

FOR SALE—REAL ESTATE.

CHAS. E. WILLIAMSON.

We sell Real Estate—also

Insurance (fire and accident)

Let us show you our bargains in

Lands, Ranches, Houses and Lots.

I also care for and manage rental properties.

Abstract orders are received and promptly filled.

Make careful property reports and appraisements.

Sell and buy county and city warrants. I want your.

Orders for real estate investments and mortgages. The former will

Net you 7 to 12 per cent. The latter 5 to 7 per cent.

CHAS. E. WILLIAMSON, 1203 FARNAM ST., U. S. NATIONAL BANK BLDG., OMAHA, NEB. M'G'N'G AGT. U. S. NATL BANK BLDG. M. G. WELKER, Notary Public. HARRY S. SMITH, Clerk. C. O. EDLING, Salesman.

CHAS. E. WILLIAMSON.

BARGAINS IN Real Estate

Houses to Rent.

W. H. THOMAS

LOANS MONEY

On improved city property in Omaha. South Omaha and Council Bluffs; also loans on farm lands in Douglas and Sarpy counties.

Writes Fire Insurance in reliable companies and cares for property for resident or non-resident owners.

I also offer the following list of choice RESIDENCE PROPERTIES FOR SALE.

- No. 2670 Farnam St., ground 55x123, 7 rooms, \$5,000. No. 2666 Farnam St., ground 50x122, 12 rooms, \$11,000. No. 3401 Center St., 8 rooms, \$2,500. No. 1512 S. 24th St., 7 rooms, \$2,500. No. 2465 Center St., 7 rooms, \$2,500. No. 1329 S. 28th St., 8 rooms, \$5,000. No. 1236 S. 24th St., 9 rooms, \$5,000. No. 52 S. 21st Ave., 7 rooms, \$2,500. No. 533 S. 27th St., 8 rooms, \$2,700. No. 532 S. 26th Ave., 8 rooms, \$2,500. The southwest corner 25th and Cumins, 1 lot, 8 rooms, \$3,700. No. 2613 S. 15th St., 5 rooms, \$2,750. No. 2617 S. 15th St., 6 rooms, \$2,750. No. 625 S. 29th St., 9 rooms, \$7,500. No. 2623 Chicago, 10 rooms, make offer. No. 2327 Chicago, 6 rooms, make offer. No. 1314 S. 30th Ave., a very good residence, desirable location, 10 rooms, \$600. No. 1503 Georgia Ave., 8 rooms, \$4,200. No. 2838 Seward, 5 rooms, \$2,500. No. 535-5 Park Ave., double frame modern house, 5 rooms, each, \$7,000.

FOR RENT 1-story and basement brick building, No. 1212 Howard St. 2-story modern house, No. 535 Park Ave., \$32.50. 2-story modern house, No. 1119 Park Ave., \$32.50. 2-story modern house, No. 1771 Park Ave., \$34.00.

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1-story and basement brick building, No. 1212 Howard St. 2-story modern house, No. 535 Park Ave., \$32.50. 2-story modern house, No. 1119 Park Ave., \$32.50. 2-story modern house, No. 1771 Park Ave., \$34.00.

W. H. Thomas 1st National Bank Building.

FOR SALE—REAL ESTATE.

HARRISON & MORTON

912-13 N. Y. Life Bldg. Telephone 314.

Investments.

Double brick building, near the Omaha club at 25th and Douglas streets, cost \$7,000 to build, has 10 rooms in each house, besides vestibule, bath and furnace room. It is well built, all modern and in good condition. Lot is 55x122 feet. This location is the very best, reliable tenants are always ready to take these houses, and the rooms are as desirable for renting as the Grand rooms. The rental value is \$1,800 per year and might be increased. The total expense last year including taxes, \$5,000 insurance and repairs was \$200. Let us show you this building and figure it with you; 9 per cent net on such a property with every chance of increase in value is good. The price is \$9,000. Do you know of a better place to invest your money?

Residence Lots.

Slightly corner, diagonally opposite Joslyn's 109 feet east front, on 49th, by 125 on Dav- enport streets. Very few locations like this. Owner intended this for a beautiful home, but change of business com- pels him to sell. Price for a few days, \$40 per foot. 27x100 feet, east front, one block from the new Barnard apartment house, Park Ave. and Leavenworth St., just right for grade, only \$700; act quickly. 60x140 feet, south front, on grade, good surroundings, three blocks from end of West Farnam car line; only \$350, easy terms.

SPECIAL EXCURSION

March 19, '03.

