REAL ESTATE

Real Estate—North 98

Brand New and Vacant Move Right In

$1,500 cash buys this new home that has never been lived in. Has 5 extra large rooms, the plan is the best on the market. Oak floors and finish, built-in features, fine big basement, east front, paved street and paid. In beautiful Clairmont, lot 50x132. Priced for quick sale at $6,750. Call us for house number.

Payne Investment Co.,
Perrou WE. 0832. Newlon KE. 1148.

Owner Must Sell

6 room modern home located near Park Ave. and Leavenworth St. 3 rooms rented upstairs pays your monthly payment. This property is in excellent condition and priced to sell. Terms. WA. 1567.

Carl H. Roos Co.,
Honesty and Service Guaranteed
505-506 Sunderland Bldg. HA. 6982.

Bargains

7-r. modern, on Emmett St. $3,750
4-r., partly modern, 49th St. $600 D. $2,100
6-r., kellastone bungalow, fine $5,250
8-r., strictly modern, on Pinkney .. $7,800
5-r., Minne Lusa, A-1 home $1,500
6-r., fine home, Ames Ave. $7,500
7-r., beautiful home, Davenport .. $10,500
5-r., new, mod. home, Fort $4,800
Can arrange terms to suit you.

E. G. Gangestad & Sons,
730 World-Herald Bldg. JA. 5244.

Beautiful Brick Bungalow

6 rooms, in the prettiest part of Minne Lusa. South front on 60-ft. lot. Large sun porch, fireplace, tile bath, built-in tub, pedestal lavatory, many built-in features, poured cement foundation, oil furnace, double brick garage, full cement drive and that isn't all. This is the biggest snap in Omaha at $8,850. Terms. HA. 1299.

W. J. Palmer Co.,
AT. 8980.

Duplex Lot Wanted

As first payment on a 5-room strictly modern bungalow; oak finish; fireplace; beamed ceilings; tiled bath; and mirror doors; garage and drive; paving paid; lovely location.

B. E. Price,
JA. 5140. 224 Keeline Bldg.

CHOICE BRICK BUNGALOW A REAL BUY FOR $7,300

Five nice rooms and bath all on the one floor, with an additional room second floor, hardwood finish throughout; located in the Miller Park district, close to every convenience. Less than cost of duplication.

OSBORNE REALTY CO.,
530 Peters Trust Bldg. JA. 2282.

Beautiful Kountze P'k Home

We have one of the nicest homes, listed on the north side. 7 rooms, 4 airy bedrooms, all hardwood finish. Close to Sacred Heart parish and school; 1 block to protestant church and school; ½ block to car. Let the children enjoy life in the park. Garage and drive. Not an old house. A real buy for $7,500 on easy terms. Call Lewis, WA. 1422.

R. F. CLARY CO., Realtors.
24th and Ames Ave. KE. 0175.

A Good Buy

Seven rooms and bath, strictly modern; four rooms first floor; three bedrooms, large storage closet and bath room, second floor; garage; lage full lot, paving all paid. Near 20th and Maple Streets. All for $5,250; about $1,500 cash. Can you beat it?

P. J. Tebbens Co., Realtors,

HOT WATER HEAT CAMDEN AVE. HOME

Choice corner lot, roomy six-room two-story home, finished in birch throughout. Garage, some fruit. One block to 24th street car service. Can't be beat for $5,800, $1,000 down.

OSBORNE REALTY CO.,
530 Peters Trust Bldg. JA. 2282.

2524 WIRT STREET EASY PAYMENTS

You can buy this good 6-room modern house on easy payments. Sunday for price call WE. 5789 or JA. 2336.

CREIGH SONS & COMPANY
608 Bee Bldg. JA. 0200.

Brand New Bungalow

Five rooms, all modern and east front. Nice size rooms, large porch. Many built-in features, window seat, hall to bath, linen and broom closets. Oak floors throughout and trim in main rooms. Block to car. Near school. Owner offers it direct to you for only $4,850 with $1,000 cash. WA. 5704.

Do You Want a Little Farm?

Where you are only 8 blocks from street car and school? 5-room cottage with barn and chicken house. About 2¼ acres, all now planted in fruit and berries. Price only $5,000. $2,000 cash. Call Lewis, WA. 1422.

R. F. CLARY CO., REALTORS.
24th and Ames Ave. KE. 0175.

Why Sign a Lease?

When you can own a beautiful new 6-room home in Miller park district with all modern and new oak floors and trimmings. Lots of extras. Priced right; on easy terms. Call Schmitz, WA. 1232.

R. F. Clary Co., Realtors,
24th and Ames Ave. KE. 0175.

7 Rooms, All on One Floor

NEAR KOUNTZE PARK.
TWO LOTS.
NOT NEW, BUT
WORTH THE MONEY,
$5,500, TERMS.
CALL KE. 1245.
R. F. CLARY CO., REALTORS.
24th and Ames Ave. KE. 0175.

