

FOR SALE—REAL ESTATE

REAL ESTATE BARGAINS
Brick block at the northwest corner of 16th and Clark St. Three stories and three modern flats. Rented for \$1,200 a year. Price, \$12,000.

Modern house and good barn at 1909 Binney St., \$4,500.

Three brick stores and full city lot, 55 1/2 x 123 at 1213-1215 and 1217 Howard St., \$30,000.

Modern brick residence at 385 North 39th St., \$4,000.

Thomas Brennan
Room 1 New York Life Bldg. RE-101

40th and DODGE ST
8-room house, all modern, 1st floor oak, full lot, fronting on Dodge St. A bargain at \$3,500. Phone 1234.

BEMIS
FAXTON BLOCK. -RE

YOU WILL MISS IT BY NOT INVESTIGATING THIS BARGAIN
Located at 1910 Binney St., Kountze place, asphalt pavement, cement walks, cement steps, 10 rooms, all modern, oak finish, mantel and grate, billiard room, large porch, full cellar, laundry, cistern, large attic rooms, cost original owner \$7,500 to build house; present owner must have money at once and is offering this property for \$4,900. It only takes \$200 cash to buy it, balance can be paid monthly. This is the biggest bargain in Omaha today. See us at once.

PAYNE, BOSTWICK & CO., SOLE AGENTS, 601 N. Y. L. Bldg. RE-729 13

THERE'S SOMETHING DOING IN BOULEVARD PARK
These days, workmen are pushing the construction of many modern dwellings. You are an interested spectator. Change the word to participant. It is not enough that another should have a home built. Why not see one of your own going up in this high class residential district? It is altogether the best looking addition to the public improvements in and paid for in Omaha today. Lots may be had from \$200 up, and on easy terms. Add this third resolution: "I will have Shimer & Chase Co. build for me or build for myself in BOULEVARD PARK."

DWELLINGS ELSEWHERE
We have a snap in a 7-room house on 36-foot lot, one block from 24th and Emmet, cement walk, city water and gas. Owner has marked it down to \$1,800.

MISCELLANEOUS
Trackage, Fruit and Truck Farms, Downtown Building Sites.

Shimer & Chase Co.
3609 Resumption Ground Floor, Douglas 3867. RE-101

WEST FARNAM DISTRICT
414 N. 35th St., 9 rooms, all modern, east front, good lot, nice terrace, fine shade, non-resent owner very anxious to sell property at once; has made price \$2,500; house is vacant; keys at our office. Don't fail to examine this property.

PAYNE, BOSTWICK & CO., SOLE AGENTS, 601 N. Y. L. Bldg. RE-728 13

EASY PAYMENTS
6-room house, nearly new, located near Miller Park, \$100 cash, balance practically same as rent.

JUST BEFORE ADVANCE IN PRICE SETS IN BUY ONE OF THOSE BARGAINS
7 rooms, well finished, large lot, shade, nearly new, \$1,250
3 rooms, walking distance, beautiful lot, close to boulevard, easy terms, small cash payment, \$1,750
3 rooms, modern, best district in city, large lot, shade and fruit, \$1,100

National Investment Co., 15th and Dodge. Doug. 601. RE-M366 14

SUBURBAN
In Benson, brand new 6-room, south front cottage, gas and city water, good location, located lots, covered with young orchard. Price, \$2,400; owner wants an offer. Just the place to raise poultry and fruit.

PAYNE INVESTMENT CO., First Floor N. Y. L. Bldg. Tel. Doug. 1731. RE-M346 14

BEMIS PARK SNAPS
6-room, strictly modern, new house in Bemis park, 6th down stairs, large reception hall, large floored attic and good wide stairway leading to attic. Price, \$1,500. Must be sold this week; be quick if you want a fine home.

L. L. Johnson Co., Barker Bldg. 'Phone Red 1234. RE-907 13

FOR SALE—Two modern houses and large barn one block north of Hanscom park; paved street, east front, lot 15x30. Eastern owner will sell at bargain.

THOMAS BRENNAN, Room 1 New York Life Bldg. RE-101

FOR SALE—REAL ESTATE

\$3,800
3854 SEWARD ST.
Great big value for \$3,800. This all modern house of nine rooms, hot water heat, porcelain bath, mantels, expensive gas fixtures, nice south front lot, lawn and shade. Can give immediate possession; part on terms. If you want a home in Orchard Hill look at this property. It's a bargain.

