

FOR SALE—REAL ESTATE

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D. V. SHOLES COMPANY
721-22 N. Y. Life Bldg.
Tel. Doug. 49
WE WITH YOU A HAPPY AND PROSPEROUS NEW YEAR.

WEST FARNAM LOT.
CHOICEST lots in this location, east front on 38th Ave. between Harney and Dewey Ave., 180x165 ft. The cream of the city. Price \$75 for the inside lots, \$80 for the corner. Two of these lots sold last week. Get in now if you want one.

ROOMING AND BOARDING SNAP
\$7.00 for a large rooming house; only built last year. Good location in family only reason for selling at this price is the owner's loss. Don't lose it. The owner has made 35 per cent net on this price for the past year.

50 PER CENT OF FIRST COST
More house and more real estate than offered in Omaha for \$4,000. Do you want it? If so, act quick, for some one is going to wake up and pick up a snap.

8-ROOM MODERN BRICK HOUSE
Slate roof, large porch, hardwood finish on first floor; two mantels, with fireplaces, large hall, full basement, laundry. A house that will last a lifetime; warm in winter and cool in summer. Lot, 50x124 fronting south on paved street; very convenient to car line; one of the best streets in the city. This property was originally held at \$7,500. Owner says sell for \$4,850.

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HASTINGS & HEYDEN HOUSES
"THE BEST BUILT"
You can see them in all stages of construction all over the north side. If you are going to build next spring, start now, we are already taking contracts for houses to be started in March. We can help you decide on a plan, over 100 to select from. Don't wait too long before letting us figure with you. Next will be the big building year. Get in before the rush. Office open Monday evenings until 9 p. m.

KERR & CO.
1614 Farnam St. 'Phone Doug. 5487
Offer the Following: WEST FARNAM
7-room modern house on 35th Ave. near Farnam. Large lot, 54x135 feet. Alley in the rear. \$5,000.00 for a short time only.

START THE NEW YEAR RIGHT
BUY ONE OF THESE SNAPS AND HAVE A HOME OF YOUR OWN.

5 rooms near 25th Ave. and Spencer; city water, gas, toilet and sewer connections, permanent walks, everything in A 1 repairs, newly papered and painted, excellent brick-up cellar with cement floor, large porch and a modern house in every respect. Price, \$1,500. Terms, \$200 cash, balance easy payments at 6 per cent.

Hanscom Place, 6-room 1 1/2-story all modern except furnace, in good repair; lot 50x150, paving and all special paid. This is an excellent neighborhood on 28th St. and owner must sell at once and has reduced price to \$2,450. Easy terms if desired.

W. FARNAM SMITH & CO.
1230 Farnam St.
Telephone Douglas 1064
VACANT LOTS
\$3,000-7x120, close in, room for three flats.
\$1,500-East front lot, paved street, 2 blocks to new car line, 25th and Poppleton; make offer, have 2 more adjoining this one; a corner lot.

F. D. WEAD.
\$4,800 for 8-room modern house, just completed, on South 25th Ave. near St. Mary's Ave.; has the latest of plumbing, hot water heat, partly finished in oak; east front; will rent for \$50 per month to present occupant; payments, \$1,200 cash, balance \$20 per month. Let me show you this.

ERNEST SWEET
612 N. Y. L. Doug. 1472
BIG BARGAIN
NEW six-room cottage, modern except furnace, first-class plumbing, fine cemented cellar, south front, near 24th and Ames. This property rents for \$20 per month for \$20 per month, and can be bought for \$1,750, if taken at once. Here is your opportunity to get a little house at small cost.

ERNEST SWEET
612 N. Y. L. Doug. 1472
11% NET INVESTMENT
New brick flat, right down town, top-notch tenants, \$300 cash required. Property has splendid future. Owner desires to realize at once. THIS IS YOUR OPPORTUNITY. DON'T NEGLECT IT.

