REAL ESTATE

W. FARNAM SMITH & CO.

# CITY PROPERTY FOR SALE

Hanseom Park bargain, 8 rooms, thoroughly modern in every respect, hall, partor, beak partor, barked mining from and kitchen on first floor; 4 good bedrooms and bath on second; full sized basement, best furnace and plumbing, has oak inish on first floor. This is on Pacific St., near sist, and a bargain at \$4,350.

On Ames Ave., two blocks west of 24th St., 5-room cottage, all modern except furnace: 3 rooms and half on first floor and 3 grood bedrooms on second; house nearly new and in excellent condition, being newly papered and painted. Owner must have larger house and will sacrifice for \$5,600.

### NORTH 24th St. STORE

Near Lake St., large store building, with living rooms on second floor, always rented, lot \$7x125, permanent walks and paving, all paid. Eastern owners very anxious to sell. Price, \$2,500.

### VACANT

Beautiful east front residence lot, 50x155, on 35th St., south of Farnam St., asphalt paving all paid; nothing better in West Farnam district for the price -82,100.

Only a few lots left on 25th Ave and Spencer St.; several new houses will be started in this addition within thirty days; east front lots on 35th Ave. with permanent walks, sewer, water and nice terrace, 1425; west front, same as above, \$600; south front, on Spencer St., \$500 and \$550; easy terms. easy terms.

We have one \$300 lot left on Fowler Ave., west of Flor-ence Boulevard; permanent walks, sewer, water and gas, lot 50x133, about two feet above street and needs no grading. Easy terms.

W. FARNAM SMITH & CO.

### Investments

#2-foot 2-story brick in wholesale dis-trict; 6-story wall on one side, 4-story wall on the other side; very little cost will add a couple new stories. \$6,250. This is a bargain.

Corner lot, two blocks from Her Grand;
6-room cottage. \$4,000. Sure to double one-half block, 7 houses, 2 stores, near 24th and Vinton. \$18,000. A bargain bouble frame flat, only built last year, all modern, on paved street and good car line, now making 10 per cent net on \$7,000. \$6,500 buys it. BEMIS

Phone Doug. 585.

Paxton Slock, —(19)

C(9)-

## 36TH ST., NEAR FARNAM.

Beautiful residence lot, fox 165 ft., terraced and sodded, asphalt pavement, all specials paid. The location is the swellest in the city. No fancy price is asked. This won't be on the market long at the low price

## CLINTON H. BRIGGS

1220 FARNAM ST.

# West Farnam

Owner says sell my vacant lot, and sell it quick; 50x150 feet, on 32d Ave.; paved street; good shade. The best street in the West Farnam dis-

## Kerr & Co. 1614 Harney St. 'Phone Doug. 5487.

(13)-806 24

\$1,150

For good a room cottage 10 blocks west of postoffice and handy to high school and reighton college, walking distance. Snap, He quick. Ernest Sweet, dis N. Y. Life Bldg. (19)

## \$8,500.00

Special Price for Short Time

No. 135 N. 38th Ave., 10-room house, located in excellent neighborhood, on large lot 80x 155 feet, all oak finish on first floor, hard pine second floor, attic has three rooms all finished, billiard room in hasement, combination hot water and hot air heating plant. House recently painted, large barn on the premises. Fine lawn and shade trees.

If you are looking for a home in a good part of the city this should interest you. Lot alone is worth \$4,500. Terms reasonable. Key at our

GEORGE & CO., 1601 Farnam St.

## 5-ACRE BARGAIN GOOD 8-ROOM HOUSE

With full size basement; apple trees, straw-berries, cherries, plum, peach, pear and crah apple trees; 709 grape vines, barn, chicken house. No. 800 N. 6th St. This will not be far from new extension of Amos Acc. car line. Price \$1,300, \$1,600 cash, balance monthly.

### Peterson Bros. SOLE AGENTS.

32 Bee Bidg., Tel. Douglas MSI. (19)-638 34 GOOD 6-ROOM COTTAGE

and small lot, east front, city water, gas for cooking. It, 1800 cash, balance monthly.

Phone Douglas 2157.

SE Bee Building.

(99)—433 24

FOR SALE—Nice, new 10-room Dundes residence; owner leaving city; price \$155, will carry \$1000 for 5 yra at 5 per cent. Also fine residence lot for half price. Address S. 155, Bes.