\$2,800
2257 N. 19TH ST.
Part on terms. This 7-room house, newly painted and papered, modern but furnace, with 60x110 feet, room for another cottage, cement walks, shade and lawn; make us an offer, immediate possession.

INVESTMENT
\$7,250—Rent, \$840; good flat, all-ways rented, near 17th and Jackson Sts.
\$10,500—Rent, \$1,200; three bricks, near Jackson and 27th Sts.
\$13,000—Rent, \$1,320; brand new, double brick, near 35th and Farnam.

GARVIN BROS., 1604 FARNAM ST. RE-101

NEW 5-ROOM HOUSE
Nice 5-room house, built by owner for home only, two 1/2 x 7/8 ago, full 60-foot lot, near 34th and Front Sts. Price, \$2,500. Easy payments. 'Phone Douglas 1234.

BEMIS, FAXTON BLOCK. -RE

W. H. GATES
Room 617, New York Life Bldg. 'Phone Douglas 1234.

\$2,500—Eight-room modern up-to-date home place on 40th, near Dewey Ave.; fine location.

\$1,850—Eight-room modern brick and slate roof house, on Vint St.; hardwood finish; on south front 30x115.

\$2,900—Eight-room modern house, in Hanscom Place, on 21st, near Woolworth, lot 50x120.

\$1,900—Eight-room modern house, on 42d and Douglas, hardwood floors, lot 45x127.

\$2,500—Six-room modern house, on Cumming, near 33d, renting at \$2.50.

\$2,500—Seven-room modern house, on 25d, near Lake, renting at \$3.00.

\$2,250—Six-room cottage, on 19th, near Lake, lot 60x110, east front.

\$1,000—Seven-room cottage, on Lake, near 23d, south front lot 50x110.

\$2,750—Eight-room modern house, in Kountze Place.

\$1,000—Eight-room house, modern except furnace, on 1812 North 25th; rent \$30.

\$2,000—Five-room new cottage, modern except furnace, on lot 33x110, at 1819 North 2d.

\$1,850—Seven-room house, at 2247 North 15th (Boulevard).

\$1,500—Eight-room, two-story house and large barn, at 1513 South 21st, lot is 30x220. Cheap property. RE-87 13

W. G. SHRIVER
1023 New York Life Bldg.

Large, two-story, 7-room house, brick, 62-foot lot, two blocks from N. 24th St. car line, paved street, modern except furnace, lot 33x120, paved street, permanent walks, cellar, furnace room, etc. Packer, near 35th-32-100.

Two houses, 66-foot lot, 11th near Arbor-Other fine homes in Bemis Park, Kountze Place, Hanscom Park and West Farnam district. RE-908 13

A SAFE INVESTMENT CLOSE IN THAT WILL PAY 9 PER CENT NET
We do not give location of this property, but it is a very fine neighborhood, easy walking distance, with large corner lot, both streets paved, permanent sidewalk, sewer, water and gas, with four good dwelling houses bringing an annual rental of \$2,000. The figures show annual cost to maintain the property: Taxes, \$190; insurance, \$40; repairs, \$120; total, \$350. Deduct this from annual rental (\$2,000) and you have \$1,650 net, which we believe is about the best this property can be bought for as above stated. What do you think about it?

Payne, Bostwick & Co., Offices 601-603 N. Y. L. Bldg. Sixth Floor. RE-728 13

A KOUNTZE PLACE BARGAIN
Nine large rooms and attic, first floor, large reception hall, front parlor, living room, dining room, lavatory and kitchen, finished with quarter sawed oak, four bed rooms and bath on second floor, large attic, all strictly modern and extra well built. Must be sold to be appreciated. Price \$2,600.

PAYNE INVESTMENT CO., First Floor N. Y. L. Bldg. Telephone Douglas 1731. RE-101

Easy Payments
6-room house, nearly new, located near Miller Park, \$100 cash, balance practically same as rent.

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7 rooms, well finished, large lot, shade, nearly new, \$1,250
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FOR SALE—REAL ESTATE

Owner Closing Out
Three houses close in, on paved street, renting for over 12 per cent of the sale price. If you are looking for a genuine real estate investment, here is a good one. Don't fail to see us about this property within the next few days.