Miller Park District

$4,750—5 ROOMS, MODERN—$4,750
Near park, school, and car line, east front. A dandy and worth the money. 5824 N. 28th Ave. HA. 1299 or JA. 6111.

W. J. Palmer Co.,
AT. 8980.

Our Foresight---Your Profit

Six rooms, in fine shape, partly modern. 120-foot frontage. All this for $3,950 on terms. Call Lewis, WA. 1422.

R. F. Clary Co., Realtors,
24th and Ames Ave. KE. 0175.

Don't Pay a Raise

When you can buy a beautiful bungalow on Crown Point Ave. cheaper than you could duplicate it. A beautiful place close to Miller park. Call Schmitz, WA. 1232.

R. F. CLARY CO., REALTORS.
24th and Ames Ave. KE. 0175.

REAL HOME

Of 6 rooms, modern in very respect. Close to Lothrop school. Price reduced to $6,000. Will make terms.

GALLAGHER & NELSON,
520 Peters Trust Bldg. JA. 3382.

NEAR FONTENELLE PARK.
5-room bungalow, in excellent shape; finished in oak and white enamel; full cement basement; south front. Worthy of investigation.

W. FARNAM SMITH & CO., Realtors.
1320 Farnam. JA. 0564, KE. 5039.

2517 Spencer

Can be bought for $3,000; ½ cash. A real buy, 65-foot front lot with garage. Close to Lothrop school.

R. F. CLARY CO., REALTORS.
24th and Ames Ave. KE. 0175.

$500 CASH.
Five-room, all modern bungalow; splendid location, near North High school. Level lot on nice street. Close to park and schools. Specials paid. Price $5,500. Easy monthly payments. KE. 1353.

$400 CASH
New five-room bungalow, oak floors, full basement, good furnace. Price $4,000. Easy monthly payments. Call KE. 1353, to be shown.

NEW two-story frame, 7 rooms and bath, modern; located 40th Ave. and Sprague. Built and for sale by owner; residence 2101 Ohio St.

1821 N. 22D ST.—For colored 5-room house. Buy this for a home. Easy terms. Price, $2,250. E. J. Corkin, 919 Omaha National.

OWNER on deal and instructs me to sell his $10,000 first mortgage for $8,500, four years, 6 per cent, amply secured. E. J. Corkin, 919 Omaha National.

NEW—Three rooms down, 3 rooms up, all modern, double garage. Price $7,250. Terms. Norris & Norris. AT. 7062.

5-ROOM modern house for sale. 2420 Seward. Call after 6 p. m.

REAL ESTATE

Real Estate—North 98
D. E. BUCK & CO buy and sell homes
Real Estate South 99

A Comfy Home

Two blocks from Field club. House pleasing in every detail. Vestibule. Living room 30x18. Fireplace and built-in bookcases, dining room and sunroom, south and east exposure. Woodwork oak, grey enameled. Walls canvased and oil. Convenient kitchen and pantry, built-in features. Four bedrooms, bath and sleeping porch. Large room third floor. Entire house easily heated. Two-car garage. An $18,000 house priced at $15,000.

E. H. Benner Company,
REALTORS.
402-6 Keeline Bldg. JA. 5664.

Improved Acres Keystone Park

This highly improved tract of 4.1 acres lies north of Benson and consists of a well built 5-room house, finished in oak, with oak floors throughout, having full cemented basement with new furnace. Fine poultry and pigeon house, with wire covered runway. Two-car garage, toolhouse; with 100 bearing fruit trees, apple, cherry, plum and apricot. Fine everbearing strawberry bed. This is an ideal place to live, call

American Security Co.,
REALTORS.
JA. 5013. 1802 Dodge Street.

CLOSE TO HANSCOM PARK

Six large rooms and bath, strictly modern, stucco garage. South front, paving paid, trees, ornamental lighting system, $1,250 cash. Price only $6,000. A dandy good eight-room strictly modern home with lot 50x140, fine trees, paving all paid. A splendid buy for $6,000. Terms.

OSBORNE REALTY CO.,
530 Peters Trust Bldg. JA. 2282.

Hanscom Park Bungalow

Beautifully finished, well built, 3-room bungalow, only two years old. Oak and enamel woodwork. French doors and windows. Full plastered basement with laundry trays and fruit cellar. Only $6,000.

W. FARNAM SMITH & CO.
Realtors.
1320 Farnam. JA. 0564. Sun. HA. 2297.

Near Field Club

Five-room all modern bungalow. Up to the minute. Good location. Must be seen to be appreciated. Price only $5,500. Easy terms. For particulars call Walnut 2812.

NEAR 26TH AND F STS., $5,250. Just like new inside with oak floors, handsome lighting fixtures, beautiful wallpaper, 7 large rooms and garage. This home will sell itself.

