FOR SALE-REAL ESTATE.

D. V. SHOLES CO. 719-20 N. Y. LIFE. TEL. 49.

SACRIFICE SALE OF \$60,000 ALL PARTS OF THE CITY, AT WORTH OF PROPERTY OF AN ALL PRICES. EASTERN INVESTOR, TO CLEAN

brick unfinished house and 4-room coverse.

18.60—25.25, 5 rooms, good repair, 2106 Elm St.

18.60—17.23 Van Camp ave., two lots, barn.

18.600—17.23 Van Camp ave.

18.600—17.23 Van Camp ave., two lots, barn.

18.600—17.23 Van Camp ave., two lots, barn.

18.600—17.23 Van Camp ave., two lots \$1,000-50x125, neat 5-room house, city tellar.

\$1,300-35-foot lot, large 7-room house, city water and gas, 2513 Rees St.

\$1,400-48-foot lot, 19 rooms, good well and cistern, 2509 Rees St.

\$2,000-3-story brick, 1204 Farnam st.

\$1,000-3-story brick, ner lot. \$300 -55x155, 3 rooms, 45th Ave. and Cuming.

St. 81,100-50x130, S rooms, city water, piped for gas, bath room, but fixtures not in, 8828 Parker St. 9800-50x130, S rooms, cistern, fruit trees, 3827 Blondo, corner, 4 rooms, 88th and Parker ker.

570-45x132, 5 reoms, city water, near 30th and Binney (Cassius).

780-45x132, 5 reoms, city water, jeins above.

1800-45x122, 5 rooms, city water, well built, joins above.

1800-45x126, cor on alley, 5 rooms, well, barn, 3215 Fratt Bt.

1800-45x126, corner, 5 rooms, good repair.

1845 Boyd St. SNAP.

1800-50x125, 7 rooms, two-story, good repair inside, well, 5430 Taylor.

11.000-50x137, 5 rooms, 114-story, very neat, city water, 4730 No. 38th St.

1800-50x137, 5 rooms, good repair, city water, barn, 4730 No. 49th.

18.250-50x135, corner, 5 rooms, 2-story, 2002 barn, 4780 No. 40th 250-50x125, corner, 8 rooms, 2-story, 250 Taylor. 80-60x125, cor. Sherman Ave. and Jaynes

St. 5 rooms, well.

81.400 - 30x140, 6 rooms, neat, good repair, city water, gas, 1139 No. 18th.

1800-76x112, 4 rooms, cistern, 2316 Sc. 27th St. VACANT \$50-Lot 22, Mayne's Add., block 6, 50x118, \$75-Joh 6, block 7, Yan Camp's Add. \$50—Lot 22, Mayne's Add., block 8, 50x118.

**Name of the control of the control

MONEY to loan for building purposes. W. H. Thomas, First Nat. Bk. Bldg. RE-755 5* COTTAGES near 24th and Q Sts., So. Omaha, \$500 each. Pay us \$200 down on any of them; then finish balance monthly. Bemis, Paxton Bik . 800 5

A very nice nine-room house, east front, lot 55x130; shade trees; right for grade; S. 22d street, within 15 minutes walk from the city-\$2.200.

Mine-room house on Mason street near 31st, south front, lot 50x140-\$2.300.

House of nine rooms, a little west of the High school; south front; right for grade; first-class location-\$2.500.

Five-room house and stable; good well and pump, with three acres of ground all under cultivation-\$1.300.

Large three-room house in first-class conunder cultivation—\$1,300.

Large three-room house in first-class condition; big barn; would cost \$350 to build; granary and hog houses; about 60 bearing fruit trees—\$1,100. More ground can be had adjoining this if anybody wants it.

Very nice ten-acre piece in Benson; got a southeast slope, about 50 or 60 fruit trees half an acre in strawberries and other fruit; all fenced, no buildings—\$1,500. J. A. Lovgren, 436-7 Paxton block.

RE—783 5

6531-On 38th ave., one block from car line, 5-room, brick house, in fair repair; lot 60x160; city water in yard, sewer in street; price \$750, easy terms. 6500-On 42d near Isard, a well-built, 7-room, all modern house, east front, hard-wood finish, well arranged; price \$2,600. house, modern except furnace, east front, lot 50x142; price \$2,500.

In Kountze Place we have an 8-room all modern, well arranged, south front house which the owner is determined to sell; price was \$3,500, but they want an offer.

In Bemis park, 80 feet, west of Noble's residence on Hawthorne ave.; lot 80x 156, with nice shade trees; price \$1,300, easy terms. Payne Investment company, 1st floor New York Life bldg.

RE-783 5

THOROUGHLY modern 10-room house in Hanscom Place, east front, paved street, large barn, price \$6,500. Bemis, Paxton Hock.

FOR OMAHA PROPERTY

20 agres 6 miles from Central City; all level land, splendid for alfalfa; new house and barn, all fenced; price \$25 per agre, \$10,500. Owner will take Omaha res-idence as part payment. Payne Invest-ment company, Omaha; Heaton & Stone, Central City. RE-737 6

THIS IS A BARGAIN Beven-room house. Dodge street car line, thoroughly built. 70-foot ground, fine garden, grapes strawbarries, etc. Price, £.009, only \$400 down, balance monthly payments. Owner leaves city and must sell. See us Menday or Tuesday.

DOUGLAS COUNTY REALTY CO. First Floor N. Y. Life Bidg. RE-80: 5

A FINE 160-acre farm, 8 miles from Ashiand; gently rolling land; good soil; fair improvements; price \$80 per acre. It is a bargain; don't fail to investigate it. Payne investment company, 1st floor New York Life bidg.

