

REAL ESTATE CITY PROPERTY FOR SALE (Continued.)

15 New Houses Now Under Construction in KOUNTZE PLACE

And Every One a Home IS NOT THIS ONE OF THE BEST REASONS WHY YOU SHOULD BUY IN THIS BEAUTIFUL ADDITION?

KOUNTZE PLACE HAS WIDE, PAVED STREETS, SEWER, WATER, GAS AND PERMANENT WALKS in front of nearly all lots. Close to three good car lines, Sherman Ave., North 24th and Dodge St. lines; also close to school, churches and stores.

Prices Range From \$650 to \$1,150 Each FOR LARGE LOTS 50 X 124 FEET.

Terms, one-fourth cash, balance one, two and three years. COMPARE THESE PRICES WITH PROPERTY IN THE WEST FARNAM AND HANSCOM PARK DISTRICT, THAT IS SELLING EVERY DAY FROM \$1,800 TO \$3,000 A LOT.

Go out at once and see KOUNTZE PLACE and make selection. Nearly 50 lots sold since January 1. We build houses. Let us figure on building for you.

OFFICE OPEN MONDAY EVENING UNTIL 9 O'CLOCK.

Hastings & Heyden 1704 FARNAM STREET. BEE BUILDING.

4012 FARNAM \$3,000 Eight-room house on full lot, good barn, paving all paid. REED BROS., 1710 Farnam.

MILLER PARK 4-room dwelling, facing beautiful Miller park, large grounds, 100x125, one-half block from car; house nearly new—\$2,300 and dirt cheap at that. C. G. CARLBERG, 611 N. Y. Life Bldg. Phone Red 767.

SMALL ACRES 5, 10 or 20-acre tracts, N. W. of Benson, close to Military road. Price, \$150 to \$100 per acre. Excellent ground for truck garden. These tracts are all fronting east on main road. For further particulars see GEORGE & CO., Sole Agents, 1201 Farnam St.

AN INCOME AND A PROFIT If you are looking for a "snag" here it is. A 9-room house and barn with lot 35x144 on South 19th St., adjoining railroad terminals. Rented for \$25. Only \$3,500. The railroad needs this. Ask us about it. J. H. DUMONT & SON, 905-N. Y. Life Bldg.

New house, just finished, at northwest corner 27th and Maple Sts.; all modern except furnace. \$2,000 REED BROS., 1710 Farnam.

Close in Home \$3,900 416 S. 25th St., an 8-room all modern house, in good location, on corner 25th and Dewey Ave. This is a snap. Do not trouble tenant. Let us know. ROBINSON & WOLF, 423 Paxton Block.

West Farnam St. District

During the summer the street car service will be extended from Dodge St. to Cumings St. on 40th St. This will make this district the choice residence portion of Omaha. Here are some bargains I have for sale there:

- Modern brick nine-room house and full lot, 361 N. 39th St., \$4,000. Modern brick nine-room house and full lot, 421 N. 39th St., \$5,000. Modern frame ten-room house and two lots, 422 N. 39th St., \$6,500. Modern brick house and full lot, 417 N. 40th St., \$4,000. Modern nine-room brick house, hardwood finish, and full lot, 407 N. 40th St., \$8,000. Money to Loan on Omaha Property at Lowest Rates.

THOMAS BRENNAN

Room 1 New York Life Bldg. Phone Douglas 1264.

GARDEN LAND

5 acres, productive land, west of Benson, fenced and covered with good sod. Price \$300 per acre. This is a snap. PAYNE INVESTMENT CO., 1st Floor N. Y. Life Bldg.

7,500 1544-6-9-40 N. 16th St. This is a 4 1/2 frame flat, in good condition; rented for \$10 per month to first-class tenants; on paved street. Look at this. It is a good proposition. ROBINSON & WOLF, 423 Paxton Block.

West Farnam Investment We have instructions from owner to cut the price of the three houses, 2969 Harney, 3530 and 3532 Dewey Ave., to \$3,000. Here is a splendid home and investment, close in, close to Farnam St. and nearly opposite All Saints' church. Lot 60x120, double front. Rents \$7.00 per month and can be more. Lot alone is worth \$6,000. Don't fail to see this. N. P. DODGE & CO., 1724 FARNAM ST.

