FOR SALE—REAL ESTATE. FOR SALE—REAL ESTATE.

GEO. P. BEMIS REAL ESTATE COMPANY

Established 1868, Telephone 585, Paxton Block.

Houses and Lots

6-room house on So. 24th St., near Boulevard; fruit and shade trees. Price, $1,800.
4 modern houses on Burdette St., near Military Ave.; large lots, barn, all fenced.
Good 9-room house near 24th and Blondo, barn, city water, cistern, $1,800.
Entirely new 7-room house on 25th Ave., near Fort St. Price, $1,300.
7-room house in Hanscom Park district, modern except furnace, east front, paved street; $2,100.
Good 6-room house on N. 33d St., two blocks from car, barn, chicken houses, well, cistern; $1,200.
Two modern houses on Jackson St., near 36th, $2,500 each. Will trade for land in eastern Nebraska.
8 cottages, 4, 5 and 6-room, near Creighton college, rent for $43 per month. Price, $4,000.
Modern 10-room house near 31st and Poppleton, elegantly furnished, cemented cellar, good barn, big lot. Price, $6,500.
9-room house on N. 25th Ave., modern except furnace. A bargain at $2,000.
Pretty home on Burdette, near 42d St., $1,800. Can be bought on monthly payments.
Large house, 12 rooms, lot 110x235, near 40th and Chicago. Price, $4,500.
Two 4-room houses near 19th and Cedar Sts., barn, well, cistern, shade trees, $1,500.
Two lots and 6-room house, $1,500; only $500 cash required, balance on easy terms.
5-room cottage, 20th and Martha, $750.
8-room house in Kountze Place, all modern; will trade—$2,200 equity, for smaller place.
Modern 10-room residence, large grounds, $7,500, or will trade for well improved farm.
6-room cottage, near Harney street car line, $1,000; $300 down, balance same as rent.
10-room house on corner lot, paved street, close in; price, $4,200. Will accept small house as part payment.
Good 4-room house, 30th, near Erskine, $850.
8-room house on 66x152 foot lot, just west of Omaha club. Price, $6,000. Will accept $3,000 house as part payment.
7-room house on Howard street, near 28th; everything modern; $2,500.
4 elegant modern houses in West Farnam district, and one double brick flat on Dodge. Will sell separately or all together. Come in and get particulars.

Business Properties

2-STORY brick store building 6 blocks from postoffice; lot 33x132. Price, $3,000; or will trade for residence property in Walnut Hill.
1 single and 1 double store, each two stories, and 2 good cottages, near Leavenworth, on 19th St. Price, $6,000.
Brick flat and store block in heart of city, all modern, $75,000.
Double store building, renting for $22 per month; owner must sell. Price, $1,800.

Good Investments

Two sets of modern brick flats, on Douglas St., between 20th and 24th Sts, $15,000 and $25,000.
A brick corner on 13th St., $6,000 if taken at once.
16-room brick flat, modern, 7 blocks from P. O.; rents for $75 per month. Price, $4,500.

Lots Lots Lots

4 lots near 24th and Maple Sts., bargain, only $2,500 for all, if taken at once.
A choice lot on So. 32d St. at $2,000.
A beautiful building site on North 19th boulevard, several blocks south of Lake St., $1,200.
A choice lot in Bemis Park, $550, worth $1,000.
Lot near 28th and Pratt St., $200.
Lot near 32d and Pinkney, $175; $5 down and $5 per month.
Lots near Manderson and 24th Sts., $600.
LOTS FOR THE PEOPLE—$65 to $200 each, on new car line; only $5 down and only $5 per month.

Trackage Lots

66x122 foot, trackage lot, S. W. Cor. 8th and Leavenworth Sts., just north of U. P. depot. Look this over and make us an offer. We also have trackage lots in every part of the city.

Alfalfa Lands

We have a large list of BOTTOM OR VALLEY LANDS in every part of Nebraska, South Dakota, Kansas, Colorado and Wyoming, in small and large tracts, and from $5 to $15 per acre.