REAL ESTATE

## CITY PROPERTY FOR SALE

BOULEVARD PARK

The modern home addition. Know the location? A line drawn directly north from the postoffice and a line drawn directly north from the high school would be the eastern and western boundaries, respectively. Reached by direct car, without transfer, from the heart of the city. You can buy a lot in this splendid addition, about two feet above grade, with city water, sewer, gas, cement sidewalk, trees and shrubbery in and paid for, with electric light and telephone privileges-if taken before the advance in prices, \$600. Buy in BOULEVARD PARK.

## GENERAL LIST DWELLINGS

\$ 800 buys 3-large-room cottage, with full lot, 2 blocks from car. If such a cottage would meet your needs buy this.

1,000 takes 4-room cottage, full lot, two blocks from 34th St. car. Good repair, \$1,000 will buy 5-room, new cottage, city water, sewer, gas bath, full cellar, half block from car.

5,500-5-room dwelling, modern except furnace, less than block from Sherman Ave. car, adjoining Kountze Place.

52,200-5-room dwelling, modern except furnace, nearby car, close to Kountze Place, part of plumbing new, cement walks.

### NINE (9) ACRES IMPROVED

4 or 5-room dwelling, I large chicken houses, fruit in bear-ing. Price, \$3,000.

## Shimer & Chase Co.

Investments, City and Farm Property, Trackage. 1809 Farnam. Ground Floor. Tel. Doug. 3867. (19)—

North 24th Street Large double corner on North 24th St. ust the place for flats and stores. \$4,000. C. G. Carlberg, 311 N. Y. Life Bldg. 'Phone Red 7497.

## HOMES FOR SALE

25,500. 2200 Webster St., 10 rooms all modern, large attic, full basement, furnace heat, good laundry, large lot 65x132 feet, fine shade trees, south front on asphalt pavement, all special improvement fully paid, immediate possession, key at our office. Terms: \$1,800 cash, balance \$500 per year at 6 per cent.

\$2,500, 248 Spaulding St. 8 rooms, modern except furnace, lot 46x135 feet, paved street, owner lives on premises. Go and look this over.

\$2,300. 1936 South 15th St. modern except furnace, 5 good rooms, built only one year, easy terms.

\$2,100. 1706 South 27th St., 8 rooms, city water and gas, large barn, lot loxill feet, the shade trees, two blocks from car, part cash, balance

\$1,600. 3646 Charles, good 6 room house, city water, gas, etc. Owner on premises, leaving city and wants offer for quick sale.

\$1,300. 3914 North 20th St. & rooms, good repair, large distern, very easy terms. \$800. 428 Maple St., 5 room cottage. \$500 cash, balance monthly.

ESON. 2817 North 15th St., 3 rooms, easy terms, 1900 cash, balance at 6 per cent. See us for choice lots in all parts of the city. GEORGE & CO., 1601 Farnam St. (19)—MSS7 28

Corner Near Long School of 6 rooms, with car, lot 60x125, paved street and specials paid, is room for 2 more houses on ground, \$600 cash, balance monthly at \$17.00 per month, including interest, \$2,200.

F. D. WEAD, 1524 Douglas.

# HARNEY STREET

This property is 112x182 ft., near the corner of 20th St. It lays to grade and is in every way desirable. Finely located for a row of flats. It won't be long before this will be business property. No fancy price asked.

CLINTON H. BRIGGS

1200 FARNAM ST. (19)-M3M

# WEST OF FIELD **CLUB**

20 lots on easy payments; small payment down, balance it per week. We will build 20 new houses to suit purchasers, on easy payments. Get your order in early, as these will not last long. National Investment Co.

55 Douglas Block, 16th and Dodge. Douglas 5601. (19)-ME795 25 WEST FARNAM LOT

One of the choicest lots in the district, 675,x155. Price, \$4,500.

1001 New York Life. 'Phone Doug. 2152. (19)—M642 28

2 ACRE LOTS at \$1.50 each in Cote Brilliants, just

south of Forest Lawn cemetery, not far from car; lays up nice. W. H. GATES 817 N. Y. Life. 'Phone D 1294.

