

FOR SALE—REAL ESTATE FOR SALE—REAL ESTATE

The prospects are very bright for 1906 if you will look over the following list carefully you will find something that will make you some money.

- 2510-12 Seward St., two 6-room cottages, good neighborhood, great bargain, rents for \$17 a month. A good investment. Price \$1,500.
3820 N. 20th St., 6 rooms, east front, on the boulevard—\$1,900.
4200 Cumings St., 7-room house, good barn, paved street—\$2,100.

VACANT

- Between 27th and 28th on the north side of Webster, nice lot—\$450.
8 in 3, Brigg's Place, 150 feet west of 49th, facing north on Douglas St., full lot—\$250.
27 in 2, Brigg's Place, 50 feet west of 49th, facing south on Capitol Ave., full lot. Price \$350.

DOUGLAS CO. FARM

120 acres on the Military road, 15 miles from Omaha. An ideal home farm, high and slightly rolling, not rough, nice building site, fine shade trees, fair improvements. Price \$95 an acre.

Payne Investment Co.

1st Floor N. Y. Life Bldg. Tel. 1781 RE-919 JI

REAL BARGAINS

- 25,000—6x12, with small building on Farnam, east of 24th; owner anxious to sell.
\$1,000—2x12, with 2-story brick building in heart of wholesale district; must be sold this week.
\$1,000—6-room cottage, 23d and Manderson; easy terms.

J. W. ROBBINS,

W. D. REED,

1802 FARNAM ST. TEL. 539 RE-112 I

R. C. PETERS & CO.

1 rooms and reception hall, all modern, with hot-water heat, oak finish, full basement on Park avenue, and just completed. Price, \$5,500.

7 rooms, modern, with steam heat, half block west of 30th and 31st. Price \$2,100. Will sell for small amount down, balance monthly. Here is a chance for a good home on practically a rental basis.

8-room house, modern except furnace, and piped for that in Hanson park district, near Woolworth ave. Price, \$4,000. One-third cash, balance to suit.

If you want a neat home at the right price, take notice. We have just listed three new, modern houses, all handy to the 24th st. car line, and in good neighborhood. Prices are \$2,800, \$2,500 and \$2,000. Terms: One-third cash, balance to suit.

We have three more which are a little closer in and now being completed; nice enough for anybody; six rooms and reception hall. Prices, \$3,000, \$2,500 and \$2,000. Terms: One-third cash, balance to suit. We shall be pleased to show you any of these houses.

9-room modern house, within walking distance and good neighborhood; has permanent walks, fine lawn and every way a desirable home; the owner says make quick work of this. Price reduced to \$2,000.

5 rooms finished and room for two more upstairs; ground 10x125; house only two years old; city water and electric and piped for gas; new bath and coal house; one of the most slightly homes in the West Farnam district. Price, \$2,500.

R. C. PETERS & CO.,

Ground Floor Bee Bldg. RE-136 Jan 1

INVESTMENTS

- \$3,750—3 stores and 7-r. flat, on 24th near Hamilton. Rents \$630. East front, lot 64x120.
\$3,750—4 cottages. Full city lot, on 14th St., near 21st. Rents \$402. Street and alley paved. Only \$1,000 down. Income will pay balance.
\$4,000—Good cottage and corner lot, on 27th Ave., near Farnam, 132 feet front. Splendid place for flats.

OWNERS

When you sell real estate and give a warranty deed, you bind yourselves, your heirs and all your property to make good all defects in the title. Is it not wise, therefore, to be sure that your abstract is made by a responsible abstract company that can make good any loss you may suffer by errors in the title or failure to pay taxes.