Garden, Fruit and Poultry Acreage

10 acres south of South Omaha; $1,600, and a bargain at that.
A model home for somebody; 5 acres, mostly fruit, 8-room modern house, near school, large stable, about 7 blocks from car line; price, $4,250.
5 acres on N. 24th St., near Fort St., $2,300.
40 acres about one mile west of Florence, will divide; $100 per acre.
24 lots near the river at $10 per lot. Just the place for a poultry establishment.
5 acres near Benson, 10-room brick house, very well improved; all kinds of fruit. A very good home. Price, $6,500.
40 acres near old fair grounds, $125 per acre.

Farms and Ranches

120 acres in Sarpy county, well improved, $70 per acre; come in and get full particulars.
80 acres northwest of Florence, $70 per acre.
640 acres in South Dakota; well improved, $20 per acre.
250 acres in Burt county, 8-room house, cistern and sink in house, barn and cow sheds for 86 head; all improvements good; $12,000 will buy this farm, ½ down and balance at 5 per cent interest.
We also have farms and ranches in every part of Nebraska, western Iowa, South Dakota, Kansas, Colorado and Wyoming.

We Write Fire, Tornado and Plate Glass Insurance.

4 1-2 Per Cent Money to Loan on Gilt-Edged Real Estate Security.

GEO. P. BEMIS REAL ESTATE CO.,
Telephone 585, Paxton Block. Established 1868.

IN BENSON.

More houses were built in Benson last year than in all other suburbs combined. This year promises more building and better improvements than any before.

Why Not Buy a Lot on Installments?

The extensive improvements being made insure a rapid advance. Below are some especially cheap properties.

New 5-room cottage, one block from street car. Three lots. $1250. Easy payments.
New 4-room cottage, two lots. $1000.
Cottage with seven lots. $1850.
Four 100-foot lots, fine garden patch. $600. Easy payments.
10-acre block, fine garden patch. $1250.
10-acre block, sightly place for country home. $1500
10-acre tract with fruit, no other improvements, four blocks from street car. $2000.
5-acre tract, three blocks from car. $1250.
Fine residence lots near car, $150 to $200 each, on easy payments.

Benson & Carmichael,

642 PAXTON BLOCK.

WANTED:

A GOOD BUSINESS BLOCK
IN EXCHANGE
For Cash and Good Inside Residence Flat Property.
WE ALSO HAVE
A CUSTOMER WITH CASH
Who Has Some Outside Lots
to Exchange for Improved or
UNIMPROVED BUSINESS PROPERTY.

25 CLEAR LOTS
High and Sightly
ON AMES AVENUE
For Sale Cheap or Will
Exchange for Land.

WRIGHT & LASBURY,

General Real Estate Dealers,
506 SOUTH 16TH STREET.

FOR SALE—REAL ESTATE. FOR SALE—REAL ESTATE.

W. FARNAM SMITH & CO.,
1320 Farnam Street.
Sole Agents

ALAMITO COURT.

Four beautiful lots in Alamito Court,

most sightly property in the West Farnam location. If you are thinking of building a home in that locality do not fail to look at these. Very best neighborhood.

Get Prices.

CHOICE BUILDING SITES

Fronting on 39th and 40th streets, between Harney and Dewey. One lot on 39th has just been sold on which will be erected, during the summer. one of the finest residences on the street. There is nothing better in the city in residence sites.

It Is Cheaper

To Buy a Home Already Built if you can find one to suit you. We are offering one of the finest properties on the market and in one of the very best locations near Farnam Street. Good as new and we believe it can be had

At a Bargain,

a beautiful home, fine grounds. Let us give you particulars.

ON WEST HARNEY

We have an 8-room, new and fully modern house; interior in oak; very best construction. If you want something good and at a moderate cost this ought to suit you. Price $4,750.

Excellent, modern, 7-room house on 35th Avenue—first-class. Price $4,750.

HANSCOM PARK.

Only one block from the Park, house of 8 rooms, east front, full lot, paving all paid; lower floor has five rooms beside reception hall; library fitted with oak book shelves with glass doors; polished floors; large bath room 8x12 feet; very best plumbing; fine decorations; barn. Price $5,000.

