Otto Siemssen & Co. Advertises in THE BEE'S Real Estate Columns Constantly. WHY?

FOR SALE-REAL ESTATE

List Your Properties Exclusively With Us For The Next 30 or 60 Days. We Have Many Buyers. In Addition Will Advertise Them Freely And If Priced Right We Will Move Them For You. The Following Are Some Of Our Exclusive Listings:

FOR SALE—REAL ESTATE

Choice 8-room house, modern throughout, oak finished below, hot water heat, full commented basement, full lot, facing east on Park Ave., No. 1822 Park Ave. Price \$5.599.

8 rooms, toilet, city water, gas, good cellar, cistern, large lot. This is No. 1721 South 10th St. Price \$3,300. 7-room house, being No. 2965 Farnam St., walking distance, \$3,125.

7-room modern house, only 4 years old, being No. 2617 Parker St. Price 33.000. 5-room cottage and brick store, cottage has city water, gas, good cistern, No. 1901 S. 10th St. Price for both, \$2,650.

7-room cottage, gas, city water, everything in good condition, No. 286 Ohio St. Price \$2,500; \$500 cash, balance to suit.

Two 6-room houses, with city water, gas, all in good repair, rental \$22 per mouth; No. 2824 North 23d and No. 2826 Spaulding St. Price \$2,000.

Fine 8-room house, all modern, finely fin-ished in oak below, combination fixtures, full cemented basement, south front lot, being No. 3022 Pacific St. Price \$5,500.

3-room house, in fair repair, lot 50x180, No. 3029 Seward. Price \$1,800. Look this over and submit offer. 3-room cottage, gas, cistern, lot 50x150, 6-room cottage, gas, cistern, lot 50x150, No. 3120 Burt St., \$1,700. New 6-room cottage, modern except fur-nace, at No. 231 N. 27th Ave. Price \$1,700. Don't forget to look this over. 5-room house, city water, rental \$12 per month, No. 3512 Miami St. \$1,200; \$300 cash, balance to suit.

S-room brick house, modern except fur-nace, barn, 2 large lots, shade and fruit, No. 1047 Atlas St. Priced at \$4,900. Look it over and submit offer, 5-room house, city water, bern, payed street, lot 62x235, No. 5025 N. 30th St. Price \$1,500. 4-room house, closet, city water, sewer, No. 1302 N. 25th St. Price \$300; \$300 cash, balance monthly.

ACREAGE

5-room house, newly papered and painted, good cave, barn, chicken house, well and cistern, lots of small fruit, I acre of ground, 6 blocks from car line. Price \$1,200. 4 acres north of Krug park, lies nice and level. Price \$1,000; \$250 cash, balance to suit.

R. C. PETERS & CO.

No. 220 South 17th St., Bee Bldg.

Omaha, Neb

Fruit Farm

160 acres, Nemaha county, Nebraska, 100 acres in fruit of best varieties known (all bearing), having been selected and planted by the late ex-Governor Furnas. Owner salvanced in years and will sell this valuable orchard and take as part considertion a well improved eastern Nebraska farm.

J. H. JOHNSON, N. Y. Life. RE-878 25x

A FINE INVESTMENT IN SIOUX CITY.

SIOUX CITY.

As managing agents for the Sloux City property of one of the large insurance companies of Philadelphia, we are now authorized to close it out. Its location is analagous to Farnam and 25th Sts., in Omaha-Pierce St. (the Farnam St. of Sloux City), on the 1st hill, 10 blocks from the court house and the two best hotels. Garrettson and Mordamin—an 8-r. residence (the home of a former well-to-docitizen), and a large double house of 9-r. each, 118 feet frontage on Pierce St. (Farnam St.). Rentals 1925, price 25,000. Just expended close to \$1,000 renewing buildings inside. Room for more buildings. Call on us or on Mr. Geo. D. Weintz, Security Bank Bidg., Stoux City. CHAS. E. WILLIAMSON CO.

U. S. Nat'l Bank Bldg., Omaha, Neb.

WEST FARNAM RESIDENCE.

The Berry residence, 120 S. 36th St., 1/2 block from Farnam, east front, 90x128 ft., fine grounds, stone walk and steps; nice lawn, exceptionally well built, nicely arranged; 9 rooms, strictly modern house, oak finish, oak floors, fine cemented basement, house \$4,000-In wholesale district, 40x44 feet, on back plastered, best heating apparatus Owner leaving city only reason for selling. Can be shown any day and possession given on short notice. Investigate this.