RE-786 5,

Good 6-room house on 17th St. below Vin-ton, gas, city water, csiern, full lot, good neighborhood. Price, \$1,450-1100 down. Bemis, Paxton Block. 800 5

3-r. house, large lot, \$250.
5-r. house and barn, Sist and Burdette, \$800.
6-r. house, \$17 N. 32d St., \$1,000.
8-r. house and barn, worth \$1,500, \$1,350.
8-r. house and barn, good locality, \$1,300; terms easy.
O. C. OLSEN, 1704 Farnam St.
RE-788 5

OWN 200.000 acres of choice lands in southeast and central North Dakota; it will all go this year at from \$6.00 to \$11.00 per acre. Also \$90.600 acres Red River land at reasonable prices. Terms reasonable; solicitors wanted in every locality. For all particulars and terms apply,

T. W. WHEELER.

Gen'i State Solicitor, Auburn, Neb.

RE—743.5*

IF YOU want to buy or sell city property, a farm or ranch, see Hastings & Heyden, 510 N. Y. Life, Omaha. REchoice business corner in South Omahs to trade for to acres near Omaha Jus-the thing for some one destring to ge into business. Hemis, Paxton Block. FOR SALE-REAL ESTATE.

FOR SALE ALL SORTS OF PROPERTY, IN

RESIDENCES

UP. HOUSES AND LOTS AT LESS THAN THE COST OF MATERIAL.

\$100-50x150, \$ rooms, city water, 2d and Center.
\$275-24x125, \$ rooms, band Bancroft.
\$275-24x125, \$ rooms, bominion and 12th.
\$275-24x125, \$ rooms, bominion and 12th.
\$275-24x125, \$ rooms, cost water, 2d and Center.
\$275-24x125, \$ rooms, bominion and 12th.
\$275-24x125, \$ rooms, good repair, 2106 Elm 8t.
\$2

66 feet on Nicholas st., between 22d and 22d sts.

\$1,500-736 feet, 10th and Clark sts.

\$3,000-100 feet on 19th st., opposite Sunderland Bros.' new plant. VACANT LOTS

VACANT LOTS

\$6,000-66-foot lot on 9th st., next north of Union Pacific headquarters building. \$6,000-29 feet west frontage on Park ave., between Mason and Pacific sts.

\$2,700-34 feet east frontage on 30th st., West Farnam district.

\$1,700-127% feet east frontage on 30th st., by 125 feet north frontage on Seward st. 5750-30 feet south frontage on Charles st., between 34th and 35th sts.

\$400-30 feet south frontage on Blondo st., between 34th and 35th sts.

\$400-100 feet frontage on 27th st., between Sprague and Sahier sts.

FARMS

FARMS \$5,600-160 acres in Gage co., Neb., 4½ miles east of Blue Springs, 1½-story house, barn, corn crib, two wells, etc. \$2,000-40 acres in Sarpy co., near Gretna, good house, barn, orchard, etc., all fenced. HOWARD KENNEDY & SON, 209 First National Bank Building.

> We Can Prove All We Say

about Canada. People that have been there and looked the proposition over for themselves are always satisfied and usually say, "It's botter than represented."

59 bushels to the acre is an unusually large yield of wheat, but a number of farmers raised more than that to the acre last year. The average yield as shown by the government for the last two years has been something ever 25 bushels to the aure for both Manitoba and the Territories. \$1,755—50x150, corner Laiayette ave., near 40th.
\$1,760—40x127, corner Bist and Pacific.
\$1,500—60x157, 27th and Parker.
\$1,500—100x128, 29th st. boulevard.
\$1,500—100x128, 29th st. boulevard.
\$1,500—50x150, 38th ave., near Dodge.
\$1,500—50x100, 18th ave., near Dodge.
\$1,500—50x100, east front on 46th st.
\$1,200—50x120, east front on 46th st.
\$1,200—50x128, 78th near Poppleton ave.
\$1,000—50x128, 78th near Poppleton ave.
\$1,000—50x144, 19th and Pierce sts.
\$1000—50x144, 19th and Pierce sts.
\$1000—50x144, 19th and Pierce sts.
\$1000—50x144, 19th and Pierce sts.
\$1000—50x128, 32d and Leavenworth.
\$250—50x128, 32d and Leavenworth.
\$250—50x128, 18th and Hickory.
\$250—50x128, 18th and Hickory.
\$250—50x128, 18th and Hickory.
\$250—50x128, 18th and 48th.
\$200—50x128, 18th and 48th.
\$200—50x128, in Dundee.

HAVE EARGAINS IN HOUSES IN EVERY PART OF THE CITY. Leok over my list in the WORLD-HERALD today and then see me MONDAY.

RE—518 5 acre for both Manitoba and the Territories.

This is a great country for mixed farming, Crop failures unknown. Taxes light, Lands are cheap and can be had on easy terms. Prices, \$4.50 to \$10 per acre.

Don't delay too long—the homestends are nearly all taken. Investors are already in the field buying lands, and it is safe to say that they will double their money this year.

April 7, 14 and 21. Come and go with us.

HASTINGS & HEYDEN.

510 N. Y. Life Bidg.

RE-780 5

Fine lot on grade in business district, So. Omaha, owned by non-resident. Lowest price, \$1,350. Bemis, Paxton Block. 800 5 SPECIAL OFFERS.