Nice modern 8-room house, oak interior; on Pacific street; paving all paid, This is a bargain at $4,500.

A brand new 10-room house near the Park: something fine. Price $8,000.

Unimproved.

Fine east front lot, 32nd near Pacific; paving all paid. Only $2,000.

CLOSE IN.

We are offering at a sacrifice a large residence in the very best close in residence location; 10 rooms besides reception hall and large attic; lower floor finished in mahogany and oak; two large lots; barn; original cost to owner about $25,000; offered at $14,000.

Modern 8-room house in walking distance; paving paid. Price $2,500.

Unimproved.

Corner lot excellent for flats. Only $5,500.

KOUNTZE PLACE.

Good, modern, 8-room house, south front, full lot, paving paid. Price $3,500.

TWO COTTAGES

On Lake street; 3 rooms and 6 rooms. A snap at $1,600.

Another snap in South Omaha; excellent location on 23rd street, cottage, porcelain bath, electric lights; barn. Only $1,600.

FARMS.

Just Outside City Limits.

On paved street; 160 acres, fine for feeding, house, large barns, trackage; improvements cost over $10,000. Price $150 per acre.

Another of 145 Acres

one mile west at $125 per acre.

Tell us what you want. If we haven't it we'll get it.

W. FARNAM SMITH & CO.,
1320 Farnam Street.

FOR SALE—REAL ESTATE. FOR SALE—REAL ESTATE.

NEW Homes

Don't Buy an Old House

when you can get a handsome, well built new one with porcelain nickel plumbing for less money.

We make a specialty of this class of property, in all parts of the city. YOU WILL MAKE A SERIOUS MISTAKE if you do not see us before buying.

WE HAVE FOR IMMEDIATE SALE a new 7-room modern house, full size basement, lot 40x127, near Kountze Place and 24th street car, for $2,300.

ALSO A NEW 5-room cottage with modern conveniences except furnace, lot 53x126, east front, large maple shade trees, also large apple trees, located near 24th and Ames; $1,000 will buy this.

New 5-room cottage, water, gas, sewer, located north, near 24th stret car; $1,150.

IN WALKING DISTANCE, a model home built less than a year ago, 7 rooms, oak finish, best plumbing, full size basement, furnace, fine barn, large east front lot, A GOOD BUY, $3,500.

Choice Lots Cheap.

44x132, Bristol St., paving and stone walk paid, for $525.
34x100, 25th and Chicago, on grade, $1,050.
50x150, Hanscom Place, east front, shade, $600.
48x126, Grant and 25th Sts., on grade, $375.
32x140, N. 20th, east front, paving paid, $700.
43x128, Marcy and 31st, above grade, $600.
50x128, Marysville, add., large trees, $475.
30x100, 19th and Spruce, $650.
42x132, Templeton Ave., $375.
115 feet, facing 24th, north of Ames, by 600 feet deep, nearly 2 acres, large shade trees; the 24th street frontage alone well worth the price asked, $1,500.

The above are sample bargains. If the locations are not convenient for you let us know. We have others.

Ernest Sweet,

613 N. Y. L. TEL. 1472.
R. E.

INVESTMENT

4 HOUSES

RENT FOR $432 PER ANNUM.

$2800

PAYING NEARLY 16 PER CENT ON THE INVESTMENT.
OTHERS BESIDES YOU WILL THINK THIS A GREAT BARGAIN—SO YOU HAD BETTER COME EARLY OR TELEPHONE.

3 HOUSES

RENT FOR $408 PER ANNUM.

$2800

PAYING NEARLY 15 PER CENT ON THE INVESTMENT.

IF YOU MISS THE FIRST BARGAIN PERHAPS YOU'LL BE IN TIME FOR THIS—OR IT WOULD BE GREAT LUCK FOR YOU IF YOU CAN GET BOTH.

NEW HOUSE

LOT 3, NELSON'S ADDITION.
RENTS FOR $264 PER ANNUM.

$2200

THAT'S THE THIRD PRIZE—PAYING EXACTLY 12 PER CENT ON THE INVESTMENT.

ACT QUICK NOW!

