REAL ESTATE
CITY PROPERTY FOR SALE
(Continued.)

Hanscom Park Dis'ct
2309 So. 32d St.

This beautiful, all modern, NEW HOME is now ready for you. Has 8 large rooms; hot water heat; full basement, with laundry. Is finished in oak and birch throughout.

Do not miss this opportunity if you want a fine home. Price, $5,800.

Hastings & Heyden,
1614 Harney St.

Splendid Values in Kountze Place Homes

Omaha's largest and most uniform residence district—where all the streets are paved and many large shade trees. A splendid place to live.

1809 Emmet St., $4,250

A 7-room strictly modern house, built 3 years ago. Has parlor, dining room, den and kitchen on the first floor; 3 bedrooms and bath on the second floor; 50 ft. lot; on paved street, all paid.

1621 Binney St., $5,500

An 8-room, strictly all modern home; has reception hall, parlor, dining room, den and kitchen, all finished in oak excepting the kitchen and four bedrooms and stair to attic. This house is in one of the choicest locations in the addition, being close to car and stores, on paved street. Owner is leaving the city, otherwise you could not buy this home at such a low price. House was built 3 years ago.

1808 Spencer St., $6,000

This is a fine style house, strictly all modern, on a 50-ft. south front lot, in a fine locality; house has reception hall, parlor, dining room and kitchen on the first floor. All finished in oak, excepting kitchen; second floor has 4 good bedrooms and bath; also stair to large attic. This house was built 2 years ago and is in good condition.

1920 Lothrop St., $5,950

This is a strictly all modern, new house, built of the very finest material throughout. Located in one of the best parts of Kountze Place on a south front 50-ft. lot. It is no doubt one of the best bargains ever offered in this addition. House has 4 rooms on the first floor and 4 rooms on the second floor; hot water heat; was built less than 2 years ago for a home. The price of this property has been reduced from $6,500 to $5,900 for quick sale.

Hastings & Heyden,
1614 Harney St.

REAL ESTATE
FARM AND RANCH LAND FOR SALE

Canada.

FOR QUICK SALE.
One full section in famous Milestone country in Sask., Canada, where crop failures are unknown. Within one mile of school house. Will divide. No trade considered. Address
JAMES W. MARTIN, Owner, Joliet, Ill.

Colorado.

FOR SALE OR TRADE
Am leaving Colorado and will trade first class eastern Colorado unimproved lands for unincumbered property in eastern Nebraska or western Iowa. Might take a going mercantile business. Can suit my acreage to your wants. Give particulars in first letter.
Dr. D. B. McMahan,
306 First National Bank Bldg.,
Tel., Tyler 1070.

HEALTHSEEKERS, Attention!—Investigate Basalt; mild climate; pure water; in midst of mountains; no wind nor dust; good fishing; fresh eggs and milk; tent sites free; cottages for families cheap; no organized clique to get your money. Get out near to nature and get strong. Write to Mayor, Basalt, Colo.*

COLORADO LAND
Very fine 160 acres irrigated land near Denver; good soil and directly on railroad and motor line, surrounded by improved farms of 5 and 10-acre fruit and garden tracts. All plowed and ready for water. Have $10,000 equity, which might exchange for good income property or merchandise. Mortgage, long time and easy payments. Address owner, B. B., 2018 Howard St., or call Douglass 1169.

60 ACRES OR LESS OF THE SEMPER FARM.
9 miles northwest from Denver on C. & S. R. R. to Boulder; choice farming land; 5 minutes from Spencer station of school, hourly interurban to Denver and northern towns; plenty irrigating water, 7-room house, stables, granaries, etc., 2 wells (best mineral water in Colorado), orchard, grove, large shade trees around house. Apply on premises to C. S. Semper, owner, or P. O. box 967, Denver.

A COLORADO LAND SACRIFICE.
$40 acres for $3,000—$3,000 down, balance 5 years' time, equal payments; comprising the old home place of the Spere ranch—fine rolling and second bottom land—value of lands surrounding is $30 to $40 per acre—this land should sell for more money—the price is for immediate sale—write for plat and description.
HAIGLER REALTY COMPANY,
Colorado Springs, Colo.

COLORADO.
Wyoming, Nebraska and Kansas Lands for sale.
$25 per acre buys from owner a tract of level, unimproved land in irrigation district in the San Luis valley.
Will arrange to snow at any time.
See us for full particulars.
WM. SIPPLE,
413 Commonwealth Bldg., Denver, Colo.

COLORADO Property for Sale—11-room brick and stone residence at Golden, Colo., 13 miles west of Denver; place has been used for private boarding house, is modern and a money maker; easy terms to the right party. Box 223, Golden, Colo.

HOW would you like to visit in Sunny Southern Colorado at our expense? For full particulars address the Weldon-Speltz Investment Co., Wood River, Neb.

Florida.