W. FARNAM SMITH & CO.
1320 Farnam. JA. 0564; Sun. HA. 2297.

Confer With Cohn

4822 So. 24th St. MA. 0143.

Real Estate—West 100

New Ten-Room Brick and Stucco Near Elmwood Park

Having large living room, with fireplace, dining room and sun room finished in oak, kitchen, four sleeping rooms and bath on second floor, two sleeping rooms and complete bath room on third floor, a good hot water heating plant, east front lot, 65x132, price $15,000, owner would take some other property for part payment.

W. H. Gates,
647 Omaha Nat. Bank Bldg. JA. 1294.

Leavenworth Heights Bungalow

A 5-room pebble-dash bungalow in Leavenworth Heights, attractively designed, combining beauty and convenience; a model kitchen and breakfast nook all in white; French doors, mirrored door, 5 windows in living room, oak and white enamel finish; garage to match house. See this before you buy. Call today, AT. 5911 or AT. 2115.

American Mtg. & Fin. Co.,
411 Brandeis Theater Bldg.

Lines and Proportions That Are Beautiful and So Generously Priced, Too!

You cannot help but be pleased when you see this amazing plan so well arranged and in such a superb location. 5 rooms with nobby breakfast nook. Excellently finished in oak and enamel bedrooms. Bedrooms open into hall entering bath. Built-in features. Tasty selection of electric fixtures. A real pleasing plan on an east front lot and in West Farnam district. Live here, it costs no more. Only $1,500 cash. Corner of 38th Ave. and Jones and is open for inspection on Sunday afternoon between 2 and 4 p. m. Call Higbee, HA. 2347, for special appointments.

Shopen & Co., Realtors,
JA. 4228. 224-6-8 Keeline Bldg.

You Cannot Duplicate This Bungalow At the Price Asked

In high-class bungalow district, located on 55-ft. front lot, a large 5-room kellastone bungalow, floored entirely in oak and finished in oak and white enamel. Strictly modern, full cement basement; on grade; large floored attic with stairway leading to it. Built-in bookcases and kitchen cabinets. Price $7,150, not one cent less. It will require $1,500 cash down payment and $75 per month. This property is worth investigation. Call Mr. Goodrich, WA. 0089, or JA. 5074.

Near Elmwood Park

A 6-room two-story home located west near Elmwood park, every modern comfort and convenience, rooms all well lighted and ventilated; built-in cabinets; tinted walls; clothes chute, etc.; 1 block to car line. See this today. Call AT. 5911 or AT. 2115.

American Mtg. & Fin. Co.,
411 Brandeis Theater Bldg.

3327 Harney Street $12,500

Ten-room, two-story, well constructed frame home. Four large well arranged rooms first floor. Four bedrooms and sleeping porch on second floor. One finished room in the attic and plenty of storage space. Finished in quarter oak first floor. White enamel second floor. Large tile bath room. Attractive fireplace. Beam ceilings and bookcases. Full basement. Furnace heat. Ruud hot water heater. Many other features to make this home complete. This property can be handled on a $3,000 cash payment.

George and Company,
REALTORS.
AT. 3024.

Mountclair $2,000 Cash

If you have the dough and want a real home that is built absolutely right with a living room that is 16x24, open stairway, fireplace, dining room with built-in buffet, and fine kitchen with cabinets, big basement, hot water heater, floor drain, 3 big bed rooms and bath on second floor with lots of windows, tile bath, built-in tub, pedestal lavatory, oak floors and finish the very finest, worth all of $9,500, price reduced to $8,500 and worth it. Large garage with solid cement drive. If you want to see it call for appointment.

Payne Investment Co.,
537 Omaha Natl. AT. 5960.
Perrou WE. 0832. Newlon KE. 1148.

blocks to Dundee car. AT. 5250.

$4,200—Terms.
5 room all mod. 1 sty. frame bung. with garage, well located and a very good buy. Possession at once.
CHAS. E. BELMAN.
AT. 5250. 723 Peter Trust Bldg.

30TH AND CALIFORNIA—6 rooms, mod., $1,000 cash, balance monthly; on car line. Creigh, 608 Bee Bldg. JA. 0200.

REAL ESTATE

Real Estate—West 100

Beautiful Lockwood Home

A brand new six-room home, consisting of long living room with fireplace; dining room and kitchen with built-in cabinets and breakfast nook; three dandy corner bedrooms and tile bath; oak and beautiful pine finish with oak floors throughout; weather stripped windows, full basement with Torrid Zone furnace; two-car garage with cement drive. Price very reasonable. For further information, call Mr. Pedersen, WA. 6058.

Shuler & Cary, Realtors,
328 Keeline Bldg.

Stop! Look Here!

Fine building site located on n. w. corner on Park and Woolworth avenues, 100x150; this is an ideal corner for an apartment, duplex houses, stores or garage, with 150 feet frontage on Woolworth Ave., facing Hanscom park; is priced $2,000 below actual value; are you interested? If so, make me an offer

C. A. Grimmel,
Realtor.
Omaha Nat. Bk. Bldg. Phone JA. 1615.

$4,150

How Much Cash Have You?