W. G. URE,
606 Bee Bldg.
TELEPHONE 1533.

FOR SALE—REAL ESTATE.

D. V. Sholes Company

Telephone 49.

719-720 New York Life Building.

$750.00—Five rooms, lot 50x128 feet, 2913 Dupont street. No. 88.

$1,250.00—Five rooms, lot 25x160 feet, 1011 South 31st street, choice location. No. 106.

$1,600.00—Seven rooms, modern, with furnace, full lot, in Druid Hill. Bargain. No. 137.

$1,850.00—Two-story large eight-room house, sewer, gas, water, excellent repair, full lot, 2516 North 28th avenue Snap. No. 207.

$2,100.00—Seven rooms, modern except furnace, 3514 Burt street, lot 55x155 feet. Bargain. No. 311.

$3,400.00—Seven rooms, strictly modern, new house, oak finish, immediate possession, 3413 Dewey avenue. No. 415.

$4,000.00—Eight rooms, strictly modern, oak finish, fine location, 3015 Pacific street. Bargain. No. 422.

$4,100.00—Seven rooms, strictly modern, east front, 28th near Mason, very choice. No. 504.

$4,200.00—Seven rooms, modern, good barn, lot 50x140, 2640 Harney street. Cheap. No. 547.

$5,750.00—Nine rooms, nearly new, all modern, barn, full lot, east front, near 36th and Farnam street. Choice. No. 530.

$5,000.00—Six rooms, large, strictly modern, beautiful interior, a gem of a home, nearly new. No. 553.

$5,200.00—Eight rooms, modern, steam heat, cheap, lot 50x150, near 32d and Popleton avenue. No. 611.

$5,500.00—Six rooms, large, modern, fine shade, 531 South 21st street, walking distance, lot 60x140 feet. No. 627.

$6,000.00—Nine rooms, modern, fine view, 554 South 35th, corner, 80x100 feet. No. 630.

$7,000.00—Nine rooms, all modern, barn, lot 55x124 feet, bargain, fine repair, 3126 Chicago. No. 681.

$6,500.00—Nine rooms, all modern, steam heat, all paving paid, 1302 Park avenue, lot 100x100 feet. No. 653.

$6,200.00—Ten rooms, modern, oak finish and polished floors, Georgia avenue, near Park school. Bargain. No. 660.

$8,000.00—On Wirt street, the handsomest house in Kountze Place, corner lot, 75x124 feet, 10 rooms, strictly modern, with fine barn. A big snap. No 701.

$10,000.00—Thirty-eighth avenue, near Dodge, east front, nine rooms, strictly modern, with barn. For quick sale, cash offer considered. No. 719.

$9,500.00—Thirty-second avenue, near Dodge, nine rooms, modern, oak finish, oak floors, exceptional fine repair, handsome interior, elegant barn, beautiful home. No. 717.

$15,000.00—Two blocks from High school, 132 feet square, corner, 10 rooms, elegant, steam heated house, fine interior, oak finish, very large rooms, good barn, paving, all paid. Bargain. No. 777.

$14,000.00—Corner 32d and Davenport, 100x105, 11 rooms, modern, beautiful interior, oak finish, cash offer considered. No. 778.

$27,000.00—One of the finest West Farnam residences, corner, large grounds, 12 rooms, steam heated, fine barn, elegant home. Most beautiful location in West Farnam district.

VACANT

73x135—Thirty-second avenue, east front, $4,500.00.

50x135—Thirty-first avenue, north of Dodge, very choice, $2,200.00.

67x165—Corner, 38th avenue and Harney street, $4,400.00.

60x165—Joining above, $3,300.00.

165x187—Thirty-eighth and Howard streets, very choice, $12,500.00.

50x125—Thirty-sixth and Howard streets, choice, $1,500.00.

95x135—Thirty-ninth and Farnam, corner, paving all paid, $6,000.00.

INVESTMENTS

Four houses, renting $110.00 per month, lot 50x190 feet, facing two streets, three blocks from court house, bargain, $10,000.00 Gross rent, $1,320.

$25,000.00 for brick building renting for $2,400.00 per year, corner, one block from postoffice.

