REAL ESTATE—SUBURBAN

Council Bluffs.

IN Council Bluffs—All modern home. Practically new. Nine rooms. Beautiful location. Garage with cement driveway. Fruit trees and garden space; 1¼ blocks from Broadway. Conveniently located close to schools and churches. Mrs. Anna Bender, 140 Park Ave. Tel. 4238. —o

10 Superb Acres

In Council Bluffs; highly improved, with new house, very large growth of grapes, cherries, etc. Lies on top of hill commanding choice view. Ask to see it. SHOPEN & CO., D. 4346. Terms can be arranged.*

10 Fine High Lots

$750 buys these lots and they are worth the money. These lots are located in the western part of Council Bluffs. In a part of the city where property is rapidly increasing in value. Ideal location for a home and garden spot.
M'GEE REAL ESTATE CO.,
105 Pearl St. Council Bluffs.*

Dundee.

DUNDEE.
Two south front lots, on grade, each 50x135. If there is a chance to double your money in Dundee, this is it. Nonresident owner instructs us to sell both for $1,350.
BENSON & CARMICHAEL,
Phone Douglas 1722. 642 Paxton Block.*

Dundee Home

Six rooms and sleeping porch, all modern, on paved street, fine shade, lot 50x132. Price reduced from $4,800 to $4,400. Surrounded by best homes in this popular district, 50th and Webster Sts.

$10.00 Cash

balance only $5 per month for a fine home site at 35th and Grand Ave. Has sidewalk and water. East front.

W. Farnam Smith & Co.

1320 Farnam St. Doug. 1064.*

Beautiful Fairacres Residence

Never before offered for sale, with 22½ acres of ground, fronting Elmwood Park, Dodge St. and Elmwood Blvd.

The house is constructed of brick and stucco, of attractive old English design. The first floor has 5 large rooms with 3 fireplaces. Second floor, 4 large bedrooms with 2 complete tile baths. Third floor has 2 maids' rooms with complete bath, also billiard room. Modern in every respect. Hot water heat, also 6-room tenant house on the place.

Large shade trees and abundance of shrubbery. Improvements alone cost over $35,000. Price, $60,000.

George & Company

Phone D. 756. 902 City Nat'l Bk. Bldg.*

Model Home Dundee

At the southwest corner of 48th and Farnam Sts., we have the best bargain in Dundee. A 7-room brand new, all modern house; has living room, dining room, den and kitchen on first floor; 3 very fine bedrooms and bathroom on second floor; one of the bedrooms is 12½x22 feet.

All of the bedrooms are finished with beautiful oak floors and oak doors and ivory finish on the woodwork. The living rooms are finished in beautiful oak with beamed ceilings, built-in buffet in the dining room, built-in bookcase and writing desk; built-in "Powell" cabinet in kitchen. A good automatic heater in the basement. There is absolutely nothing lacking in this house. It has screens, shades and decorations. The street is paved on both sides and it is a beautiful corner lot, 52x150 feet. On top of the hill, a high and sightly location, 30 blocks west of the Omaha city hall. The price is $5,500 and reasonable terms can be made to good party.

See it today.

Charles W. Martin & Co.

Tyler 187. 742 Omaha National Bank Bldg.*

In Dundee 100 Ft. Frontage

If you want to see two of the best located high, sightly lots in Dundee, you should look at these two lots, located on Nicholas St., between 50th and 51st Sts., which is the highest point in Dundee, overlooking Omaha, Dundee and the surrounding country, where many new homes are being built now. The price for the two lots for quick sale, $2,800, or will sell one alone for $1,150.

Hastings & Heyden

1614 Harney St.*

Dundee Residence Owner Leaving City

Practically new, exceptionally well-situated 7-room, strictly modern house. Large living room with brick fireplace and built-in bookcases; well lighted attractive dining room, convenient pantry and kitchen; oak finish first floor; 3 good sized bedrooms and enclosed sleeping porch second floor; tiled bathroom, extra lavatory in one of the bedrooms; oak floors throughout; stairway to floored attic; full cemented basement. Only one block from car line, on California street near Happy Hollow club. Investigate at once. Price, only $6,750; reasonable terms.

George & Company

Phone D. 756. 902 City Nat. Bank Bldg.*

Cheap Building Lot Near Dundee

Fourth lot east of 48th street, south side of Wakeley street; sewer and water in street; walks. Worth $800. Owner wants $600.

R. H. Landeryou

202 Neville Blk., 16th and Harney Sts. Douglas 3768.*

Dundee Brick and Stucco Residence Real Snap $6,250

First floor arrangement, large living room, stone fire-place, dining room, den, breakfast room and kitchen, beamed ceilings; 4 nice bedrooms and sleeping porch on second floor. Full lot, well located; reduced price for quick sale. Biggest bargain in Dundee.