D. V. Sholes Company 722 N. Y. Life Bldg. Tel. Douglas 49

GOOD PLUMBING

means health in summer, peace in winter and satisfaction all the time. That is the kind of work we do.

RICH & FALCONER. Tel. Doug. 571 2517 N. 20th.

67 1-2 FEET FRONTING ON 39th. BY 155 FEET. DEEP. JUST SOUTH OF THE JOSLYN PROPERTY. HIGH AND SIGHT-LY, WITH FINE VIEW TO WEST AND SOUTHWEST ALSO TO THE NORTHWEST, \$4,500.

JOHN N. HASKELL 914 N. Y. Life Bldg. Tel Doug. 6133

Eighty Acre

Farm, well improved, near Dunbar, Otoc county, Neb.; three acres fine fruit orchard. The northwest corner 28th and Woolworth; will exchange for larger farm, eastern Nebrasks.

Nebrasks. TOHNSON, N. Y. Life.

VAUANI

The northwest corner 28th and Woolworth; east and south front; paved street; size 100x127; might divide.

F. D. WEAD, 1524 DOUGLAS.

Farnam Street Bargains

FULL SOUTH FRONT LOT on Farnam, near 38th. Needs some filling.

THE FINEST CORNER on Farnam and the finest location in Omaha for a swell home. 110 feet on Farnam, corner 33d. All special paid. Can offer for a short time for \$8,250

FINE RESIDENCE SITE SEXIM feet on 35th Ave., near Farnam for \$4,000 THE CORNER OF 19th AND CAPITOL AVE., 120 feet on 19th; 80 feet deep, only two blocks from postoffice.

\$12,500 HICKS REAL ESTATE CO.

439 Board of Trade.

Important If True BARGAINS

\$1,500-Florence; full block of 20 lots. \$2,000-Corner Dodge and 36th Sts., 82x165. \$2,000-126x150, corner 38th Ave, and Jackson. \$3,000-Modern six-room dwelling, No. 3421 Davenport St. Convenient to Far nam car line.

10th St. A building for merchandise brokers would rent readily.

HENRY F. WYMAN, Sole Agent, 1003 New York Life Bldg.

THESE FOUR, AND NO MORE 12% INVESTMENT

Four good cottages, close in, on corner lot, with paved street, bringing \$702 per and trees and fruit. \$200 cash, balance, \$10 per num rental; always rented because they are within walking distance. This is a good, strong if per cent investment or very N. P. DODGE & CO., cheap homes. Will sell for reasonable Bee Bldg. cash payment down, balance monthly, Don't fail to investigate this property.

PAYNE, BOSTWICK & CO. Sixth Floor N. Y. Life Bldg.

BUILD

modern dwelling for yourself or for some one who wants it more than you do

that beautiful tract formerly the old Fair Grounds, but now known as

BOULEVARD PARK HENRY F. WYMAN, 1003 New York Life Bldg. 'Phone Douglas 1272.

SIEMSSEN & CO.

Real Estate, Insurance, Rentals.

Correspondent of German Consulate. Notary Public.

Room 838 N. Y. Life Bldg.

'Phone Douglas 5880.

OMAHA, NEBRASKA.

HOUSES FOR SALE.

6th and Locust, 5-room house, barn, etc., full lot. \$850.00. 4643 Farnam, full lot, 8-room house, water and gas. \$1,750.00. S. W. cerner 30th and Pinkney, two stores, frame. \$2,500.00. 20th and Castaliar, 30x188, 10-room house, rent, \$23.00. \$2,500.00. Lot 17, block 8, Orchard Hill, 6-room, modern. \$2,600.00. 541 S. 27th Ave., 38x60, 8-room, modern. \$3,250.00. 2705 Dewey Ave., 38x60, 8-room, modern. \$3,900.00. /33rd and Burt, two 8-room, modern. \$3,800.00 each. Lot 20, block 2; Orchard Hill, 10-room modern. \$5,400.00. 407 N. 40th St., 10-room, modern, brick house. \$8,000.00. 16th and Hickory, three-story brick, rent \$65.00. \$8,000.00.

VACANT LOTS.