\$10,500 CASH

Will secure 3-story brick near center of dity. Annual income, \$2,600. Assurances given that income will pay triple above amount in ten years. Offer wanted. L CONNER, 232 Neville Blk.

REAL ESTATE

## CITY PROPERTY FOR SALE

# CHEAP VACANT LOTS

\$50.00-Lot 6, Block 13, Clifton Hill, 50x130 ft., E0 feet east of 45th St., N. F. on Erskine, water, sewer and gas in

\$200.00-Let 8, block 1, Mount Douglas, 66x132, South Omaha, N. F., on L Street, 65 ft, west of 41d; opposite school.

2500.00-Lot & Barkalow Place, E. F., on 28th ave., between Leavenworth and Jones, 40x160.

\$125.00-Lot 17, block 4, No. 2514 Pinkney street.

\$250.66-Lot 26, block 1, 50x128. N. W. corner 36th and Cass.

\$350.00-Between Maple and Binney. W. F. on 35th st., 47x108. 230,00-Lot 2, Hascall & Rogers' Sub. 66x118 on alley, between Vin-

ton and 18th St. \$375.00-Lot 7, block I, 80x12746. N. E. corner 35th and Decatur,

Lowe's Add. \$300.00-Lot 2, block D. 60x12714 on Blondo St., Lowe's Add.

\$1900.00-107x100 feet on 18th st., just south of Vinton. East front, room for four houses.

\$250.00-Lot 18, block 2, Seymour Add., 49x124. Between 26th and 28th st. and Fort st.

\$125.00-N. F. on Patrick ave., west of 35th, 47x124. N. P. DODGE & CO.

1714 FARNAM ST.

4 Lots 4 large lots on proposed Ames ave. car extension. \$500 for the bunch. Here is your chance.

C. G. Carlberg. 911 N. Y. Life Bldg. 'Phone Red 7497. NEW

# COTTAGES JUST BEING COMPLETED

We have a number of 5, 6 and 7-

For sale, over one hundred (100) lots in "Briggs Place." Parnam St. extends through the middle of this addition. These lots will be sold dirt cheap, as I wish to close them out at once. They are to be sold in a bunch. They must be sold altogether. Apply

# CLINTON H. BRIGGS

1230 FARNAM ST.

KOUNTZE PLACE LOT On 18th St., near Emmet St., east front, ready to build upon. 2000.

F. D. WEAD, 1534 Douglas.

TWO OPPORTUNITIES TWO OPPORTUNITIES
THE PUTNAM CO., 604 N. Y. LIFE, WILL
SELL YOU A NICE MODERN COT.
TAGE AND 80-FOOT LOT, 2017 HOWARD ST., FOR M.ZG. HERE IS ANOTHER EQUALLY GOOD BARGAIN—
ALL MODERN COTTAGE AND BARN,
NI N. STH ST. 8278. THESE PRICES
ONLY GOOD FOR A FEW DAYS. IF
YOU WANT A REALLY NICE HOME
HERE'S YOUR OPPORTUNITY DO
YOU WANT TO JOIN OUR INDIAN
TERRITORY FARM LAND EXCURSION (BLD ROUND TRIP) TUESDAY,
MARCH 57 WE ARE GOING. WRITE
US FOR PARTICULARS.
(19)—801 24

(19)-801 24 DOWN TOWN HOUSE CHEAP.

\$10,000 will buy a fine large home, with barn and full lot, on a quiet street, half mile from the court house. Rented to first-class tenant at 15 per month. Possession on reasonable notice. Non-resident owner. Price just reduced from \$12,500. J. H. DUMONT & SON,

365-6 N. Y. Life Bidg. FOR SALE—My suburban home; 10 acres; wast line of city limits; good improve-ments; fruit. Owner, 438 Bee Bidg. (19)—867 26x

FOR SALE New, modern, up-to-date house, near west Parnam car line, choice location, quick possession. For particulars see Hicks, 439 Board of Trade Bidg. (19)—855 24

## 2408 EMMET ST.

8 rooms modern, on paved street, select neighborhood. See us at once. PAYNE INVESTMENT CO. let Ft. N. Y. L. Bldg.

Tel. Doug. 17kl. FOR EXCHANGE—For Omaha acre property, 9 room house, 40 incumb ance, 4 rooms rent for 139 per month, through car line, 1% hiks. See owner, 215 South acts at. (15)—725—54x FORCED SALE-Owner having city, must sell good 7 room house in South Omaha. Address E. A., Bee Office, South Omaha.