SELECTED BARGAINS 5-room cottage, north, cellar, house newly repaired, full lot, barn, fruit of all kinds, 3 blocks to Dodge street car line, \$1,300. 5-room cottage, all modern, near car line, close in, \$2,100. 5-room new cottage, modern except heat, large corner lot, near high school, \$2,800. AILAS ROBBINS, Frenzer Bk.

\$4,500.00 304 S. 33d St., 10-room house, all modern; hot air furnace, basement under entire house, 2 large rooms finished in attic, house well built, lot 44x125 feet, east front on asphalt paved street, in good neighborhood; barn on premises, 3 head of horses. For particulars, see GEORGE & COMPANY, Sole Agents, 1201 Farnam St.

BUYERS ATTENTION I will give free a beautiful lot in Harney Place (near Dundee) to satisfactory person who will build at once a house costing not less than \$2,500. One acre and good barn, well, fruit, brick foundation for house. Barn can be remodeled for house. Only \$500. Five acres 56th and Leavenworth, \$3,000. Very sightly and convenient to cars. Ten acres south of Russers Park, \$3,000. Ames Ave. and Benson lots on very easy terms. Two acres near 54th and Harney, elegant location, price \$1,800. Let your property with me. S. ARION LEWIS, ACREAGE SPECIALIST, 324 N. Y. Life Bldg. Phone Harney 228.

15 PER CENT REAL ESTATE INVESTMENTS DELAYS ARE DANGEROUS. Lots near Fort Omaha, \$100; small amount down, balance \$250 a month. S. HAWVER, 1414 Emmet St.

REAL ESTATE CITY PROPERTY FOR SALE (Continued.)

O'Keefe Real Estate Co.

In Kountze Place on Binney St., 9-R., strictly modern, well built, down stairs finished with quarter sawed white oak, owner anxious to sell, \$6,500. On Lowe Ave., near Mercer house, 9-R., strictly modern, hot water heat, stable, \$5,600. In Hanscom Park district, 9-R., new, strictly modern, shrubbery, South front, great snap at \$4,800. On Emmet St., 5-R., all modern, lot 97x115, stable, \$5,000. On 36th St., near Convent, 9-R., all modern, stable, great bargain, \$3,500. On 42d St., near Davenport, 5-R., new house, 2 lots, \$2,000. On 25th near Cumings, 2-story frame house, rents for \$24.00, priced \$2,300. On Charles St., half blk. from Military Ave., 7-R. house, city water, electric light, large lot, South front, good repair, Great Bargain at \$2,250. On North 20th St., cosy 1 1/2-story 5-R. house with gas, sewer, city water, nicely papered, fine repair, east front, on the Boulevard. Price \$1,700. On 28th St., near Farnam, a neat 5-R. cottage, east front, rents for \$16. Price \$1,600. On Manderson St., near 18th, 3-R. house, city water, lot 60x140, \$1,300.

INVESTMENTS

S. W. corner 24th and Poppleton, suburban business corner. Look at it. It is just ready to develop. N. E. corner 29th and Leavenworth St., 70x100, with a 7-R. house renting for \$35.

FARMS

195 acres, 1 1/2 miles west of Ft. Calhoun, \$65 per acre. 160 acres, 11 miles from main line of U. P., only 30 ft. to water, smooth land, black soil, good well, \$6.25 per acre, adjoining land selling for \$15.00 per acre. 320 acres in Kimball Co., 3 1/2 miles from the railroad, nice level land, \$6.25 per acre. 640 acres in Kimball Co., 2 1/2 miles from main line of U. P., best bargain in the county, for \$4.00 per acre.

O'Keefe Real Estate Co.

Tel. Douglas 2152. 1001 N. Y. Life Bldg., Omaha.

Beautiful Residence Lots \$1,200—60x125 frontage on Charles and New Boulevard. \$2,500—60x200, fronting on two streets, Hanscom Park district; will divide to suit purchaser. \$1,000—44x125, east front, near 10th and Bancroft. \$2,000—7x150, close in; good flat site. \$800—60x125, south frontage, on Seward and 35th. \$800—60x125, south frontage, on Seward, between 25th and 36th. Several lots near 27th and Mason—\$450 to \$1,250.

BEMIS 'Phone Douglas 585. PAXTON BLOCK

FARNAM STREET INVESTMENTS

There is no street in Omaha where the values are increasing so steadily and the present prices are so low as to offer so good an investment as Farnam St. Don't fail to let us show you our Farnam St. investments.

