FARM AND RANCH LAND FOR SALE

Colorado-Continuea.

OFF TO DENVER FT AT EXCURSION OF THE SEASON will seave Omaha next Tuesday, June 1. JOIN US pecial round trip rate, \$17.50.

see our irrigated land—20,000 acres of at the gate of the city. The BEST land in the BEST location, at best prices and

THE WORLD INVESTMENT COMPANY, 601-4 N. Y. Life Bldg., Omaha, Neb.

> A FARM FOR YOU AT DENVER'S DOOR

The new Denver Suburban Irrigation dis-rict, embracing 70,000 acres, watered by trict, embracing 70,000 acres, watered by the Antero reservoir and High Line canal; perfect soil, abundance of water; adjoining Denver, a city of 240,000 inhabitants and best market for your crops. Your golden opportunity. Secure a home or investment. Any size tract you want. Prices \$25 and up.

The Hawkeye Land Co., Rooms 25, 26, 27, Iron Bidg., Denver, Colo (25)—144 30x

COLORADO FRUIT LANDS.

19-acre tracts Colorado irrigated land on small payment down and monthly payments, without interest and taxes. Located in Rocky Ford cantalope district, close to main line of Santa Fe railway, close to a station. Fine fruit land. To own 10 acres of this land is to be independent. Splendid climate. Write for detailed description. La Junta Land Co., 424 Santa Fe Ave., La Junta, Colo. (20)—145 30x

FREE COLORADO ORCHARD HOMES.
In the fertile Pine River valley, near Durango. Ideal land for apples, peaches, pears and small fruits. Ample water for irrigation. Drawing July 15, under supervision of State Land board. Write at once for free illustrated book giving full information about sell, climate, crops. plans, etc. American Coochist and Trust Co., 204 Symes Bidg., Denver, Colo. (29)—146-30x

SUNNY COLORADO irrigated land, on main line Santa Fe. Best home markets, Only \$35 per acre, including perpetual water, Middleaex Realty Co., 1828 Stout St., Denver, Colo. (29)-147 30x

160 ACRES OF COLORADO FARM LAND FREE TO SETTLERS ON MOFFAT RO D

To secure good farmers, we tell you how to locate 190 acres of fine government land in Routt county on Moffat road, Denver, Northwestern & Pacific railway, Big crops, pure water, good soil, fine climate and markets. We have no land to sell, its absolutely free from the government. Law allows you to return however. ernment. Law allows you to return home for six months after filing. Write for free book, maps and full information that tells how to get this land free. Address W. F. JONES, General Traffic Manager, 734 Majestic Bidg., Denver, Colo.

> WATCH US GROW! ROUTT COUNTY, COLORADO.

Do you want a home? Can you afford to pay \$3.50 per acre each year for ten years, with perpetual water right absolutely guaranteed by the state under Carey act? Isn't this worth investigating? Money refunded if not as represented. Write W. S. Ripley, 518 Paxton Block, Omaha.

(20)—M959 30

LAND for sale in Colorado within 6 miles of Julesburg, nice prairie, \$10 per acre; \(\) down, balance 5 years' time. Address Thos. Cochrane, Lincoln, Neb.

ACRES, Sedgwick Co., Colo.: sub-irriga-tion; \$15 per acre. Fine truck farm. J. Bone, owner, \$12 Shugart Block, Coun-il Bluffs, Ia. Phones 803 and \$14. (20)—M627 31x

Kansas.

buildings; the owner, who is a mer-chant, wants a good stock of mase, and will put in some cash on a good deal. Clear of incumbrance. Price \$25.00 per acre. What have you to offer? Write or call on W. H. Reilly, 201 Grain Ex-change Bidg., Sioux City, In.

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WE HAVE recently purchased a large tract of irrigated fruit lands in the famous Bitter Root Valley, Montana, and want to get attached to a few live land dealers who have an organization and are in a position to make an aggressive campaign in the sale of these lands. We will give state agency to a firm that can show us their ability to make an active campaign. Will assist in advertising and getting the proposition started. Do not write unless you are in position to fill the requirements and can give us satisfactory references. O. W. Kerr Co., Minneapolis, Minn. (20)—Mi97 30x

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GOOD LAND CHEAP.

610 acres in western Neb., \$3.50 per acre.
1990 cash, balance in eight years; \$160
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160 acres, 4 miles south of Dix, Neb., \$10
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BIG SNAP FOR SALE. Fine improved farm, 160, in central Nebraska; all in cultivation but few acres; 25 acres aifalfa; handy to town and school; price \$75 acre, good terms; one of the best in the state. Address the owner, Y 76, care Omaha Bee. (20)—M662 Jesz

REAL estate auction. I will sell at auction on Tuesday, June 1 at 2:30 p. m., to settle up an estate two tracts of land, suitable for feed lots, one with flowing weil, the other with living spring, including fence, sheds, trees and other improvements. One tract containing five acres, one three and one-fourth acres are located in the west side of Springfield, within the village limits. Great place for feeder, or one who desires to make summer resort. For particulars call upon or write C, F, Calhoun, Springfield, Neb. (20)—M911 31

BARGAINS IN NEBRASKA

640-acre farm near Pilger and Wisner Neb.: two sets of improvements; 300 acres in cultivation, 600 acres of farm land; only \$27.50 per acre. THINK OF IT. Write quick, don't delay for price has been re-duced nearly \$10 to close estate by June 5

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415 Brandels Bldg. (30)—M718 30

SEND for long list; farms, 56 to \$100 per acre. BEMIS, Brandels Bidg. (20)-MBIS

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Pine stock and grain farm, 180 acres, ½ to

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SHERIDAN COUNTY, NEBRASKA.