### REAL ESTATE CITY PROPERTY FOR SALE

FOR RENT. 2021 Locust, 7-room house, modern except furnace, 200.00. 162 North Ed. 4-room cottage, on Harney St. car line, \$8.00. 1135 Park Ave., 3-room all modern house,

J. H. SHERWOOD. 907 N. Y. Life. 'Phone D. 388.

And part time will be made on 8-room modern house, on paved street near Hanseom Park. Stands high and sightly. For particulars address L-788, Bee. (18)—810 34x

OLD ESTABLISHED boarding house in Blair Neb., to exchange for vacant lot or residence in Omaha. McMENEMY & RIKER, Telephone Doug. 512. 406 Bee Bidg. (3)—775 24

A SNAP.

51,500—Lot 9, block 1, Bemis Park, northeast 34th and Lafayette Ave.; high and
sightly, one block from Harney car line.
Frank Planck, owner, 110 City Hall.
(19)—741 34

LANDSCAPE architect. E. C. Foster, 'phone Doug. 767, 511 Paxton Bik. (19)—M761 30

BUY from owner and save commission; 5-room, new, modern cottage, 110 S. 17th. (19)—Mod2 M9 FOR SALE—Two modern houses and large barn, one block north of Hanseom park; paved street, east front, lot 75x150. East-ern owner will sell at a bargain. THOMAS BRENNAN, Room 1 N. T. L. Bidg.

SNAP-8 room modern house, 3 lots, 4743 Capitol Ave., only \$2,850. J. H. Parotte. (19)-326 23

REAL ESTATE

FARM AND RANCH LANDS FOR SALE

### Arkansas. A GOOD INVESTMENT

Through a friend who is on the ground I can buy 2,500 acres of fine white oak and hickory timber land in Arkansas, if taken at once. Price, \$5.50 per acre cash. This is liable to double in value inside of a year. If you have the money or a friend who has, call or 'phone after 3 p. m. on Monday or Tuesday next. 'Phone Douglas 1311. Room 421 Bee Bldg.

## Canada.

# ALBERTA FARMS

On Crop Payments Every dollar of purchase money to be made out of the property. No seepless nights. Purchaser can not lose his home through failing to meet a payment, as payments never come due until the money is made out of the farm to meet them. None of the buildings on these places are over 4 years old. Everything in the best of condition. Land first-class wheat now in crop is turkey red (Alberta hard.)

we have a number of 5, 6 and 7room cottages that will be completed during the month of Marceh. If you are thinking of getting a new home in the spring it will pay you to call at our office and get the locations. We are not building the cheap class of houses; we have a good class of workmen and buy the best of materials.

\$350 LOTS

For a short time we are offering 6 lots within one block of the 30th St. car line, on 29th St. just north of Pinkney, for the very low price of \$350, and will make terms. We always have the best line of bargains in lots. If we cannot suit you no one can.

Office open Monday evening until 9 o'clock.

Hastings & Heyden, 1704 Farnam St. Bee Bldg. (19)—

BUY WEST END PROPERTY

of this buildings on these places are over typical to be years your home would examine the best of materials. Any of this land will advance 3D per acre; in a very few years. No cash payment is required on the unimproved lands, Only a small cash payment is asked for on the improved places.

Any of this land will advance 3D per acre; in a very few years. No cash payment is required on the unimproved lands, Only as a small cash payment is asked for on the improved places.

So acres one mile from Crossfield, price 2D per acre; 160 acres two miles from Crossfield, price 2D per acre; 160 acres two miles from Crossfield, price 2D per acre; 160 acres two miles from Crossfield, price 2D per acre; 160 acres is miles from High River, 250 per acre; 160 acres in fail wheat, 160 per acr

# for. This property will not be on the market long on these terms. Five or six crops should pay for any of these farms. Also I have good building lots inside the mile limit in the city of Medicine Hat for sale at \$100 each, which are splendid investment, easy terms, one-third cash. Write direct to the owner and save trou-

CHARLES C. SHORT P. O. Box 258, High River, Alberta, Canada,

'Phone 85. California.