Lots 23 and 24, block 1, Catalpa Place, together. \$750.00. S. W. corner 49th and Underwood Sts., Dundee Place, 75x150. \$1,500,00. Other Dundee lots, good location, from \$500.00 to \$750.00. Mystic Park lots, opposite Field Club, cash, \$400.00.

FOR SALE-REAL ESTATE

FOR SALE-REAL ESTATE

REAL ESTATE AND INSURANCE, 838 NEW YORK LIFE

GEORGE & CO., 1601 FARNAM STREET

Tei. Douglas 756.

34,000 for good 6-room, modern house, hot water heat, on S. 25th Ave., near Dewey Ave.; lot has double frontage, with room to build another house, facing 27th St.

32,700 for new e-room, modern, square hou e.

2 stories, on West Harney St.; lot textill feet, never occupied; south front.

43,500 for well-built, 7-room house, all modern except furnace; pak-finish sliding doors, fine mantel and grate; very attractive interior; on Spaulding St., near 25th St.

33,600 for 6-room, 2-story house, modern except furnace, new in 1904, near Kountze Place; owner leaving city reason for selling.

ing.

\$3,000 for 1715 Webster St., 6-room cottage, in good condition, city water, sewer and gas in each room, large cistern, recently papered throughout; all specials paid in full; lot 23x182 ft.

\$2,700 for nice 7-room cottage, modern except heat; barn, beautiful shade trees; lot 30x128 ft., corner 25th and Spaulding Sts.; very desirable.

\$2,700 for 1518 Madison Ave., 8-room, mod-

lot 50x128 ft., corner 25th and Spaulding Stm; very desirable.

\$2,700 for 1518 Madisson Ave., 8-room, modern house; large barn; lot 45x127 ft.; paved street; near Sherman fists.

\$2,650 for southeast corner 25th Ave. and Chicago St., new 6-room house, including reception hall; modern except heat; lot 50x152 ft. Will divide and sell nig of lot, with improvements, for \$2,650.

\$2,550 for 8-room house, all modern except furnace, in good condition, on 25th Bt., near Chicago St.; would rent for 330 per month. A special reduction price for quick sale.

\$2,500 for 1817 Locust St., well built 8-room house, modern except furnace, in good condition.

\$2,600 for 6-room cottage, modern except

\$2,400 for 6-room cottage, modern except 22.400 for 6-room cottage, modern except furnace, good condition, east front; on 18th St., near Clarke St.; lot 38x132 ft. \$2.100 for 7-room house and barn on Bristol St., near 27th Ave; lot 66x132 ft. Room to build another house on lot. \$1.800 for 4228 Burdette St., 7-room house, in good condition, city water, sewer and gas; clatern water in kitchen; nicely located; lot 50x120 ft. cated; lot 50x130 ft.

\$1.800 for good 6-room house, in first-class condition; recently shinged and painted; has city water, sewer and gas; nice shade trees; north front, on Corby St.

EXCHANGE

A double frame flat building, in the

choloest residence part of Omaha, renting

for \$57.50 per month; \$6.500. Encumbrance

\$4,000; all taxesepaid; will trade equity for

BEMIS,

PAXTON BLOCK.

West Farnam

Home, \$2,800

I offer a fine 8-room house, modern in every respect, with a full lot, at 44th and Farnam, for only \$2.80; part down and balance on easy terms. Better investi-gate this immediately, as it is a pretty big snap.

B. R. BALL,

526 N. Y. Life. 'Phone Red-3217

COME QUICK

\$-room, new house, hard wood finish,

large reception hall, gas and electric lights.

nickel plumbing, enamel bath, laundry and

toilet in basement and vegetable cellar. On

28th street, east front, near Dewey Ave.,

Price, \$4,200 for a few days only.

and permanent walks.

corner lot 30x127. This is close in and built

\$500-Buys a 2-room new house, and nice

1714 Farnam St.

lot on car line, gas and water in house and

Two south front lots on Ames Ave., in

Fine south front lot on Manderson St;

street paved and stone made sidewalk, \$800.

Corner 29th and Douglas St., walking

Five acres just outside city limits, \$1,100;

21/2 acres; street cars in front this year.

Now is the time to pick this up. Sure

I. N. HAMMOND,

332 Board Trade Bldg.

HERE'S A REAL SNAP

Phone, Douglas-220. 210 So. 13th St. RE-825 25

FOR SALE—7-room house and one acre of ground, all in fruit, all in bearing, on Florence car line. M. A. Stephens, 3639 Curtis Ave.