Glover & Spain

219-20 City Nat'l. D. 2962.*

Dundee Home Fine Corner Must Be Sold

This is a practically new seven-room house. Lower floor quarter-sawed oak. Handsome fireplace in living room. Very attractive in every way. Price is right and a good reasonable offer will take the property as the owner must sell. Talk with us about this before you buy.

Armstrong-Walsh Co.

State Bank Bldg. Tyler 1536.*

Adjoining Fair Acres

About two acres of ground; very high and sightly. One of the choice building sites in the district. Price $4,000.

Armstrong-Walsh Co.

Tyler 1536. State Bank Bldg.*

REAL ESTATE—SUBURBAN

Dundee.

Dundee Par Excellence $5,500 Owner Leaving the City

Beautiful location; 7 rooms, practically new house with garage and driveway, convenient to car; regulation living room arrangement, beamed ceiling, fireplace, built-in bookcases, 4 bedrooms on the second floor, one an enclosed sleeping porch and sun room. Well constructed and attractively finished. Reasonable terms.

Glover & Spain

219-20 City Nat'l. D. 2962.*

REAL ESTATE—ACREAGE

A Talk on Acreage

It is a generally acknowledged fact that the day of the small acre farm, close to growing cities, has arrived. When you buy a half acre or more of ground you naturally want to get the most that you can for your money, the same as with any other purchase, where your investment will grow into more money and where the surroundings are the most favorable to health and happiness of your family and self. We claim to have the best acreage proposition on the market today, for the following reasons:

1.—Our acreage has rich and fertile soil, suitable for diversified purposes.
2.—It is within a few blocks of a good car line.
3.—It adjoins the most beautiful country club in this section of the country anywhere.
4.—It is within walking distance of the well known manufacturing suburb of Omaha, "Ralston," insuring to the buyer of one of these tracts excellent school and other city advantages, making an ideal combination of city and country privileges.
5.—It is so closely situated to the Seymour Lake Country club and Ralston that its value is bound to greatly increase with the growth and development of the club and town.

The man who buys one of these tracts now will later reap the benefits of his good judgment in the enhancement of value which will come. Don't these arguments sound reasonable to you, and is this proposition not worth investigating? Better make an appointment with our office to run down in one of our autos and look these tracts over. It is only about a half hour's drive down there. A very small payment down and the balance on easy monthly payments will make the start.

To out-of-town buyers we will be glad to furnish any information in our possession concerning these small farms upon application.

Scott & Hill Co.

Douglas 1009. 307 McCague Bldg.*

Own a Piece of Land Near Omaha

We have for sale a well improved farm of 26½ acres north of Florence, ½ mile from paved road, 8 acres in alfalfa, 2 acres in timber, the balance in cultivation; buildings new and in good condition; rented for $350 cash, which will please you if you want a nice suburban home that will make you a fine living and a profit besides. Price and terms on application.

J. H. Dumont & Co.

416-18 State Bank Bldg. Douglas 690.*

DANDY LITTLE FRUIT FARM.

Two acres covered with the best varieties of fruit and in bearing; situated ten blocks from inside the city limits and near the car. Phone owner, Walnut 1262.

FIRST mortgage $750, 6%, improved; 35 miles from Omaha. Will discount $50. Call Doug. 5144.*

2½ ACRES NEAR CAR.

Near South Omaha, 6-room house, electric light, well, cistern, large barn, lots of fruit, all fenced, good place. Owner will sell right or trade equity for good house, near German home. TEIBBENS, 605 Omaha Nat'l Bank Bldg. Doug. 3382.*

ONE acre—6 lots, 3 corners, each 50 by 128 ft., 3 blks. from car; adjoining lots are selling for $350; taken on a trade, we offer this for $300. SNAP. Lovgren & Morearty, 626 Bee Bldg. Doug. 3841.*

Just the Place for the Man That Works in Town

Four-acre place with a nice vineyard and fine ground for gardening, at $2,100. This place will soon pay for itself, owner of above place sold two hundred and fifty dollars worth of asparagus during the spring of 1914. This place is just one block from the Lincoln Highway, which will be paved to this place by July first. Terms, $250 down, balance like rent. Can give possession at once.
M'GEE REAL ESTATE CO.
105 Pearl St. Council Bluffs.*

REAL ESTATE—FOR EXCHANGE

670 acres, improved farm near Republican City, Neb., only one and three-quarters miles from city high school; 130 acres in winter wheat, 120 acres oats and corn, balance hay and pasture. Good soil, no sand or rock. Price $60 per acre; mortgage $9,000, due May 1, 1915, at 5½ per cent. Party owning this is an old merchant and wants to get in business again and will exchange for good running stock of general merchandise or hardware and furniture.

Mr. Merchant, here is something good, and if you want to realize 100 cents on the dollar for your stock, write me for full description.

