REAL ESTATE-NORTH SIDE

Savings Accounts Drawing 3 to 4 Per Cent

FROM 15 TO 25 PER CENT in the purchasing of a home for himself self and family in the

Heart of Beautiful Prairie Park

NEW HOMES

All modern, up-te-date in every respect, mpare favorably with the best, at sees, terms and quality to make it A BUSINESS PROPOSITION A HOME PROPOSITION A MONEY-MAKING PROPO-SITION

Two good comfortable machines at your service today (Sunday) or any other day, at any hour.

We are selling these new and attractive homes to keen, shrewd, good business men. It is worth while for you to try us. Phone for any information desired.

SAUNDERS

Building Lots \$10 Down \$5 Per Month

We have just purchased and today offer for saie lots 6 and 7, and 23 and 25, lock 4, and lots 15 and 16, block 5, all a Samdere & Himebaugh's Addition to Mainut Hill. Lots 6 and 7 front north a Seward, 350 feet west of 65th street, ave city water and sewer, and the prices are only 1256 each. Lots 23 and 25 frent outh on Charles, have permanent sidewalks, city water and sewer, and are only 1250 fer the east one and has for he west one. Lots 15 and 16 front south a Charles, 200 feet west of 67th, and the rices are 1215 each.

These lots are situated in a desirable

These lets are situated in a desirable residence part of the city, only a little over a block west of the Military Road, where there are two or three street car thus. Remember the terms: \$10 down and \$5 per month.

A. P. Tukey & Son

Beautiful

Mercer Park

Where every lot fromis on a boulevard.
ALL SPECIALS IN AND PAID, including paving. Served by three car lines.
Fine natural timber. Our prices and terms are ressenable. No frame houses permitted. Let us show you this property.
Also the beautiful homes now being erected here. W. FARNAM SMITH & CO.

Sole Agents 1800 Farmam St.

\$150 Down \$25 Per Month 5-Rooms and Bath

Fractically new, all modern except fur-nace; large lot 50x150; near 63d and flew-ard, two blocks from car; house is va-cant. Owner wants to sell imposite the and has made very low price-\$2,260-and wonderfully easy terms. This is a snap.

Armstrong-Walsh Co. State Bank Bldg."

Fine 6-Room House

THOROUGHLY MODERN AND
HIGH CLASS.
Located north, near Miller Park. Butit a few years ago and occupied as home by preminent physician. Six rooms, oak finish; hand-painted walls; finished buscment; cement driveway to private garage; gred exterior finish and built after the bungalow style. Cost \$5,000. Can be build for \$6.50 on terms to suit buyer. See this high class house before buying. Shuler & Cary

Five Rooms \$2,400 \$100 Cash Balance Monthly

Located on our line in the north part of the city, in good location, consisting of a rooms on one floor, modern except est and in good condition. Good sized of, paved street, with paving paid. This live-room cottage is one of the best heraline being offered at this time. The bove price is considerable less than that it would be possible to duplicate a reperty of this kind. Call us up for or other particulars.

Hiatt-Fairfield Co.

REAL ESTATE-NORTH SIDE

Only \$2,850 We have a practically new house, with reception hall, living room, dining room, kitchen, rantry and rear entry on the first floor; two nice large bedrooms and bath on the second floor; large closets, good furnace; full basement; shades, water meter, etc., paved street, close to school. Terms \$2.0 cash; balance very low mouthly payments. \$321 Ames Ave.

Norris & Norris \$200 CASH balance on easy payments, will make you the owner of an almost new 4-room tottage, modern except heat, cement walks and basement; lot 584130; located near 38th and Boyd Sts. Price only \$1.50c.

C. G. CARLBERG

FOR THE MAN OF MODERATE MEANS

Buys b-room bungalow, every modern convenience and several built-in features. Owner is really sacrificing at this price; 100 down; balance like rent; near Kountze

GALLAGHER & NELSON, 644 Brandets Bldg.-o VACANT LOT

at southeast corner of Saratoga and 6th Sta; city water; lot 60x127 ft. Price only

C. G. CARLBERG 212 Brandels Theater Bldg.* HIGH-CLASS KOUNTZE PLACE HOME
Do you want something extra good, in
a new, well built, up-to-date 5-room
house? We are fortunate in having just
the home you are looking for. It's exceptionally well built. The rooms are
all good size and weil arranged, with a
sleeping porch, extra tollet in basement,
fime cement garage and numerous other
foatures added. A reasonable payment
down will be sufficient. The owner is
soing back to Rinois and wants to sell
at once.