ACRES IN AND CLOSE TO SEATTLE AT PRICES THAT WILL DOUBLE EACH YEAR.

Seattle, Wash. References, Puget Sound National bank. RE-700 25x

Us.

Invest now Before the Boom Strikes

BUY IN A GOOD LOCATION

186x174 feet, N. E. corner Howard and 24th Sts; fine location for residence, apartment house or to build houses for sale; bound to increase in value. Price only \$10,006; reasonable terms.

L. D. SPALDING,

FOR INVESTMENT

street, all paid for; price, \$1,200.

near Remis Park, \$2,100.

Easy terms to right party.

and brick shop, renting for \$8, total 216

per month; city water, sewer, paved

FOR A HOME

6-room cottage, entirely new, bath, sewer,

gas and electric light, on paved street,

O. C. OLSEN.

1304 Farnam St.

RE-830 25

Phone, Douglas-236.

block 5, Tuttle's Sub., \$125 each.

distance; a bargain, \$800.

nother one for \$1,500.

'Phone 789.

thing.

RE-916 25

good Omaha vacant property.

near 18th St.

1.75e for 5-room cottage, with city water, newer and gas; cletern water in kitchen; recently papered and in good condition; cement walks; on 19th St. boulevard, near Lake school.

VACANT.

VACANT.

Lake school.

VACANT.

S.500 for lot having 99 feet frontage on Park Ave. and 20th St., with well built Stroom modern house on it, which will rent for \$40 per month, leaving sufficient room for 5 more houses; located between Jackson and Leavenworth Sts.

4,500 for lot having 64 feet double frontage on 26th Ave. and 27th St. south of Dewey Ave.; fine location for brick flats.

2,500 for 252132 feet, north front, on Douglas St. near 22d St.

13,500 for 50x140 feet, west front, on 22d St.

250 feet north of Woolworth Ave. All specials paid in full.

13,600 for four choice lots facing Central boulevard, 48x136 feet each, having double frontage and near Farnam car line.

13,300 for 50x140 feet, south front, on Lincoln boulevard (Bemis Park) between 34th and 35th Sts.; have 243 feet frontage to sell in this location.

2500 for 45x127 feet, south front, on Madison Ave., 219 feet east of 16th St.; paved St.

2500 for 50x130 feet, north front, on Burt St., just west of 30th St.

2500 for 50x130 feet north front, on Decatur St., just west of 30th St.

2500 for 50x130 feet corner of 46th and Nicholas Sts.

1NVESTMENTS.

23.000 for four Groom detached modern houses, renting for \$1.440 per year, near

\$13.000 for four 6-room detached modern houses, renting for \$1,450 per year, near 24th and Harney Sts.
\$19.000 for 514-16-18 S. 22d St.; 3-story frame building of about 34 rooms, divided into 3 apartments; all modern; renting for \$1,320 per year.
\$3,500 for 3-story and basement brick store building on Harney man 13th St.
\$4,500 for brick store building used as grocary and bakery, on lot 30x140 feef in size, located in north part, where there is an old established business.
\$3,500 for 1917-19 Clarke St., 2-story frame building; rental \$50 per month.

WORTH THE MONEY

On Charles, near 41st, partly modern 6room cottage, shade and fruit; price \$1,800.00; easy terms.

Fine country home, Dundee, 6-room house, good condition, shade and fruit; price \$1,250.00; well worth the money. 2321- N. 27th Ave., 6-room cottage, modern except furnace, a new, desirable home;

price, \$1,675.00; easy terms; a bargain. Do

not bother tenant, but see us. Fine modern 6-room residence on Webster St., close in; new hot water heating plant, everything in first-class condition, plenty of shade; price, \$3,500.00.

ACREAGE

A 6-room house and 2 acres of ground in Benson Heights, lies fine; dandy place to raise chickens; price, \$1,400; easy terms.

FRANK & EFNER, Tel. Douglas-3000. 321-22 Neville Block. RE-838 25

Our home, 9-room, part modern, good barn, lot 50x140 feet, east front, twenty minutes' walk from postoffice; two blocks from two car lines. All in fine shape. Old age, reason for selling. Can give terms. \$1,500 CASH buys 5-room cottage, newly papered and painted, lot 100x137, brick foundation, cellar, 100-barrel cemented cistern, barn, chicken house and run, fruit, nut and shade trees, some bearing, water in house, sewer in street, three blocks from Harney, six blocks from 24th St. line. Or will take half cash, balance easy payments. Address A 25 Bee office.