\$4,000—Farnam and 28th, 35-ft. south front and frame building, earning \$30 per month; good place for brick stores and flats. \$7,500—57-ft. south front, 2-story frame building, 2 stores, 3 flats and cottage. Needs repairs to earn \$90 per month. \$8,000—44-ft. south front, vacant, near 22d street. \$12,000—6 stores, four flats and cottage, corner 19th and Farnam, 115x125. Rents, \$221 per month.

N. P. DODGE & CO. 1714 FARNAM ST.

\$2,600 All modern 5-room cottage, desirably located, in fine neighborhood; paved street, permanent walks, shade trees, fruit trees, small barn. An ideal little home. Terms. \$3,200 Nine-room cottage, all modern except furnace; permanent walks, shade trees; well located; block from car; in good neighborhood. Will give terms. \$3,350 New all modern 6-room, two-story house, block to car; interior nicely decorated. This is a very attractive property. Will give terms. \$4,500 New all modern 8-room house, oak finish, with oak beamed ceiling first floor; fine cemented cellar and laundry; cement walks; fine large porch; close to car. Will give terms. BENSON & CARMICHAEL, 642 Paxton Block.

\$2,400 For a sunny south and east corner, with large maple shade trees, fruit trees and shrubbery, cement walks, good barn, 7-room house, hard oak finish, mantel and grate, gas, city water, cistern, property in splendid repair, two blocks from car, located at 49th Erskine St. This is a bargain. Lot 60x120. PAYNE, BOSTWICK & CO., Sixth Floor N. Y. Life Bldg. Office open Monday evening.

BARGAINS IN HOMES OR GOOD INVESTMENTS \$1,800 each—Two 5-room cottages, near Kountze Park; modern except furnace; permanent walks; rent, \$20 per month each. \$1,100—4-room cottage, 1/2 block from 24th St. car line; large rooms, city water, gas, cistern, permanent walk, etc.; rented \$19.50 per month; possession on one month's notice. J. H. DUMONT & SON, 905-N. Y. Life Bldg.

ALL MODERN 10-ROOM HOUSE and large stable, will cost \$7,900 to build; built by an architect for himself; lot worth \$2,000. Will sell for \$5,500; about half cash, half on time. On 24th St., between Farnam and Leavenworth, partly paved driveway; everything complete and first-class; practically fireproof; insurance rate only 60 cents for five years; leased to responsible and permanent tenants; net income over 9 per cent. In our opinion this is one of the best investments of this class in Omaha. J. H. DUMONT & SON, 905-N. Y. Life Bldg.

REAL BARGAIN—HOME OR INVEST. 8 rooms, on one of the best paved streets in the city; permanent walk, close to two car lines, nice residence district. This belongs to a widow, who will sacrifice it at \$2,500. NATIONAL INVESTMENT CO., Douglas Block, Douglas 921.

FOR SALE—Nice home, 7 rooms, part modern. Fine lot, concrete walks, 100 feet from 24th street car. Price reduced from \$2,200 to \$2,000, for quick sale. Phone Doug. 922. O. M. Underhill & Co., office 225 N. 24th St.

REAL ESTATE CITY PROPERTY FOR SALE (Continued.)

A MAGNET ATTRACTS

Particles of iron. Boulevard Park attracts people, who are looking for a modern home or a place to build one. Take the Sherman Ave. car to Sprague St. and turn west into the boulevard running along the entire west side. Have you seen the modern houses built and building in Boulevard Park? Go and see for yourself. Lots with all public improvements paid for from \$50 upwards. Reasonable terms if desired. Bring in your rough sketch and figure on a home.

WANT AN INVESTMENT? We mean a good one. A walking distance corner with a present as well as a future. Just the place for apartments or flats. You don't have to buy if it don't suit, but it's the real thing for an investor with a few thousand dollars. Show you the property Monday before the other fellow gets it, \$5,000, or maybe less will swing it.

ENJOY LIFE

Locate where you can have the advantage of city and country life. Buy a 5-acre tract of ground only a block from car and macadamized street, with shade, running water and pretty building site. Property in same vicinity selling for double. Owner non-resident anxious to sell. Less than \$60 an acre will take it.

DWELLINGS

\$1,200—5-room cottage, 27th, near Spaulding. \$1,400—6-room cottage, Larimore Ave. \$2,500—5-room, new, all modern cottage, Grand Ave. \$3,200—6-room and large reception hall, new, near 17th and Sprague. \$3,000—4-room, new, all modern dwelling, 28th and Sprague. \$6,000—8-room dwelling, finished in oak, West Farnam.