PAYNE INVESTMENT CO.,
Douglas 1781.

Ware Block.* HIGH-CLASS KOUNTZE PLACE HOME

Modern Home Close In-Easy Terms ISH N. Blat St. 5 large rooms, modern but furnace, in excellent repair. Close enough to town so that you can save car fare. Price 82,400; \$260 cash, \$35 a month. Manthly payments include interest. HASTINGS & HEYDEN, 1814 Harney St.* NEAR 24TH AND CUMING

C. G. CARLBERG 212 Brandels Theater Bldg." FIVE ROOM COTTAGE At 339 Blondo St. our block to end of Harney car, and a big bargain for some one.

607 Omaha Nat. Bank Bidg. D. 1294.*

MUST have money quick. Will sell \$1,600 equity in 7-room all modern home for \$155 cash; give you warranty deed; balance mtg. \$1,500. 410 No. 28th Ave.*

REAL ESTATE-SOUTH SIDE \$1,500

At 28th and Dorene, one of them a corner. Room for four or five houses; sewer, water and permanent walks. One block from street car. Best bargain in this district.

Armstrong-Walsh Co. New Year's Bargain

Rasp Bros. 106 McCague Bldg. Douglas 1951. \$15 Per Month

Makes the monthly payment on a room house, with large barn, room for thorses. Just the place for a teamster. Convenient to work in Omaha or South Onzaha. Situated With and Bancroft Sta.

W. FARNAM SMITH & CO.

Hanscom Park Home

Modern and choice 8-room dwelling on corner lot in the best part of Hanseem park district. Lot 50x146 feet, with pienty of room for another house or a flat. House is in tip-top condition and is a bargain at \$6,250. But make us in offer. You can buy a snap here in a fine home.

Armstrong-Walsh Co.

Tyles 1836.

State Bank 1846.*

State Bank Bldg.* Field Club District Pive-roum press brick cottag modern, east front lot E.200 C. G. CARLBERG

312 Brandels Theater Bidg.* MODERN HOME AND INVESTMENT BARGAIN,
An eastern company authorizes us to sell the 3-room modern house and ground 168x150 feet at the southwest corner of 25th avenue and ricree street. A high and sightly close-in location at a high bargain—44,250,
BENSON & MYERS CO.,
424 Omaha National Bank Bidg.*

NEW HOMES Miller Park District

DEI Laurel Ave. a beautiful new frame and stucco bengalow, modern in every respect; several "built-in" features, fine oak finish, sak floore, large attic. Easy terms to good party.

\$3,850

\$5,000

Runess Ave., fronting Miller Park, in Belle Isle addition, west of 34th St., fine stucco bouse, six large rooms, beautiful finish and floors; every mode convenience; large corner lot; beautiful decorations. You will like this house.

\$5,300

fact Piorence Blvd., a six-room, all stucce house, with an extra fine lot, faxist, east front on the "Prettiest Mile." The house is complete and spiendially built, all rooms are large, the kitchen has built-in cabinets and woodwork is white ename; pressed brick fire place, full basement, ecreens complete; in fact, everything, if you want an ideal home in an ideal location, on a vatuable lot, ass this bulge. Open today.

CHARLES W. MARTIN & CO

REAL ESTATE-SOUTH SIDE

Start 1915 In a Home of Your Own Pay \$30 Cash and

Move In

This house is located south of Hanscom park, one block from the West Side
car line. It is a brand new, all modern
5-room bungalow, well built and very
conveniently arranged.

I Also Have a Pretty 6-Room Bungalow

is a beautiful North Side location, which you can move into after making a cash payment of \$35.04.

This house tronts east and is modern throughout, with principal rooms finished in oak.

The monthly payments on either of these houses are low enough to place them within the reach of any man who would like to make his rent money do more than pay for the mere privilege of living in the house of a landlord.

If you want to inspect these houses, telephone in today and I will arrange to send a car for you.