R. W. BRYANT, 2516 N. 20th.

We sell, buy or exchange city property.
We sell Nebraska, Kahsaa and Texas lands,
We sell irrigated lands in Wyoming.
We loan money on city property.
We loan money on farm property.
We do a general rental business.
We write the best insurance at lowest price.
We do a general exchange business.
If you wish to do business list your wants with

O. T. CARSON & CO., 413 N. Y. LIFE.

FIVE AND SIX ROOMS for a home. Can't be begt. Paved street Three new modern houses, east fronts, or

Sherman Ave. 2312, 6 rooms..... 2,900 3310, 5 rooms...... 2,500 outbuildings, permanent walks and shade Two of these now ready. Small cash pay-

ment, balance as rent. Furnace, electric lights, fine plumbing, full basements, Just the thing for small families and they are surrounded by fine houses.

C. S. SHEPARD, Owner, 308 N. Y. Life.

BARGAINS.

19 acres east of Benson, \$2,500.
Décatur, between 25th and 25th Sts., \$900.
16th, near Martha, 86x140, \$1,500.
Harney and 29th Sts., large sign.
Near 25th and Chicago, 65x116, \$2,000.
Webster and 36th, 169x144 feet, \$4,000.
Farnam street, \$4 feet, \$6,000.
Farnam street, 115 feet, \$5,000.
Seven rooms near 27th and Lake, \$2,200.
Six rooms, modern, close in, \$4,200.
Frame houses, rental \$340, \$5,750.
Two new brick flats, \$500 rental, \$6,700.
Six brick houses, \$1,440 rental, \$12,000.
JOHN N. FRENZER, OPPOSITE OLD P. O.
RE-827 25

\$4,500-\$3,000 cash, 8-room house, modern, barn, best part of South Omaha. \$1,200-One 8 and one 3-room houses, two lots, \$500 or \$400 cash, balance monthly, Store building and lot cheap, 2018 North 24th St. Will sell on easy terms. L. D. SPALDING, lots, \$500 or \$400 cash, balance monthly, 13th, between N and O Sts.

\$2,000—Cash, 7-room house, city water, east front, ½ block from cur. 13th, between M and Missourt Ave.

\$1,600—14 cash, 5-room house, city water, bath, gas.

\$1,500—5500 cash, \$12.50 a month, 5-room house, bath, \$19 N. 28th St.

\$1,300—8400 cash, \$21 N. 28th St.

\$1,300—14 cash, 7-room house, modern, nice location.

location.
\$2,500—\$1,000 cash, 7 rooms, modern except
furnace list St.
Three 2-room houses, on separate lots,
\$500 to \$500 cach; \$50 to \$100 cash, balance FOUR CENTRE THAT WILL DOUBLE EACH YEAR.

Four continental railroads now building into Seattle. Acre tracts from \$250 to \$250. Four and one-half blocks from electric car line, one-half mile from a beautiful lake, two and one-half miles from the city limits. Land lies level and is of good soil. At the present growth of Seattle these will make town lots in two years. Other tracts at \$50 per acre and up. As to this acreage, we refer you to Mr. J. H. Moore and Mr. W. T. Coleman of McCook, Neb. Both gentlemen have recently visited Seattle.

Pettit & Son. 314-15-16 Coleman Bidg., Seattle, Wash.

References, Puget Sound National bank. monthly. 3 acres, ½ miles south Albright car line, well improved-\$4,000, one-half cash.

FRANK J. PERSONS GLASGOW BLOCK.

An element 8-room modern house on Em mett street, near the boulevard, oak finish on first floor, best of furnace, open plumbcellars. Reduced to \$4,250 for quick sale. H. A. STEAVENSON, lith and Farnan

RE-885 15 INVESTIGATE 400 acres in southern Mon tana; railroad station, river front, excel lent soil, healthful climate, good mar kets. Address E. & M., 2823 Parker St. Omaha.

336 Board of Trade.

\$2,500 SNAP room house, all modern, and barn; good 230 Board of Trade Bidg.
fürnace; on West Farnam St.
F. D. WEAD, 1824 DOUGLAS.