FARMS

160 acres, five miles southwest of Waterloo, medium improvements, 125 acres cultivated, balance sandy pasture, $7000.00.

160 acres, one mile from Denton, 10 miles west of Lincoln, Lancaster county, good smooth improved farm, fair improvements, occupied by present owner for 20 years; owing to death of husband, quick sale, $45.00 per acre.

320 acres, Saunders county, 1½ miles from Wahoo, two-thirds bottom land, excellent soil, small improvements, possession this spring, $60.00 per acre.

RANCHES

3,040 acres, Holt county, 11 miles south of Inman, on Elkhorn river, finely improved, five miles running water, 20 miles of fence, 800 acres bottom land, cut 1,000 tons of hay, or will raise alfalfa. Several thousand acres fine range for 3,000 head of stock. A splendid bargain at $22,000.00.

1,520 acres, 4½ miles west of Pierce, Pierce county, two sets of buildings, two 10-acre groves and two smaller groves, 330 acres in cultivation, good productive soil. 240 acres first-class bottom hay land. 450 acres fenced, for pasture, balance prairie, grazing or hay land. An excellent bargain at $22.00 per acre.

400,000 acres in Mexico, just across the Texas line, excellent grazing land, all in one body, a big bargain at $86,000.00, about $.21 per acre.

TIMBER LANDS

50,000 acres in Florida, all Long Leaf pine, cut 150,000,000 feet, with 10-year lease on mill; joining railroad. A bargain at $105,000.00.

32,000 acres, fine mixed timber, cut from 5,000 to 10,000 feet per acre, excellent for cotton; when cleared worth from $25.00 to $50.00 per acre. Price, $5.00 per acre. A splendid investment.

FOR SALE—REAL ESTATE. FOR SALE—REAL ESTATE.

CANADA LANDS

"Are the only lands in the world capable of producing growing crops annually valued at twice the cost of the area they are raised on."

So says Professor Kent of the United States College of Agriculture in the Chicago Record-Herald of February 22. This is why thousands are going to Canada every month from the United States. Nothing can stop this great rush of settlers. Lands are still cheap. Homesteads can be had in certain localities free.

Crop yields are something wonderful. You can't wear the soil out. Failures unknown.

Lands are advancing very fast and will continue to advance until they have more than doubled present prices:

RETAIL AT WHOLESALE PRICE.

We have just selected seven sections of choice, fine, level prairie land in the Alberta district, close to railroad and good neighborhood. We had our choice of 15 sections, but only took the best. We can offer this for $6 an acre; $2 cash, balance 5 annual payments, 6 per cent.

Two choice half sections in Alberta, near government creamery, just listed, nearly all prairie, a very little timber. Price for quick sale, $4.75 an acre. Easy terms.

FARMS IN NEBRASKA.

160 acres close to Gretna, all under cultivation, fair improvements, rented this year for $600. Price, $10,250.

40 acres 4 miles from Gretna, fairly well improved, all under cultivation. Price, $2,400.

GARDEN TRACTS CLOSE TO OMAHA

10 acres just southwest of Ruser's Park, $100 an acre.

8¼ acres just off of Center St., near Ruser's Park, fine view, $400.

60 acres in Manitoba, 7 miles from railroad; 50 acres under cultivation, 100 acres prairie, balance timber. Price, $9 an acre.

160 acres in Manitoba, near Brandon; small buildings; 80 acres under cultivation; good well. Price, $10 an acre.

640 acres near Brandon; can nearly all be cultivated; good district and convenient to market. Price, $8.50 per acre.

10 sections in the Famous Saskatoon district, all specially selected. This is where the settlers have been for years and have become rich. We have option on this land to April 1 at $6 an acre. Easy terms. We predict that this land will go to $10 an acre by Jan. 1, 1904. You had better invest in a half section or so of this. You couldn't possibly miss it.

2 or 3 sections east of Weyburn at $7.50 an acre; 7 years to pay for it in. This is where so many Omaha people bought. It's fine.

Write for excursion dates and go with us next trip.