VACANT PROPERTY \$1,000—4x125, residence, lot near 36th and Dodge. Full lots from \$80 up.

BENSON ACRE One acre four blocks from car, \$500.

Shimer & Chase Co. Builders of Modern Houses. 1609 Farnam. Ground Floor. Douglas 2857.

GEORGE & CO. 1601 Farnam St. Phone Douglas 756.

VACANT LOTS

\$3,000 for double frontage lot, 40x140 feet, near 24th and St. Mary's Ave.; city water, with steam heating plant. The owner has spent a lot of money and made this a model home; close in and on best car line in city. Call at once and let us show it to you. \$2,500 for good south front lot on Harney St., between 27th and 40th Sts., having 40 feet frontage. \$2,000 for choice lot on 40th St., east front, near Dewey Ave., 60x120 feet. \$2,000 for choice east front lot on 24th St. boulevard, near Woolworth, 34nd St. location. \$2,000 for full lot, 50x125 feet, near Jackson and 26th Sts.

Make us an offer on lot large enough for St. Louis flats on Douglas St., between 20th and 24th Sts., depth 125 feet. Owner has instructed us to sell this. \$1,600 for choice east front lot on S. 10th St., near Center, 40x140 feet.

Owner wants offer on S. W. corner of 20th and Laird Sts.; full lot, 60x124 feet; room enough to build four cottages. We have been offering this for \$750.

CHEAP LOTS BETWEEN OMAHA AND SOUTH OMAHA

Five lots on 14th St., south of boulevard, one block from 34th St. car line, \$250 each; \$50 cash, balance monthly. \$500 each for 2 choice lots on Underwood Ave., south front, cement sidewalks, near car line. \$50 each cash for 3 choice corner lots just south of the Center Club, in Schlesinger's addition, each lot 60x120.

GOOD LOCATION FOR BRICK FLATS NEAR CREIGHTON COLLEGE

\$1,700 for good lot, all put to grade, east front, on 25th St., near California St.; all specials paid; excellent location. \$2,750 for 66x54 feet, west front, on 23d St., between California and Webster. (19)—

Three New Ones

Three new 8-room houses, in a choice location, at \$2,600 each. Immediate possession. They are modern in every respect and were built by day labor. These houses are desirable for homes or investment. Owner has been offered \$420 per year rent.

J. H. Dumont & Son 905-N. Y. Life Bldg.

CHEAP LOTS On Maple St. between 27th and 28th, \$350 each. Easy terms.

REED BROS., 1710 Farnam.

\$1,350---BENSON Think of it—5-room house, barn, sheds, granaries, etc.; full acre of ground, with splendid spring and well, lots of trees. This is just the place for a dairyman or truck gardener. If you want it see us today.

PAYNE INVESTMENT CO. 1st Floor N. Y. Life Bldg. Tel. Douglas 1781.

REAL ESTATE CITY PROPERTY FOR SALE (Continued.)

Payne Investment Co.

First Floor N. Y. Life Bldg. Tel. Douglas 1781.

\$ 800—3-rm. cottage, 1 acre of ground, at 7th and Arbor. 1,300—6 rms., city water and sewer, 3208 Seward. 1,500—920 No. 26th, 5 rms., water, sewer and gas. 2,500—3505 Seward St., 5 rms., modern. 3,500—716 So. 28th, 7 rms., mod. ex. fur. Owner anxious to sell. 3,500—2958 Dewey Ave., 8 rms., mod. ex. fur. Very choice location. 3,750—2710 Capitol Ave., 6 rms., brand new and all modern. 4,850—Splendid 8-rm. house, near 35th Ave. and Farnam. 7,500—2602 Poppleton Ave., 9 rms., modern throughout, 100x150 ft. of ground. A fine home.

VACANT \$ 200—50x120 at 43d and Corby, corner. 250—45th and Capitol Ave., easy terms. 400—23d and Oak Sts., 47x158. 400—50x120 at 36th Ave. and Cass. 750—30x150 at 27th and Webster, near Creighton College. 1,500—64x120 at 26th and Decatur, splendid lot for cottage.

TRACKAGE Triangular shaped lot at 16th and Pierce on B. & M. Tracks, 97x132. Price \$3,500.