OMAHA INVESTMENTS

Are Unexcelled—Here Are Some Good Ones

- \$12,500—3 brick flats of 3 stories each, in good repair, renting \$140 per year. This will pay over 8 per cent net on price asked. There is a \$9,000 mortgage at 5 per cent that can be carried if desired.
\$1,000—Double brick of 8 rooms each on Park Ave., facing Hanson park. Modern in every respect. Rents \$70 per month. Ground 50x150. Excellent location and a good building.
\$17,500—New brick building with 5 store rooms and 22 rooms on second floor. Has steam heating plant, in excellent neighborhood on corner lot; house has 4 rooms; good condition; all renting for \$2,000 per year and tenants pay water rent and make own repairs. A very good investment.

HOME OR INVESTMENT

Good home, an 11 per cent investment. Four blocks west and one block north of 24th and Ames Ave., in excellent neighborhood, on corner lot; house has 4 rooms, all finished in hard pine and in A-1 repair inside and out. Barn for two horses, carriage, etc. Has shade and fruit trees and some small fruit. Renting \$14 per month. A bargain at \$1,350.

VACANT

We have recently made arrangements with eastern owners to place on the market all of block L. Smithfield. These lots are between 23d St. and Florence boulevard, facing south on Fowler Ave. We can sell one of these lots for \$800, \$500 cash, balance one, two and three years, 6 per cent.
\$50 for two lots near 34th and Calico rts. Small cash payment, balance monthly. This is better than a savings bank.

We have some very good lots for truckage purposes in the wholesale district. We have 6 lots on Belt Line, nicely located for manufacturing purposes.

We Wish You a Happy New Year.

W. FARNAM SMITH & CO., Tel. 1064. 1320 Farnam St. RE-121 JI

FOR SALE—REAL ESTATE FOR SALE—REAL ESTATE

D. V. Sholes Company,

722 N. Y. Life Bldg. Tel. 49

WE WISH YOU A HAPPY NEW YEAR.

Begih the New Year right by buying some Omaha Real Estate because you can't miss it if you do.

- \$1,750—19th and Manderson St., 3-room house, hot water heat, best plumbing, with sewer, water and gas; lot, 20x20 feet. Cheap.
\$2,500—Near 43d and Harney Sts., brand new 2-story 7-room modern house, 6x125-foot lot; very choice.
\$5,500—Southwest corner 34th and Howard Sts., 6x120 feet, high and sightly, with 8-room house, modern oak finish, good repair, nicely arranged new stone work and steps, and street paved. Owner leaving the city reason for selling. Investigate. It's actually a bargain.

Investment

- \$4,000—6x125 feet, facing 25th and 27th, near St. Mary's Ave., two frame houses, facing west, renting for \$40 per year, and 56 feet east front vacant, room for three brick houses, specials all paid. A big bargain.
\$1,900—2x125 feet on Farnam St. near 12th, renting for \$1,800 per year, with a good, well-built 2-story building.
\$2,000—225 and 225 1/2 St., South Omaha, 6x125 feet, one brick and one frame store renting for \$450 per month.

Acres

Seventeen acres on west L St., about 52d St., very fine. \$150 per acre. Bargain.

Vacant

- 25—Northwest corner of 34th and Boyd Sts., two blocks from car, high and sightly. No cash if you will build, or we will furnish a little money to help you build.
60—20x120 feet east front on 15th, block east of Vinton, fine for fruit, garden or chicken. Cash offer considered.
60—20x120 feet north front on Davenport, 10 feet east of 28th Ave., close in and cheap.

Sholes Sub-Division

Southeast corner 15th and Vinton Sts., the best residence property in the south part of the city, high and sightly, commanding view of the river, only a few steps to the car, street just graded, perfect grade, water, gas and permanent walks, lots \$600 each, reasonable terms. Don't pass them up. Look at them now and make selection, for they are bound to be sold soon.

RE-102 Jan 1

Choice Home

Six rooms, very nicely arranged, bath, hot and cold water, cemented cellar, fine furnace, south front lot on grade 50x120, permanent sidewalk, one-half block from 24th St. car, near Kountze Place; owner leaving city, and very anxious to sell. Price \$2,500.

BEMIS.