5-room home, good repair—only three years old. Oak floors. Corner lot. Located 4136 Ohio street. We want action—it's a dandy buy.
Call Mr. Peterson, AT. 4873, and arrange to see this.

A. P. Tukey & Son,
"Tukey Sold It"
620 First Nat. Bank. JA. 4223.

Cathedral District

5-room bungalow in Cathedral district, large lot; strictly modern and up-to-date in design; oak finish; built-in bookcases, cabinets and extra layer of tarpaper between walls. 2 bedrooms and connecting bath. See this today. Call AT. 5911, AT. 2115.

American Mtg. & Fin. Co.,
411 Brandeis Theater Bldg.

Must Be Sold To Settle an Estate 205 South 37th Street

Just a half block north of Farnam street. Has five rooms on the first floor; five bed rooms, alcove and two baths on the second floor. Two large rooms finished on the third floor. Situated on a very desirable piece of ground, 150x127½ ft. Paved alley. The south 90 feet of the lot would make an ideal building site for either a house or apartments. Many fine shade trees.

George and Company,
REALTORS.
AT. 3024.

Built by Owner Clairmont District Bungalow

This bungalow will surpass all your expectations for arrangement and construction. Large living room with built-in desk and bookcase. Finest oak floors and finish. South front, two blocks to car line, surrounded by fine homes. Only $5,000 with double garage included. Phone Mr. Dixon, WA. 1272 or WA. 3124.

Seavey Hudson Co.,
228-9 City Nat'l Bk. Bldg. AT. 9069.

Beautiful Clairmont Home

Here is a dandy 6-room kellastone bungalow, east front, corner lot. Oak and enamel finish with oak floors throughout; up-to-date in every respect and with every built-in feature; full basement, Fox furnace and with one large room finished in attic. 1-car garage with cement drive to match house. Price $7,500; with good terms. Call John Pedersen, WA. 6058.

Shuler & Cary, Realtors,
328 Keeline Bldg.

Colonial Bungalow

Now under construction. On high sightly lot in Leavenworth Heights, 6 well arranged rooms; fireplace, tile bath and built-in tub; full basement and large attic. Price complete in every detail, $6,350. Terms. Sunday and evenings call Grant Benson, Walnut 1580.

Benson & Carmichael,
642 Paxton Block. Atlantic 3540.

Near New Technical High School

A charming cottage bungalow, located west, 4 rooms and semi-sun room, oak finish throughout; hot water heat; built-in cabinets; fruit and shade trees, near new Technical High school and one-half block to car line. Price $6000. Call today. AT. 5911 or AT. 2115.

American Mtg. & Fin. Co.,
411 Brandeis Theater Bldg.

Just What You Want

Colonial bungalow, 1½ stories, new, five rooms and bath, oak floors throughout, oak and white enamel finish, full basement, furnace heat; 2224 Fontenelle Blvd. Look this over.

Stucco bungalow, just finished, at 5124 North 45th St., east front corner lot, five rooms and bath; oak floors; oak and enamel finish. This is a dandy.

C. A. Grimmel, Realtor,
Omaha Nat. Bk. Bldg. Phone JA. 1615.

WEST FARNAM BUNGALOW $1,500 DOWN, $65 MONTH

Six rooms and bath on one floor, oak finish in main rooms, white enamel balance, oak floors throughout. Cragstone exterior, garage, paving paid. A little over 2 blocks to all Farnam cars.

OSBORNE REALTY CO.,
530 Peters Trust Bldg. JA. 2282.

A Really Practical Home

A practical, dignified home of 6 rooms, extremely well constructed, fireplace, long living room, 3 bedrooms and bath, east exposure. Located in Cathedral district. Only $5,750. Call today, AT. 2115 or AT. 5911.

American Mtg. & Fin. Co.,
411 Brandeis Theater Bldg.

7 Rooms South Front

A fine 2-story home in restricted southwest location. Has big full length living room with built-in seats and bookcases and kitchen; cheery dining room and den; 4 fine bedrooms upstairs. All finest oak floors and finish; cement drive and garage. Price $7,350; terms also. Sunday call Booth, WA. 5008; Schroeder, HA. 6411.

Schroeder Investment Co.,
JA. 3261. Realtors. Sunderland Bldg.

A Cozy Bungalow

The home designed for the small family, cozy and cheerful with rooms all on one floor; strictly modern; oak floors and finish; double garage. Located west. Only $4,500. Call today, AT. 5911, AT. 2115.

American Mtg. & Fin. Co.,
411 Brandeis Theater Bldg.

PRICED TO SELL EASY PAYMENTS

3828 Parker St., a 7-room modern house with garage and extra lot. Priced right for a quick sale. The owner will make very reasonable terms. It is in a good neighborhood. For price call WE. 5789 or JA. 3326.