A SPECIAL FOR TEN DAYS.
We have for ten days only a price of
\$4,000 on one of the finast homes in the
loth St. residence district, near Herman
Kountze's home: \$ rooms, strictly modern
and one of the most sightly places in
Omaha. Call or phone us for particulars
Monday. Monday.

CHAS. E. WILLIAMSON CO.,

IRI Farnam Bt.

OPEN, MONDAY EVENINGS.

RE-900 25

BEST CORNER ON UPPER FARNAM. 90x140 feet, N. E. corner of 35th St.; will take \$7,560 if sold Monday, and make easy BTRINGER, PAKTON BLOCK.

FOR SALE—REAL ESTATE

FOR SALE—7-room house, all modern ex-cept furnace, nice yard, shade and fruit trees, good barn: 12 block to cars and paved street, Ello. No agent. Apply 2306 Grant St. RE—801 25x

IF YOU HAVE \$800 CASH
And want a fine, beautiful building lot, south front, on Harney car, almost close enough to be called walking distance, and at a big bargain, the balance of price can remain on lot. Or if you pay all cost, can arrange to build for you-your own plan, adjoining lots \$1,300, but any reasonable offer will be accepted.

CHAS, E. WILLIAMSON CO.,

100 Farnam St..

RE-838 25

TRACKAGE

A fine piece of trackage property, 147x284, on U. P. track, at 5th and Jones Sta., \$12,000 will take it for immediate sale. THOMAS BRENNAN, Boom I, New York Life Bidg. RE-M530

THE Glover Cuban Land Co. R. S. N. Y. L. Bldg., Omaha, sell lands in Cuba. Round trip, Omaha to Havana, \$67.85. RE-386

A Gem for \$2.000 7-room house, strictly modern, has gas, bath, hardwood floor, fine, large rooms, only two blocks from good car line in north

Payne Investment Company. First Floor, N. Y. L. Building. Tel. Douglas 1781. RE-617 24

OWNER leaving city will sell home, 4160 Chicago St., 8-room modern well bufit house. Fine lawn; shade and fruit trees; one-half block to Saunder's school; three blocks to Farnam; Dundes car, Call week days only. FARMS and city homes. Kemp, Real Estater, Blair, Neb. RE-938

FOR SALE-A home worth \$30,000 for \$12.000; west side. Address L 17, Bee. RE-M859

A Bargain Between 27th and 28th, facing south on Webster St., in Avondale Park, a fine lot

Payne Investment Company, First Floor N. Y. Life Building. Telephone Douglas 1781.

RE-M604 24 THE J. FRED KERR COMPANY'S AB-BTRACTS OF TITLE are the safest. You are protected by a \$10,000 bond against loss by errors. You don't buy a lawsuit when you buy a "Kerr" abstract. 1008 N. Y. Life Bidg. 'Phone Doug. 2244 RE-

CHEAP HOME-CLOSE IN \$2.550 for 8-room nouse, all modern except furnace; in good condition; on 25th St., near Chicago; would rent for \$30 per mo.; a spe-

> GEORGE & CO. 1601 FARNAM ST. RE-616 24

CHAS Williamson Co.U. S. Bk. Bidg.

cial reduction price for quick sale.

REAL ESTATE WANTED. HAVE \$25,000 to invest in Omaha real estate that offers the best bargains. Wish to deal direct with owners. Glys description and best price in first letter. Address A 4, cars Bee. RE-M788 Alx

FOR SALE—Cuban land, well timbered, suitable for sugar, cattle, fruit, coffee or colonizing. If you mean business, address A. C. Freeborn, Metropolitan Bldg., New York.

FISHING, boating and quall hunting; fine lakeside home in Minnesota; three new cottages and barn, two boat houses, 35 and 30-foot launches, sailboat, rowboats, 360 fruit trees, about quarter bearing grapes and raspberries, windmill and tank, nine other lakes within hours drive; this is a bargain; am obliged to sell. Edwin Murray, 1812 Nicollet Ave., Minneapolis.