PAXTON BLOCK. RE-130 JI

New Home

Monthly Payments Same as Rent Do you want a nice, new little home of four rooms, with water and gas, within block or two of Harney street car line, little north of Bemis park? On easy terms, same as rent; only small amount down and \$25.00 per month. BEMIS, PAXTON BLOCK. RE-992 JI

REAL ESTATE—RENTALS.

MORTGAGE LOANS.

INSURANCE

Pay taxes, collect rents and care for property of non-residents. M. J. KENNARD & CO., 200-210 Brown Bk. RE-438 Jan 1

THE TITLE

TO YOUR HOME

IS OF

PARAMOUNT IMPORTANCE

IF YOU HAVE A

"KERR" ABSTRACT

A \$10,000.00 Bond with the American Surety Co. OF NEW YORK, AS SURETY Absolutely Protects Your Interests.

YOU DON'T BUY A SUIT WHEN YOU BUY A

"KERR" ABSTRACT

THE J. FRED KERR CO., 1008 N. Y. LIFE. 'PHONE 2244. RE-

LEWIS S. REED, HARRY D. REED

REED BROS.

ALEX. C. REED, PHILLIP S. REED 1710 Farnam IMPROVED

8-room modern house in Dundee, lot 100x135, one-half block from car line—\$3,150.

7-room modern house on Mason St., near 30th St.—\$4,500.

7-room modern house on 35th St., near Farnam—\$5,500.

7-room house on 25th St., near Maple—\$1,800.

8-room house, 40th and Farnam Sts., south front—\$3,000.

5-room cottage, just completed, lot 50x130 feet—\$1,200.

VACANT

Corner lot, 23d and Laird—\$500. Lot on Leavenworth, near 43d—\$250. Lot at 27th and Maple Sts.—\$340.

SUBURBAN TRACTS

The farm on Center street known as the Paddock farm has been subdivided into 5, 10 and 20-acre parcels and is now on the market at prices ranging from \$110 to \$125 per acre.

FARMS

240 acres, Clay County, Neb.; house, barn and granary—\$40 per acre. 160 acres in Perkins County, Neb.; 50 acres under ditch; all good farming land—\$15 per acre. 2,700-acre sheep ranch, Sedgewick County, Colo.; 160 acres under ditch; 40 acres in alfalfa; 6-room house; well and windmill; sheep barn, 34x120; horse barn, etc.

LOANS NEGOTIATED

REED BROS.

1710 FARNAM. RE-890 Jan 1

FOR SALE—REAL ESTATE

Shimer & Chase Co., Builders of Modern Houses

\$6,800

Nine-room house, modern in every way. Corner Hanson park district. \$3,200

Six-room house on N. 20th Blvd., cypress wood finish, east front, close to car line and school. Very desirable. \$2,750

Seven-room house, under way of construction; all modern in every particular, near 24th St. car. If sold before completion purchaser can see how well the work is done. Will make special price for quick sale. \$2,000

Situated on good business street, building with good store room suitable for any kind of small business; six living rooms, closet connected with sewer, gas. Would exchange for good dwelling and pay cash difference. \$1,700

Five-room house, nearly new, porcelain bath, hot and cold water, convenient to car. Can give immediate possession. \$1,100

VACANT LOTS AND ACRES

\$3,200 11 acres, all in fruit, two houses and large barn, Council Bluffs. Something good for the money. \$1,500

Five acres just outside city limits. Lies fine. \$1,100

Lot in J. I. Redick's sub. near Farnam street. \$1,100

Choice south front lot on Davenport, near Central Blvd. \$900

Fifty-five lots, lie fine; bargain for the bunch. \$300

Four lots in Wise & Parmelee's add.; for the lot only \$300. \$125

South front lot near S. 13th St., corner. Lies fine and a snap. \$100

Lot in Hawthorne add., two blocks from car. Very cheap. Pick this up at once. \$75.00

Nice large lot in Central Park add.

Shimer & Chase Co., I. N. Hammond, R. E. Dep't.