CREIGH SONS & COMPANY
608 Bee Bldg. JA. 0200.

DUNDEE
670 NO. 45TH STREET.
5-r. Kellastone—East front bungalow, oak floors, oak and white enamel finish, built-in bookcases, full basement, fine terraced lot 40x120, one car garage. For price and appointment, AT. 5492.
WORLD REALTY CO.
Realtors.
World Theater Bldg.

REAL ESTATE

Real Estate—West 100

FOR SALE.
Very fine strictly modern 8-room home, very close to 33d and Farnam Sts.; oak floors and finish; complete in every detail, including hot water heat. Owner must sell this week. Bargain.
CALKINS CO.
1712 Douglas St. JA. 0013.

WEST LEAVENWORTH
Adjoining Edgewood. Five-room new bungalow, east front lot, ½ block to car, oak and enamel finish. Price $5,750; terms, $750 cash and easy monthly payments. KE. 1353.

A 5-room Aeroplane type bungalow and garage to match in Leavenworth Heights; oak and birch finish, built-in features; pretty lawn and hedge. Leaving city and must sell—will consider any reasonable proposition. Call AT. 5911, or JA. 6421.

FOR sale by owner in Clairmont addition, 2725 N. 45th avenue, colonial bungalow, 5 rooms, all modern; built-in features; built by day labor; at $8,500, half cash. WA. 6749.

BY owner, well built 7-room house with 2-car garage; large lot, near car, school; in good neighborhood; now vacant. Located 4215 Lafayette Ave. $4,250. Walnut 1208.

New Homes—Your terms. AT. 4956.
Grove-Hibbard Co. 524 Sunderland Bldg.

Real Estate—Exchange 101

4300 ACRES Carter county, Missouri. 3,100 acres woven wire fence, adjoining county seat and railroad; 200 acres in cultivation, balance oak timber. Timber contract netting $500 a month, goes with ranch. Price $15 per acre. Mortgage $19,000. Make offer.

Bert L. Cook & Company,
Omaha, Neb. 511 Brown Block.
Let's Make a Trade.

SOLD 5 HOMES LAST WEEK

We need more 5 and 6-room homes. If your price is right, we can sell your home.

CARL H. ROOS CO.,
"Honesty and Service Guaranteed."
505-506 Sunderland Bldg. AT. 6982.

800-ACRE high class farm land eight miles north of Salisbury, Chariton county, Missouri. Two sets of improvements, all good farm land; practically all level. Price $125; mortgage $42,000. Will trade for ranch land or income property.

Bert L. Cook & Company,
Omaha, Neb. 511 Brown Block.
Let's Make a Trade.

WE will submit you a reasonable offer in exchange for your land, income or mdse. Try us, we probably have just what you are looking for.
BERT L. COOK & CO.,
510 Brown Bldg. At. 8287.
"LET'S MAKE A TRADE."

3 nice building lots in N. E. Kansas town as first payment on new 5-room bungalow in N. W. Omaha. R. L. Munson, Paxton Billiard Parlors, 1516 Farnam St.

WE need some listings. Buyers waiting. Quick action.
J. L. HIATT CO. AT. 9900.

DRUGS or merchandise, about $15,000, clear, wanted for Lincoln (Neb.) acreage. R. O. Constable, Lincoln, Neb.

CAN exchange your farms for income and income for farms. JA. 5504. T. H. Tracey.

Real Estate—Wanted 102

Come in

and see our list of 200 home buyers. We have their telephone numbers and their addresses just waiting till we find the right home for them.
We have two cash buyers for one 5-room and one 7-room home in the South 16th district.
We have a cash buyer for a good 5-room all modern home in Hanscom Park or south of Hanscom Park district.
We have two buyers with $2,000 cash for close-in homes.
We have five cash buyers for homes in the north side of the city.
If you want your home sold quickly, come in Monday morning and talk it over with us.

Payne Investment Company,
Realtors
537 Omaha National Bank Bldg. AT. 5960.
Perrou. WE. 0832. Newlon, KE. 1148.

Wanted at Once from Owner

On or before April 1—5 or 6-room home in good residence district, paved street, prefer near car line also, and kindergarten school. $6,500 or under. $1,500 to $1,750 cash down. No war time prices considered. Write Box W-166, Omaha Bee.

WILL pay cash for a five or six-room bungalow. Must be in good neighborhood and must be priced. $5500. Address Box W-133, Omaha Bee.

Carl H. Roos Co.,
"Honesty and Service Guaranteed."
505-506 Sunderland Bldg. AT. 6982.

10 Homes Wanted

Five or six rooms. Chas. W. Young & Son, 1602 City Nat'l. AT. 9468.

First Trust Co.,
REALTORS.
400 FIRST NAT'L BANK BLDG. AT. 0729.