P. WRIGHT

New Modern Home

Fine Location 7-Rooms

At 8732 Mason St., I have just completed a modera home, built by day labor and constructed in compliance with the new building laws of Omaha. The side walls up to the window sits are brick veneer; double floors throughout and roof insulated against heat and cold with flaxlinum and linofest, shingle 5 to 2 first quality red cedar, stained with roof preservative; first flushed in fumed onak, except kitchen; second floor, white enamel; polished oak floors throughout, except kitchen; which has vertical grain yellow pine, and bath room tiled; large living room with beamed ceiling, artis.ic Navajo brick mantel, built-in bookcase and window seat; dining room with pan-Navajo brick mantel, built-in bookcase and window seat; dining room with paneled walls, pinte rail and built-in burfet; good-sized den leading off from dining room through French doors; three good-sized bedrooms, with ample ventilation. This is a fine piece of property, located in one of the best residence districts of Omaha and surrounded by native trees. We have set out some selected shrubbery, in fact, the property is developed and is a real home. Price, \$5,758., on reasonable terms if desired. Open today for inspection.

Fred W. Shotwell, 234 Omaha Nat. Bank Bldg. Phones: Office, Doug. 1229; Rev., H. 6859.

Must Be Sold Good Home at a Sacrifice

This is a well constructed 8-room, twostery modern house, with finished attic,
having hot water heat, plate giass windows throughout; full cemented basement,
iaundry connections, etc.; oak finish first
floor, with brick fireplace in living room,
four corner bedrooms, second floor; large
south front lot 65x139 ft, with fine shade
trees and iron fence in front; excellent
neighborhood. This is a 57,090 place
priced at 55,000, but owner must sell at
once and has instructed us to accept any
reasonable offer. This is your opportunity to buy a good home cheap. Do
not fall to look this up and make us an
offer if interested. Immediate possession.

George & Company

Hanscom Park District Six Room House

We have a very pretty new home, only two blocks from Hansoom park, that can be sold on easy terms. This house is east finished, with beam cellings, built-in book cases and buffet, fireplace; tellet and laundry in basement; large garage; lot 68x192. Price, \$6,350. Located at 3560 Lincoin Ave. A small cottage would be accepted in trade.

Norris & Norris 33d and

Woolworth Avenue 6-Rooms \$4,500

This is in the heart of the fine Field club district and is one of the cosicet little homes as well as one of the best bargains to be found anywaers in Omaha. Heuse is only five years old: is finished in oak and has recently been beautifully decorated throughout. Garage, East from lot. Only one and one-half blocks from West Side Park car line. You couldn't buy a lot within a radius of three blocks and build the house for anywhere near this money. Terms can be arranged if required.

Armstrong-Walsh Co.

8-Room Home Close To Depots and Wholesale Houses

98 Hickory St.: nice south front lot; house has cak floors in part; all modern, newly rainted; will sell on a small payment down and the balance about the same as rent. One-half block to S. 19th St. car line, Good location.

HASTINGS & HEYDEN, 1814 Harney St.*

SACRIFICE SALE New 7-room strictly modern house, oak finish. Lovely light fixtures, south front, good location, new homes all around, price reduced for quick sale, see owner en promises, no agent's commission. 2012 Woolworth Ave.*

REAL ESTATE-WEST SIDE Best Double Corner Anywhere \$1,400

In Clairmont, On the hill, East front, overlooking the city, 100x125 feet. City water, sewer, gas, electric lights and side walks in and paid for. Discount for

Armstrong-Walsh Co. Am Forced to Sell

a new five-roum, all modern house recently purchased by ms. This house is located in the West Farmam district, one block from Leavenworth car and four blocks from Farmam. Oas finish downstnirs, white channel bath, niceping perch, beautiful lawn. You can buy this house at a hig macrifice.

Address M 113, Bee, or after 6 p. m. phone Wahster 6148.

om cottage, elegant lot, close to Leavenworth car line, paved street; \$2,000. C. G. CARLBERG 213 Srandeis Theater Bldg.

\$3,000

REAL ESTATE—WEST SIDE

Shuler & Cary HOMESITE AND SUB-DIVISION
SPECIALISTS.
Secure a lot in one of our additions and we will furnish the money for building a home on the lot.

Poppleton Park Addition Big residence lots, adjoining the West \$295.00 to \$695.00 110 DOWN-35 TO 110 PERMONTH.

(A Few Slightly Higher.)