PAYNE, BOSTWICK & CO., SOLE AGENTS, 601 N. Y. Life Bldg. RE-727 13

If You Are Looking For Good Investment
On your money, investigate the following:
One four-apartment modern frame flat, good repair, on 11th and Jackson, yearly rental \$25; price \$2,100; half cash, balance on time.
A 6-apartment frame flat south part of town, large lot, paved street, yearly rental \$90; price \$2,500.

Another 6-apartment modern frame flat, paved street, yearly rental \$100; price \$2,600; half cash, balance on time.

Robinson & Wolf, 423 Paxton Bldg. 'Phone Douglas 318. RE-826 13

If You Are Looking for the Cream of Omaha
THERE IS SOMETHING FOR YOU. Five new, modern, up-to-date brick flats, opposite high school, corner lot. Yearly rental, \$200. Price, \$25,000.

Robinson & Wolf, 423 Paxton Block. 'Phone Douglas 318. RE-824 13

\$2,900 INVESTMENT
Store building on S. 16th St., with flat above and small cottage in rear; rental \$200; water, sewer, gas and water rent \$62 per year—only \$1,500 cash required. GEORGE & CO., 1601 Farnam St. 'Phone Douglas 756. RE-M746 16

KOUNTZE PLACE LOT \$900
On 14th St., facing east, just south of Emmet. This price includes the payments of paving Emmet St., as well as all other specialties. F. D. WEAD, 1524 DOUGLAS RE-709 12

FOR SALE—11-room, all modern house, 146 S. 28th St. 'Phone Harney 1567. RE-709 12

MONEY TO LOAN—REAL ESTATE
When you have idle money call or write and tell us how much you have that you would like to loan on first-class real estate mortgages and we will procure borrower. Hastings & Heyden, 1750 Farnam St. W-219 13

GARVIN BROS., 1904 Farnam, 5 and 24 1/2 per cent loans on real estate; no delay. W-929

MONEY TO LOAN—Payne Investment Co. W-927

WANTED—City loans and warrants, W. Farnam Smith & Co., 1320 Farnam St. H-323

LOWEST RATES—Bemis, Paxton Block. W-279

PRIVATE MONEY—F. D. Wead, 1524 Douglas. W-509

\$1,000,000 TO LOAN on business and residence property in Omaha; lowest rates; no delay. Thomas Brennan, R. 1, 11th and Farnam Sts. W-232

WANTED—City loans. R. C. Peters & Co. W-80

LOANS on improved city property. W. H. Thomas, 556 First National Bank Bldg. W-923

LOW rates. Private money. \$500 and up. CHAS. E. WILLIAMSON CO. W-100

FOR SALE—FARMS
640 ACRES IN KIMBALL COUNTY.
4 1/2 miles from the main line of the P. R. R., 80 acres smooth valley land, good black soil, underlaid with clay subsoil, water can be had on the surface. Price, \$500 an acre.

PAYNE INVESTMENT CO., First Floor N. Y. L. Bldg. Tel. Doug. 1731. H-

\$5,000 will handle 10,000 acres of land in the famous Panhandle 8-room house, a quarter of a million acres. Will sell you 10,000 acres at wholesale at a price that will make you \$20,000 with a payment of \$2,000 cash, \$5,000 March 1st, \$5,000 June 1st, and the balance on terms. The land is in the best section of the country, with water tank, and all other necessary improvements; good apple orchard, 200-bbl. cement water tank, and all other necessary improvements; good apple orchard, 200-bbl. cement water tank, and all other necessary improvements; good apple orchard, 200-bbl. cement water tank, and all other necessary improvements.

DAKOTA FARMS AND RANCHES
Read this list of bargains. All have good houses, barns, and fences. Close to good towns.
150 acres, adjoining townsite, \$22 per acre, 220 acres, 12 miles market, \$25 per acre.
60 acres, 2 miles, extra good, \$25 per acre.
60 acres, 2 miles market, \$25 per acre and upward.

Two complete stock ranches on river. Fine buildings, 1,000 head of cattle, 1,000 head of horses. All guaranteed bargains. Price, \$15 to \$20 per acre. Write at once and save money. F. W. BOETTCHER, Aberdeen, S. D. H-3388 13

COLORADO LAND WILL MAKE YOU MONEY QUICK
We are agents for seven sections of good smooth land, all can all be cultivated, soil is black loam, underlaid with clay subsoil, water can be had on the surface, level road to land; some of the adjoining land is being settled by a German colony and sells at \$4 as \$15 per acre; our price is \$1 per acre; no rocks, no stones.