C. T. Spier & Co., Realtors,
304 Peters Trust Bldg. JA. 4857.

"Tukey Sold It"
A. P. TUKEY & SON, Realtors. JA. 4223

WILL pay cash for small homes, contracts or second mortgages. 602 Securities building. Frank C. Best Co.

GOOD LISTINGS—COME TO US.
WE SELL THEM.
HOME REALTY CO. AT. 1111.

BIRKETT REAL ESTATE. Sells, Rents, Insures. 350 Peters Trust Bldg. JA. 0623.

GRUENIG Realty Co. List with us for quick results. 1400 First Nat'l Bank Bldg. JA. 1964.

W. J. PALMER CO., Has cash purchasers. 412 Keeline Bldg. AT. 8980.

P. J. Tebbens Co. Real Estate, Insurance. We sell, buy and exchange. JA. 2182.

S. P. BOSTWICK, real estate. AT. 1506.

HASTINGS & HEYDEN, REALTORS.
Graham Peters Co., sell homes. JA. 0551.
L. J. Seybold & Son, 226 City Nat. AT. 8301.
TO sell see Voorhees & Bundy, At. 3281.
WORLD Realty Co., Realtors. AT. 3492.
Western Real Estate Co. JA. 3607.
WILL buy home, acreage, lots. JA. 3244.

Realtors 103

E. H. BENNER COMPANY, Realtors.

8 to 10% NET INCOME

On very close-in Omaha investment property, if you have $15,000 to $20,000 cash. Owner forced to sell immediately at a real sacrifice. See

Payne & Carnaby Co.
"YOUR REALTOR"
616 Omaha Nat'l Bldg. JA 1016

Business Booms, Realtor Reports

March Sets New High Mark Thus Far in Sale of Building Lots.

That even in the light of extraordinarily heavy transfers of real estate all winter long, business in March has hit a stride which exceeds the fondest hopes of local realtors, is the statement of H. J. Grove of the Grove-Hibbard company.

"Omaha well may be proud of the way its people are solving the housing problem," he says. "After the building to be completed this year, Omaha should be shoved up a few notches in the percentage of home owners over renters.

"The city of Omaha is growing faster at this time than ever before."

Mr. Grove reports eight sales for the week just ending, making a total of 12 for March and 27 since January 1 by his company.

The sales follow:

Mrs. I. B. Douglas, 5036 Lake street, $8,000.
L. O. Bogges, 4625 Cuming street, $4,900.
Julius V. Melles, 6544 Spencer, $4,600.
John J. Burke, 2323 North Sixty-fourth street, $3,000.
Louis Camiglia, lot 20, Grammercy park, $700.
Lottie Danielson, 4318 Bedford avenue, $5,750.
Ralph E. Carlson, Forty-fifth and Seward, $4,200.
Ralph A. Pearce, 6337 North Thirty-third street, $5,750.
Stephen M. Ruh, 6341 North Thirty-third street, $5,250.
Donzld B. Bowman, 6350 North Thirty-third street, $5,250.
C. A. Haberstron, 3119 North Fifty-fifth street, $4,500.
C. E. Miller, 3310 North Forty-third street, $5,000.
Howard E. Russel, 3308 North Forty-third street, $5,100.
Clyde G. Rice, 3304 North Forty-third street, $5,750.
Cecil B. Magnuson, 1626 Creighton boulevard, $4,700.
W. H. Quivey, Twenty-sixth and Bauman avenue, $6,200.
Abraham R. March, 1710 South Thirty-second avenue, $10,000.
Clarence J. Heider, 6502 Bedford avenue, $4,850.
Albert E. Henderson, 3026 North Forty-eighth avenue, $4,350.
Sam Vecchio, 610 Poppleton avenue, $4,700.
C. W. Graves, 2310 South Thirty-fifth avenue, $7,700.
C. W. Graves, 2314 South Thirty-fifth avenue, $5,500.
A. D. Hallisey, 4458 Spaulding, $3,500.
A. T. Stone, lot 214 and 215, Westmoreland addition, $4,100.
B. T. Shallberg, 5819 Miami street, $4,500.
A. A. Moran, 5025 Military avenue, $7,500.
M. T. Melum, 4818 Wirt street, $3,900.

Good Demand for Building Lots in Omaha Is Reported

Good demand for residence lots is reported by W. S. Hudson of the Seavey-Hudson company, with offices in the City National bank building. He reports the sale of 23 lots since the first of the year.

The Seavey company also has sold the old John Keyser home.

