

# A NEW **ADDITION** TO BLAIR

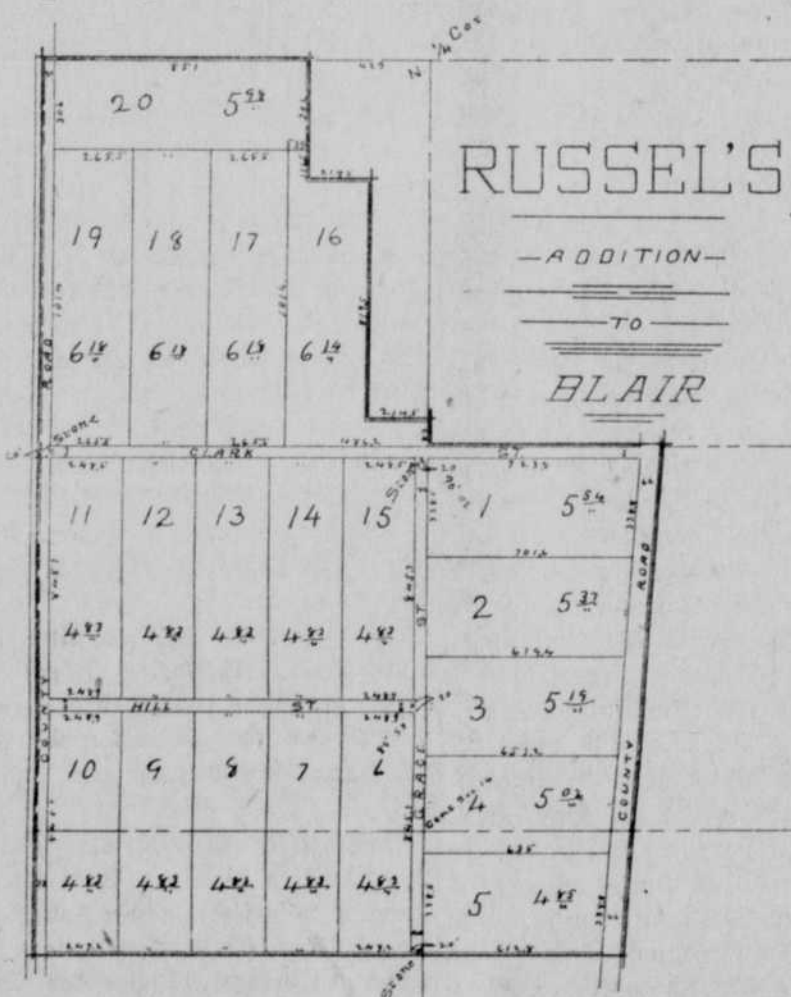
We are pleased to announce to the Public that we are able to offer

## The best Tract of Land adjoining the City of Blair In the Form of Acreage Property

The Russell farm of 115 acres is now for sale in 5-acre tracts—only one-half mile to one of the best schools in the State. No better property ever offered than this on which to grow fruit of all kinds

Desirable  
Residence  
Lots

This kind of Property is in  
Demand and Always  
Advancing



Make an  
Investment and  
Take the Profit soon  
to be Obtained

Buy now before all this kind  
of Property is Gone

## OWN YOUR OWN HOME

In offering this tract to the public in sizes ample for farming on a small scale or the production of fruit, we feel that we are giving those desirous of making an independent living one of the best opportunities ever offered by a similar addition to the city. Russel's Addition adjoins Blair on the south and is on the main travelled road to Kennard. The land is rolling just enough to give each tract a drainage that is almost equal to a sewer system. The lots facing the main travelled road drain back to a creek which runs the entire length of the tract, and the lots west of the creek are on a raise that gives ample watershed on the east. The creek running through the place is fed by springs some distance from the addition, and never completely dries up.

The lots are so laid out that ten of them are accessible from two streets, three of them from three streets, and seven from one street. All of them are of easy access to the city of Blair and are only a few minutes walk from the post-office and High school. The location is sightly and the homes that will be built in this addition will undoubtedly form one of the most beautiful properties imaginable.

Blair is one of the most beautiful cities in the State of Nebraska; is located on the C. & N. W. and C. St. P. M. & O. Railroads, and is only twenty-five miles

from Omaha, thus affording the truck gardener, fruit grower, poultry raiser or suburbanite a market second to none in the west that can be reached in fifty minutes several times each day.

Blair is noted for its schools and churches; it being a well known fact that its system of public schools is the best in the state, and many families have bought property in or near Blair and moved here for the sole purpose of educating their children. Blair is the home of the national Danish college that now has enrolled nearly 200 students. In fact, Blair is a very desirable place in which to live, and if you are in the market for a small tract of land on which to build a home we would advise you to look up the advantages that are offered to the "small farmer" in Russell's Addition to Blair.

We cannot help but advise you to buy this property now while it can be had cheap. Don't wait! Acreage property near Blair is selling high and every time it changes owners the prices are higher. Get in on the ground floor—take advantage of this offer while it is within your reach.

We will be glad to answer correspondence and pleased to have you call in person. It will be a pleasure to us to take you over this beautiful tract of land; we know you'll like its sightly appearance and its advantages.

FOR SALE BY

# RIKER & CHAMBERS AND DIXON REAL ESTATE CO.

West Washington Street

Opposite Postoffice

BLAIR, NEBRASKA