INVESTMENT \$25,000, brand new, 5-apartment brick flat, 2 blocks from Postoffice, renting for \$3,000. \$13,000, 2813-23 Dewey Ave., 6-apartment brick flat, renting \$1,620 per annum. \$12,000, 3 brick stores and flats and 2 frame houses at 24th and Indiana Ave. Rents \$1,440 yearly—can carry \$6,000 or \$8,000 against this at low interest. \$3,750, 2006 and 2608 Rees St., 4-apartment brick, rents \$528 yearly.

ACRES KEYSTONE PARK KEYSTONE PARK

Payne Investment Co.

First Floor N. Y. Life Bldg. Tel. Douglas 1781

1811 BURT STREET Seven-room house, lot 40 feet front—\$2,500 REED BROS., 1710 Farnam.

\$3,000 427 Harney St., 8 rooms, all modern; hard oil finish, open plumbing, cement walk; good neighborhood; immediate possession.

PAYNE, BOSTWICK & CO. Sixth Floor N. Y. Life Bldg. Office open Monday evening.

WAREHOUSE Gate City Malt company warehouse at 2d and Pine, 2-story brick; floor space nearly equal to an entire city block; good condition; excellent trackage facilities; 3 large lots and more adjoining if desired. Price, \$25,000. C. G. CARLBERG, 911 N. Y. Life Bldg. Phone Red 767.

BEMIS PARK 6-room cottage, modern except heat, all on one floor, elegant location and only one block to car line; full lot—cheap at \$2,700. BEMIS 'Phone Douglas 585. Paxton Block.

ROBINSON & WOLF 423 Paxton Block.

BIRKETT & TEBBENS

423 Bee Building. Phone Douglas 4754.

SOLE AGENTS

Last 50 Lots in Kountze's 3rd Addition

We can give you good terms, as low as \$300 cash, rest at 6 per cent interest. This we consider a great inducement and expect them to go fast.

Lots on 15th St. between William and Center Sts. Prices, from \$1,100 to \$1,250, excepting corners, price \$1,400. Corner 15th and Center Sts., lot 60x135, price \$1,600. Lots on 14th St. between William and Center Sts., prices from \$800 to \$1,300.

You can find us in our office any time between 8:30 a. m. and 6 p. m.

We make a specialty of South Side property.

BIRKETT & TEBBENS

THE MOST SIGHTLY LOCATION IN OMAHA FOR A HOME

We offer for a few days the handsome residence at 504 S. 26th Ave., with 117 feet of frontage. Arthur S. Potter owned this property and spent \$20,000 in remodeling and rebuilding the interior of the house. The main floor is elaborately finished in hard wood, with very expensively laid hardwood floors. Mr. Potter paid as high as \$175 a front foot for a part of this frontage. Apply to W. B. MEIKLE, 266 Range Bldg.

Three very large east front building sites on North 28th St., north and south of California St., suitable for high class residence; paved street, good car service; fine view, which can never be obstructed; exceptionally good neighborhood. Prices and full particulars on request. We also have a special bargain, 5x150 feet, south front on California St., 1/2 block west of 28th; only \$1,100. J. H. DUMONT & SON, 905-N. Y. Life Bldg.

FINE HOME IN KOUNTZE PLACE

Located on Binney St., between 20th and 23d, has reception hall, parlor, dining room, library and kitchen on first floor and 4 bed rooms and bath on 2d floor; asphalt paved street, permanent walks, south-front lot. This house was built a few years ago and the only reason for selling is that the present owner wants a smaller house. This is an opportunity for someone to get one of the best built homes in Kountze Place, in a choice location. Office open Monday evenings until 9 o'clock.

Hastings & Heyden 1704 FARNAM ST. BEE BUILDING. \$4,500

For the finest building lot in Omaha. Opposite Hanscom Park, fronting east, 5x2 1/2 feet; an ideal location for a home or for flats. This is a snap. Don't miss it. Inquire of the owner, H. Harby, 1612 Dodge St. or George & Co., Board of Trade Bldg.

CLOSE IN \$40 N. 23d St., neat 5-room cottage, modern except furnace; east front corner lot; streets paved, permanent walk, good home, or pays 10 per cent on investment; been asking \$2,600, but will make big reduction if taken at once, as want to build on other property. Call and see it Sunday or any time. OWNER, 940 N. 23d St.