Ala., Cherokee co., 160 a. and impts.
Col., Weld co., 1,230 a. land.
Conn., Windham co., 150 a. and impts.
Fla., Georgetown, 9-r. Res. and for a.
Chicago, fine modern Res. and lot, Superior st.; 10 r. and attic; excellent location.
La., Vermillion co., 96 a. and impts.
La., Hapides co., 80 s. and impts.
La., Hapides co., 80 s. and impts.
Mass., Pepperlit, 14 r. Res. and 9 s., barn and outbidgs., shade and fruit.
Mass., Norfolk co., 83 a., adapted to grass and vegetables; 2 houses, baras; near P. P. MONEY to loan on city property in Omaha, South Omaha and Council Bluffs. W. H. Thomas, First Nat. Bk. Bidg. RE-755 5*

SUNDRIES.
Acreage, close in, 100 and upwards.
5 acres on N. 24th st., 3 blocks from new
car line, \$2,000.
Unimproved lots \$50 and upwards.
Trackage lots \$300 and upwards.
Residences \$750 and upwards.
INVESTMENTS.

INVESTMENTS.

3 houses, rental \$500 yearly, \$4,000.

3 frame houses, rental \$500 yearly, \$5,000.

2 brick houses, rental \$500 yearly, \$5,000.

Eleven 4-room brick houses, ground 100x144
feet, rental \$1,300 per year, \$11,000.

3-story brick building, near P. O., \$12,500.

Douglas neaf 14th st., 3-story brick, \$18,000.
Farnam near 14th st., 3-story brick, \$22,000.

Six stores and 12 fists rental about \$4,100
yearly, mortgage \$26,000; equity of \$14,000
to exchange for clear good land or improved city property. proved city property.

JOHN N. FRENZER, OPP. OLD P. C. RE 808 5

Six rooms, full acre. II,500.
Six rooms, half-acre, \$1,100.
Half-acre, vacant, \$400.
Above are on new Florence car line, very choice, permanent walks now in, street paving to go in at once, car at door.
Long time, easy payments.
Five-room, cottage, modern, one lot. \$1,500.
The same with two lots, \$1,900. This rents for \$30. Will sell on long time, small cash payments. payments. C. S. SHEPARD, Owner, 882 N. Y. Life RE-805 5

NORTH

2 houses, 5 rooms each, modern, rent \$350 per year; lot 65 feet front, \$1,500 each. The Byron Reed Co., 212 So. 14th. RE-757 5

BARGAINS—ALL OF THEM.
54 ft. on 30th, near Ames, paved street.\$
55 ft. 19th, near Center, trackage...
Two lots in 2d Add. to West Side...
Half lot near 30th and A Sis. B. O...
50 feet east front, N. 37th. So. of Cass...
65 ft. near 30th and Ames Ave...
Good lot in Central Park...
60 acres, near Capitol Bidg., Cheyenne. 1
Four lots in Wakely Add...
Corner on car line in Baker Place...
Good south front lot in Baker Place...
Good lots in Mystic Park.
Good quarter section, Keith caunty...
40 acres near Aatoria, Ore...
Commission to agents. mission to agents.
SAMUEL S. CURTIS RECEIVER,
1968 Harney St.
RE-76

LOCK AT THESE.

Ten acres, cast front on 30th St. north of Fort Omaha, corners with Miller Park, car line and paved street this summer; 3700 per acre.

Seventy-five feet on 24th St., near Sprague, sewer, paved street and sidewalk, water, gas and everything and only 230 per foot. Thirty feet on 24th St., South Omaha, adjoining Dr. Thompson's new drug store building, 11,500.

Twenty-eight lots in Ferry Add. to Council Bluffs for 11,500.

S. S. CURTIS, 1808 HARNEY ST.

RE-76 5

FOR SALE or exchange lot 12, block 4, near corner Sherman Av. and Locust St. Address Thomas Pitzgerald, Independ-ence, Me.

RENTERS, SECURE A HOME.
1,000 sections of rich prairie land in North
and South Dakota. IS to 112 per acre, on
the crop payment or installment plan.
Write for maps. White & Dillon. 15th
and Parnam.

Foreign Investments in Omaha

Big Insurance Companies and Universities Put Faith in City Property

Eastern investors are again looking holder of Omaha real estate. oward Omaha as a desirable place for investment of surplus money and within three years the big life insurance companies alone have invested in Omaha securities to an approximate amount of \$750,-

Omaha has always been a favorite field for the investment of money of these companies and at the present time the real estate of the city is more popular than ever with the managers of these funds. The five companies which have the largest Omaha investments are, in the order of the amount they carry, the Northwestern Mutual of Milwaukee, the New York Life Insurance company, the National Life of New York, the Penn Mutual and the Provident Life and Trust company of Philadelphia. The first mentioned of these companies has been one of the most persistent investors in Omaha security and at the present time not only holds a comparatively large amount of Omaha real estate mortgages, but is the owner of considerable real estate, the most of which is paying good returns upon the investment. This company is oredited with owning \$756,700 worth of real estate in Nebrasks, balf of which is in the cities of Omaha and Lincoln, with the largest part of this molety in Omaha.

The investment of the New York Life Insurance company is confined to its building, which is considered to be paying a better return upon its valuation by the company than any of its buildings in the west. The company returns the building in its reports to the state insurance department at \$650,000, which makes it the second largest holder of Nebraska real estate among the life insurance companies, and the largest

FOR SALE-REAL ESTATE.

JOHN W. ROBBINS,

1802 Farnam St. Tel., 529.

CHEAP BUILDING LOTS.

And outbidgs, shace and trut.

Mass., Norfoik co., 83 a., adapted to grass and vegetables; 2 houses, baras; near R. R.

Mass., Meirose, one lot, Goss ave.

Mich., Eaton Rapids, boarding house, bath house and mineral spring on Grand river.

Minn., Todd co., 190 a., stock and impts, all tillable; 55 a. cultivated; weil watered:

Mo., Dent co., 240 a. and impts.

