. 42d St.

Have duplicate of the above at 1540 Laurel Ave. Same terms and price, Tel. Owner. Walnut 2339, for more informa-tion.

## \$2,800

7-room, two-story modern house. Hot water heat, bath, full cemented basement with laundry. Lot 50x128, south front, on grade; fenced, fine shade and fruit trees, lawn and shrubbery. Good neighborhood, near school and Farnam car line. Will make very easy terms. Phone D. 8448.

## Close-In Snap

First ad on this: 4-r. old house, east from, one block to Farnam, lot 49x89, all for \$1,200; terms.

O'Keefe Real Estate Co.

### 1016 Omaha National. Modern Home

Near Hanscom park, 7 rooms and hall; oak finish first floor; 4 bedrooms and bath on second floor; large attle; full lot, fine shade, garage, paved street; price \$4,500. Can show property any time.

S. P. Bostwick

## & Son Tyler 1506. 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., Tyler 2063.\* 600 Paxton Blk.

## Bargains

47 feet on Farnam near 38th: Fine location for family hotel, stores and flats or garage. Will yield big rental. If sold this week, only \$3.875. Two choice lots on 38th Ave.: Just north of Farnam. Splendid loca-tion for homes or high class apartment building. \$2,875 each. Can you find any-thing as cheap?

FINE GARDEN TRACT.
Ten acreswith house and barn, within five miles of postoffice. Sightly location. Only \$2.750.

## HICKS

Tel. Harney 1368. 426 State Bank Bldg. REAL ESTATE-SUBURBAN

A NICE home in west end, 6 rooms; porches around east and south sides, and fine lawn and shrubbery; \$1,990. For terms see

McGEE REAL ESTATE CO.\* Dundee.

## 4804 Underwood Ave. 7 Rooms Sleeping Porch and Garage

Has large living room, dining room and kitchen on first floor, three hedrooms, bath and sleeping porch on second floor. This home is sirictly modern and in fine condition. Located on 50 ft. lot, paved street, one block from car line, permanent driveway, fine lawn. Everything complete and ready to occupy. See this home immediately as it is a good bargain.

## Hiatt-Fairfield Co.

## Good Dundee Residence \$11,000

Bight rooms, including large sun room or, south and east; fireplaces in living room and den; oak finish and b-amed celling. Very attractive. Double garage and lot 100x128 ft. We are offering this at cost.

## \$10,500

Brick residence near Happy Hollow club. 7 rooms, including sun room and sleeping porch. South fant lot, 50x131 ft. Built less than one year.

Ten rooms, including sun room and sleeping perch; frame and stucco; located only 2 blocks to car line and Happy Hol-low club. Lot 75x125 ft.

### \$8,250 Nine rooms, oak finish, all modern, ho

water heat, sun room and sleepling porch, breakfast room, maid's room 3d floor; 1 block to car line; large lot.

\$7,500

Seven-room stone bungalow, on south front lot 10x128 ft.; alley in rear. One of the most attractive bungalows in Dundee. Owner must have a larger house.

REAL ESTATE-SUBURBAN

### Dundee. Only One Man Needed

surveyor who could run a straight line did all the work, with the help of the

## Happy Hollow Is Different

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

HAPPY HOLLOW represents something more than stakes on the prairie.

HAPPY HOLLOW has everything public improvementsthere is no waiting HAPPY HOLLOW is ready for the hom owner with no tedlous delays for water, gas

sewer, etc. HAPPY HOLLOW is the highest clasresidence section of Omaha. The class of homes built there show this.

HAPPY HOLLOW has building restrictions which protect you and your neighbor to your mutua

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

HAPPY HOLLOW is north of Dodge St. west of 62d 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 fered in undeveloped sections, where ovverything must be done and the lot owner foots the oill. 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

thing as cheap?

SACRIFICE SALE.

One of the handsomest and most complete modern nine-room houses on West Farnam hill. Owner leaving city will make low price if sold suick. If you want to secure a beautiful home in a splendid neighborhood at a bargain don't fail to let me show you this.

SINE GARDEN TRACT.

Well located on west side of Dundee, convenient to car and club. Living room arrangement on first floor finished with oak, beamed celling and beautiful fire-place; 3 bed rooms and enclosed sleeping porch on second floor. House nicely decorated and in excellent condition. Garage and driveway.

Glover & Spain 919 City National.\*

## Dundee \$4,750

A mighty good 7-room house on fine corner lot. House is entirely modern and looks good and is good inside and out. The owner is anxious to leave the city and has made the above extremely low price for a quick sale. Only two blocks from car.