'Phone 3867. 1609 Farnam St. RE-143 Jan 1

START THE NEW YEAR RIGHT

BUY OMAHA REAL ESTATE HOUSES

\$550—2519 Ohio St., good five-room cottage one block from new car shops.

\$600—3721 Ohio St., seven-room house with full lot; a snap; on easy payments.

\$800—3208 Emmet St., five-room brick cottage.

\$1,200—3016 Plinkney St., good five-room cottage, full lot, barn. Want offer.

\$1,900—2230 Grand Ave., brand new five-room cottage, bath, closet, gas, cemented cellar, with lot 64x125, facing two streets. A big snap. Ready to move into.

\$3,200—Near Hanson park, new, six rooms, all modern, renting \$32.50. A good bargain for investor.

\$5,500—In West Farnam district, choice, seven rooms, all modern, swell location.

RUTLAND ADDITION

New addition just platted. 22 lots on boulevard and South 20th St., one block south of Vinton St. car line. For sale on easy payments.

If you want a nice lot in a good location, convenient to Omaha and South Omaha, see us about "Rutland" lots. Price, \$400 to \$700. Terms, \$100 cash, balance monthly.

GARVIN BROS.

1604 Farnam. RE-970 Jan 1

1906 BARGAINS

\$16.50—9-room modern brick house, rents for \$20.00 a month.

\$17.50—6-room modern new frame cottage, north.

\$16.00—2 cottages, 5 rooms each, as good as new, rent for \$18.00 a month; near new car shops.

\$8.00—5-room cottage, good condition, 2603 N. 26th Ave.

\$5.50—5-room house, on paved street, rents \$10.00 a month.

Call and let us show you some bargains.

Robinson & Wolf

423 Paxton Block.

Farm and Ranch Lands

Nebraska, Kansas, Colorado and Wyoming; low prices; long terms. Land Dept. U. S. R. R. Omaha, Neb., 1247. RE-279

FOR SALE—Large house, two barns and two full lots, on North 13th St., only \$4,500. This is a bargain. THOMAS ERENNAN, Roe 11, New York Life Bldg. RE-278

CHAS. Williamson Co. U. S. R. R. Bldg. 1st Floor. RE-282

MODERN 8-room house, \$2,000; 325 N. 27th St., Tel. 225. RE-1413 JI

FOR SALE—REAL ESTATE FOR SALE—REAL ESTATE

SUBURBAN ACREAGE!

Especially selected to meet the growing demand of the tendency to return to "mother earth" in such variety as to cater to the lover of the beautiful; where one can dwell amid nature's glories; accessible to city by macadam roads and electric cars.

Many tracts for the man of moderate means to enable him to work in town and live in the country.

Call and See My Large List

S. ARION LEWIS, ACREAGE SPECIALIST

905 N. Y. LIFE CARRIAGE SERVICE RE-

ACRE BARGAINS

\$6,000—5 acres, highly improved, with fruit trees and 14-room house and all out building. Near Ames Ave. and 40th St.

\$2,000—A neat 4-room house in Benson, 6 blocks from car, with barn, chicken house and 2 1/2 acres of ground, all fenced, chicken tight. Peach, plum apple and cherry trees, grapes and currants. Half cash, balance monthly. See this at once.

\$1,500—Only \$300 down and balance monthly, for new 6-room house and 2 acres, all fenced. North of Benson.

\$2,000—10 acres near South Omaha, within walking distance to stock yards.

\$2,000—10 acres on West L St., South Omaha, east of Hurd's sheep ranch.

\$1,500—4 acres just east of brick school house on West J St.

N. P. DODGE & CO.,

1614 Farnam St. RE-107 JI

FOR SALE—Or rent, modern 7-room house, full shade trees, barn, cistern, etc. 400 Burdette. Tel. 96 or 970. RE-714

WRITE for illustrated pamphlet, describing two ranches in the corn and alfalfa belt. Willis Cadwell, Broken Bow, Neb. RE-777

Investments

\$2,750 2714-2716 Decatur, 2 detached houses, renting for \$330 per year.