RE-690 26x 50-ACRE farm, 2 miles from Lincoln, near Capital beach, only \$4,000, if sold this week. Well improved 20 acres in same locality Vell improved 20 acres in same locality for \$2,000.

for \$3,000. 20 acres of land in oil and gas belt, 4 miles from P. O., "a money maker," \$4,500. For particulars call on G. A. Hagensick, Lin-coln, Neb. RE—915 25x FOR SALE—Fine modern 8-room home; well built, convenient, desirable; Bemis Park; party leaving city. Address A 16, Bee. RE—

Most attractive suburban place near Council Bluffs;; good house, barns and chicken houses; water works system; 2,000 bearing fruit trees; pasture that will keep 45 cows and about enough alfalfa to winter them; railroad to town; house in sightly location, with fine lawn, plenty of shade, shrubbery and evergreen trees; will take 6 or 7-room house, Council Bluffs, or Omaha property; price, \$7,500. H. G. McGee, 14 Pearl St., Council Bluffs.—RE

FOR SALE-FARMS

RELINQUISHMENT of a 640-acre home-stead for sale cheap; nine miles from railroad and good Nebraska town; excel-lent soll and close to running water; see or write to Dr. Pribbenow, 214 Karbach block, Omaha, Neb. H—Mäil

DO YOU WANT A HOME? 50,600 acres in Box Butte county, Nebraska, from \$3.75 to \$10 per acre; 25,000 acres of irrigated lands in Scott's Bluff and Cheyenne counties, from \$12.50 per acre up. Call on or write E. M. Todd or W. R. Pierce, 211 Neville Block, Omaha, Neb., or J. F. Ringien, Alliance, Neb. Excursion leaves Omaha April 3.

FOR SALE OR TRADE

246-acre bottom farm in western Iowa; A-1 soll with some timber and meadow \$55 per agre, or \$14.630; owner wants Omaha property. Call on or address the Payne Investment Company, first floor N. Y. L. Bldg., Omaha, Neb. H

Lyman county, South Dakota. We can sell you from 150 to 2,500 acres in one body. We have some special bargains to offer. Call or address E. A. McLaughlin, 514 N. 15th St., South Omaha.

127 ACRES

Bottom land seven miles from Florence, ing and fixtures, gas and electric lights, 2 Neb., 30 acres in cultivation; 4-room house. Price \$4,200. Must be sold at once. Be quick if you want it. See us for lands. L. L. JOHNSON & CO.

> A fine 130-acre farm 3 miles from Blair, Neb.; lies fine; all can be cultivated; good

'Phone Red 1366.

improvements. Price \$75 an acre. H. A. STEAVENSON.

Room 3, Barker Bik.

230 acres choice corn land, 345 miles from railway station and 12 miles from Omaha 160 deeded, 190 school land leased for 16 years at 55 cents per acre per annum. Price, \$11,000 Owner offered 44 per acre cash rent, or 10 per cent net on price asked. Will take part trade in good Omaha rental property, put in at its cash value. Reason for selling, old age and poor health. value. Reason for selling, old age and poor health.

R. C. PETERS & CO.,
28 South 17th Street.

Bee Building H-245

Farm and Ranch Lands. Nebraska, Kansas, Colorado and Wyoming low prices; ten years time. Land Dept. U. P. R. R., Omaha, Neb., Dept. "A." FOR SALE-FARMS

Do you know that southwestern Nebraska land is the best for the money that can be bought, and where the opportunity of a heavy advance in price is certain? Among others we have these, which are offered for a short time only:

80 acres, 4 miles Bartley; 70 acres in cultivation; level; all A-1 soil; near school, Price \$19 per acre, on terms.

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320 acres of \$75 Land for \$40 an acre.

5 miles from Pierce. Lies beautiful. Dark loam soil. Not an acre of waste THE IMPROVEMENTS

are elegant. Cost over \$6,000. House, barn, stable, granary, corn cribs, wagon sheds, milk house, stone cellar, etc., all of the very best. Orchard, grove, in fact, everything you need. Call at once.

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Located in western lows, well equipped, for sale or trade for Omaha property. This farm is in fine condition for any one desiring a stock farm consisting of both hill and bottom land; all fenced, some good timber, blue grass pasture The Improvements consist of a nineroom house, modern, excellent furniture, and five-room tenant house, with other buildings in proportion. Price \$40 per acre, or \$25,680. For detailed information call on or address Payne Investment Company, first floor N. Y. L. Bldg. Omaha, Neb.

Excursion

to Eastern Central Kansas Tuesday, April 3d. Improved farms \$25 to \$35 per acre. None better anywhere. Go with us,

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YOU CAN'T MISS IT 48) acres of fine Holt county valley hav land to trade for good income property.

north Nebraska land should not be over- right.