N. J., Toms River, 5 r. Res. and lot.

N. J., Mercer co., 58 a. and impts.

N. J., Williamsburg, Bronxwood Park, Res. and lot; 11 r., 211 modern conveniences.

N. Y., Williamsburg, Bronxwood Park, Res. and lot; 11 r., 211 modern conveniences.

N. Y., Troy, 59 line bidg, lots, about 1 ml. from center of city; ½ ml. from Hudson river; near large industrial enterprises.

N. D., Henson co., ideal stock ranch; 2,000 a. deeded and 2,000 a. meandered lake land.

N. D., McIntosh co., 160 a. land.

Ohlo, Ravenna, stone Res. and 20 a.; 13 r., furnace; 9 a. cultivated; near R. R. sta.

Pa., Carbon co., 25 a. and impts.

Pa., Westmoreland co., 168 a. and impts.; 12 a. cultivated; Palis, ½ bits., Lewis Add.

V., Pulaski co., 100 a. land.

V., Pulaski co., 100 a. and impts.

W. Va., Randoiph co., 23 a. and impts.; 80 a. outifyated; vineyard and berries; near R. R.

Wis., East Juneau co., 250 a. good level grass land; all tillable; well drained.

Wis., Marinette co., 560 a. and impts.; all tillable; timber; 4 ml. to R. R.

Undertaking bus., stock and fixt., San Diego, Cal; includes s small town branches. 12,000.

Furnished hotel, Norwich, Vt.; 23 r., 5 baths, modern impts.; well patronised.

810,000.

W. M. O S T R A N D E R,
North American Building, Philadelphia.

MONEY to loan on city property with privilege of making partial payments on any interest date. W. H. Thomas, First Nat. Bk. Bidg. RE-756 5*

W. H. GATES,
617 N. Y. Life. Phone 1294.
20-room modern house, large barn, grounds
25x172, east front, north part of city, shade
trees, \$5,000.
7 rooms and ground 80x180, shade trees,
good barn, on Binney, near 8th, 21,769.
7 rooms, lot fox180, 4719 Hamilton, \$600.
7-room, modern, most new, let 50x180, 4147
Lasrd, £2,100.
5 rooms, barn, lot 44x182, 3631 Bristol, \$1,475.
50x116, vacant, south front, near Marsy and
33d, 4560.

23d, 2500, 52x124, on 16th street, near Louist, paving and sidewalk, \$750. 6-room cottage, 2100 Ohio, \$1,400. RB—555 6

FOR BALE or trade, 50 choice, rich, productive farms, both large and small; also ten good cheap stock ranches in northeast Nebraska, some of which can be traded for general moise, hardware, implements, cattle, sheep or horses. Geo. W. Hutton, Orchard, Neb. RE-M864 21

We have for aale choice Miller county Missouri, improved farm lands, from \$15 to \$25 per acre.
Good grazing lands in any size tract desired, from \$1 to \$10 per acre.
Also lead, zinc, iron and coal lands.
Write us for our land list.
CONLOGUE & ST. JOHN, ELDON, MO. RE-M381 18*

ACREAGE in Benson of from 1 to 10 acres some improved. Bemis, Paxton Block. 500 5

74.84 feet, fronting on 34th Ave., north of

St. Mary's Ave., only \$1,800, or will sell one-half for \$950. We know of nothing as

good for the money. The street has just

been paved with asphalt, which is paid

for in full. ACT QUICKLY if interested

MODEL HOME.

Five acres level land, young orchard in bearing, 10-room pressed brick dwelling, barn, carriage house and other outbuild-ings, chicken yard and garden, near street cars and country club. A snap at \$5,500; less than balf what improvements cost. W. N. NASON, 446 BEE BLDG.

NEAT 6-room cottage in south part, convenient to either Omaha or South Omaha, gas, city water and cistern. Price, \$1,200-1100 down, balance same as rent. Bemis, Paxton Block.

\$5.000 S\$x145, corner 30th and Pacific, \$3.000 10x150, corner 38th and Pacific, \$2.000 48x143, Stinknear Furnam, \$2.000 -10x153%, corner Latand Marcy, \$1.75 -50x150, corner Latayetts ave.

The holdings of the National Life Insurance company of New York are prinerty, which at this time is the most re-

munerative form of Omeha real estate, based upon its valuation for taxes or sale. The holdings of the Penn Mutual Life have been about equally divided between business and residence preperty, but the sale of the building on Fourteenth street to the Ancient Order of United Workmen Temple association leaves the residence property in the ascendancy, although it still holds some property on Sixteenth street south of Cuming, which is considered an excellent investment.

Recently three companies have invested largely in Omaha city mortgages, the Provident Life Insurance company, Travelers' Life Insurance company and the John Hancock Life Insurance company of Boston. The latter company has placed Its recent investments largely upon property in the wholesale district and holds about \$100,000 in mortgages upon a number of buildings which have been completed since 1900. It also has mortgages upon two of the new churches of Omaha and South

Life and Trust company have been confined principally to one loan which amounts to \$100,000. It is said to have been negotiated in Philadelphia in connection with the sale of a number of lots upon which has been erected a large retail store.

The recent investments of the Provident

The investment of the Travelers' is mainly in the securities of companies owning and operating office buildings and business blocks in the retail district. These

FOR SALE-REAL ESTATE.

W. FARNAM SMITH & CO.,

1320 FARNAM STREET.

good as new, fine location; 9 rooms,

plant. This is something first-class.

On west Harney street, new, oak finished, 8-room house, only \$4750.