GEORGE W. M'COID, Logan, Iowa.*

WILL exchange for good land a modern up-to-date new residence, West Farnam district. Never occupied.
J. B. Robinson
442 Bee Bldg. Doug. 3097.*

FOR SALE OR TRADE
ATTENTION HARDWARE

160 acres of first-class irrigated land in western Nebraska, 3¼ miles from R. R. town and 2½ from beet factory; 4-room house; 100 acres in alfalfa. Will sell for cash at $100 per acre, or will take a first-class hardware stock for part or all. All correspondence with merchants strictly confidential.

W. M. NASH & CO.
Real Estate, 602 Bee Bldg., Omaha, Neb.*

80-ACRE farm, eastern Neb.; lays level, good soil. Price $150 per acre. Clear. Want to exchange for good clean stock general merchandise, furniture or implements. Prefer to trade with owner. State full particulars in first letter. Madison Cash Store, Madison, Neb.—o

HOUSES TO EXCHANGE.

8-room house, modern, east front on N. 20th St., clear of inc., pr. $3,500; want a good 5-r. cottage, balance in money.

4-room cottage, not mod.; price $1,400; mtg. $800, want to turn in equity as first payment on a good residence or income property, not to exceed $4,000.

W. S. FRANK
204 Neville Block. —o

HAVE five quarter sections of splendid Colorado land and a few thousand dollars which I will exchange for first-class Omaha property. Will deal in single quarters or all in a lump. Land is cheap, but good soil; lays well and will stand rigid inspection. Address M 385, Bee.*

540 ACRES valley land on North Loup, a fine valley farm, to exchange for income property. For particulars, call
TOLAND & TRUMBULL
448 Bee Bldg. Phone D. 4707.*

W—FOR SALE or exchange bath house, Excelsior Springs, Mo., with furnished flat 16 rooms, price $3,500. Take income property any town above 10,000. Jim Wray, Sioux City, Ia.

FOR EXCHANGE—Improved fruit farm, also fine tract of raw land, also residence in Grand Junction, Colo. Trade one or all. C. R. Lough, owner, Grand Junction, Colo.

REAL ESTATE LOANS

$100 TO $10,000 made promptly. F. D. Wead, Wead Bld., 18th and Farnam Sts.

REAL ESTATE—LOANS

MONEY to loan on eastern Nebraska improved farms at 5½ per cent on amounts of $2,000 and over, for 5, 7 or 10 years, without commission. Inquire E. B. Stephenson, Special Loan Agent, First National Bank Bldg., Lincoln, Neb.*

CITY and farm loans, 5, 5½, 6 per cent. J. H. Dumont & Co., 416 State Bank.

WANTED—City loans and warrants. W. Farnam Smith & Co., 1320 Farnam St.

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

WANTED—City loans. Peters Trust Co.

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

6% CITY LOANS. C. G. Carlberg, 210-212 Brandeis Theater Bldg.

OMAHA homes. East Nebraska farms. O'KEEFE REAL ESTATE CO., 1016 Omaha National. Phone Douglas 2715.

SUMMER RESORTS

FOR RENT—One 5-room and one 4-room cottage, both completely furnished, for the season, month or week, on east side Lake Okoboji, Iowa, facing water. For full information address Edward Walker, Arnold's Park, Iowa.*

REAL ESTATE WANTED

LIST your property with R. H. Landeryou, 202 Neville Blk. D. 3600.

LIST real estate and rentals with DONELSON R. E. CO., 301 Om. Nat'l Bank.

ATTENTION NON-RESIDENT PROPERTY OWNERS.

We give our exclusive attention to the rental and care of North Side property in Omaha. You will find it to your advantage to communicate with us.
NORTH SIDE REALTY CO.,
24th St. and Ames Ave. Tel. Webster 519.

REAL ESTATE
FARM & RANCH LANDS FOR SALE

Arkansas.

LITTLE River Valley lands, rich and cheap, on railroad. Sessions Co., Winthrop, Ark. —o

California.

Live Oak Colonies, none better. W. T. Smith Co., 912-14 City Nat. Bk. D. 2819.

Live Oak Colonies

Almonds and walnuts grow well here. The almond matures at seven years, but returns come in before that. At four or five years $50 an acre can usually be secured. By six years the average almond grove brings in $100 an acre a year, if good care has been given to the trees. When the trees come to full bearing the average profit exceeds $100 an acre and in many cases is as high as $350. Two dollars an acre a season is the estimated cost of maintaining an almond grove. Hulling is one of the chief expenses. When done by machinery this costs ½ cent a pound and 1 cent a pound when done by hand. During the last few years the prevailing price has averaged 15 cents a pound.

We have a tract of 180 acres, with 7 acres of 4-year-old almonds; 7 acres of 4-year-old Thompson's seedless grapes; 35 acres of alfalfa, balance grain and fruit land. New house and barn, all fenced. Not under irrigation, but can be if desired. Price $110 per acre; terms half cash. Free literature.

W. T. Smith Co.

Desk B. City Nat. Bank Bldg.*

CALIFORNIA LAND.