This is another bargain. Located at 4169 Cars St. Seven rooms, all modern except electric light; house is two-story and rooms are well arranged. In fairly good condition; full 50 ft, lot. 550 cash, balance monthly. This is a good neighborhood; close to school and hard to beat.

H. C. FREEMAN,

15 S. 17th St. Under Omaha Nat. Bank.

## 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 Fred W. Shotwell, Agent

554 Omaha Nat. Bauk Bldg. Phone D. 1229.\*

### REAL ESTATE-VACANT FULL lot on N. 40th St., \$300, a bargain. 2226 Ohio St. Webster 2084. —0

LOOK-BARGAIN-LOOK. IJOCK—BARGAIN—LOOK.

If taken at once, equity in two lots,
Fontenelle Park Addition. Snap for immediate sale. Call Webster 6964. —
Add For Sale R E

FOR SALE—By owner, S. E. Cor 84th St.; 50 feet frontage on Leavenworth, 121 feet on boulevard. Fine location for apartment house or residence. Inquire 2511 Marcy. Tyler 2144 W.\*

### REAL ESATE-INVESTMENTS Two Story Brick 3 Stories, 3 Flats Price \$7,500 Annual Rental \$996

Biggest bargain in the city. Near 20th and Clark Sts. Paved streets. Car line. Rented at low rates, which can easily be raised. Mortgage \$4,600 at 6 per cent for five years. \$2,500 cash required. This is really worth \$10,000. A big buy.

ARMSTRONG-WALSH CO.

REAL ESTATE-ACREAGE

selling Acres on terms of

REAL ESTATE-ACREAGE

## You Save On Taxes If You Buy Acres in Benson Gardens

When you invest in ACRES in BENSON GARDENS you 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. That other special improvement taxes for some years to come. That MERCHANDISE TO TRADE is why so many people are now investing in acres instead of outlying lots. Benson Garden Acres are located out Benson outlying lots. Benson Garden Acres are located out Benson We have B stocks of various kinds of Way, only six blocks from the end of Benson Car line, where you can buy an acre of land for about the same price and on the same terms that you would have to pay for one regular eity lot and own from six to eight times more ground. We are city lot and own from six to eight times more ground. We are

## \$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 livel land, partly improved for stock of gen. mass. Address Lock Box 258, Manilla, Ia.\* line all day to day to take you to the tract. Automobiles from our office any time during the week and jitney auto bus from end of Benson car line every day. Call at office or by 'phone for plats and other reading matter, telling more about BEN-SON GARDEN ACRES.

### 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. If planted in cucumbers, celery, tomatoes, strawberries, potatoes or any garden crop, it should yield from \$200 to \$500 per acre. It is level and well drained, thousands of dollars having been spent for a perfect drainage system for this land.

## 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-Papillion car at 16th and Farnam, Harney or Howard, or 24th and N Streets, South Omaha, and get off at 66th.

The Byron Reed Co. 212 South 17th Street,

Joseph H. Kopietz

503 North 24th Street,

South Omaha,"

## REAL ESATE-INVESTMENTS **Apartment Sites**

Two blocks from the new hotel and same from P. O., we have a corner, 120 feet east front by 80 feet north front, for less than \$100 a foot Old frame house of 8 rooms goes with it.

Another choice vacant lot, 62x130 ft., only a block off Farnam, on 25th St., for \$7000.

## Harrison & Morton

INVESTMENT We have a nice little investment situated on a street that is showing strong de-velopment and consists of two brick stores and a frame cottage. Rented for \$45. Price \$3,500, Full information at W. FARNAM SMITH & CO.,

1320 Farnam St. Doug. 1964.

REAL ESTATE-ACREAGE

## 20 Acres Near Benson

We have 20 acres on Military Boad Just west of Benson. Ten acres high and sightly, ten acres north slope, planted to fruit. No other improvements. Ideal place for suburban home.

BENSON & CARMICHAEL Doug. 1723. 642 Paxton Block.\*

## 47 Acre City Farm \$159.66 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 police.

C. M. Rylander

Omaha National Bank Bidg.\*

# Forty Acre Tract

## Piece of Acreage For Sale And It's a Good One

Twenty acres of fine, nicely improved land, located close to and overlooking beautiful Fair Acres. The land lays fine and is ideal place for home or will make you a first-class investment. In our opinion this twenty has wonderful possibilities. Unimproved land in this vicinity could not be had for less than \$1,690 per acre, and we are offering this highly improved place—good house, barn, corn crib, windmill, etc., at the low figure of \$750 per acre. The nice part of this proposition is that the owner will take a plece of Omaha property up to the value of \$5,000 or \$6,000, but no inflation. Place is all clear and owner will carry 60 per cent of the purchase price back on the land at 5½ per cent. Absolutely the best buy in this vicinity. Let us show you this at once.