Bargain in 7-room cottage in South

Business property on Farnam

street, three-story brick building and

Fine building lot, 66x112 feet, in

1329 FARNAM STREET.

DON'T BUY AN OLD SHACK

plan. Homeseekers' Ass'n, 1st floor N. Lice Bidg. RE-M302

MONEY to lean on city property in Omaha, South Omaha and Council Bluffs in sums of \$500 to \$250,000. W. H. Thomas, First Nat. Bk. Bidg. RE-155 5*

If you want to sell a farm or ranch, tell the farmers and stock raisers about it. The best way to reach them is through

CENTURY FARMER.

This agricultural weekly goes to 40,000 homes of farmers and stock raisers, so if you have a good piece of land to sell at a reasonable price you ought to find a buyer among them. The cost of an advertisement is small—2 cents per word.

THE TWENTIETH CENTURY FARMER.

FARM, MINERAL AND TIMBER LAND.
Tou can double your money by investing it through us in Missouri. We have a money-making proposition. Cash or payments. Come now if you want to get in on the ground floor. Cooley Inv. & R. E. Co., \$23 N. Y. Life Bldg. RB-M514

THREE ACRES, WELL IMPROVED,

a mile and a half southwest

of Hanscom Park; lies fine on 42d St., near Griffin's Greve; good 5-room

shrubbery, grapevines and fruit trees, for quick sale, \$2,690.

HARRISON & MORTON,

CHOICE trackage, paved. Menroe, S11 N 16th. RE-463

VERY DESIRABLE

BUILDING LOTS.

OMAHA, NEB.

THE TWENTIETH

SELL A FARM?

DO YOU WANT TO

Paving all paid. Price \$5000.

Omaha, modern. Price \$1690.

walking distance, at a bargain.

let. Price \$10,000.

Price \$750.

Excellent home in Hanscom Place,

the last two years.

Another class of investors who have held Omaha securities in high esteem are the trustees of educational institutions, who have largely invested trust funds of universities in Omaha securities and real estate. Probably the largest individual holder of Omaba securities among the universities is Cornell university, whose investments in all forms will aggregate approximately \$400,000. The greater part of this is in real estate mortgages upon business property, but the college also owns a business block and residence property in different parts of the city.

The University of Michigan is perhaps the second largest holder of Omaha realty. Its first experience with Omaha property came through the will of Mrs. Bates of New York, who devised to the institution considerable property in the residence districts of the city. This property has been

ton university, is the holder of considerable Omaha real estate. The university has followed the policy of improving this land as rapidly as conditions would warrant and its rent roll today is no inconsiderable part of its annual income which is expended in maintaining a free institution of mortgages upon goed real estate, which produces a steady income. Wabash university of Crawfordsville, Ind.,

through the purchase of securities sold by Omaha brokers and direct investments owns some securities in the form of real estate

FOR SALE-REAL ESTATE.

WHY PAY RENT?

interior in oak, hot water heating This sounds like a chestnut—but
"Listen to my tale of——wee! Oh, no!
Will build you a house, 5 to 8 rooms, on
25-foot lot, near new depots on Eleventh
St. Boulevard (opposite Bishop Thorpe),
a complete, modern home, and sell for
\$1,750 to \$2,500 (price just according to what
you say the house shall cost), reasonable.
Cash down, One of 8 rooms, beautiful Interior, one block from the Park, large barn.

BALANCE

ONLY ONE TO BE BUILT ON THESE TERMS, so better put in your application quick. Can have it ready by spring mov-

Chas. E. Williamson, C. O. EDLING, SALESMEN.

W. FARNAM SMITH & CO., Will also build—sale or lease—your plans— any size lot, 25 feet to 100 feet, on Georgia Av (east side) between Jackson street and Dewey avenue. RE—220 5 10 ACRES 2 miles from Stock Yards, So. Omaha; an exceptionally good place to fatten stock for market; very cheap for cash. Bemis, Paxton Block. 800 5

640 ACRES fine valley land in Buffalo Co., Neb., all suitable for alfalfa; improve-ments, 4-room house, barn, fewes, etc. Price, \$19,400. Bemis, Paxton Block. That is worn out, cold in winter, full of dust, dirt and vermin, and a horror to every housewife. Buy a nice lot—while they are cheap—and let us build you just the house you want. We can do it on a small payment down, and balance in monthly installments. Call and learn our

3-Big Snaps-3

Purchasers can have quick possession of the following special bargains. If taken at since; otherwise they will be rented with
By owner.

Com'l Nat'l Bank Bidg., 1604 Farnam Bt. RE-795 5*

RE-795 5*

NICE 8-room house and lot at 2514 Marcy.

By owner.

Will give your business caret.

RE-795 5*

RE-795

FINE HOME IN DUNDEE.

5011 California St., 9 rooms, with cemented cellar, furnace, laundry, two mantels and grates, bath, closet, hot water, fine gas fixtures and good barn, two 50-foot lots: owner has authorized us to reduce price on this property to \$3,750. HANSCOM PARK DISTRICT.

A COTTAGE HOME. 3000 Corby St., six rooms, city water inside, nicely papered, newly painted outside, full 50-foot lot, fenced in, ½ block from Dedge St. car. Price cut down to 31,250. SEE PAYNE, BOSTWICK

& CO., AGENTS. 601-2-3, Sixth floor, New York Life Bids 'Phone 1916, RE-600 5 MONEY to loan on residence property. W. H. Thomas, First Nat. Bk. Bldg. RE-756 5*

Tukey & Son. FRUIT FARM.

12 acres, with 4-room house, not in the best of shape, and barn, & mile west of 30th street car line, in Florence; quite a good deal of young fruit on the place and all the land cleared off. This is the best piece of ground that we have offered for sale and we want an offer on the place. Might censider some trade in clear vacant lets.