CALIFORNIA RANCHES FOR SALE. A 12,000-acre stock and grain ranch, midway between San Francisco and Los Angeles on the Coast R. R. where the sun never burns and the winters never blast. Mostly rolling land with several thousand acres on the Estralia river suitable for irrigation; pasture land is beautifully timbered with large live oaks. The average yield of grain is thirty bushels of wheat to the acre; besides the river there are many flowing springs; water piped to all is sets of good farm buildings. The land is all fenced and cross fenced; 2,000 head of cattle, 40 horses and 80 head of hogs. Buildings and fences alone cost \$60,000. The income is now \$12,000 a year and can be easily doubled by good management.

This is a good coloniaing proposition and can be made to pay big returns.

To close an estate we offer this property at \$2,00 per acre, including the stock, Good terms can be arranged. Commission to agents. agents.
We have other good properties, city and country, to exchange.
For information, address
ROBERT MITCHELL CO.
ESS-SIG Collins Bidg. 213 W. 3d St.

ins Bidg. Los Angeles, Cal. (20)—681-24 AN income for life. 10-acre California farms in most fertile section of famous San Joaquin Valley, perpetual water guaranteed; 10 down, 10 month, no interest, no taxes. We cultivate for you in alfalfa and wheat and share profits while you are still paying for it. When you come to California your farm is fully developed, producing an income sufficient to support you for life. Write now, today, for best location. References, every bank in city. Charles Lehman, Manager Golden State Realty Co., Los Angeles, Cal

68,000 acres in Eastern Colo-

rado at \$6.00 to \$8.00 per acre. Join our excursion on Tuesday, March 5th.

1614 Harney St., Omaha.

Colorado-Continued.

COLORADO LANDS. WHERE good crops are raised by dry farming. 10 acres Washington county, 2 miles of Cope, 24 miles of rairoad town, level upland, good soil. Price 55 cash net and a snap. Write or see L. W. Tulleys & Son. Council Bluffs, la 102 Main St., up stairs. (II)—Mec 26

SOUTHERN Kansas farm lands, Kingman and Southern Reno counties offer greatest inducements. More natural advantages for agriculture, fruit, live stock and poultry raising of any location in the state. Mild climate, fertile soil, innumerable streams and springs of pure water, railroads, schools, church and progressive citizens. Land purchased at present prices will soon double in value, For descriptive lists and complete information write or call on Brown & Temple, Kingman, Kansas.

HOMESEEKERS! Be careful. Locate right. Investigate our famous artesian valley. Sure crops, matchless climate. Let us write you. Miller & James, Meade, Kan. (29)—Mild MS

300 SECTIONS beautiful level wheat lands, to be sold on easy payments, raw and cultivated. Price, \$5.00, \$8.00 and \$12.50 per acre. Briley & Jeter, Lenora, Kansas. (20)-621-24

Nebrasks.

# Chevenne County

Shows, according to State Bureau statistics for 1906, a larger yield per acre of grain than Douglas Co. did.

WHY PAY \$125 AN ACRE IF YOU CAN BUY LAND JUST AS GOOD, IF NOT BETTER, FOR \$7 AN ACRE

We have a number of special bargains vet of Chevenne county farming land. in 1/4, 1/2 and whole sections at \$7 to \$10 an acre, surrounded by good farms, black soil, where every foot

can be cultivated. ALSO FINE GRAZING LAND AT \$3.75 TO \$4 AN ACRE.

Also one improved farm where improvements are worth \$2,500, all fenced, where oats yielded 40, barley 30, bushels per acre last year. This farm is located on high level land, only 3 miles north of Potter, Neb. Owner must leave; will take \$10 per acre before March 10. Now is the time to buy this land, which will soon double in value. See us for further particulars. Join our Tuesday excursions. We never failed yet to sell to parties who personally investigated this

# Otto Siemssen & Co.

Office 921, 922 N. Y. L. Bldg. Tel. Douglas 553

and cross-fenced. Price 38 per acre.

No. 26. 339 acres, 1 miles from Dalton, all level as a floor. Price 39.50 per acre.

No. 26. A fine 169 acrea one and one-half miles from Dalton. Price 310 per acre.

We are able to give you a list of 127 farms which are listed for sale with us, but it would take more than half the oman Bee to advertise it, so we have only given you a sample of the best bargains we have for sale.

Please hand or send this list to some of your best friends whom you think would like to buy a farm or invest some money in land.