All counties; catalogue free. Write C. M. Wooster Co., Phelan Bldg., San Francisco. Established 30 years.

Colorado.

FOR SALE—Farms, 160 and 80 acres, in Peets, Colo. Write Deistler, 3354 Ogden

FREE government land for farmers in prosperous Colorado, where and how to get it. Official descriptions and homestead laws free. Immigration Dept., 1515 Tremont, Denver, Colo. —o

Iowa.

HAVE YOU A FARM FOR SALE? Write a good description of your land and send it to the Sioux City, Ia., Journal, "Iowa's Most Powerful Want Ad Medium." Twenty-five words every Friday evening, Saturday morning and every Saturday evening and Sunday morning for one month, giving sixteen ads on twelve different days for $2; or 50 words, $4; or 75 words, $6.

Largest circulation of any Iowa newspaper, 250,000 readers daily in four great states.

Can You Beat This Forty?

Near the Iowa School for the Deaf. With seven-room house and beautiful lawn. Has large and shady pine trees. Fifteen acres in fruit that will pay you. Fruit crop for 1914 netted owner $1,200. This ground all lies well. If you are looking for a forty-acre farm that will pay you well, let us show you this place. Price $6,000.

M'GEE REAL ESTATE COMPANY,
105 Pearl St., Council Bluffs, Ia.*

LISTEN!

180 ACRES OF RICH BOTTOM LAND CHEAP.

One mile from a good, live town in southwestern Iowa and within 25 miles of 3 good markets. This is rich high bottom with the exception of 42 acres of hill pasture timbered. It has some alfalfa, a good 4-room house, a barn large enough for 30 head of stock and 75 tons of hay, good well and other improvements that would ordinarily go with a place of this kind. Priced for a quick sale at the unusually low price of $130 per acre, and we would like to have the chance to convince you that it is worth the money by showing it to you.

A. F. SMITH CO.,
(Fay Smith)
23 Pearl St., Council Bluffs. Phone 325.*

ARE YOU GOING TO BUY LAND?

If so you should first get a copy of the Farm and Real Estate Journal. It has lands advertised in it from nearly every state, so that you can find just what you are looking for in its columns. It keeps you informed on land opportunities in all parts of the country, gives you personal help in finding land. Send 25c today for a year's subscription, or 10c for three months' trial. It will be stopped at the end of the time ordered. Farm and Real Estate Journal, Traer, Iowa. —o

SIXTY acres nice blue grass, timber, pasture, 3 miles from town; lots of walnut; good water; fenced hog-tight; $35 per acre. Owner. No trade. Lock box 38, Smithland, Ia.

Minnesota.

BARGAIN—240 A. farm 20 m. from Minneapolis; 140 A. under cult.; 40 A. good meadow; 60 A. timbered pasture; can practically all be cultivated; good corn land; farm is fenced; 10-room house, barn, granary, machine shed, windmill, etc.; 12 head good milk cows, 4 good horses, harnesses, wagons, complete set of machinery, hogs, chickens and everything on the farm goes at $45 per acre; $5,000 cash, balance can stand for 10 years at 6 per cent. Schwab Bros., 1038 Plymouth Bldg., Minneapolis, Minn.

40, 80 OR 160 ACRES, good heavy soil, in well settled part of Todd county, Minn.; good roads, schools and churches; price $15 to $30 per acre; terms, $1 per acre cash, balance $1 per acre a year until land is paid for, 6 per cent interest.
SCHWAB BROS.,
1038 Plymouth Bldg., Minneapolis, Minn.

RICH Central Minnesota Park Region; improved farm, special $25 acre to quick buyer; improved and unimproved lands at cut prices; list free; choice pieces going fast. Hurry. Murphy-Hartwig Land Co., Foley, Minn. —o

Missouri.

GOOD South Missouri land on railroad, in well settled locality, $12 per acre. Small or large farms on easy terms. Literature free. D. Merriam, Ellis, Benton, Kansas City, Kansas.

$195 buys 40 acres, 100 fruit trees, 1,000 strawberry plants, near Bunker, Mo. Cash $5, weekly 50c; fine for chickens, fruit, garden. Curran, 706 Olive, St. Louis.*

Mississippi.

FOR SALE—A widow's sacrifice; widow left with big plantation of 3,136 a., well located in Yazoo county, Miss., offers it at a bargain price; ⅓ under plow, balance fine for stock; full set bldgs., 32 cabins, 16 mules; all equipment; cotton gin; feed, grain and growing crop included. Pays an price, $15 an acre. Need some cash to close estate. E. C. Cleveland, 901 Oxford Bldg., Chicago.*

Nebraska.

R. L. STEWART,
Nebraska Farm Salesman.
REAL ESTATE.
Well improved, 160, one mile from Tecumseh, Johnson county, Nebraska. Will be sold on terms and at a bargain.*

DO YOU want to sell your farm? I have many inquiries for farms on crop payment plan. A safe way to sell.
R. L. STEWART,
Ground Floor Bee Building.*

REAL ESTATE
FARM & RANCH LANDS FOR SALE

Nebraska.