A. P. TUKEY & SON, 444-445 Board of Trade.

RB—

LOTS.

IF YOU want to start a home you should see our lots in Bowers' Add., on new car line to Fierence. Prices, \$80 to \$150, on easy payments. Bemis, Paxton Block.

HOUSES and lets in all parts of city; also acre property and farm lands. The O. F. Davis Co., Room 508, See Bldg. RE—461 RANCH and farm lands for sale by the Union Pacific Railroad company. B. A. McAllester, land commissioner, Union Pa-cific Headquarters, Omaha, Neb.

FOR BARGAINS in homes, lots, farms and ranches call on J. B. Piper, Ramge block, Omaha, Neb. RE—M593 9 \$-ROOM strictly modern house near 24th and Lecust. \$2,309-1300 cash, balance same as rent. Benus, Paxten Block. 800 5

Two lots on 5th street, between Farnam and Douglas, \$45 per foot.
Two lots on 5th street, between Farnam and Douglas, \$50 per foot.
These streets are paved and all special taxes will be paid.
POTTER, FORGAN & HASKELL,
439 N. T. Life. 'Phene 479.
RE— Farms in Missouri

Me ACRES 14 miles from Dundee; an offer censidered. Bemis, Paxton Block. & Dakota. Our next excursion leaves April 7, and anyone wishing to go will please call at our office at once. Cooley Inv. & R. E. Co., \$28 N. T. Life Bidg. RB-771 6 Tukey & Son. COAL LANDS the very best, \$30 per acre in 180-acre blocks. We show you where it is and you buy it from the government. For particulars address The WEIR INVESTMENT CO., 1822 Cleveland Place, Denver, Colo. RE— EASY PAYMENTS. HOUSES, LOTS AND ACRES, ALL ON "TUKEY'S TERMS." A. P. TUKEY & SON,

200 FAMILIES wanted to homestead on government land (as good as Iowa claims). Only people with good refer-ences accepted in the colony. For particu-lars address The WEIR INVESTMENT CO., 1522 Cleveland Place, Denver, Colo. RE— 5-ROOM cottage, brick cellar, good well and cistern, near 20th and Martha Bis., \$150.00. Bemis, Paxton Block. 800 5

ABSTRACTS of title to lands in Washington county, Nebraska, carefully and promptly compiled from the county records; ten years' experience. Riker & Chambers, Abstracters, Biair, Neb. hroom brick,
slate roof,
hot water heat,
he-ft frontage,
hrick barn.

Above property is offered for sale for the
period of two weeks, after which time it
will be for rant. Price, \$12,500, on easy
terms as to payment. A. L. Reed, \$11.8

16th st.

FOR SALE-REAL ESTATE.

D. V. SHOLES CO. 719-20 N. Y. Life. Tel. 49.

\$1,850 for large 8-room house, 2116 N. 28th
Ave., 14 block south Lake street car line,
east front, full lot, sewer, water, gas and
fixtures; all in fine repair, EXCEPTIONAL BARGAIN.

TIONAL BARGAIN.

\$1.500 for 6-room house, slate roof, sewer, water, gas, bath, fine brick barn, stone walks, iron fence, corner on alley, in north part of city, close to car, paving paid.

WANT QUICK OFFER. 229 Seward St., 60x127 ft., 7-room house, sewer, water and gas, with bath, but fixtures not in. Eastern owner wants an offer. Good repair.

\$1.500-1117 S. 33d St., Hanscom Place, 60x17 ft., closent 7-room cottage, strictly model.

25.00—1137 S. 33d St., Hanscom Place, & 25.171 ft., elegant 7-room cottage, strictly modern, fine repair, well built, back plastered, nice location, with barn. A BARGAIN.

25.509 for 7-room brand new house, oak finish below, hardwood floors, reception hall with mantel, furnace, fine nickel plumbing, combination gas and electric light fixtures, very complete. Can move right in. 3413 Dewey Ave.

26.000 for 3-room, strictly modern house, oak finish, corner lot & 25.00 feet, WEST FARNAM DISTRICT, 554, S. 35th, newly painted, good repair. OwNER LEAVING CITY, WANTS TO SELL QUICK.

25.000—Near 33d and Dodge St., 3-room house, strictly modern, up-to-date, very beautiful, interior oak finish, fine polished oak floors, fine mantels, nickel plumbing, porcelain bath, exceptional fine arrangement, a fine large barn, room for 4 carriages and 3 horses; location unexcelled. VACANT.

handled by the trustees for several years.

Some of it has been sold and a large part still retained.

Creighton college, as trustee for Creigh
GAIN. GAIN.
14,400 for 67x165 feet, corner, east front on 25th Ave. and Harney St., cneice.
15,500 for 60x165 feet, joining above. THESE ARE THE FINEST BARGAINS IN WEST OMAHA. ELEGANT LOCATION.

ACRES. omaha-SNAP-2500. St., west of South higher education in the city. It also holds 20 acres near Orphanage, in Benson-BAR-GAIN-\$3,000.

FARMS.

110 acres near Greenwood, very fine, well improved. Can give possession immedi-ately if sold quick. BARGAIN. 4-ROOM house and full lot near Syndicate Park; house needs some repairing. Price, \$385. Bemis. Paxton Block. 800 5

COTTAGE HOMES.

ON EASY PAYMENTS—Four-room cottage, city water in kitchen, barn, lot 50x127 feet. Price, \$50. At 3015 Charles st. Make an offer. Owner says to sell.

NEAT COTTAGE—5 rooms, city water, barn, annual rent \$144. Price, \$1,150, part cash, balance payments. 1813 Ohio st. Look it over. GOOD 2-story house of 5 rooms, modern conveniences except furnace, with 90-foot lot. No. 2616 N. 19th st. Price, \$1.750, part cash, balance payments. INVESTIGATE.