## Hiatt-Fairfield Co.

Some very attractive bargains in acres, from \$200 to \$250 per acre, on easy terms.
W. H. CRARY & CO., 600 Paxton Blk. .

## For Sale or Exchange

An exceptionally good income property, ideally located, modern in every respect, and almost new. Price \$15,000. Owner wants land in Garfield County, northeast of Burwell, for his equity of \$10,000. He owns land in that vicinity and wants to increase his holdings.

## J. H. Dumont & Co. ONE-HALF ACRE for \$495. Terms to suit purchaser. Call us up and let us show you this one-half acre. Douglas 2506. 103-14 City Nat. Bank Bidg. H. H. HARPER & COMPANY.\*

ACREAGE BARGAIN 9 acres of beautifully laying land located in Sarpy county % mile south of Greater Omaha city limits; high and sightly; has good 6-room house, electric lights, good well, etc. Close to good school. We would like to tell you in detail about the orchard. It's a dandy and, oh, the vineyard. You never saw anything to excell it. You must see it to appreciate. And the price, only \$5,500.

O'NEIL'S R. E. & INS. AGCY the vinerard. You never saw anything to excell it. You must see it to appreciate. And the price, only \$5,500.

O'NEIL'S R. E. & INS. AGCY
Tel. Tyler 1624.

A FEW choice lots, two near 27th and Burt \$1,100 and \$1,000; 24th near Davenport, \$100; apartment site on Dewey near 25th St., \$6,000; nice one between 34th and 55th on Cuming, \$1,600; 22d and Sprague, good one, \$750.

Corner Lot

Dundee, \$1,200

Exist. Only two blocks from the car line. Paved attreat and consult such as part payment. as he wants to build a size that from the car line. Paved attreat and consult state that for in role. This is a cash price, but the owner would consider small om hap properly in part payment. as he wants to build a large properly. This is a very pretty piece of land and is whendedly improved with dandy house. Income \$85.50 per month; all publication and one of the best buildings in the city. One was floated row words well, windrall, etc. Now in all buildings in the city. One will take good farm or ranch clear up will take good farm or property. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. This is a cash price, but the owner would consider small omaha properties. The constitution of any lower would consider small omaha properties. The constitution of any lower would consider small omaha properties. The constitution of any lower would consider small omaha properties. The constitution of any lower would consider small omaha properties. The constitution of any lower would consider small omaha properties. The constitution of any lower would consider small omaha properties. The constitution of any lower would consider small omaha properties. The constitution of any lower would consider small omaha properties. The constitution of a consideration and one of the best buildings in the ci

### CALIFORNIA REDWOOD TIMBER

known and used throughout the world Sacrifice offer 520 acres land cruising 22,000,000 FEET: 22,000,000 FEET; very close Eureka, Humboldt Bay, in-suring quick and economical transporta-tion deep water and railroad. Recwood timber kings owning majority adhacent lards report their redwood as high as \$4 PER M FEET

Mine worth just as much, but prempt action will take

prempt action will take \$22,000.
one-half trade balance CASH. Best investment in west-500 to 1,000 per cent profit sure. Full investigation invited. Save time, submit all data your offerings. Address REDWOOD,

### 268 S. Broadway, Portland, Oregon. LAND TO TRADE FOR MERCHANDISE

FOR LAND

W. M. NASH & CO.

Real Estate. Omaha, Neb.\* 602 Bee Bldg. A BARGAIN if taken at once; all modern 6-room house; maple flooring in living and dining rooms; large shade trees, bearing cherry trees; other shrubbery; one block from car line and school, Phone Web. 2013.

CLEAR FARM FOR MERCHANDISE CLEAR FARM FOR MERCHANDISE
38-acre fine stock and grain farm; 5%
miles east of Eldorado Springs, Mo.; 7s
acres in corn, 40 acres wheat, 65 acres
clover and thuothy, 65 acres wild grass,
balance timbered pasture; new house,
new barn, two tenants' houses; 4 mile
creek, 3 springs; 100 acres bottom land;
2 or 3 miles hog-tight fence; will bear
investigation; price 885, W. H. Anthony,
Eldorado Springs, Mo.\*

HAVE a client with 160 acres in Tripp Co., South Dakota, He wants a 8-room modern house in Omalia. Good black soil, rolling land, & acres in wheat, oats and corn, balance in pasture. Goed house and barn, is fenced. What have you to offer for this farm?