These prices include water, sewer and idewake, all streets and lots to established grade and shade trees planted.

Now is the time to buy. Every unsold of will be raised from 10 per cent to 30 er cent in price on March 1st.

Buy direct from owners and save the

Business conditions are improving and he wide awake investor is becoming

Your wife and children will be proud to own a home on one of these choice lots and in this locality. Don't detay, but take advantage of present prices. Go to our office today at 6th and Chicago Sts., or phone us any day and we will call for you.

Shuler & Cary, Owners,

STATE BANK BLDG. One Block From Harney Car-Fine

Home, \$5,500 Leaving the city, our new home and garage for sale, consisting of 7 rooms besides vestibule, reception hall, with cloak clonet with full length mirror in door; pantry, refrigerator room, nice large attic, large comented basement and bath room all in white, with best plumbing; oak floors upstairs and down; fine waxed oak woodwork, including built-in buffet, bookcases and writing desk with pedestal opening between dining and living room; two rooms upstairs finished in mahogany, one in white enamel, sleeping porch, which is heated, and hall finished in natural; hot and cold water; water heater, fine furnace, fine comstreet to garage. Paving all paid. Telephone owner, Harney 6718, or call at the house, 3408 California 81.*

Farnam For \$575

43x132, \$10 cash, \$1 per week Can you beat this? O'Keefe Real Estate Co., Omaha National, Phone Douglas 2715.

Near Cathedral \$6,000 for \$5,000

7 rooms, theroughly modern, with hot water heat; good garage; thoroughly well built and cost over \$5,000 three years ago; \$300 cash will handle. Owner must give up on account of sickness. Glover & Spain
919-20 City National. Douglas 3362.

\$4,800—9-room, 2½-story mod-ern house, electric lights and gas, hardwood finish, full cemented base-Splendid location. Terms

\$3,200-7-room, 2-story modern house, hot water heat, south front lot. Full cemented basement with Would laundry. Good location, imposing neighborhood. Terms if desired. W. T. SMITH CO.

D. 2819, 1111 City Nat'l Bk. Bldg.—0 Phone 229. (Fay Smith.) REAL ESTATE-MISCELLANEOUS

Real Bargains Start Right

and a SNAP. 204 S. 37th St., just off Farnam car on WEST FAR-NAM HILL., 5 rooms, quarter oak finish downstairs, large bandsome living room, fireplace, beautiful stair, large dining room, big kitchen, pantry, built-in ice box, good full brick basement, 4 bedrooms and bath on 2d floor, with finished maids' room on 3d floor. Owner nonresident; reduced price from \$3.000 for quick sale. Might take even money to close out quick. THINK it over. GO OUT TODAY AND GO THROUGH; it will be open in the afternoon.

Dundee

has been the asking price, and it is cheap at that, but want to sell quick, 48d Capitel Ave., the BEST BUILT house in the DISTRICT for the PRICE; 6 fine rooms, large living room, with fireplace, fina dining room with built-in BUFFET, large pantry and a great HIG TILED BATH. You simply CANNOT BEAT IT for the price. We WANT OFFER, CASH OR TERMS.

Field Club

Two of the BEST REAL BAR-GAINS in this up-to-date residence SECTION; ONE an EAST front beautiful home for \$5,250, that is the real thing for the MONEY; \$ rooms, beautiful interior; cost the owner \$7,500. It is a snap. The other a choice EAST front corner. 7 rooms, and a GREAT SNAP— 8-N-A-P Do you get the idea \$5,000 plunks will buy this, and you can move in tomorrow if you like.

Trackage

DENIEZ feet on 6th and Jones Sts.
THE CHEAPEST and the BEST
LARGE TRACKAGE site left in
the downtown section. We are
ASHAMED to tell you WHAT
might buy this property. Nonresident here and WANTS to sell
QUICK. Would consider \$6,000 cash
and some CLEAR property. Would
be cheap at \$160 per foot, but we
want to sell. Get busy.

D. V. Sholes Co. Sixty Day Exclusive Eight rooms

Farnam car. Ten minutes to town Paved street. Nice lawns. Nice lawns.
Finish—oak and maple.
Servants' quarters.
Large sleeping rooms.
Fireplace.
Full basement.
Fruit room. Call for appointment

American Security Co.