A NEARLY NEW modern cottage of six reoms, gas, electric light, porceiain bath, hot water heating plant, mantel and grate, with corner lot, shade and lawn, on paved street, near West Farnam. A bargain. Price, \$2,600.

MODERN HOUSE, 9 rooms, slate roof, good barn, and three lots, with all kinds of fruit. Very desirable for party desiring to live away from the center of the city. Only three blocks from motor line. MIGHT SELL ON MONTHLY PAYMENTS OR EXCHANGE FOR GOOD FARM. We have photograph at office. CHOICE FRUIT FARM.

169 acres in the heart of the Ozark Truit belt in south Missouri, with good build-ings, spring, 11,000 apple trees 6 and 7 years old, gentle rolling land, near rail-road, church and school. Price, \$5,000 if sold soon. Might take half cash and bal-ance in Omaha property. This property will bear the closest investigation.

Garvin Bros.

HOUSES FOR SALE. \$5,250—10-room modern house, three blocks from High school, lot 86x122, rent \$50 per month.

from High school, lot 66x12, rent \$50 per month.

5.150-8-room modern house on 35th Ave., near Farnam St., first-class repair.

4.600-8-room new house, near Hanscom Park, first floor, finished in oak, asphaltim paved street, all special taxes paid.

53.100-7-room house, near 22d and Mason Sts., all modern and recentry built.

53.909-For cottage, 5 rooms, near 18th and Locust Sts., modern except furnace, lot 67x72.

53.500-For 314 N. 25th St., 4-room cottage, first-class repair, rents \$15 per month.

54.475-For 2009 California St., across street from Creighton college. 7-room house, lot 66x103 feet.

5900-For 5-room house, near 25th and Grant Sts.

GEORGE & COMPANY, 1801 FARNAM ST.

RE-712 5

HOUSES, 2-story each, also 2 cottages, water, sewer, etc.: total rent, \$42.00 per month. Price, \$4,500. Will trade for farm land. Bemis, Paxton Bleck. 500 \$

ENGLISH & CO. Frenzer Block.
5-roems, brick, city water, on grade; fine
let-\$559.
7 room house, one block from car-\$750.
Two 10-roem and one 3-roem house, on lot
69x153-\$2,500. Call for our list.
RB-\$155

Bristol Street s-room, all modern house, south front, paved street, fine yard; owner leaving city; price \$2.500. Hastings & Heyden, 516 N. Y. Life bidg.

BARGAINS IN FARM LANDS 59 acres, 120 acres, 240 acres, 500 acres, 300 acres, in Douglas county. See M. G. MONTGOMERY, 330 and 321 New York Life bidg., for full particulars.

RE-M804 5

800 ACRES of hay and grass land in one of the best stock counties in Nebraska. Price, \$15 per acre. Owner will take residence or good city property. Address B 15, Bec. RE—706 5
4-ROOM cottage, close in, good condition, good locality; owner must sell, \$750. We will loan \$450 on this property. Bemis, Paxton Block.

R. C. PETERS & CO GROUND FLOOR, BEE BLDG.
A choice vacant lot, 40th and Parker, 50
feet frontage, south front, \$250.
40 feet south frent, corner flat and Pacific,
\$1,650. 40 feet south front, conter and a 1,650.

Six-room cottage, 621 N. 41st ave., strictly modern, in first-class condition, 50 feet frontage, one of the best locations in city, \$2,500.

30 acres, improved, Pawnee co., \$2,200.

DOUGLAS COUNTY 30 ACRES, adjoining the town of Eik City, fine improvements. Can sell this, if sold this week, at \$7,750.

100 acres land in Dawson county, at \$2,200.

Owner will consider exchange for Omaha property.

LIST your West Farnam and Hanscom park properties with us. We have cus-tomers for them. R. C. Peters & Co., ground floor, Bee bldg. RE-798 5

FOR RENT-HOUSES.

HOUSES in all parts of city. The Co., 506 Bee Bld, FOR RENT, 3-story brick, 10 rooms, partly furnished, to party who will buy carpets and furniture; rent of five rooms pays entire rent. Apply 309 S. 17th St. D-M695

FOR RENT-HOUSES.

FOR RENT, 9-room house, all modern ex-cept furnace. 704 N. 30th St., \$20.00. C. M. Bachmann, 436-37 Paxton Bik. D-343

PAYNE-BOSTWICK & CO.—Choice house 601-603 New York Life Bidg. 'Phone lill D—981 SHE BURT, 8 rooms, bath, hot water heating, steel range; first-class tenant may apply; rent, \$27. Inquire on premises after April 12.

D-SH 6

MODERN brick house, near High school, east front, gas, bath, laundry, furnace rent \$30. Dr. Swartzlander, 2801 Capitel Ave. HOUSES, insurance. Ringwalt, Barker Hile SIX-ROOM house, city water. \$115 Burt St

8 ROOMS, modern, \$409 Capitol ave., \$50; 19 rooms, modern and barn, 3128 Cass, \$35; 3 rooms, 1910 Pacific, city water, \$10; 3 rooms, 2521 Burdette, \$8. Others. Ring-wait Bros., Barker block. D-M563 5 FOR RENT-New strictly modern 7-room house, 519 Park ave. F. D. Brown, 'Phone B-3424,

DUNDEE house. Inquire at 4918 Capitol Av. TWO 2-room flats, all medern walking distance. 2529-28 Capitol Ave; \$30 per month. Inquire R. C. Peters & Co., Ground Floor, Bee Bidg. D—880 FOR RENT, 624 So. 17th St., two-story, all modern house, \$30.00, J. H. Sherwood, 837 N. Y. L. 'Phone 384.