ERNEST SWEET
612 N. Y. L. DOUG. 1472
A FINE INVESTMENT
Three strictly modern flats, well built, new, have storm window on each floor, window shades that go with the building; practically no expense for water, gas, or electricity; tenants pay water rent, only 3 blocks from postoffice; yearly rental, \$1,080, or a little over 10 per cent gross; lot 60x132, fenced in, good stone walks, street paved, all special taxes of business description paid. You don't enter here a better located piece of property in Omaha. Price \$1,600. Owner non-resident.

FOR SALE AT A BARGAIN.
Fine home in southern part of city, two lots, first-class house, modern except furnace, seven large rooms in addition to bath, hot and cold water, etc. O. D. Fuller & Son, Nelson, Neb. RE-310 3x

GEORGE & COMPANY
1601 Farnam Street. Phone Douglas 756

GOOD HOUSES
\$11,000 for 11-room all modern house, lot 20x125, oak finish, hot water heat, barn, good repair, West Farnam district.
\$10,000 for 10-room modern house, excellent condition, on N. 40th St.; east front, large yard.
\$7,200 for 8-room modern house on Cass St. between 12th and 20th Sts., lot 60x132 feet.

INVESTMENTS
\$20,000 for six 3-story brick flats only four blocks from postoffice; rental, about \$1,200 per year.
\$10,000 for four new brick flats, close in; rental, \$1,000 per year.
\$50,000 for six new modern brick houses of 4 rooms each, leased for \$340 per year.
\$25,000 for 3-story and basement brick store building near Bennett's store, with stock.

FARMS AND SMALL ACRE TRACTS NEAR OMAHA
\$10,500 for a fine 64-acre stock farm located on the Center St. macadam road, 4 1/2 miles southwest of Omaha. Good improvements; very desirable for stock feeding purposes, gardening or a country home. Only \$2,500 cash required.
\$9,000 for 120 acres two miles east of Calhoun, well improved, good stock farm. Terms, \$2,000 cash, \$1,500 to \$2,000 Omaha residence; balance, 1, 2 and 3 years at 6 per cent.

FOR SALE OR EXCHANGE
9 rooms, corner lot, stable, near 24th and Woolworth Ave., \$2,500; \$500 down and easy terms, same as rent on balance, or will exchange for and other Omaha property or acreage.

NEBRASKA LAND
West 1/2 section 12-13-52, Cheyenne county; only \$2 per acre.
\$4,000 cash, \$1,500 per acre, 20-25-52, Frontier county, 1/2 sec. 14-15-52, Dundy county. Snap at \$4 per acre.
160 acres in sec. 20-25-9, Holt county, \$200.

WASHINGTON COUNTY
We have about 1,000 acres of the finest corn land in the state, about four miles north of Omaha, with first-class improvements for caring for and feeding stock of all kinds. If desired might divide into smaller farms. If you are interested in land and want something close to Omaha, better see this. Prices right and terms easy.

N. P. DODGE & CO.
1714 FARNAM ST.
RE-211 3x
BARGAINS FOR THE NEW YEAR
8 rooms, thoroughly modern, large south front lot 50x130, iron fence in front, new permanent walk, shade and fruit, barn, close to car line and in a splendid neighborhood. This is a bargain for home or investment at \$2,650.

N. P. DODGE & CO.
1714 FARNAM ST.
RE-211 3x
10 ACRES
The best garden spot in the state, and the price has never been so cheap. But the owner has bought garden land in California and is bound to go there. This consists of 10 acres, near 24th and Ames, with good barn and windmill and chicken house and hot beds, water tank and one acre of asparagus and one-half acre of peaplant, and present owner cleared \$200 this year and will pay \$20 to rent it for the year 1907. Now, you fellows that want to steal something, come see us and you can have it for \$1,700.

Real Estate, Loans and Insurance.
Let us show you our list of city property, acres, improved farms and cheap western lands. BERKA & CO. Tel. Douglas 747. 925 N. Y. Life Bldg.
WE SELL land in Nuckolls county, Neb., the great corn, small grain, alfalfa and tame grass country in southeastern Nebraska. Folmer & Son, Nelson, Neb. RE-M90

HAPPY NEW YEAR.