\$3,250 2710-2712 Parker St., a double house, 6 rooms each, renting for \$390 per year, paving paid.

\$5,500 1814-1816 North 18th, a double house, 8 rooms each side; all modern, hot water heat in each house; rents \$700 per year. Lot 60x140. Room for another house.

The Byron Reed Co.

212 S. 14th St. 'Phone 207. RE-996 Jan 1

THE TWENTIETH CENTURY FARMER.

This agricultural weekly goes to 60,000 homes of farmers and stock raisers, so if you have a good piece of land to sell at a reasonable price you will find a buyer among them. The cost of an advertisement is small—2 cents per word in small type or \$2.40 per inch if set in large type.

George & Company,

1601 FARNAM ST. 'PHONE 756

Houses For Sale

\$500 for new 8-room modern square house, on Farnam St., near 41st St.; oak finish, fine mantle and grate, concrete stone foundation; very desirable. \$2,000 for well-built 8-room modern house, on S. 28th St., near Poppleton Ave.; hot water heat; in first-class repair; nice shade; east front lot 50x150 ft.

\$1,500 for 225 California St., 8-room modern house, newly painted and repaired, in good condition, large barn; lot 50x155 ft.; easy terms; near Creighton college.

\$2,400 for 8-room house on N. 15th St., within easy walking distance, all modern except furnace; in good condition; lot has 48 ft. E. frontage, very easy terms.

\$2,500 for 316 N. 25th St., good 8-room house, all modern except furnace; near High school; street just repaved.

\$2,500 for S. E. corner 28th Ave. and Chicago St. (facing boulevard), new 8-room house, including reception hall; all modern except furnace; large lot 50x12 ft. room to build on rear of lot.

\$2,150 for 1111 N. 18th St., 7-room cottage, all modern except furnace; in good condition; close to car, easy terms; rent \$30 per mo.

\$1,100 for 7-room house, with barn, on Bristol St., near 27th St., large lot 60x12 ft. Will divide and sell 33 feet with improvements for \$1,800.

\$2,100 for 8-room 2-story house; modern except furnace, on S. 28th St., near Leavenworth St.

\$2,100 for good 8-room house, all modern except furnace, on N. 26th St., near Franklin St.; good barn.

\$2,500 for 6-room cottage, all modern except furnace; in best of condition; on Franklin St., near 30th St.

\$250 for N. W. cor. 23d and Oak Sts., old 4-room 2-story house, lot 57x135 ft., rent for some carpenter to fix up and rent or sell.

FOR SALE—Large house, two barns and two full lots, on North 13th St., only \$4,500. This is a bargain. THOMAS ERENNAN, Roe 11, New York Life Bldg. RE-278

CHAS. Williamson Co. U. S. R. R. Bldg. 1st Floor. RE-282

MODERN 8-room house, \$2,000; 325 N. 27th St., Tel. 225. RE-1413 JI

Acres

100 per acre for 128 acres highly improved, located only 6 miles N. W. of Omaha post-office.

\$250 per acre for 40 acres unimproved, only 1 mile W. from end of Dundee car line.

\$250 per acre for 34-acre fruit farm, well improved; 3 miles N. W. of Country club.

\$250 per acre for 20 acres unimproved, only 4 1/2 miles N. W. business center. Will subdivide into 5 or 10-acre tracts; reasonable terms.

\$400 per acre for 25 acres unimproved, east of Country club and near Military road.

Investments

\$13,000 for 3-story modern brick building, well located and very close in, divided into three apartments of ten rooms each, having oak finish, hot water heating plant, 2 mantels and grates with each apartment, and in good condition; rental \$1,500 per year; can easily be increased to \$2,100 per year.

\$7,500 for good 3-story and basement brick store building on Farnam St., near 13th St.; rental \$1,500 per year to old tenants.

\$14,000 for a modern 2-story brick flats, having very desirable residence district, having oak finish, furnace heat, and in first-class condition; rental \$1,500 per year.