Following is a list of sales since January 1:

4301 Ohio Street, Lee A. Johnson to John W. Willey $4,300
4425 Parker, home and 2 lots, Elizabeth Keyser to I. N. White 5,000
Building contract to G. J. Benson .. 7,500
2509 North Forty-ninth, George K. Parman to B. C. Buckley 6,100
4526 Blondo street, Lloyd Peters to Janet Anderson 2,800
4527 Franklin street, Arthur Carlson to Louis Rentfrow 1,600
2202 Military avenue 4,500
6 lots, Fifty-first and Military avenue, Mary Fliegel to William V. Nieman 4,800
2 lots, Julius Nordstrom from Oscar Ocander, located Fiftieth and Corby 1,050
1 lot, Thirteenth and Montroe, Elizabeth Keyser to T. F. Hays 400
1 lot, Fontenelle boulevard, John Gernandt to Caroline S. Hudson .. 800
1 lot on Forty-eighth avenue, south of Military, Arlington Ferris to Roy Myers 1,000
1 lot on Fontenelle boulevard from Al Kugel to Frank E. Marrin .. 1,000
1 lot, Forty-first and Cass, Bessie I. Blair to Emil Balzer 1,500
1 lot on Miami, west of Fiftieth, Oscar Ocander to Herman Holmes .. 1,000
1 lot, Forty-seventh and Wirt, Eskil Anderson to C. J. Pearson 1,200
1 lot, Fifty-sixth and Farnam, Charles Pearson to E. R. Anderson 2,300
1 lot on Sherwood avenue, east of Sixteenth, I. White to E. Keyser 750
1 lot, Forty-eighth avenue and Grant street, J. A. Kirkland to Richard F. Heath 750
2 lots Forty-eighth and Wirt street, Carl J. Rath to Eskil Anderson .. 1,000
1 lot, Forty-second and Parker, F. Rigali to Michael Sims 750
1 lot, Fifty-first and Ohio, B. J. Scannell to J. A. Shopen 1,400
1 lot, Forty-ninth and Military, J. R. Smith to Lillian Hunter 750
1 lot, Fiftieth and Erkskine, D. H. Philpot to C. Hubbell 800

Sale of Building Nets Man $1,750 in Two-Years' Time

The brick building at 818 North Sixteenth street, sold last week by Harry A. Kavich to S. I. Block for $12,750, was purchased by Mr. Kavich about two years ago fr $11,600, his profit being $1,750 on the sale.

Mr. Block, who is a Fremont residen, bought the property as an investment.

Hansen Investment Firm Moves Into Bank Building

The Hansen Investment company, formerly located at 1914 Douglas street, has moved its offices to the Omaha National Bank building, occupying the south end of the east wing, seventh floor. All departments of the firm's business are now in the Omaha National suite.

Real Estate Sales

Central—Elmer France to L. E. Smith, 216-20 South Thirteenth street, $5,000; A. E. Graves to Dean McDonald, 617 North Twenty-eighth avenue, $4,000; May E. Blair to Alice M. Dennis, 2207-9 Davenport street, $10,500; Alice M. Dennis to John Anderson, 2207-9 Davenport street, $11,500; Sara Kahn to F. H. Myers, 531 South Twenty-second street, $6,000; H. A. Kavich to S. I. Black, 818 North Sixteenth street, $12,750; J. B. Potts to Mary C. Gregory, 123 South Thirty-second avenue, $10,000.

Hanscom Park—Julia A. McHugh to J. E. Anderson, 2615 South Thirty-second avenue, $6,250.

Benson—O. H. Peters to E. G. Dye, 5801 Maple street, $5,250.

North Side—Jay Leeka to J. M. Talcott, 6139 Florence boulevard, $11,500; Inez C. Morris to C. J. Gross, 2419 Laurel avenue, $5,100; G. R. Brighton to Hans Beck, 2205 Spencer street, $5,400; F. M. Woodford to P. C. West, 2024 Meredith avenue, $4,600; Joseph Mallison to Catherine Keenan, 5346 North Twenty-seventh street, $5,500; C. D. Johnson to M. P. Singleton, 2847 Corby street, $4,100; Knud Christensen to Henry Ohye, 4411 North Twenty-eighth street, $5,300; Edward Wolverton to C. B. Otis, 2004 Wirt street, $6,500.

Cathedral—Joseph R. Brown to Morris Jensen, 4425 Dodge street, $4,250; Minnie H. Howe to T. W. Johnson, 626 North Forty-second street, $5,750.

West Leavenworth—Talmage-Thurston company to Hulda C. Ekstrom, 4411 Bark-er avenue, $6,750; B. S. Elred to J. F. Murphy, 4319 Mayberry avenue, $6,000; Fred Solomon to L. E. Anthony, 4202 Barker street, $6,800.

South Omaha—Concetta Todaro to Francesca Turco, 1447 South Twelfth street, $4,400; Kate M. Donohoe to John Mannigan, 4032 S street, $5,500; E. N. Christiansen to J. B. Anderson, 4502-4 South Twenty-fifth street, $8,000; Mary Kralicek to Mateo Canatello, 2122-24 South Twenty-third street, $4,200; Louise A. Sears to Joe A. Casey, 4026 South Twenty-third street, $5,150; Adeline Murnan to Joseph C. Christie, Twenty-third and G streets, $5,700; J. J. Marfice to E. N. Christiansen, 4502-4 South Twenty-fifth street, $10,000.