We will be only too glad to refund the money you have pald for your telest, and cover all your other expenses if you find that the above statements are not true. Come at once we will pay your railroat fare. For further information, inquire of SPRINGER & BUZZA.

Sidney, Neb.

Office LeGrand Hotel.

FOR farms, ranches, relinquishments, sto.

Texas.

this orchard for 1906 was 12,000. Owner will sell this valuable orchard with good improvements and all property at right period. What have you?

J. H. JOHNSON, N. Y. LIPE.

South Dakota.

ONE MILLION ACRES ROSEBUD LAND ONE MILLION ACRES ROSEBUD LAND SOON to be opened in Tripp county, South Dakota: new and authentic map fust out; price, 50 cents, postpaid. Fred Reichmann, Bonesteel, S. D. (20)—Miles Mis.

SOUTH DAKOTA LANDS

South Dakota.

SOUTH DAKOTA LANDS

So acres prairie farm land, one mile from Gettysburg. Potter centing. South Dakota. No improvements; price ES per sere, payable is per acre cash, balance eight yearly payments, 6 per cent interest. Also have quarter and half sections at 112 per acro up. Write for free map to A. G. Williams, Owner, Gettysburg. Potter county, South Dakota.

FOR farms, ranches, relinquishments, etc., call on or write to G. S. Henry, Taylor, Neb. MONEY in Nebraska land. Write us for list of some good forms in Clay county, Nebraska Dept. L. Eller & Johnson, Harvard, Neb. (10)—M4E Miz. REAL ESTATE

FARM AND RANCH LANDS FOR SALE FARM AND RANCH LANDS FOR SALE FARM AND RANCH LANDS FOR SALE Nebraska-Continued.

# Land for Sale

WHERE good crops are raised by dirfarming. 16 acres Washington county of farming. 16 acres Washington county of farming. 16 acres Washington county of farming. 16 acres Washington county of the coun

terms, one-third to one-half cash, balance on long time.

We own 2.200 acres in western Nebraska.

No. 281 6.640 acres, 4 to 7 miles from town. Price \$7.50 per acre. Land is all fenced.

Another 640 acres adjoining this, all fenced, at \$7 per acre.

No. 284 A good 640 acres, one mile from Sidney. Price \$7.50 per acre.

145 acres under cultivation; all fenced

### 160 Acres for Sub-Division

Two miles south of South Omaha, on the Boulevard and interurban electric line, all lays high and beautiful for subdivision; many fine trees. Boulevard will be extended through this place free of cost, if owner will allow. If sold before March 1, price will be \$15 per acre. If unsold by March 1 it will be withdrawn from the market, \$250 per acre was offered and refused for this six months ago. There is a fortune in it. fortune in it. Two miles from Florence, 158 acres with splendid improvements, making it one of the most beautiful country homes in the state. Less than a quarter of a mile to railroad station. Spendid 9-room house, large barns and all necessary improvements of the finest quality. Magnificent view from house and grounds. Must be sold at once. Price E0,000, which is less than the property cost.

D. V. SHOLES COMPANY 119 Board of Trade.

# \$75 PER ACRE

171 acres of good rolling land 14 miles south of Calhoun, excellent improvements; 3-room ly-story house, good barn and outbuildings; 5 acres of beautiful grove around the house; 2 acres of fruit. If taken at once owner, will consider Ornsha residence of \$2,500 as part pay-\$60 PER ACRE

sheds, corneribs for 10,000 bu Splendid stock farm with feed GEORGE & CO.,

360 acres, all level bottom land, not subject to overflow; 5-room house, large barn, sheep

# Exclusige Agents, 1601 Farnam St., Omaha.

Central Nebiaska H. & L. The best 480 acre farm in central Nebraska, is only three-fourths mile from court house, and has 200 acres of as fine valley land as Hes in Nebraska. Good

set of frame buildings complete, large grove 25 years old, orchard, etc., 160 acres in pasture. Price 25 per acre. C. 1,200 acre farm, fenced only 4% miles from Sargent, has 200 acres of fine land in cultivation, balance fenced in two pastures. good set of buildings, windmill, well, etc.,

Hartley & Lundy

a bargain at \$15 an acre.