HOLT COUNTY SNAPS
Fine, well watered ranch of 1,240 acres, black, sandy loam, in Holt county, Nebraska, 9 miles from railroad and post-office; nearly new house, large barn and sheds, large grove, well, always flowing fruit trees, whole ranch well fenced, 15 acres hog fence, 600 tons of hay, \$5 per acre.

National Investment Co., DOUGLAS BLOCK, 15th and Dodge Sts. H-397 14

COAST COUNTRY OF TEXAS
I have just returned from my third trip to the coast country of Texas. I am more pleased with the country than ever, and have decided to locate in Texas. Anyone interested in this great country and wishing to learn more about it will find me at 43 Commercial National Bank Building, Houston, Texas. Willis Caldwell. H-3925 13

Home-seekers' Excursions.
On Tuesday, January 15, we conduct land excursions to nine different states and offer less than one fare for the entire round trip. We think you have the best land bargains to offer in Colorado today, but no matter where you want to go, we can save you money on your trip. Expenses and undersell others in the same market.

CONTINENTAL REALTY CO., 32-34 U. S. Nat'l Bank Bldg., Omaha, Neb. 'Phone Douglas 608. H-M746 13

FOR SALE—FARMS

760-ACRE STOCK RANCH
Partly improved, 200 acres tillable, balance fine pasture land; four miles from Maywood, Neb.; only \$7 per acre. Sam'l Hawver, Owner, 1614 Emmet St., Omaha, Neb. 12-94 13

A FINE RANCH IN EASTERN WYOMING
12,000 acres of seeded land, school leases, a stream of water passes through the ranch, lots of good hay and valley land, which could be irrigated. There is another set of improvements on the south line of this ranch, which could not be duplicated for \$200; improve, etc. on the same place could not be built for \$12,000. At the rate the price asked by the owner, the valley land on which there is water and hay, is worth \$20 to \$25 per acre. Price for the entire tract \$500 per acre for seeded land; good reasons for selling. If you want a useful, practical ranch, you will appreciate this place as soon as you see it. All buildings in good repair and well painted. Terms can be arranged.

PAYNE INVESTMENT CO., First Floor N. Y. Life Bldg. Telephone Douglas 1731. H-

A. P. TUKEY & SON
The Only Farm We Have
We are not in the farm business, but in this case we have an excellent opportunity to sell a 200 acre farm in Merrick county, Neb., 5 miles from Clark, which he has given us to sell. There is a new five-room, new barn for 12 horses, new corn crib, new windmill and a good 100 acre alfalfa tract, balance all in pasture; good, black soil; all of the land can be cultivated. We will be glad to show you this land, as it is going to be sold and we can make a price which will sell it. Land in that neighborhood is selling for \$40 per acre. Make us an offer on this place.

A. P. TUKEY & SON, 414-416 Board of Trade, Douglas 2181. H-M313 14

COLORADO LAND
11,000 acres, 10 miles from D. & G. branch, with 1 1/2 miles from the Union Pacific, mostly all good, smooth land, excellent alfalfa, good balance on reasonable terms at 9 per cent. Shipping location for suburban farm. January 15, 1917. GEORGE & CO., Omaha, 1601 Farnam. H-

CUBA lands, Robertson, 226 Neville Bk. H-627 Feb. 7x

WE SELL land in Nuckolls county, Neb., the great corn, small grain, alfalfa and tame grass country in southeastern Nebraska. Write us for land list. J. D. Fullmer & Son, Nelson, Neb. H-901

Bargain Farms in Iowa
200 acres as fine as lays out doors, slopes gently from center to river, running along east side. Not a foot of rough land. Nine miles from Atlantic; \$6 an acre. Terms, \$100 down. H-800 13

H. A. Stevens
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"MYSTERIES OF MEXICO."
A story of the Lost Bullion Spanish Mine, worked by the Spaniards with slave labor. This interesting booklet contains much valuable information for the investor. Printed in English. In great Canadian wheat region; prices low; terms easy. Saskatchewan Real Estate Improvement Co., 201 Jackson St., St. Paul, Minn. H-805 12x