Douglas Sell Wal, Sell, Har. 2846.*

\$199 CASH, HALANCE MONTHLY.

We have several houses, modern and partly modern, large and small, north and south side. Why not be your own landlord? Haven't you noticed that the property owner seems to be better off financially than yourself? Come in and talk the matter over.

PAYNE INVESTMENT CO., Douglas 1881. Ware Block.* Bee Want Ads Are the Reat Business

REAL ESTATE—WEST SIDE

POR SALE—Vacant lots, located in Saunders & Himsbaugh's addition to Walnut Hill, and also in Okahoma addition, both in Omaha. These are desirable lots and will be sold for much less than their value, as the owner is a nonresident. Will sell separately or together as desired. For further particulars address.

J. O. Harris & Son,

Ottawa, Ill. REAL ESTATE—SUBURBAN

Big Sacrifice on Dundee House

\$700 cash buys a \$1,490 equity in practically new house in Dundee; six large rooms, besides bath, and extra large sleeping porch; full two-story and attle; oak floors throughout; large living room arrangement, with fireplace. The house is well built, and only 1% years old; full lot, on high ground; one block to car; good garage, with easy access. Price, \$4,100; 1700 cash, balance 5 per cent, payable \$4.00 every three months.

This is one of the best buys ever offered in Dundee and must be sold at once at this figure. If you want to look Sunday, call Harney 2009, or Wainut 619.

Glover & Spain REAL ESTATE-INVESTMENTS

100 Ft. on Farnam Harrison & Morton

High Class Investment Income, \$11,000 per annum. This property is only 7 blocks from court house, in city's business district. Location has shown steady advancements. Will bear a conservative investigation. Will consider exchanges if clear to 60 per cent and carry balance back. Full information at office. Traver Bros.,

706 Omaha National Bank Bldg.* Investment Income \$1,320 Price \$12,000

55x110 feet, with double stucco and frame house, new and up-to-date, beautifully situated with fine view, in good neighborhood where nearly everyone owns his own home. Income \$1,320. Price \$12,000. Fairly easy terms. 2 Blks to 36th and J. H. Dumont & Co.

1603 Farnam St. Phone Douglas 690.* 240 ACRES near good Iowa town, will trade for good Omaha income property. American Security Co

Harney 2645.* SEVEN PER CENT MORTGAGES
FOR SALE.
I have two first mortgages of \$2,356
each, bearing seven per cent, interest
payable annually; run until Pebruary 18,
1913; secured on good Nebraska farm. A
second mortgage is carried on this tarm
of \$2,500, and there is still a good margin
of security left. I want to sell the first
mortgage.

mertgage F. J. PITZGERALD, 227 Board of Trade Bldg., Omaha, Neb. REAL ESTATE-ACREAGE

FORTY ACRES

Five miles from city, thirty acres under cultivation, two acres orchard, seeded to clover, five or six acres alfalfa, six room house, good barn, chicken house two wells, good cellar. Owner improved this place with intention of maxing it his home, but owing to health and change of plans offers to sell it: price \$,200, Would trade for good income city property.

A. F. SMITH CO. Council Bluffs, Iowa.

49-ACRE FARM.

3 miles of Council Bluffs. Goed 8-room house, bars, 5 acres bearing grapes, 5 acres orchard, 5 acres alfalfa; balance all fine rich garden land, suitable for any purpose; near granted school. Good road to city. Worth the price of \$5,500. Will divide and sell 20 acres with building, \$6,900. Other 20, \$4,000. Terms if desired. McGee Real Estate Co., 106 Pearl St., Council Bluffs.*

REAL ESTATE-FOR EXCHANGE 10-Acre Fruit Farm balance good pasture. Will take one-half or more in good city property. Price tis per acre.

O'Neil's R. E. & Ins. Agey., Provo, Utah

For Sale or Exchange Owner of this property lives in Omaha. He bought it about a years ago, intending to make it his home. He now desires to sell it, or will exchange it for Omaha property. The improvements consist of five-year-old fruit trees of standard comfive-year-old fruit trees of standard com-nercial varieties—5 acres peach trees, now bearing and 5 acres apple trees. It is irrigated and perpetual water rights have been acquired and the property is fenced. It lies 4 miles from Provo. Utah, a thriving city of 11,000 to 12,000 inhab-itants, the county seat of Utah county, and is 3 blocks from an interurban car line and is in the midst of highly de-veloped fruit farms. Price, \$5,000. For further particulars inquire of Fred W. Shotwell, Agent,

351 Omaha Nat. Bank Bldg. Tel. D. 1229. A DIRECTOR in one of the most con-servatively financed corporations in the west wishes to retire and will exchange his stock, which will pay strong divi-dends, for clear western or northern lands or reatal property. Give legal numbers and price in first letter. Ad-dress Owner, Room 28, Sanferd Hotel Block, Omaha, Neb.