CREIGH, SONS & COMPANY, Douglas 200. 508 Bee Bldg.\*

City property of all kinds: farms, ranches and cheap land for sale or exchange. Call or write today.

SILAS ROBBINS,
1623 Farnam St. Room IS, Doug. 2842.\*

160 ACRES on Loup valley, level land, will exchange for Omaha property. TOLAND & TRUMBULL, Doug. 6707. MODERN 10-room dwelling in West Farnam district. Want smaller house or lots.

6-room bungalow and cash for 7-room house in good residence section; will as 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

190 acres, improved, near Kansas City, offered at cash figure, for Omaha income. 3-story brick flat; also dwelling, 6 rooms, both lightly encumbered. Want 80 acres within 100 miles Omaha; will assume reasonable amount.

4 finely located Omaha lots, all on grade, within 1 block of oar 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, parior, library, with fireplace and bookcases built-in, dining room, kitchen and pantry on first floo; four bed rooms and bath upstairs; vegetable cellar, furnace room and etc., in basement; cistern, city water; gas and sewer; 60-foot lot and barn; street paved, all paving paid.

Submit Your Clear Land with legal number and get equity in a bid of a modern home. Oak floors and white enamel finish; extra plumbing; lot 66x140, mortgage \$6,500, is payable on casy

O'KEEFE CO.,

1016 Omaha Nat'l Bank.

### 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 CITY and farm loans, 5, 51/4, 6 per cent J. H. Dumont & Co., 418 State Band.

REAL ESTATE LOANS

WANTED-Good farm and city loans at lowest rates, PETERS TRUST CO., 1622 Farnam. WANTED-City loans and warrants. W Farnam Smith & Co., 1320 Farnam St. CITY property. Large loans a specialty W. H. Thomas, 228 State Bank Bidg. MCNEY on hand for city and farm loans H. W. Binder, City National Bank Bldg OMAHA homes. East Nebraska farms. O'KEEFE REAL ESTATE CO., 161f Omaha National. Phone Douglas 2715. SEE us first for farm loans in eastern Neb. United States Trust Co., Omaha CITY LOANS. C. G. Cariberg, 210-12 Brandels Theater Bldg.

REAL ESTATE WANTED LIST real estate and rentals with DON-ELSON R. E. CO., 301 Om. Nat'l Bank.

### REAL ESTATE FARM & RANCH LANDS FOR SALE, Arkaneas.

LITTLE River Valley lands, rich and cheap, on railroad. Sessions Co., Winth rop. Ark. California. Live Oak Colonies, none better. W. T. Smith Co., Wil-14 City Nat. Bk. D. 2012

COLORADO FARMS FOR SALE

REAL ESTATE

FOR short time only, 5 good farms, within 30 miles of Omaha, in lowa, \$125

## per acre; good terms. McCoy & O'Doherty

Minnesota.

2 RED RIVER VALLEY bargains—320 acres and 380 acres adjoining on the banks of the Red river, with natural timber surrounding buildings; best of soil. Both improved and under cultivation. Price, \$40 per acre. For terms and particulars, write Ulland Land Company, Fergus Falls, Minn.

40, 80 OR 180 ACRES, good heavy soil, in well-settled part of Todd county, Minn.; good roads, schools and churches; price, \$15 to \$20 per acre; terms, \$1 per acre cash, balance \$1 per acre as year until lend is paid for; 6 per cent interest.

SCHWAB BROS., 1008 Plymouth Bidg., Minneapolis, Minn.

Missouri.

Minsourt. SMALL MISSOURI FARM.
E cash and E monthly no interest or taxes; highly productive land, close to three big markets; write for photographs and full information. Munger, R. 171, N. Y. Life Bidg., Kansas City, Mo.