We wish everybody a prosperous and happy New Year. Why not start the new year in a home of your own? We can show you some good homes and lots. You have paid rent long enough. Here are just a few of the good homes we have on our list.
\$2,750.
807 Jackson St. This is a 7-room, 2-story house, porcelain bath, marble washbowl, etc., hot and cold water connection, gas, range, etc. This is a whole house. Only two blocks to car line and just west of Boulevard. Can sell on easy payments if desired.
\$2,650.
508 Poppleton Ave., 6-room, 2-story house, bath, closet, washbowl, etc., 3 bed rooms and closets. Good barn, paved street, cement walks, etc. Will be only one block to new 24th St. Car. Walking distance.
\$3,500.
7-room house, built four years ago by the owner for a home. Best of open plumbing, hot water heat. On the 19th St. boulevard. Only one block to car. A good buy.

THE BYRON REED CO.,
Phone Douglas 297. 212 So. 14th Street. RE-
NEW YEAR RESOLUTION
WHEREAS, Human beings require shelter from the elements in this northern climate, and
WHEREAS, One must either own his dwelling or pay rent therefor, and
WHEREAS, I have been known as a "renter" for the past ten years and have paid for a house, but have nothing to show for it; therefore, he
RESOLVED, That I will turn over a new leaf January 1st and write thereon, "Bought lot in BOULVARD PARK this day," where all public improvements are in and paid for and lots and homes may be had on easy terms.

GENERAL LIST DWELLINGS
\$1,800-7-room house, with city water and gas, near 24th car. Snap; \$1,800.
\$1,200-5-room cottage, bath, closet, gas, handy to car. Almost new.
\$2,500-6-room dwelling, modern except furnace, only block from car. Make offer.
\$1,100-Walking distance, residence, 7 rooms, modern, and barn.

Robinson & Wolf
123 Paxton Block 'Phone Douglas 514. RE-208 3x
\$950 Lots In Kountze Place
On Spencer street with paving, curbing, water, sewer, Park walks all paid, are the very best bargains in strictly fine residence lots in the city. We have them between Sherman, Avenue and 24th on the level or on a terrace. No matter how much you look around you cannot find a better bargain, considering the surroundings and location to the business district.
50 feet Blinney St. lots \$1,000.
50 feet Wirt St. lots \$1,100.
50 feet Pinkney St. lots \$50 to \$700.
50 feet Lathrop St. lots \$50 to \$700.
50 feet Emmet St. lots \$50 to \$700.
CORNERS A TRIPLE HIGHER.
Go out today and look them over. First call at our office and get a price list and plat.

HASTINGS & HEYDEN'S ADDITION.
HASTINGS & HEYDEN'S 3D ADDITION.
SHERIDAN PLACE, (LEAVENWORTH ST.) GRAMMERY PARK MILITARY ADD. (WHOLE ACRES.) CREIGHTON HEIGHTS HILLSDALE
Prices range from \$50 up to \$200, some of these have water, sewer and gas in front. You can't lose on our low prices and very easy terms.

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JOHN W. ROBBINS
182 FARNAM ST. TEL. DOUG. 529. RE-
ALL BARGAINS.
Seven-room house, modern except heat, full lot, three blocks from car line, east front, 4 rooms, 2 bath, modern, best location in city. \$3,000.
Seven-room house on full lot, east front, 4 rooms, 2 bath, modern, best location in city. \$3,000.
Corner lot, east front, two blocks from car line, on easy terms, \$200.
Good farm of 160 acres one mile from full lot, on county road, cheap and on easy terms. Good home and site investment. Lease expires March 1, 1907.
\$1,500-6-room house, 24th near Jackson.
\$1,500-6-room house, 14th near Farnam.
\$600-Two choice lots, one a corner, in Grammercy Park, one block from Military Ave and car line. SNAP.
\$150-700 lot in Allegheny Annex, South Omaha. Must be sold, make an offer.
\$1,200-6-room house, 24th near Jackson. FIRE INSURANCE AND RENTALS.