10 acres just west of Hanscom Park, fine, level piece; will do for subdividing soon. Price, $160 an acre.

5 acres just west of Hirt sheep ranch, South Omaha. Price, $600.

HOUSES AND LOTS.

40th and Hamilton, nearly new, 6-room, all-modern cottage; paved street and permanent walks all paid. Price, $2,500.

28th and Poppleton, neat, nearly new, 6-room house, renting for $378 a year. Owner will take $3,000 for quick sale. Let us show you this.

2806 Woolworth, contains 8 rooms and is modern throughout. Owner a nonresident and says: "You must sell my property." If we must, what will you give?

17th and Corby, 6-room, story-and-half frame house, south front, paved street, city water and sewer. Price, $1,500.

17th and Manderson, two modern houses, cheap.

If you don't see what you want come in. We Have it.

HASTINGS & HEYDEN,

510 New York Life Building.
R. E.

M. G. MONTGOMERY,

TELEPHONE F 3320
814 NEW YORK LIFE BUILDING.

REAL ESTATE.

I HAVE BARGAINS IN HOMES FROM $1,000 TO $25,000.

Here are a few:
$6,000—8-room, all modern, oak finished below, in excellent repair, 100 feet, east front, West Farnam district; make a bid for this.
$4,000—8 rooms, all modern, West Farnam district.
$3,500—9 rooms, very sightly location, 28th and Indiana avenue.
$2,500—9-room house, modern, large lot; best bargain in northern part of city.
$1,800—5-room house with city water, lot 50x140.
$1,300—⅝ acre of ground, 5-room cottage, barn, good location, near car line; snap.

INVESTMENTS.

4 houses which rent for $40 per month, on paved street, only $4,300.
Lots 165x240, at 2900 N. 24th, for $2,000.
2½ acres in North Omaha, with house and lot, 8 blocks from car line, only $2,000.
Lot 33x44 ft., on 16th, near postoffice, only $4,500.

LANDS.

80 acres, improved land, near Waterloo, at a bargain.
160 acres of improved farm land near Norfolk.
1,280-acre ranch near Grant, Neb., only $3,000.
160 acres improved farm land near Aurora, Mo.

RENTALS.

One of the best of Omaha residences for rent on April 1st for $65 per month.

BUSINESS OPPORTUNITIES.

EXCELLENT BUSINESS OPENING for $3,000; profits $6,000 net per year above all expenses.
PROFITABLE NEWSPAPER AND PUBLISHING PLANT—This is a big bargain—$1,100 buys it. Invoices at $1,600.
SPORTING GOODS BUSINESS sold for 75 cents on the dollar; profits $250.00 per month.
FOUR HARDWARE STORES—All doing a fine business, bought for from $2,000 to $5,000.
TWO MERCHANDISE STOCKS bought at big discount.
ONE OF THE BEST GROCERY BUSINESSES in city can be bought at invoice price; present owner retires on account of age.
BOOT AND SHOE BUSINESS only $850.
TWO CIGAR BUSINESSES at a sacrifice.
SEVENTY-FIVE OTHER BUSINESSES may be bought at net invoice price in towns outside of Omaha.
SEVERAL EXCELLENT BUSINESS OPENINGS in Omaha.

ATTENTION BUSINESS MEN AND BROKERS.

I have a client who will invest $1,000 in an office business; one who will invest $4,000 in a clothing business; one who will invest $1,000 in millinery business; also one who will invest $20,000 in wholesale or jobbing business. Do you want capital put in your business?

FOR SALE—

IF TAKEN AT ONCE

$4100

A Modern Seven Room House

BEAUTIFUL EAST FRONT

ON 28TH STREET

SOUTH OF LEAVENWORTH

Very attractive—large porch—large basement — cement brick walls — double floors—oak finish

EVERY MODERN CONVENIENCE

Parlor and hall inlaid with oak

A complete house from top to bottom

If you can't come quick—use the telephone—No. 358.

NOTE—The other Hascom Place bargain I advertised Tuesday was sold within forty-eight hours. That's the kind of bargains I have.

J. H. Sherwood, Seller of Special Snaps,
837 New York Life Building.