### Michigan. \$8 PER ACRE

June 15th ONLY. Great opening of Swigart's Dickson Township Tract of 5,000 acres in Manistee county Mich. No land reserved or for sale until excursion arrives on ground. No less than 40 nor over 160 acres to one person, because of colonizing; \$50 down and \$7 monthly on each forty or annual payments. No land at this opening price after cheap rate excursion, which leaves Chicago Tuesday, June 15, 11:20 a. m. Round trip, Chicago. Wellston, \$5.30, rebated on purchase. Entire expense from Chicago, including board, about \$12. Write immediately for map-circular giving all particulars. These are choice farm lands, adapted for general crops, stock, dairying, poultry, truck, fruit; near towns, railroads, markets and adjoining good farms; quick transportation by boat or rail to Chicago, Grand Rapids, Detroit. Opportunity of lifetime for wage earner, farm rener or farm hand to get a farm home. GEORGE W. SWIGART, Owner, G-1266 First Nat. Bank Bldg., Chicago, Ill.

Nehraska.

WELL IMPROVED

SALINE COUNTY FARM.

A new 3-story 8-room house, well finlahed in hard pine. One of the largest
barns in the county, with hay mow, cattle pens, hog pens, all with self-feeding
mangers. Water piped from coment reservoir to harn. East side of barn is open
for stock and has cement tank with
heater. A feed room containing corn
sheller and grinder, airlafts chopper, elevator and 15 h p. gasoline engine. There
is another small barn, chicken house,
cement milk house, with cement tank
inside for milk. Corn house also.

Farm all in cultivation and fenced
mostly with 32-inch woven fire and good
posts. Located only 5 miles from Friend,
in a prosperous neighborhood. Price \$150
per acre on good terms.

Payne invicationer. per acre on good terms.
PAYNE INVESTMENT CO.,
Ware Block.
Omaha.

Nebraska.

Ware Block.

COUNTRY HOME NEAR OMAHA.

\$11,000 buys a highly improved farm, consisting of about 51% acres located on one of our boulevards out from the city, only a 40-minutes' ride. Good water system, small amount of fruit, some alfalfa, tame hay; nice, large, beautiful shade trees and all kinds of shrubbery and about 19 acres of natural timber, making a beautiful park. This is an ideal proposition for bandling thoroughbred stock of any kind. Living spring in pastura.

C. R. COMBB.

615 Brandeis Theater Bidg., Omaha, D. 3916, YOU LOST MONEY FEEDING CATTLE.

GIS Brandels Theater Bidg., Omaha. D. 3916,
YOU LOST MONEY FEEDING CATTLE.
Here is your chance to make money
raising feeders. You can exchange your
corn farm, if it is a good one, for one of
the best feeder-producing ranches in Nebraska: 3,120 acres, no sand, every acre
good hard land, raising grass that is good
pasture every month in the year.
Flenty of fine quality hay; spiendid improvements. Ranch well watered, and
has enough timber for posts and shelter.
We will help you make an exchange if
your place is right. Write us about it.
PAYNE INVESTMENT CO.,
Ware Block.

LAND AT AUCTION

LAND AT AUCTION
OUR SPECIALTY.
NEBRASKA REALTY AUCTION CO.,
CENTRAL CITY, NEBRASKA FOR SALE-640 acres of good land in Dawson county, Nebraska, 120 acres now in wheat and corn, balance raw, Good stock farm. No trade. Address Owner, Box 964, Lincoln, Neb.——o.

Downer, Box 964, Lincoll, New.

156-ACRE PLATTE VALLEY STOCK
FARM.

Near Hershey, Neb., on Main line U.
P. R. You can exchange a piece of

THOS. W. HAZLEN, 207 McCague Bidg.

Doug. 1800.\* FARM.

Near Hershey, Neb., on Main line U.
P. R. R. You can exchange a piece of good income property in Omaha or Lincoln, or a smaller farm for this very desirable stock farm. There are sixty-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. dairying.
PAYNE INVESTMENT COMPANY,
Ware Block.
Omaha.

Ware Block. Omaha.

CENTRAL NEBRASKA
ALFALFA FARM.

A dandy improved quarter near two good towns on main line of U. P. R. R. Level as a floor, well drained, and all in cultivation except about 10 acres in pasture. Located in midst of fine neighborhood of prosperous farmers. Owner will exchange for smaller farm or for income property in Omaha or Lingoln.

PAYNE INVESTMENT CO.,
Ware Flock. Omaha.

Farms For Sale in Nebraska Over 1,000 farms in Nebraska under 640 acres, and over 250 ranches from 700 acres to 10,000 acres. All improved. Land in nearly every county in the state, from 810 to 4200 per acre. Small amount down, balance long terms. 80,000 acres raw land, from \$5 to \$40 per acre down, balance 10 annual payments. If you want to buy, sell or trade land, we are specially equipped for that purpose.