WHY LEAVE NEBRASKA when you can buy an IRRIGATED FARM with PERPETUAL WATER RIGHT at Bridgeport, on the North Platte, for \$25 per acre that yields 6 tons of alfalfa or 60 bushels of oats or 40 of wheat, rye and barley, equal to any land in the state.

DON'T MISS the opportunity. Leave Burlington depot 4:25 P. M. For tickets and other information see

W. H. GREEN, 405 N. Y. Life Bldg., Omaha, Neb.

THOMAS BRENNAN,

REAL ESTATE AND LOANS...

309 SOUTH THIRTEENTH STREET

Represents Eastern Capitalists who acquired title to Omaha real estate by foreclosure of mortgages, and who are now prepared to offer same for sale at extremely low prices.

Loans made on improved Omaha real estate and Nebraska farms.

S. M. SADLER, ABSTRACTS OF TITLE,

1623 FARNAM ST., OMAHA.

NOTARY PUBLIC.

ROOM 7 PATTERSON BLK., PHONE 1326

Have had 30 years' experience, 18 years in Omaha.

Have your Abstracts made and examined now. By waiting you may lose your property.

SUCH CASES DO HAPPEN.

If your title to your property is poor I will perfect it for you. DO IT NOW.

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Residences.

9 or 10-room modern house, east front, near Hanscom Park, on 23d Ave., extra large lot, 50x150 feet, paving and all special taxes paid, \$8,000. 8-room nearly new all modern house, with barn; lot is 52 feet east front on 23d Ave., just south of Hanscom Park. You would be pleased with this. The neighborhood is growing. Price, \$5,000. 6-room, new, all modern, oak finish house, lot 50x124 feet, east front on North boulevard, fine shrubbery in yard; a very complete little home, \$2,500. Would cost considerably more to duplicate it, but owner is making a change and must sell. 5-room, well built and well kept home, with large shade trees, on full lot, near 20th and Oak streets. A bargain at \$1,000, on easy terms. Can show you photograph at the office.

Rural Homes. 29 acres of the old Griffin grove, the prettiest land around Omaha, very slightly and nearly level, covered with large walnut and evergreen trees that took years to grow. Money cannot duplicate this. Lowest price, \$4,200, 1/2 cash. We have offer of \$4,000 on this, act quickly. Can sell 10 acres of the grove adjoining, with substantial 12-room house, beautiful shrubbery and flowers in yard; price, \$6,000. This is a cool and restful place for yourself and family in summer, and yet only a mile from Hanscom Park, or 3 miles from center of the city. Drive out with your family and look at this. Next summer you will envy the lucky fellow who has it.

Residence Lots.

Slightly corner, diagonally opposite Joslyn's 109 feet east front, on 49th, by 125 on Dav- enport streets. Very few locations like this. Owner intended this for a beautiful home, but change of business com- pels him to sell. Price for a few days, \$40 per foot. 27x100 feet, east front, one block from the new Barnard apartment house, Park Ave. and Leavenworth St., just right for grade, only \$700; act quickly. 60x140 feet, south front, on grade, good surroundings, three blocks from end of West Farnam car line; only \$350, easy terms.

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W. H. THOMAS

1st National Bank Building.

FOR SALE—REAL ESTATE.

FOR SALE

Business Property

\$80,000.00—for retail business property on 19th St., near Farnam. Responsible tenant will take 20-year lease and pay \$250 net, tenant paying all taxes, insurance and repairs during life of lease.

\$32,000.00—for 4-story and basement brick building, 1414 and 1414 1/2 Harney St.; rental \$2,000 per year.

\$30,000.00—for 3-story and basement brick building, lot 44x122 feet, on Farnam between 12th and 13th Sts.

\$15,000.00—for 3-story and basement substantial brick building, lot 60x150 feet, Nos. 415-417 and 417 N. 23th St., South Omaha. Rental \$2,900 per year.

\$10,000.00—for 3-story and basement brick building, lot 22x122 feet, No. 3015 Farnam. Rental \$200 per year.

\$4,000.00—for 65x122 feet; rental \$300 per year, Jackson St., between 11th and 12th Sts.

\$4,500.00—for 9-room modern house, lot 75x140 feet, with frontage on two streets, Park Ave., near Leavenworth.

\$4,700.00—for 9-room modern house, 36th St., near Farnam.

\$5,250.00—for 10-room modern house, lot 65x122 feet, leased \$50 per mo., 3 blocks from High school.

\$4,000.00—for 8 rooms, lot 65x122 feet, near High school.

\$4,000.00—for 8-room modern house, 20th Ave., near Pacific.

\$3,600.00—for 9-room modern house, 2212 Locust street.