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80-ACRE FARM, 3 miles from Calhoun Washington county, Nebraska; small house, good barn, etc.; two wells; price \$67.50 per acre.

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West of Dundee we have five acres to be sold for a few days at \$1,300. If you want something of this kind look it up quick. PAYNE, BOSTWICK & CO.

Sixth Floor N. Y. Life.

FOR SALE OR TRADE A 312-acre stock farm in western lows, \$35 per acre, or \$10,900; all fenced; 75 acres farm land, balance in good pasture; owner wants income Omaha property. Call on or address Payne Investment Neb.

WANTED—Grain elevators. We have cash custemers for grain elevators in Nebraska. Give full description and price. Inter-State Investment Co., Burr Bik., Lincoln, Neb. Company, first floor N. Y. L. Bldg.,

Omaha, Neb. OUT THEY GO THIS MONTH
to North Dakota to select a 320 or a 645acre farm out of our 100,000-acre tract for
\$12 to \$15 an acre; will yield over \$12 an
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H. Brown Co., 131 La Salle St., Chicago
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1,130 ACRES of good, fertile, level land, well improved, 1½ mile to school, 2 miles of postoffice, 30 acres cultivated, raise good crops, balance good blue stem hay, 9 miles of fence; price, 38 per acre until April 15; a snap; don't delay. Wm. Madgett, Hastings, Neb.

FOR RENT—FARMS TO RENT-740 acres in the southeast cor

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FOR BALE OR EXCHANGE-Genoa, Neb.

seven-room residence, want western land; \$2,000 grocery and meat market for land; \$3,000 hotel for land; several stocks general merchandise and hardware; \$25,000 hardware and building for ranch; northeast Kansas farm for ranch. M. L. McIntyre, Seneca, Kan. Z-774 25x

WILL exchange unimproved farm for small stock of goods; 180 acres, \$3,306 A E. Kull, Primrose, Neb. Z-M904 27 GOOD T-room house, full lot, 224 S. 20th; 122x132 feet, on paved street. Trackage, 11th and Nicholas, to exchange for cheap property. J. H. Parrotte, Paxton Block. Z-861 25

HAVE 640 acres of land and some money for a stock of merchandise; land at \$10 per acre. Address C. Stock, DeWitt, Neb. Z-773 25z

FOR EXCHANGE

IF YOU do not find what you want in this column, put an ad in and you will soon get it. Z-983 GOOD FARM LANDS TO EXCHANGE
FOR CITY PROPERTY.

55 acres located within a mile of Plattsmouth, Nebraska; land lays fairly well,
all under cultivation, good five-room cottage, small orchard, barn and other out
buildings. Will exchange a \$5,000 equity
in this place for good dwelling in Omaha
or South Omaha, of equal value.

or South Cimana, or equal value.

80 acres located about 10 miles south of Plattamouth; all under cultivation, good five-from house, barn, double corn crib, two wells, good young orcharl; land lays rolling. Price, \$60 per acre. Will exchange same for a good residence in Omaha, South Omaha or any good castern Nebraska town. Must be free from encumberance; nothing against this place. Will rent for \$1.90 an acre cash. Can give possession of this immediately. For further particulars write Falter & Tate, Plattsmouth, Neb. Z-014 24

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TO EXCHANGE FOR OMAHA
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320 acres, well improved, one and one-half
miles from a good railroad town in Holi
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soil of the very best quality. Never fails
to grow a big crop. About 100 acres in fail
wheat; 200 acres will be in corn, baiance
tame grass. Price 570 per acre. Will take
good Omaha income property to the amount
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Adkins, Craig, Mo.
Z-671 28x

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TO EXCHANGE \$5.000 equity in No. 1 stock and grain farm, south-central lowa, for hardware, furniture or good livery. A. F. Henderson, Clarinda, Ia. Z. 735 25x

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At 5 and 6 per cent on improved real estate in amounts \$500 and upwards. No delay. We pass on security. Garvin Bros., 1604 Farnam. WANTED-City loans and warrants, W. Farnam Smith & Co., 1220 Farnam St. W-924

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PRIVATE money. F. D. Wead, 1520 Douglas. W-928 GARVIN BROS., 1604 Farnam; city loans, 5 and 5% per cent interest; no delay.

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