Douglas County Farm

Fine Upland, One Mile From Millard and Fifteen Miles From Omaha. Sixty Acres in Hay, Balance in Crop.

Liberal Terms

For Plat and Particulars See

Payne Investment Company

OMAHA
15th and Farnam Streets
Telephone Douglas 1781

240-ACRE FARM AT AUCTION; WELL IMPROVED

On May 12, 1915, at Wood River, Neb., I will sell at public auction to the highest bidder 240 acres of choice Platte valley land, located one mile west and two and one-half miles north of Wood River, Neb. AT YOUR OWN PRICE. For terms, description of buildings and other information relative to the above, address Nebraska Realty Auction Co., Central City, Neb. Col. M. A. Carraher, Auctioneer. W. J. Dermody, Owner. —o

MUST BE SOLD.

372 acres, 6 miles from Petersburg, Neb., and one and one-half miles from Raeville, Neb.; nine-room house; all modern throughout, with electric light; barn, 32x48, with shed, 16x100; 2 good hog houses; all floored and divided into pens; double crib, 10x48, with driveway, 16x48; granary, 30x32; machine shed, 16x100; some good fruit trees; 60 acres wild pasture; 70 acres alfalfa; 20 acres timothy and clover; land lies slightly rolling, but not rough; good crops and good soil. Price $40,000.

P. N. McCOY,
711 State Bank Bldg. Omaha, Neb.*

COUNTRY HOME NEAR OMAHA.

$11,000 buys a highly improved farm, consisting of about 51¼ acres located on one of our boulevards out from the city, only a 40-minute's ride. Good water system, small amount of fruit, some alfalfa, tame hay, nice large beautiful shade trees and all kinds of shrubbery and about 10 acres of natural timber, making a beautiful park. This is an ideal proposition for handling thoroughbred stock of any kind. Living spring in pasture.

C. R. COMBS,
815 Brandeis Theater Bldg. Omaha. D. 3916.

NEW, modern, steamheated storeroom and basement, 3622 Leavenworth St. Conrad Young, 322 Brandeis theater. Doug. 1571.

ONE OF THE BEST NEBRASKA RANCHES.

Northwest Nebraska, 9,700 acres, all fenced, considerable under cultivation, sufficient improvement, plenty of water, close to R. R., making the present owners big interest on the investment, but they wish to retire. Price, $150,000, in fair terms. Nothing better in the state.
GEORGE G. WALLACE, 614 State Bnk.*

A WELL IMPROVED SMALL RANCH EASY TERMS.

1,120 acres Logan Co., Neb.; 3 miles from town, a 2-story nine-room house, large barn with hay loft and other buildings; well, windmill left and cistern water piped to house and yards; place well fenced, part hog tight. The valley where the farm land lays is a black sandy loam with clay subsoil. The pasture land is rolling to rough; is all good hard clay land and well grassed; land in this valley is selling for $50 and $60 per acre. This ranch must be sold by June 1, 1915. Our price now, $30 per acre.

P. N. McCOY,
711 State Bank Bldg. Omaha, Neb.*

NEBRASKA WHEAT—640 ACRES.

7 miles main line U. P., 400 miles west of Omaha. Smooth land, black loam, clay beneath; very easy terms. Write today for pictured folder.

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

CHANCE OF LIFETIME.

In Cheyenne Co. there is a chance for every man to make himself wealthy, as we offer bargains in GOOD farm lands that are increasing in value from $5 to $10 per acre each year, where 100 oil engines are working today, where 100 per cent more wheat is planted this year than last, in a county that ranks fifth in wheat, where there are 3 high schools and 70 rural schools.

We have sold 85 farmers and investors in this county since April. Are you going to farm or invest? If so, write, phone or call for our bargain sheet and literature.

LOVGREN & MOREARTY,
626 Bee Building. Phone Doug. 3841.*

Texas.

A PLACE to raise meat and corn for Europe; a stock farm; 17,000 acres; must sell in body; 3,000 acres in cultivation; ample tenant houses; artesian water; one large reservoir; 2-story house with fine flowing well in yard; $30 an acre. No trading. W. H. Graham, Cuero, Texas.*

Washington.

IRRIGATED orchard in Yakima valley, Washington, under government canal; 7½ acres; 5-year-old trees; new 6-room house, barn and outbuildings; paid-up government water right; plenty of water; delightful climate; 2 miles from city with two railroads; can give clear title for $4,000 cash or will exchange for clear city property. Am owner and will deal only with principals. J. C. Stevens, 937 East Kelly St., Portland, Ore. —o

Miscellaneous.

TO SELL LAND reach the Iowa farmers. Des Moines is located in central Iowa. The Capital is Des Moines' leading daily, with over 45,000 circulation daily, most of which goes to Iowa farmers. The Capital will publish a 20-word ad 10 days for $2. The regular rate is 1c per word per day. You save $1 on this offer. Mail your ad today.