\$2,000.00—for 7-room house, 4212 Nicholas St.

\$1,475.00—for 10-room house, lot 33x122 feet, 2309 California St., opposite Creighton college.

\$10,000.00—for 100 acres, improved, joining Benson, 6 miles N. W. of post-office.

\$4,400.00—for 64 acres 1/4 miles southwest of P. O. and 3 miles from South Omaha.

\$100.00 to \$300.00 per acre for 5 and 10-acre tracts near Omaha and South Omaha.

Improved Property

5-room cottage on north Boulevard, partly modern, a nice little home, \$1300.

5-room cottage, three fifty-foot lots, good location, \$1300.

5-room cottage, city water, good location, small lot, \$750.

6-room cottage one block from paved street, two blocks from street cars, \$900.

Double brick, 8 rooms each, all modern and first-class, close in, \$7500.

8-room house, modern except furnace, good barn, large lot, on Boulevard, \$2500.

8-room house on Boulevard, modern except furnace, \$2000.

7-room modern house on paved street, south front, near car, large 50-foot lot, \$2000.

10-room modern house, barn, two lots, corner, Kountze Place, a fine property, \$5500.

9-room modern house, barn, Kountze Place, \$4500.

8-room modern house and barn, Kountze Place, \$4000.

10-room modern house, 22nd Street near Lake, good barn, \$3500.

Corner of Burt and 27th Avenue, two 5-room cottages and room for another, \$3000.

Lot 50x132 on which are three houses, rents \$43 per month, two blocks from court house, \$3700.

I. N. HAMMOND, 617 PAXTON BLK.

FOR SALE—REAL ESTATE.

Alfalfa Farms & Ranches

We make a specialty of bargains in alfalfa farms and ranches, but also have farms for sale in various parts of the states of Nebraska, Missouri and Kansas at prices that cannot be duplicated. Write us for particulars. Here are a few samples:

"Johnson Farm"—480 acres—8 miles from Lexington, Neb.; 200 acres rich valley land; 75 acres in alfalfa; all fenced and cross-fenced with 3 good wires and red cedar posts; 100 acres fully paid up water right; best improvements. Price, \$7,000.

Several bargains in alfalfa and grain farms in Dawson county, Nebraska, ranging in size from 150 acres up. Write for particulars.

The Baker Alfalfa Farm—200 acres irrigated land, with perpetual water rights; 2 1/2 miles from good town in Platte valley; all fenced and cross-fenced; 40 acres in alfalfa; 80 acres of other crops; all smooth, irrigable land; good well and running water on farm. Price, only \$15 an acre.

A fine 80-acre farm, 2 miles from state capital, Lincoln, Neb., near farm of W. J. Bryan. Send for description.

Sample Missouri Bargain—250-acre farm, 7 miles from Appleton City; 500 acres in cultivation; 80 acres timbered, blue grass pasture; house, stable, 2 good wells, running water in pasture, small orchard. Only \$22.50 an acre.

Duckworth Ranch—440 acres, on Medicine creek, 8 miles from Stockville, Frontier county, Neb. The oak timber on this fine ranch would more than pay for ranch if cut off for posts and fire wood. Price, only \$5.00. Write for description.

Mylander Ranch—1,549.56 acres, Platte River valley; highly improved—the improvements could not be placed on ranch for \$5,000; plenty of alfalfa and wild hay. Good well and water rights of 80 acres each go with this land. A big bargain at \$16.00.

HOME FARM RANCH "Let it be ever so humble, there is no place like a home." If you can't buy a \$10,000 home, buy one for \$1,200. If you have not saved up enough to make a small cash payment, economize for a few months and get started. If you want to BUY or SELL, direct and you will soon get there. If you want to BUY or SELL.

CITY PROPERTY either in Omaha or elsewhere, or if you want to BUY or SELL a FARM OR RANCH

Home Seekers' Association, First Floor N. Y. Life. Phone 133. Omaha, Neb.

If you want to SELL, fill out, cut out and mail this coupon today: Home Seekers' Association, First Floor N. Y. Life Omaha, Neb. With a view of buying, I desire information about properties which correspond approximately with the following specifications:

Kind of property..... Size..... State..... City or County or part of state preferred..... and which I desire to sell for \$..... The plan is to be based on the following brief description of the property..... I will pay \$..... down, and the balance..... Name..... Address.....

If you want to BUY, fill out, cut out and mail this coupon today: Home Seekers' Association, First Floor N. Y. Life Omaha, Neb. With a view of buying, I desire information about properties which correspond approximately with the following specifications:

Kind of property..... Size..... State..... City or County or part of state preferred..... and which I desire to sell for \$..... The price must be between \$..... I will pay \$..... down, and the balance..... Name..... Address.....

