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THE ALLIANCE HERALD.

Stata Illstorical Society

Official Publication of Box Butte county.

VOLUME XVI.

ALLIANCE, BOX BUTTE COUNTY, NEBRASKA: THURSDAY, SEPT. 9, 1909

## **BOX BUTTE COUNTY FAIR AT ALLIANCE, SEPTEMER 28-29-30**

## For Wage-Earner **Business** Man

Your earning capacity will not always be as great as it is today.

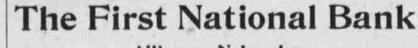
Insure your future comfort by starting a savings account.

Each dollar saved is one more step toward INDEPENDENCE: It is your protection from the inevitable RAINY DAY.

Accounts with this bank are protected by our Capital, Surplus, Earnings, etc., a fund of \$161,000.00.

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Eyes Tested and Glasses Fitted.







## Reasons Why You Should Buy Property in Montclair

1. Because Montclair addition is located directly in the line of growth of Denver. It is a well known fact that East Denver is the finest and most beautiful portion of the city. It is in "East Denver" the famous "Montclair district" is located.

2. Because there are no mills or factories in or near Montclair, and the air is always perfectly clear and pure.

3. Because the lots offered for sale are absolutely in shape to build on, requiring no grading or filling.

4. Because you are buying realty in the best and largest city in the Middle West, and that will have a population of 500,000 within ten years, and your property will then be worth many times what it will cost you now.

5. Because by the completion of Denver's Great Boulevard System within one year (costing \$325,000) in the eastern portion of Denver, these lots will double in value in two years' time.

6. Because the title is perfect, a WarrantyDeed and Abstract being given on the completion of the purchase.

7. Because Montclair has a 2 electric street car line service. Colfax avenue electric line and the Eighth avenue electric line, running directly to the heart of Denver, with but a single 5-cent fare, including a transfer to any part of the city. From 15 to 20 minutes' ride only to the business center of Denver.

8. Because one of the finest and largest schools is in Montclair, as well as two churches, a branch postoffice, free mail

delivery and other evidences of an upto-date addition.

"DENVER'S

**Queen Addition**"

## A RECOMMENDATION

Denver, Colo., Nov. 16, 1908. To Whom it May Concern:

This is to certify that the principals of the Denver-Colorado Land Company are valued customers of this Bank. This Company has done business with us for some time and is one of the most extensive real estate firms in the City. We have found the Company very reliable and take pleasure in recommending it to any one with whom it may have business relations. FIRST NATIONAL BANK.

J. C. HOUSTON, ASST. CASHIER.

Remember that more people have built up vast fortunes by buying realty in a growing city in the line of growth of that city, and holding on to it, than in any other manner. You can buy lots in BEAUTIFUL MONTCLAIR, "DENVER'S QUEEN ADDITION," from \$85.00 up, on the monthly payment plan, without interest or taxes

DENVER-COLORADO LAND COMPANY, 735 18th STREET, DENVER

E. J. Carlin, F. B. Hadlock and W. G. Hadlock, Representatives of this Company, are registered at the Drake Hotel. Any of these gentlemen may call on you. Kindly accord them an interview as the proposition is a meritorious one.

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