A BEAUTIFUL MODERN DUNDEE HOME Seven large, ELEGANTLY FINISHED rooms and hall; garage; 50x150 ft. lot; paved alley; % block from street car. For sale or trade for well improved 50-acre farm close in. Call Walnut 1067 or write J 407, Bee.*

FRONTIER CO. BARGAIN.
Highly improved farm of 155 acres.
Land all lays fine and is excellent soil.
Will exchange for good Omaha residence.
C. R. COMBS,
815 Brandels Theuter, Omaha, Nea.
Douglas 2016. 169 ACRES Tripp county, S. D., for sale or trade. Will trade for city property, cash or gents' furnishing. For further particulars address B 402, Bee.

FOR EXCHANGE—44 acres near Clarks-ville, \$14,400; incumbrance \$2,200; fine; want merchandise, botol, Kansas, Ne-braska farm, or what? Owner, Box 547, Van Buren, Ark.* GOOD income properties accepted for part of my California property. Ad-dress, P fil, Bee.

ABSTRACTS OF TITLE. RKED Abstract Co., oldest abstract of-fice in Nebruska, 286 7 ndets Pheater. KERR Title Guarantee and Abstract Co., a modern abstract office. 35 S. 17th St. Phone Douglas 5457.

CITY and farm loans. 5, 516, 4 per cent. J. H. Dument & Co. 160 Farnam, Omaha. WANTED City loans. Peters Trust Co. WANTED-City ioans and warrants. W. Farnam Sudih & Co. 1235 Farnam.

REAL ESTATE LOANS

OMAHA homes. East Nebrasha farms.
O'MEFFE REAL ESTATE CO.,
1916 O. sha Nati Douglas 2715.
\$100 to \$10,000 made promptly. F. D. Wead.
Weed Bidg., 18th and Farnam Sta.

REAL ESTATE LOANS GARVIN BROS Loans, \$500 and up Omaha Nati Pank

CITY LOANS, C. G. Cariberg Co., ale-312 Brandels Theater Bidg. CITY property. Large loans a specialty. W. H. Thomas, 22 State Bank Bidg. MONEY on hand for city and term toans. H. W. Binder, City Natl. Bank Bldg. SEE 128 first if you want a farm loan United States Trust Co., Omaka, Neb.

REAL ESTATE FARM & RANCH LANDS FOR SALE

Arkansas. LITTLE River Valley lands, rich and cheap, on railroad. Sessions Co., Winth-rop, Ark. FOR SALE-35 acres fine, level land in the heart of the Ozarks, 796 apple trees, good improvements John McGill, Siloam Springs, Ark.*

California.

CALIFORNIA.

For Sale: In Tulare county, California, farm of 1,120 acres, two miles from station on Southern Pacific railroad, on oiled road. Land is all fenced and is level. Has been in grain, but soil is well suited to alfalfa, and there is abundance of water. An excellent syndicate or subdivision proposition. Price \$100 an acre, \$13,000 cash; balance may remain on mortgage at 6 per cent.

G. L. PRENTISS.

11% Title insurance Bidg.,
Los Angeles, Cal. — o.

Los Angeles, Cal.

19 per cent down and 10 per cent yearly, will buy you a home in California. Our land in the Sacramento Valley is the equal of any in the state for quality, lecation, railroad service and desirable neighbors. Price low and on the above terms your land will pay for itself. We have tracts of all sizes; 20 secures you any tract until you make inspection; money back if any misrepresentation is made in our literature. Only 300 acres will be seld at present prices, and above terms. Call or write today; this is your opportunity. Free literature.