So acres 7 miles from Rushville, 300 acres level, heavy black loam soil, over clay. One crop of potatoes will pay for this land three times over. Price II7 per acre; easy terms. Agents wanted.

easy terms. Agents wanted.
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FOR SALE-80, 160, 640 acres, Chevenne county, Nebraska. Andrew Miller, Frank-fort, Ind. (20)-M253 20x

BROOKS REALTY CO., 24TH AND LAKE STS.

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Idaho-Carey-Act-Lands

Snake River Valley-Twin Falls Country IDAHO IRRIGATION COMPANY'S PROJECT.

> Engineering and Construction Work by J. G. White & Company, Incorporated.

50,000 Acres Will Be Opened by Drawing Under the Supervision of the Idaho State Land Board.

SHOSHONE, IDAHO, JUNE 8, 1909

Registration Will Open June 1st, Closes June 7, 1909 IT WILL PAY YOU TO COME TO SHOSHONE, IDAHO,

WRITE

AND INVESTIGATE.

C. B. HURTT,

Mgr. Land Sales Dept.

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Two bargains in one for the man who has foresight enough to go out NOW and purchase.

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1st-It's as good or better than other irrigated land that's selling at from two to four times the price. It will pay for itself in a few years and make you a good living besides.

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Next Excursion June 1, 1909

Come and see the finest farming land in Nebraska. Farmers are wanted there. Our prices are low for good land, and the terms are exceptionally easy, only one-fifth cash, and more time than you need on the balance.

Ask one of our buyers what he thinks about it. They're our best reference. Come and go out with us. You'll be surprised.

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General Colonization Agents, OMAHA, NEB.

[Ask for name of our agent in your locality.]

Nebraska-Continued.

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640 acres choice farm land; large cotton wood trees surround the section; wind mill and water tank; all fenced; has always been used for pasture by a stock company and has never been offered for sale before; will produce wonderful crops; 21/2 mile from good town on the main line of the U. P. Ry. Price for quick sale, \$42 an acre. Worth, \$90. One-fourth cash, balance easy. Act quick, it won't last long at this

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489-320 acres of upland prairie, black sandy soll, near Caney, Kan; price \$30 per acre.
487-700 acres of agricultural land in one body; some is leased for oil and gas and some is not; located 9 miles southwest of Nowata; price \$22 per acre. 479—230 acres of extra good farm land, located near Wann, Okl.; 390 acres of this is as rich as you will find. 20 acres has some draws in it; land raised 60 bushels of corn and oats to the acre; 70 acres is 640

(20)-

leased for oil and gas and is paying \$1 per acre advanced royalty; big bargain

Nowata county. Natural gas is sold at 2c per 1,000 cubic feet. You might get an oil well with your land. Average rainfail in Nowata county, 36 inches per annum; average from March 1 to October 1, 24 inches, and distributed

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Good water is found from 20 to 40 feet.
Find Nowata county on your map.
The Oklahoma & Cherokee Central R. R.
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Open evenings.

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Close to town and railroad. Clear. Want
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Texas-Continued.

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It is typical California land in everything but price—viz. 815 per acre.

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MAKE MONEY GROWING ORANGES,
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Cool summers. Five-acre tracts fine land
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They will be homesick. You won't succeed. Come here and they will be happy.
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See the famous Rosenberg district on your trip to Texas. The best land and crops in Texas, land equal to the best in the United States, now selling at \$18 to \$35

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COME WITH US. and see the best tract of the best land at the most favorable prices and terms

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489-1.640 acres of rich valley land, all smooth and part of same is in a high state of cultivation. This land is located within three miles of Watova, Okl., and six miles from Nowata, Okl., 800 acres of it is practically in one body and 240 acres is located three miles south; the land is well worth \$25 per acre; an exceptionally good bargain at \$20 per acre.

We have land in Nowata county in any size tract you may desire, from 5 acres up, at prices ranging from \$10 to \$35 per acre. There are 4,500 flowing oil wells in Nowata county. Natural gas is sold at 2c per 1,600 cubic feet. You might get an oil well with your land.

Nowata county, 36 where a substitute is not per acre. There are 4,500 flowing oil wells in Nowata county. Natural gas is sold at 2c per 1,600 cubic feet. You might get an oil well with your land.

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TRADES and exchanges our specialty. H. R. Stringer, 535 Paxton Bik., Omaha.
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180 ACRES, Red Willow county, all tilla-ble, no incumbrance; price \$4,000, for clear cottage or indse. stock. Address D 541, Bee. (3)—M220 30

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Store room to let, with established trade. Nothing to buy. No bonus to pay. Immediate possession. Also Al grocery location. Apply Owner, 1101 N. 18th St. ROOMING house on 24th St., near Douglas St. Chris Boyer, 22d and Cuming.

(4)—M493

FOR SALE—Restaurant and bakery in a town of 3,000 population, in eastern Ne-braska. Address Y 65, care Bee. (4)—Mils Six FOR SALE-High grade notion store; good town in Iowa; a fine business; discount for spot cash. Fremont S. Gibson, Mason City, Ia. (4)—M963 Jelk

WANTED-Physician, registered in Ne-braska, one that does not object to traveling; good proposition to right party. Address Lou Kostello, Wakefield, Neb. (4)-M714 31x MEAT market for sale; good paying business; nice location. Business is just opening, will sell cheap. Frank V. Shalon, Springfield, Neb. (f)—M709 Je2x

\$1 INVESTED in our coal mine now will shortly be worth 33; safe, legitimate; tunnels over 1,500 feet in coal; enormous demand; big prices; awarded prize by state for quality; two railroads; best bank references. Western Coke Co., New Life Bidg., Minneapolis, Minn.

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(4)—M277 30

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GANGESTAD, 404 Bee Bldg.

(4)—M238 30

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