FARMS AND RANCHES FOR SALE

750 farms and over 150 ranches in all parts of Nebraska for sale, from 40 acres to 12,800 acres, in lots, mostly all small amount down on long time. We have farms also for sale in Iowa, Minnesota, South Dakota, North Dakota, Montana, Wyoming, Colorado, Kansas and Missouri and in nearly every state in the union.

FOR TRADE

We have also a great many fine farms and ranches to trade for stocks of merchandise of all kinds and for city income and business property and we have a number of stocks of merchandise to trade for farm and ranch property. Nothing too large or small. List your farms and merchandise with us. Costs you nothing if we don't make the deal.

W. M. NASH & CO.,
Real Estate, Loans, Rentals, Insurance.
REAL ESTATE.
602 Bee Bldg., Omaha, Neb.*

I TRADE cattle ranches for improved farms, large or small; I also have city income and business properties ranging in price from $10,000 to $300,000 to exchange for farms and ranches. L. Davis, First Nat. Bank Bldg., Omaha, Neb.—o.

REAL ESTATE
FARM & RANCH LANDS FOR SALE

FARMS AT BARGAIN.

A few well improved farms in the well known Grand Prairie belt, eastern Arkansas. Rice cultivation a great success; pays large profits to farmer and investor. Also general farming, dairy and stock raising. My farms are equipped with complete watering plant for irrigating rice; plenty rainfall to mature other crops; 90 per cent northern farmers live and thrive on the Grand Prairies; schools, churches, good railroads and market facilities; healthful climate; my farms for sale cheap to settle estate. I can use $20,000 stock of general merchandise; will trade. Deal direct with me. For further information and pamphlets, address
GEO. KOCH, OWNER,
Blair, 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, 811 Herald, Joliet, Ill.*

ONLY $325 buys a 640-acre school land lease in Keith county; over 200 acres of which can be put in cultivation. This is a bargain. Terms, $150 cash, balance note for $175 due in one year, 6%. Write owner, L. C. Crandall, 1644 Locust St., Lincoln, Neb.

FARMS FOR RENT

2 ACRES, 5132 Pratt, 7 rooms, $13.
4 acres, 4119 N. 38th, 5 rooms, $15.
Unimproved 4 and 11-acre tracts.
JOHN N. FRENZER, Douglas 354.*

FARMS WANTED

WANTED—A FARM FROM OWNER

In eastern Nebraska or western Iowa, worth about $20,000; well improved and worth the money, to trade for one of the best income property and propositions in Greater Omaha. Answer at once.

W. M. NASH & CO.
Real Estate.
602 Bee Bldg., Omaha, Neb.*

WANTED—Farm lands. Owners and agents write Realty, 311 Herald, Joliet, Ill.*

FOR RENT

Apartments and Flats.

CHOICE APARTMENT.
Save car fare, 5-room modern. Janitor Service, CALIFORNIA APARTMENTS. See janitor. Douglas 5227.

PETERS TRUST COMPANY.
APARTMENTS.
REASONABLE RATES FOR SUMMER.
4 ROOMS—"THE ATHLONE," 26th and Douglas, large rooms, latest conveniences.
5 ROOMS—"THE GEORGIA," 1040 Georgia Ave., light rooms, east front, good location. Price, $40.
5 ROOMS—"THE BARNARD," 29th and Leavenworth, newly decorated, first floor, $42.50.
6 ROOMS—"THE SHERMAN," 2509 No. 16th St., extra large light rooms. A bargain, $37.50.

HOUSES.
9 ROOMS—703 So. 31st Ave. $40.00
708 No. 30th St. 22.50
2204 No. 19th St. 30.00
8 ROOMS—2514 So. 10th St. 42.50
101 So. 29th Ave. 42.50
2818 Ames Ave. 30.00
7 ROOMS—3734 Lincoln Blvd. 42.50
3523 Sherman Ave. 35.00
3134 Leavenworth St. 25.00
6 ROOMS—3396 Poppleton Ave. 40.00
2906 Mason St. 30.00
322 No. 25th St. 30.00
3518 Patrick Ave. 30.00
3302 No. 18th St. 30.00
2120 No. 15th St. 18.00
1005 No. 23d St. 14.00
5 ROOMS—2320 So. 10th St. 18.00
824 So. 22d St. 17.00
3118 Leavenworth St. 16.00
979 No. 27th St. 15.00
4 ROOMS—2516 No. 31st St. 10.00
FURNISHED HOUSE.
5 ROOMS—4229 Dewey Ave. 35.00
BEMIS PARK SPECIAL.
7 ROOMS—3734 Lincoln Blvd. 42.50
PETERS TRUST COMPANY,
1622 Farnam St. Phone Doug. 898.*

FOR RENT—3 rooms with toilet and bath, easy walking distance and close to car. $12.50 per month.
T. SULLIVAN,
215 Brandeis Theater Bldg. Doug. 4413.