OPPORTUNITY in Canada; great chances for money in the rich soil of western Canada; write for free book, "The Home Builders' Guide to the West," in great Canadian wheat region; prices low; terms easy. Saskatchewan Real Estate Improvement Co., 201 Jackson St., St. Paul, Minn. H-805 12x

OPPORTUNITY in the Panhandle—\$6,000 acre of improved and unimproved land, 5 miles from city seat of Oklahoma, modern, stables, water, etc. Write to T. R. Welsh, Motteville, Wheeler county, Texas. H-M382 12x

Cheap Western Lands
1,000,000 acres Colorado, Kansas and Nebraska lands, \$2 to \$20 per acre. Government homesteads located. Printed lists showing land description and prices, also maps, pictures, etc. free. THE STEINER INVESTMENT CO., 91 Front St., Sterling, Colo. H-

FOR SALE
30-acre farm, 3 1/2 miles south of South Omaha, 1/4-mile from electric car, 100 acres alfalfa, 15 acres timothy and clover, balance in corn. This is a very good location with tank and furnace heat; barn, 60x20; 200-bbl. cement water tank, and all other necessary improvements; good apple orchard, 200-bbl. cement water tank, and all other necessary improvements; good apple orchard, 200-bbl. cement water tank, and all other necessary improvements.

CHEAP HOMES—80 acres, 60 cultivated, good 6-room house, barn, 4 down, 200,000 gal. good land, bottom, timber, good building, 100 acres alfalfa, balance in corn. Minneapolis, Florence or Salina, Kansas, Garrison & Stuebaker. H-M384 21x

COLORADO HOMESTEADS
Any young man or woman over the age of 21, can secure a homestead that will be worth \$1,000 to them as soon as they file on it. If interested, write for list to Globe Land & Investment Co., Patterson block, Omaha, and learn how it can be done. H-3688 16

RELINQUISHMENT on homesteaded, 640 acre, 100 acres in immediate future, and dress George J. Brown, Millard Hotel, Omaha. H-M748 12x

A SNAP IN BUFFALO COUNTY, NEB.
400 acres of smooth, rolling land, located 8 miles from market and 9 miles from Kearney, Neb.; 300 acres of this farm is under plow and 100 acres in pasture; large 2-story frame house of 6 rooms; 2-story barn, 300 x 60; granary and corn crib, 24x22; windmill and well; all fenced. This is one of the best homesteads in the state. A stock farm offered in Nebraska today and is a big bargain at the low price of \$14.00. Good location. Write at once. Write to the Kearney Land Co., Kearney, Neb. H-M387 21x

FOR RENT—100-acre farm 6 miles north of Florence. John J. Leary, 1409 No. 15th St. H-759 18x

30-ACRE dairy farm, one mile north of Benson, 5-room house and large barn, \$400 per year. GEORGE & CO., 1601 FARNAM ST. H-84 13

FOR RENT—HOUSES
FOR RENT—5-room flat, modern, electric light; all on one floor, 131 Park Ave., 2d floor, 2-story house, modern; \$42, 115 S. 21st.
5-room house, modern; barn; 190 Park Ave.
Large house, fine location; can be divided for two families; barn; \$200; \$140.

FOR RENT—100-acre farm, 132 N. 18th. Apply O. E. Johnson, 69 N. Y. Life Bldg. H-825 13

FOR RENT—modern house, except furnace, 120 S. 25th Ave. D-3660

FOR RENT—modern house, except furnace, \$18 per month, 257 Pierce St. Apply 1302 No. 25th Ave. D-364 12x

FOR RENT—modern house, with electric water; \$4. Chris Boyer, 22d and Cumming. D-67

FOR RENT—modern house, except furnace, \$18 per month, 257 Pierce St. Apply 1302 No. 25th Ave. D-364 12x

Hastings & Heyden will get you a tenant. FOR RENT—210 S. 20th St., 5 rooms, modern, with furnace. Inquire next door. D-215 13

FOR RENT—5-room flat, 1st floor, modern except heat; hot water attachments, 180 N. 24th St. \$15.00. 'Phone Harney 706. H-365 13

FOR RENT—Choice 3-room new house, modern except furnace, 3228 S. 19th St. \$20. 20th St. Block. D-M306 14

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