N. Y. L. 'Phone 388. D-764 5

SPRING RENTALS.

SOUR S. 18th, good 3-R. brick house, city water, close to S. O. car, enly \$8, 2323 Leavenworth, 3-R., city water, \$5, 1117 S. 18th, 3-R., clese in, \$6, 1117 S. 18th, 3-R., clese in, \$6, 1117 S. 18th, 3-R., city water, \$6, 1117 S. 18th, 3-R., city water, \$6, 1117 S. 18th, 5-R., city water, \$1, 1117 S. 18th, 5-R., city water, \$1, 1117 S. 18th, 5-R., city water, fine, large yard, heuse in goed shape, \$17.50.

Set S. 38th Ave., choice 7-R. modern cottage, easy walking distance, enly \$25.

Solid Decatur, 6-R., city water, fine, large yard, heuse in goed shape, \$17.50.

Set S. 38th Ave., choice 5-R. modern house, splendid location, enly \$25.

Solid Nicholas, choice 5-R. modern house, splendid location, enly \$25.

Solid Decatur, 5-R., just put in splendid shape and made ALL MODERN, for \$27.50.

201 Grant, 5-R. ALL MODERN, for \$27.50.

122 Milami, splendid 5-R., house, with bath, closest, gas, etc., only \$25.

122 N. 77th, 19-R. ALL MODERN, only \$18.

We have a choice 10-R., strictly ALL MODERN house, near High school, \$55.

See our list before you move.

PANNE, BOSTWICK & CO.,

Leading Rental Agents,

Soli-2-3 Sixth Floor, New York Life Bidg.

"Phone 1016.

D-770 5

FOR RENT, 7-room house, 2123 California, modern, desirable neighborhood. Inquire 697 N. 19th. D-M844 7 FOR RENT, strictly modern flat in Davidge bidg., opposite city hall.
7-room house, modern, except furnace, 978
N. 27th ave., \$15.
5-room house, city water, 1126 S. 10th., \$12.
7-room house, modern, 1654 S. 29th st., \$30.
JOHN W. ROBBINS, 1802 FARNAM ST.
D-817 5

211 S. 28th Ave., 5-room cottage, fine repair, city water inside, sewer, gas for lighting and fuel; easy walking distance—\$14.

212 California St., 8 rooms, all modern, fine location—\$30.

2204 N. 22d St., 7 rooms, paved street; one block from two car lines—\$17.

4105 Hamilton St., 4 rooms, city water, on car line—\$5.

We also have a good storeroom at 2018 Sherman Ave., one at 4102 Hamilton street and an old building at 628 S. 16th street. This latter we will rent for a feed store, etc. Come and see us or call us up. Payne Investment Co., main floor N. Y. Life bldg. 'Phone 1781.

1907 S. 29th, \$7. CHAS. E. WILLIAMSON. 10 ROOMS, modern, 565 S. 28th st., \$32.50

Manage estates, collect rents.
Will give your business careful attention.
HOUSES FOR RENT.
2217 Pacific, 8 rooms, modern. \$20. 811 N. 16th, 5-room flat—\$12.
825 S. 24th. 4-room flat—\$10.
1831 N. 24th, 5-room flat—\$9.
1910 Mason, 5 rooms, city water—\$9.
4125 Saratoga Ave., 6 rooms—\$6.
2513 Marty, 5 rooms, city water—\$7.
2017 Martha, 3 rooms—\$3.

GARVIN BROS.

Com'l Nat. Bank bldg., 1604 Farnam St.
D—784 5

GRAVEL ROOFING. BARRICK Roofing Co., 1616 Cuming St.

GUN AND LOCKSMITHS.

L. H. PETERSEN, the expert gun and locksmith; artificial limbs. 185 Broadway, Council Bluffs, Is.

BRASS and aluminum casting, nickel plat-ing and finishing. Specialty Mfg. Co., 41 N. Main St., Council Bluffs.

SEND 25c and stamp, with date of birth, and get trance reading of your past, present and future. I tell full names, dates, full name of future husband or wife, with age and date of marriage; give advise on love, business, marriage, speculation, divorce, changes, etc., and tell whether the one you love is true or false; guarantee satisfaction. Address Mms. De Vere, Lock Box Sib, Kansas City, Mo. —684 5°

UPHOLSTERING.

CARLSON & CO., 2121 Leavenworth. Tel. 2818 PETERSON & Lundberg, 115 So. 17th. Tel

THOS. J. KELLY, voice. Davidge Block

LOST, fox terrier, in Hansoom park dis-trict. Il reward to finder. Address M. R. Uhl, Bee office, or 1822 S. Sist St. Lost-M594 5* Host, lady's gold watch and fob, Ferry Hall pin on fob; moongram on watch, "M. J. C." J. L. Carey, 1812 Eo. 32d. Liberal reward, Lost—902 5

LOST, a fox terrier puppy, 2 months old, from 867 N. 25th st. Mr. Gordon. Lost-M606 LOST, Wednesday evening, "O. H. S., 'is' class pin, between Bee building and Mrs. Davies. Return to Bee office. Reward \$1 Lost—Mail 5*

LOST-Brown leather hand satchel con-taining pension papers made out to Mary Canada. Return to Bearer's grocery store, Mth and N St., Ho. Omaha. Re-ward. LOST-Tuesday, otter collar or boa; re-ward. Dr. Bailey, 312 Paxton Blk. Lost-M760 5

cesspools and vaults, removes gardand dead animals at reduced serices.
N. 18th. Tel. 1779.