Northwest—Nora M. Alexander to Mollie B. Awalt, 4224 Erskine street, $6,000; G. K. Parmap to I. J. Buckley, 2334 Military avenue, $6,100; Mollie C. Clary to Bessie J. Hahn, 3174 Belvedere boulevard, $5,500.

Dundee—Gertrude H. Mattson to Mary B. McNown, 5117 California street, $11,000; Lois B. Johnston to L. E. Hurts, southeast corner Fifty-second and Burt streets, $26,775.

Minne Lusa—Lena E. Brown to Helen K. Boe, Newport avenue between Twenty-fifth street and Minne Lusa boulevard, $6,500; S. L. Colwell to L. W. Hill, Vane street, between Twenty-fourth and Twenty-fifth avenue, $8,500.

Bemis Park—Sam Rasnick to Max Shrier, 2911 Hamilton street, $5,000.

Grading Work Starts on Langan Farm Tract

Grading work on the Langan farm tract of 266 acres on West Dodge will be started this week, according to Hastings & Heyden, realtors, who are developing the land.

The grading force, which will build streets and roads and otherwise improve the tract, will be one of the largest that ever worked on a subdivision tract in the city.

The tract has been named West Dodge Acres, and the plat has been officially approved by the city planning board and the city council.

The tract is to be sub-divided into more than 500 tracts, ranging in size from acres to third-acres. The plats have been drawn by the Towl-Nelson Engineering company which is in charge of all the development work. The Towl company will supervise the grading and all other work in connection with development of the tract.

Ben Arriens Joins J. J. Mulvihill Firm

J. J. Mulvihill, realtor, has announced a re-organization of the firm, Ben A. Arriens becoming a member of the newly organized company.

A very extensive building program is being planned for the coming season, five houses now being under way. Real estate, financing first and second mortgages, and a complete line of real estate insurance are being done on an extensive scale by the Mulvihill company.

Mr. Arriens formerly was associated with J. T. McQuillin in the haberdashery business, where he gained a wide and valued list of friends.

St. Louis Flat and 5-Room Cottage Sold for $14,000

The following list of six sales made by the Burt C. Fowler company in the last two weeks includes the sale of a St. Louis flat and five-room cottage at 813 and 815 South Twentieth street to an investor for $14,000:

2530 Pine street to H. H. Morehouse, $8,700.

1458 Pinkney street to James Simpson, $5,800.

St. Louis flat and cottage, 813 to 815 South Twentieth street, to an investor, $14,000.

Lot on Leavenworth near Nineteenth street to Minnie D. Eldrige, $3,600.

Ten-acre tract west of Florence, near Briggs' station, to Henry Beckman, $3,000.

Business lot 33x132 feet, Thirtieth and Willet street, Florence, to A. L. Root, $2,500.

New Howard Street Office Building Plans Inspected

Edwin S. Jewell, rental manager for George & Co., was in Chicago Friday and Saturday, inspecting the plans of the Howard street office building, which is to be erected this year by Cock brothers, Chicago capitalists.

The builders hope to let the contract this month. The contract for building will include a contract for wrecking the old buildings which are on the sate.

The building is to be a four-story structure, on the south side of Howard street extending from Sixteenth to Seventeenth, a half block in width.

The builders hope to have the structure ready for occupancy next fall. It will be under the management of George & Co.

Company to Loan $50,000 Per Month on Omaha Homes

C. H. Rice, an experienced home builder in Omaha, has been made head of the residence loan department of W. Farnam Smith & Co., and is now making loans for that firm.

W. Farnam Smith of the company has arranged with an eastern financial house to loan $50,000 per month on Omaha homes, and says the amount probably will be increased.

In addition to the money which this firm has for home loans, Mr. Smith has arranged with other New York and Boston houses to make big loans on business, industrial and other big properties in Omaha.

"Eastern financial institutions," Mr. Smith said, "are anxious to place their money on Omaha real estate, because they consider it good security."

$250,000 Business Done by Grant Firm in 3 Months

By the end of this month, the first quarter of the year, the Amos Grant company will have sold more than a quarter of a million dollars worth of real estate, according to Amos Grant.

The firm's brokerage business up to last night showed more than $200,000 for 1923. This amount does not include the business transacted in the company's building department.

The Grant company's brokerage business in January, this year, was larger than in other Januarys during the company's 11 years of activity.

"Present indications are," according to Mr. Grant, "that our brokerage business this year will amount to more than $1,000,000."

Tract Between Grant and Lake Streets Is Improved

The Hansen Investment company has completed its plans for improving and developing the tract of ground between Grant and Lake streets, extending from Fiftieth to Fifty-first. This tract will be sub-divided into 33 lots.

The public improv