W. M. NASH & CO.,

SPECIAL LAND AGENTS

SPECIAL LAND AGENTS.
602 Bee Bidg. Omaha, Neb.\*
FOR SALE—One of the finest sections in
Morrell county, Neb. No finer laying
land or better soft in western Nebraska,
is cheap at \$20 per acre. If sold in
next ten days, can take \$14.00 an acre.
HICK LAND AGENCY,
420 State Bank Bidg. Tel, Harney 126.\* South Carolina.

FOR SALE-Good acres, farm land, best country in the world; tract from 50 acres up to 1,000; price from \$7 per acre up to \$100; lands well adapted to all classes of farming. Can place some small colonies.

J. R. Smith, Winnesboro, S. C.\* South Dakota.

FOR SALE-4-section good alfalfa land, all tillable, 4 miles from Celirch, S. D. Price 110 per acre, half cash, balance time, 6 per cent. Address Box 23, New Castle, Neb. FOR SALE—4 section good alfalfa land, all tillable, 4 miles from Ocirich, S. D. Price \$10 per acre, half cash, balance time; 6 per cent. Address Box 222, New Castle, Neb.\*

Miscellaneous, TRADE cattle ranches for improved farms, large or small; I also have city income and business properties ranging in price from 10,000 to 1300,000 to exchange for farms and ranches. L. Davis, First Nat. Bank Bidg. Omaha, Neb.—o. ARE YOU in the market for a farm? Let us save you hundreds of dollars. List and service free. Write today. United Realty Associates, 809 Herald, Jollet, III.

> FOR RENT Acreage.

ACRES 419 N. 38th, 5-r., \*i5. Unimproved 4 acres, 37th and Spragu JOHN N. FRENZER, Douglas 554.\* FARMS WANTED

FOR RENT Apartments and Plats. The For Rent advertisements appearing in the For Rent column of The Bee daily an not be beat for variety that will please and fill the needs of any one desiring to rent. Phone Tyler 1800. 67. So. 25th Ave.—Elegant 8-room brick. Every convenience. Doug. 5897. TWO 5-room modern apartments, off of Farnam, in the "Page" high class, fireproof building. Harney 1339. 2525-30 S. 20th, 6-r. and bath, \$14 to \$16. newly remodeled; also storeroom. Re-3657.

## VERY choice 4 or 5-room steam heated apartment on West Farnam St. JOHN W. ROBBINS, 1802 FARNAM ST. Six-Room Flat

Three bedrooms, at 2513 Charles St. New brick, oak finish first floor, white enamel bathroom, with porcelain fixtures, good shades, electric fixtures, newly decorated. Key at office.

TRAVER BROS.

Douglas 1153. 705 Omaha Nat. Bk. Bids.

## FINE brick apartment, nearly new well lecated, to exchange for good vacant or improved city property or good unencumbered farm land. What have you? Scott & Hill Co.

307 McCague Bldg Douglas 1009. FLATS-STRICTLY MODERN.
2804 N. 18th. 7-r., spiendid value, \$20.
1806 Ohio, "The Clyde," 3 or 4 rooms
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125—7-r., good, 177 Park Ave.
125—7-r., good, 177 Park Ave.
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132—7-r., chr., park Ave.
132—7-r., chr., park Ave.
132—7-r., chr., park Ave.
133—8-r., chr., park Ave.
133—8-r., bath, 29th St.
135—8-r., modern, 198 Wirt St.
137.50—8-r., modern, 1918 Wirt St.
127.50—8-r., modern, 1910 S. 26th St.
122.50—7-r., modern, 1911 S. 28th St.
122.50—7-r., modern, 1913 S. 28th St.
122.50—6-r., bath, 314 N. 25th St.
123.50—6-r., bath, 314 N. 25th St.
135—5-r., city water, gas, 1012 N. 28th St.
135—6-r., bath, 259 Davenport.
15—5-r., city water, gas, 2530 Seward.
16—6-r., bath, 2519 Davenport.
15—5-r., city water, 544 S. 24th St.
133—6-r., city water, 544 S. 24th St.
133—6-r., 2316 Hickory St.
130—4-r., 2011 Franklin St.
130—4-r., 2018 R. 2048 St.
130—4-r., 2011 Franklin St.
130—4-r., 2011 Franklin St.
130—4-r., 2012 St. 264 St.
130—4-r., 2013 R. 264 St.
130—4-r., 2014 R. 264 St.
140—4-r., 2014 R. 264 St.
150—3-r., 210 St. 264 St.
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