

FOR SALE—REAL ESTATE. CHAS. E. WILLIAMSON.

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 5x132 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.

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.

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, 1/4 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.

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.

\$10,000.00—for 3-story and basement brick building, lot 4x132 feet, on Farnam between 12th and 13th Sts.

\$15,000.00—for 3-story and basement substantial brick building, lot 60x150 feet, No. 415-417 and 417 N. 23th St., South Omaha. Rental \$2,900 per year.

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

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.

The Baker Alfalfa Farm—230 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 \$17 an acre.

Sample Missouri Bargain—250-acre farm, 7 miles from Appleton City; 300 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.

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 bathroom, 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 for 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.

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 1/2 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.

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. I. N. HAMMOND, 617 FAXTON BLK.

FOR RENT 1-story and basement brick building, No. 1213 Howard St. 2-story modern house, No. 535 Park Ave., \$32.50. 3-room modern house, No. 1119 Park Ave., \$22.50. 5-room modern house, No. 1771 Park Ave., \$24.00.

George & Co., 1601 Farnam St., Omaha, or 417 N. 25th St., So. 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.

Fletcher Real Estate Co., Immigration Agt., Burlington Route, 308 BEE BLDG., OMAHA.

HOME FARM RANCH CITY PROPERTY

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

HOMESEKERS' ASSOCIATION, First Floor N. Y. Life. Phone 133. Omaha, Neb.

Form for Home Seekers' Association with fields for Name, Address, and other details.

IRRIGATED LANDS

You need not wait for several years for government lands, under irrigation. I have the exclusive sale of many thousand acres of irrigated lands, in the Black Fork Valley, along the U. P. R. R., a few miles west of Granger, in Wyoming.

OMAHA PROPERTY Lots on grade, 20th and Vinton \$500.00 Lots on grade, 20th and Oak \$500.00

RESIDENCES Cottage and lot, 2205 Center \$750.00 9-room modern, Hancock Place \$5,000.00 10-room modern, large lot, fine shade, 5th St. 25th St. \$7,500.00 and 6 others.

ACREAGE 5 acres, Spring Valley \$200.00 23 acres near this \$2,000.00 42 1/2 acres, 42nd and Grover \$1,500.00 1 acre near it \$50.00 4-acre block, on the hill, southwest of Lot Hamilton, near 28th \$1,800.00 Formerly sold for \$3,000.00

David C. Patterson, Patterson Block. J. H. JOHNSON, Real Estate Business Opportunities

For Sale or Exchange 500 A. YORK CO. NEB., highly IMP. no better in STATE, only \$50.

ROOMING AND BOARDING HOUSES, 7 to 42 rooms, completely furnished, can be had reasonable, fine locations. MANY other lines of business not named in this list can be learned about at my office.

So tell me what you have to sell, And tell me what you want to buy, Then if I don't find you a deal, Why, you may say I never try. J. H. JOHNSON, N. Y. LIFE BUILDING

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 \$1,500 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.

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, 12th and 15th St., 17th St., paved St., paid for, make offer.

Two 7-r. cottages on northeast corner of Case and 22d St., with parking space, lot, 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, \$3,500.

7-r. house and barn, 1925 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.