W. T. SMITH CO.,
1111 City Nat'l Bank Bidg., OMAHA, NER.—0

OMAHA, NEB.—6

SAVE YOUR RAILROAD FARE
TO BAN FRANCISCO EXPOSITION.
We are California's largest land dealers: Improved farms, any size: all kinds of land on terms; long list satisfied buyers; our 5,000-acre home ranch. California's finest dairy and fruit farm, just subdivided. Transact business with us and WE WILL REFUND YOUR FARE. Free information bureau; correspondence solicited. Buena Vista Farms Co., Balboa Bldg., San Francisco, Cal.—O HAVE several thousand acres, best cit-rus section, California; consider good city and country properties for part. Ad-dress B 412, Bee.

Florida. FLORIDA-339 acres, divided to suit, near Jacksonville; good investment at \$5.50 acre; money returned if dissatisfied. A. Koellner, 181 Congress St., Brooklyn, N. Y.*

RICH farms and colonization lands cheap; railroads and good markets convenient; healthful country; pure water; good schools, Write for list. DeSoto Land Co., Baton Rouge, La.* Minnesota.

HAVE two unusual offerings in improved farms at easy terms; one near Minne-apoils; soil best in state, Lee, 706 Lumber Exchange Bidg., Minneapolis.* IMPROVED farms, \$25 per acre. Alfalfa, corn, cotton. Illinois Centrat experimental farms show land very productive. Splendid climate. G. P. Stebbins, 1610 Chicago.

SECTION Kimball Co. Gross, 2001 Paul. Here is that ranch you have been looking for and a chance to turn in your city

ing for and a chance to turn in your city property,
ROSEBUD LAND COMPANY,
44 Barker Block, Omaha.
1.826-acre farm, alfalfa and stock ranch at \$12.56 per acre, all in a body; just west of Valentine, Neb., in Cherry county; corners in a good town on the C. & N. W. R. R. This place has 3 houses on it and 2 of them are in town; there are 5 wells, windmills and double tanks; fenced off in six different pastures; nice grove by the houses in town. This place is all aranged with large barns, sheds and corrais; outs pienty hay; 1,000 acres finest farm land on this place; 80 acres now in cultivation; the corn yields 6 bushels to farm land on this place; 80 acres now in cultivation; the corn yields 46 bushels to the acre; 30 acres rye that looks fine. This is where they are raising the high prized beef on the native grass; binder, mowers, disc, plows and all hay and farm machinery goes with the place; owner is retiring and will take good Omaha prop-erty and give time on \$10,000 at 6 per cent.

Small Ranch For Sale or Trade 886 acres in Hooker County, four miles from railroad town. Has a 4-room house, barn, cattle shed, well and windmill. One-half of this ranch good farm land, balance good pasture. Will take one-

1505 Farnam Street. Tel. Tyler 1004 *

40-ACRE HOME 60-ACNE HOME.

6 miles west of city limits of Omaha; land lays gently rolling; 5½ acres alfalfs, about 3 acres pasture and about one acre in grapes, balance in cultivation; new 6-room house and other good improvements. Price, \$225 per acre.

C. R. COMES.

S15 Brandels Theater, Omaha, Neb., Douglas 2916.

Douglas 3916.

16 per cent down, is per cent yearly will buy a farm in the North Platte valley, Neb. Our land is the equal of any in the state for quality, location and fine class of neighbors. Prices 365 to 350 per acre, and on the above terms your land will pay for itself. We have tracts from 40 acres up. 356 secures you any tract until you can make inspection. Money back if not satisfied. Call or write teday. This is your opportunity. tunity.
W. T. SMITH CO.

1111-12 City Nat'l Bank Bidg.,
OMAHA, NEE.-0

OMAHA. NEB.—o

MR. LAND BUYER. HERE IS A SURE
BARGAIN, 29 MILES FROM
SOUTH OMAHA.

110 acres in Cass county, Neb.; 60 acres
fine plow land, 50 acres rolling pasture
small improvements, 3-acre orchard, 2
miles from South Bend. Owner needs
money; will sacrifice for \$5,500; \$5,900
cash, \$2,600 mertkage, running for 4 years,
at 6 per cent. Good man will make the
land worth \$100 per acre in two years.

J. B. ROBINSON,
Phone Douglas \$607.

FOR SALE—Good ranch, farm, irrigated
farm, \$15 to \$10 per acre; time given. For
particulars write owner. W. W. Norton.

New York.

New York.

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