$18 Splendid modern apartments, up; near postoffice. G. P. Stebbins.

ST. GEORGE—5-room apartment, redecorated throughout. 118 N. 31st Ave., select West Farnam district. Phone Webster 1674.

CENTRAL—No equal n price or quality; 7-room house; 4-room flat. 320 N. 23d.

FIDELITY FREE RENTAL SERVICE

Phone Douglas 288 for complete list of all vacant houses and apartments, also for storage, moving, packing, shipping.

NEARLY new flat, six rooms and reception hall; all modern. 3122 Cass; one block to Harney car. Tel. Walnut 2062.

FOR RENT—Most beautiful, finely finished and up-to-date 3, 4 and 5-room apartments in city. Building just finished. Flora Apartments, 2561 Jones St.—o

NEW, neat and nifty 3-room Apt., all modern. Mengedoht. Web. 2713. —o

FIVE-ROOM, modern apartment, the Mason, 31st and Mason Sts., $37.50. Conrad Young, 322 Brandeis Theater. D. 1571.

TWO six-room, modern, steamheated flats. Can be rented separately or together; $30 summer, $35 winter. Conrad Young, 322 Brandeis Theater. Doug. 1571.

4-ROOM steam heated flat, 919 S. 13th St., $15. Fell & Pinkerton Co., 635 State Bank Bldg.*

BEST 4-room apartments in the city; excellent closets, east porch, strictly high grade. Pasadena, 130 Park Ave. $40, summer rate. Call Harney 4882 or Douglas 3919.*

ST. CLAIRE.
2 and 3-room apartments; east porch; 24th and Harney. Harney 647.

MODERN 4-room apartments, with every convenience and gas ranges, also janitor, to only small families. $12.50 to $18 summer rates. Look them over Sunday. 2552 to 2556 Cuming street.
THOS. W. HAZEN,
207 McCague Bldg. Phone Douglas 1300.*

3009 HARNEY ST.
Modern apartment in Troy of 4 rooms. Call janitor Sunday. Harney 1908, or
THOS. W. HAZEN,
207 McCague Bldg. Phone Douglas 1300.*

THE HELEN.
Very choice 3 and 4-room apartments. Douglas 6790.*

7 ROOMS,
DOWNTOWN.
3118 Douglas, 7 rooms, modern except furnace, for rooming or boarding house.
PAYNE & SLATER CO.,
618 Omaha Nat. Bank Bldg.*

"NEW WAYNE APARTMENTS"
of three rooms, complete about June 15, very choice and the most up-to-date and convenient apartments of this size in the city, will have roof garden. Located 38th and Dewey Ave. See us for further particulars. Reservations now being made.
HASTINGS & HEYDEN, 1614 Harney.*

IN THE MAEWOOD.
At 2511 Harney St., a most excellently located 3-room apartment, just vacated. The apartment and the price are very attractive. It will pay you to see it.
ERNEST SWEET,
Office 2511 Harney St. Douglas 1472.*

ONE THREE-ROOM APARTMENT.
ONE FOUR-ROOM APARTMENT.
These two apartments will soon be vacant in Nathan Apt. house, corner Sherman Ave. and Spruce St. They are very complete and exceptionally desirable, including screened porch for summer. Further particulars at office.
SCOTT AND HILL CO.
Douglas 1009.*

FLATS.

207 S. 30th, 5-r., on first floor.
2218 N. 25th, 6-r. and hall, 2d story.
S. W. 24th and California, 2d floor.

O'KEEFE REAL ESTATE CO.,
1016 Omaha National. Douglas 2715.*

CLOSE-IN APARTMENT.
REDUCED RENTAL.
7 rooms in flat Bldg., 18th and Jackson Sts.; heat, hot and cold water and janitor service; good location for transients, $45 per month.
7 rooms in the Malvern, 709 S. 16th St.; hot and cold water, janitor service. Just across the street from the new Castle hotel. Other desirable flats close in, $37.50 per month.
GEORGE & COMPANY,
Tel. D. 756. 902 City Nat. Bank Bldg.*

5-room modern apartment, Davidge Bldg., 18th and Farnam Sts., $40.
7-r. flat, fine repair, 1907 Cuming, $25.
JOHN W. ROBBINS, 1803 FARNAM ST.*

FOR RENT — FOR RENT

Apartments and Flats. **Apartments and Flats.**

Flo-Les Apartment

20th and Capitol Ave. 4-room Apartments. Davenport beds, ice chests, gas stoves, etc. Light and cool. Rental $35.00—a few higher.

Peters Trust Co.