OMAHA PROPERTY

RESIDENCES

ACREAGE

FOR SALE—REAL ESTATE.

Payne, Bostwick & Co.

6TH FLOOR N. Y. LIFE BLDG. ROOMS 601-2-3.

Spring is upon us. Now is the time to buy Omaha real estate. Buy a home, stop paying rent. Money is cheap. Read our bargains. Come and see us.

\$7,700 for a beautiful residence in Hanscom Park district, 10 rooms with large attic, down stairs finished in hard wood, mantel, gas log, fine reception hall, fine bath room, well equipped; five beds, laundry in basement, good barn with man's room, driveway, paved street, permanent sidewalk, large porch with east front.

\$4,000 will buy a strictly modern, 8-room house, beautifully finished and nicely decorated, full lot, barn, rear car.

\$2,000 for a 5-room modern house, with paved street and permanent sidewalk, all paid in full, at 25th and Franklin street.

\$3,000 for a 7-room all modern house, in Benis Park; owner very anxious to sell, needs money. This is a snap.

\$2,300 for a new 7-room modern house, in Benis Park; owner very anxious to sell, needs money. This is a snap.

\$1,750 for a 9-room all modern house, with two full lots, in Dundee, fine location, one block from car.

\$2,000 will buy a 5-room modern cottage, with a full lot, near Benis Park, \$1,000 cash balance 6 per cent.

\$1,500 for a new 5-room house, with city water and sewer connection, electric light, south front, near 24th and Ames Ave., street car barn, terrace, 100 down and the balance monthly payments.

\$7,000 for a 7-room modern house at 19th and Maple Sts.; this is a bargain to sell, needs money. This is a snap.

\$1,150 for a 6-room house at 38th (Corby St.) full lot; 150 feet from car line.

\$1,300 for a 7-room house at 25th Seward St.; easy terms.

BUILDING LOTS. East front lot on 49th, near Davenport; sewer and city water in the street; owner very anxious to sell. Make us an offer. South front lot on Marcy St., near 3d, on grade, for \$500. Snap.

On North 24th St., lot 16x255 feet deep, for \$2,300. This is a bargain.

In Benis Park, nice building lot for \$550.

33d and Franklin, 2c., on the Harney car line, good lot for \$350, with sewer in street.

FARMS. 40 acres on "L" street, just west of South Omaha; lays fine, good soil; would make fine place to feed stock. See us for further particulars.

40 acres in eastern part of Nance county, 1 1/2 miles from Genoa, Neb.; improved, 10 per cent; owner will trade for Omaha property.

16-acre fruit farm, S. W. of city, well improved with all the best fruit.

5-acre near 54th and Grover streets for \$250. This is a bargain.

We would be pleased to show you any of the above properties or give you any further information regarding them.

PAYNE, BOSTWICK & CO., 601-3 New York Life Building. RE-

F. D. WEAD'S Special Bargains in Homes for All

Two 10-r. houses within 5 minutes walk of postoffice, all modern, rent at \$80 per year, always rented, \$5,000.

Four 8-room modern houses on So. 32d St., north of Hanscom Park, with best tenants at demand, property rents at \$1,350 per year, on paved street, fully paid; owner says I need money in my California business, sell for \$10,500.

8-r. house on So. 25th St. with barn, steam heating plant, in good repair. Will sell on easy terms, \$3,500.

8-r. house and barn, 1922 So. 25th Ave., owner has moved from city, \$1,800.

7-r. house in Hanscom Park district, which was built by me for home and was built good. I will sell it on easy payments.

Two 7-r. houses, 124 and 126 N. 17th St., paved St., paid for, make offer.

Two 7-r. cottages on northeast corner of Case and 22d St., with paving, fully paid, but Case and 22d St. The owner is going to leave the city for good, says offer the property at \$4,000.

7-r. house in Orchard Hill, 3327 Decatur, at a bargain, \$3,800.

7-r. house and barn, 4105 Cumins St., good rep., on paved street, fully paid, \$2,000.

6-r. house, 2912 Miami St., city water, \$1,600. 6-r. cottage on California, nice home on car line, \$1,500.

6-r. cottage on 24th St., near Ames Ave., paving fully paid; in good repair, \$1,350.

5-r. cottage 3028 N. 28th Ave., full lot, good repair, \$1,100.

5-r. cottage, 231 N. 19th St., on the boulevard, \$1,500.

5-cottage, city water, 3023 Emmett St., \$750.

5-r. cottage, full lot, 351 N. 19th St., \$1,100.