Sargent, Neb. A BARGAIN
in well improved 50 acres adjoining Broken
Bow; two fine houses, one 7 and one 3
rooms; barn, granary, corn cribs and
sheds, well, mill, elevated water tanks,
one in mill house and one in harn; one
wood and one steel water tank for stock,
one steel host dipains val. twelve lots and wood and one steel water tank for stock, one steel nog dipping vat; twelve lots and entire eighty fenced hog tight; water piped to both houses, barn and \$ of the lots; fine lot of trees; is acres sifalia; geared mill, feed grinder, manure spreader, good as new. Improvements coet \$5,000; land valued at \$5,000; total \$15,000. Will take \$10,000; half cash, if sold prior to March \$1,100. \$ mile to town school. Willis Cadwell, Broken Bow, Neb.

(20)—M945 2x

Dun't buy a farm of any kind, anywhera before writing us. A postal will bring you our lists. Bradley & Mathiesen. Wolbach, Greelay County. Neb. (20)—M945 2x

RANCH for sale: 2,000 acres deeded, two sections leased school land, all fenced; located central Neb. Write for full description. J. V. Anderson, Grand Island, Neb.

WILL exchange three full city lots and new s-room house for improved Nebraska farm. Address Owner, P. O. Box 154. Benson, Neb. (30)—M&I 34x FOR SALE—LANDS.

Several good quarters in Hayes, Kimball, Choyenne, Dundy, Frontier and Garfield counties, cheap for quick sale; easy terms. F. J. Irwin, Lincoln, Neb.

# (30)-734 24

Eighty acres, Nemaha county, Nebraska. Seventy acres in best variety of fruit known, all bearing, having been selected Seventy acres in best variety of fruit known, all bearing, having been selected and planted out by the late ex-Governor Furnas. The revenue to the owner from this orchard for 1906 was E.00. Owner will sell this valuable orchard with good improvements and all property at right price, and take half value in good western land. What have you?

J. H. JOHNSON, N. Y. LIFE.

(20)—840 24x

GOOD LAND.

Don't go north. Go where it's warmer.
Go to northern Texas-good land Hills,
one-third down; fine climate, sore crops,
Write for particulars. G. E. Turkington,
see Bee, Omnha. (20)-45 M

REAL ESTATE

Texas-Continued.

THE LAST CHANCE TO SE-CURE GOOD FARM LANDS CHEAP. THE RUSH FOR THESE LANDS IS UNPRE-CEDENTED. THEY WILL NOT LAST LONG.

If you want to invest your money where, without risk of loss, it is sure to be multiplied many fold in a comparatively short time join the procession for the Pan Handle. A word to the wise is sufficient. Remember that in the matter of securing good farm land cheap, quick action alone will suffice.

IT IS NOW OR NEVER as prices have already began to soar and will soon be beyond the reach of the man of small means. Will you be one of the fortunate ones who will, while you may, secure for yourself and your children after you, a place of the choicest of God's footscool in order that you and yours may forever sit under your own vines and fig tree, with none to make you afraid. If so, prompt action on your part is necessary before the opportunity departs forever. We have personally inspected the lands in every section of the great Pan Handle country and have chosen the locality where the lands are the best and richest and every condition favorable to the development of rich and prosperous farming communities.

ABUNDANT RAINFALL: SA-LUBRIOUS CLIMATE; GOOD SOIL; GOOD WATER; GOLDEN HARVESTS. The land of

CORN, COTTON, WHEAT,

OATS, VEGETABLES AND

FRUITS, WHERE FOUR CROPS OF ALFALFA are grown each year. Personally conducted excursions on the first and third Tuesdays of each month. The next excursion will leave Lincoln on March 5. We have procured special rates on railroade, which is less than one fare for round trip. Sleeping ac-commodations

FREE

Call upon or write us at once and arrange to join next excursion on evening of March 5.

We are exclusive representives for the state of Nebraska of a syndicate controlling 500,000 acres of the choicest lands in the Pan Handle and want an active agent in every town in the state. Write us.

Maher & Devine 317 Funke Bldg., Lincoln, Neb. LAND SEEKERS!

FARMERS MAKE 300 PER CENT IN THE BRAZOS VALLEY. OUR LAND HAS MANY ADVANTAGES OVER ANY OTHER SECTION OF has 45 inches of rainfall.

has more productive soil.

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