1622 Farnam St.—Exclusive Agents—Douglas 898.*

A VERY choice south front, 2d floor, 3-room corner apartment in the Hollywood, near 2511 Harney; new building; apartment in excellent condition; bargain at $24.
ERNEST SWEET,
Office 2511 Harney St. Douglas 1472.*

NEW WARREN APARTMENT

Strictly all modern, 4-room apartment, janitor service, private entrances. H. 5387 or see C. C. George & Co.*

COOL SUMMER HOMES.
THE GOOD APARTMENTS
AT REASONABLE PRICE.
Chicago plan—6 full, modern rooms, fine finish, extra ventilation, cooler than any separate house, free hot water, steam heat, janitor, good location, close in.
QUALITY AND PRICE THAT TALK.
Best value for the money in city.
T. J. HOOK, 1101 N. 18th St.*

504 SO. 30TH ST., 4-room modern flat; rent $25 per month.
R. H. LAUDERYOU,
Doug. 5765. 202 Neville Blk.*

Furnished Apartments.

FURNISHED apartment, New Hamilton Bldg. Two rooms, bath and kitchenette; unusual concession made. Tel. Douglas 6793 or Doug. 2445.*

FURNISHED APARTMENTS.
Handsomely furnished 2-room and bath apartments, $32.50 and $35. The Bosworth, 2217 Howard St.; heat, water and janitor service furnished. Only one vacant.
ARMSTRONG-WALSH COMPANY,
Tyler 1536. State Bank Bldg.*

5-ROOM furnished apartment in Chula Vesta, south and east exposure. Very choice. Harney 1427.

ONE single room, with private bath, in New Hamilton, for 2 months or until October 1. Apply at the New Hamilton Apts.*

Furnished Rooms.

MADISON—21st and Chicago; steam heat; $10 mo. and up; cafe in connection. D. 5898.

FARNAM, 2708.
Modern south front parlor.
Other rooms reasonable.

211 S. 26TH ST.—Modern, clean, well furnished front room; gentleman.*

1117 PARK AVE., nice cool, summer room; private family.

HARNEY St., 2011—Newly furn rooms; coolest in city; $1.50 to $5. Doug. 7736.*

MODERN furnished rooms. 618 N. 17th St.

STEAM heated rooms, $2 week. Ogden Hotel, Council Bluffs.

MOD. rm. in private family. $7. Web. 2215.

ROOMS FOR RENT

We have listed hundreds of furnished and unfurnished rooms, many of them suitable for light housekeeping and within walking distance. This big list is free to you for the asking.

Central Furniture Store,
Free Rental Department,
17th and Howard Sts.*

ROOMS—Nicely furnished, 124 N. 24th St.; also, 2405 Capitol Ave.

6 ROOMS, modern, very desirable. 'Phone Harney 6147 after 6 p. m.

Board and Rooms.

BEAUTIFUL suite of rooms, east exposure; very large closets, large porch and yard; in a West Farnam home with splendid board. Telephone Harney 4261.

3 nice rooms, single or ensuite; private family. 1422 N. 19th. Phone Web. 1824.

NEWLY furnished room with board, suitable for 2 gentlemen; private. D. 6751*

Light Housekeeping Rooms.

STEAM heated rooms, with alcove, kitchenette furnished. Ogden Hotel Co., Council Bluffs, Ia.

LIGHT housekeeping rooms for summer in coolest part of Benson. Call at 6102 Main St.

Furnished Houses.

MOD. furnished 8-room house. H. 7811.

FURNISHED HOUSES FOR RENT.
7 ROOMS, strictly modern, nicely furnished; lease May 1 to Oct. 1, $35 per month. Tel. D. 756 or Walnut 1886.*

9-ROOM elegantly furnished house in West Farnam district; will lease to good family for six months or one year.
HARRISON & MORTON,
915 Omaha Nat. Bank Bldg.*

Housekeeping Rooms.

MODERN housekeeping apartments, also suite rooms. 1812 Capitol Ave.

HANDSOME 3-room home, furnished or unfurnished, if desired would sell furniture on payments; lawn, shade, awning, electric lights, $25 month. Respectable place. 918 S. 40th St.

HANDSOME, private 4-room home, furnished or unfurnished; lawn, shade, awning; also 3-room home. 918 S. 40th St. Leavenworth car.*

DAVENPORT, 2018—2 or 3 nicely furnished front housekeeping rooms.

Unfurnished Rooms.

A bargain, $13, 5 large mod. rms., upstairs. G. Grush at 2411 So. 24th St.

Halls.

BEST equipped lodge hall in Omaha, also large modern dance hall, finest floor in city. Druid Hall, 24-16-18 Ames Ave., Web. 2900 or Web. 782.

Houses and Cottages.

6-ROOM house; best condition; mod. ex. heat; $33 S. 21st St.; $22.50. H. 2768.

3066 MASON St.—8-r., all mod., $40.
3433 Franklin St.—9-r., all mod., $40.
619 N. 19th St., 9-r., all mod., $40.
2118 Half-Cass, 5-r., all mod., $40.
3024 Maple, 7-r