FLORIDA FARMS
PUTNAM COUNTY, FLA.
Ten-acre farms for only $300, one-third cash, balance one and two years. We guarantee the land to be as good as any in the state. Natural flowing wells, good drainage, home markets. Only 8 miles from Palatka, Carraway station on the G. S. & F. Ry., in the center of the land. All of our farms are in easy walking distance of station and postoffice. River and railway transportation facilities for truckers and growers the best in the state. Finest farming and residence section in Florida. Good schools, churches, etc. No malaria. Write today for one of our beautiful illustrated prospectus and map.
E. Z. JONES & CO.,
505-507 Atlantic National Bank Bldg.,
Jacksonville, Fla.

FLORIDA.
We have some of the best land in the state, below the frost line at attractive prices. Send for particulars. Estero Land Company, First National Bank Bldg., Chicago.

15,000 ACRES
A SNAP FOR QUICK SALE.
Florida East Coast, Everglades. All muck land. Greatest bargain in the whole state. No brokers.
FRANK L. BILLS & COMPANY,
25 Monroe St., Chicago.

REAL ESTATE
FARM AND RANCH LAND FOR SALE
Florida—Continued.

YOU CAN STAY AT HOME
And make Big Money
In Florida.
One dollar a month will make you part owner in one of the greatest fruit, truck, pecan, orchard, resort, hotel and general high-class development propositions ever inaugurated in this state of phenomenal opportunities. Send for proof of this statement and full particulars.
J. A. Hollomon, President, Jacksonville, Fla.

REAL ESTATE
FARM AND RANCH LAND FOR SALE
(Continued.)

Iowa.

IOWA CORN LANDS.
240 acres improved, $35 per acre.
160 acres improved, $85 per acre.
120 acres improved, $70 per acre.
80 acres improved, $75 per acre.
160 acres improved, $20 per acre.
640 acres improved, $40 per acre.
80 acres improved, $80 per acre.
240 acres improved, $65 per acre.
160 acres improved, $55 per acre.
160 acres improved, $65 per acre.
147 acres improved, $60 per acre.
The above farms are all within driving distance of Estherville and we will be glad to give description and particulars in regard to any certain tract. Persons Pitcher Land Co., Estherville, Ia.

960 A-FARM, mostly good land, finely improved, located about 15 miles S. W. of Des Moines.
Also 16,000 acres east Panhandle, Tex., ¾ good corn land.
These lands belong to a bankrupt estate and the U. S. district court has ordered trustees to sell all together or any part of this land.
Write for full description.
Frank L. Hall, L. J. Klemm, A. F. Brown, trustees. Office with Corn Belt Land & Loan Co., Des Moines, Ia.

Kansas.

THINK ABOUT THIS.
If your farm pays you $30 an acre profit and you could sell it for $120 per acre and buy another for $65 that would produce you the same profit, would you do it? Let me tell you about an alfalfa farm near Deerfield, Kan., at $65 per acre. Write John E. Lander, Deerfield, Kan.

FOR SALE—Improved farm, 640 acres, 600 tillable, 500 level, fenced and cross-fenced, watered with springs and ponds, some hay land, 300 pasture, no rock, 220 cultivated, 75 wheat, 25 spelts, 15 barley, 75 corn, crops fine; balance feed; 4-room stone house, stone barn, granary, room for 1,000 bu., hen house, crib, cattle shed, good well, mill, tank, brood house, full set of implements, 2 horses, set of harness, 20 cattle, 1 brood sow, 300 chickens, orchard, all kinds of fruit, telephone; black soil, clay subsoil; buildings insured; 2 miles to school and postoffice; price $17,000, $10,300 cash, $2,700 5 years at 6 per cent; 13 miles to town, no agents. Write owner.
A. P. CARLETON,
Grove County, Alanthus, Kansas.

Missouri.

READ This, Homeseekers—The cheapest farms in the United States today are in the Ozarks of Missouri; lovely climate; close to good markets, St. Louis and Kansas City; for health, wealth, clover, timothy, blue grass, timber, fine fruits, beautiful streams; fine fishing and hunting. If you want to see the cheapest and best farms you ever saw priced in your life for the money write for our list and be shown.
A. D. ROBERTS & SON, Richland, Mo.*

READ THIS, HOMESEEKERS—The cheapest farms in the United States today are in the Ozarks of Missouri, lovely climate, close to good markets, St. Louis and Kansas City; for health wealth, clover, timothy, bluegrass, timber, fine fruit, beautiful streams; fine fishing and hunting. If you want to see the cheapest and best farms you ever saw priced in your life for the money, write for our list and be shown. A. D. Roberts & Son, Richland, Mo.

IN MISSOURI
$15 acres; 125 miles southeast of Kansas City, 70 acres in cultivation. Box house; good barn; out buildings and fine water and grass; large orchard of different varieties of fruit. 2 miles to good trading point. Close to school and church. Price $5,000. This is a money maker.
GEORGE KUMPF,
203-5 Sheidley Bldg., Kansas City, Mo.

WANT a farm in Johnson county Mo.? Good farm near good town, school, church; on telephone and rural mail route; well watered; smooth level land; buildings and fences new; good growing crops of clover, corn, blue grass, timothy and oats. Lowest rate of tax; carry big loan. S. B. Sturgis, Leeton, Mo.

FOR SALE—South Missouri farms near St. Louis markets; any size; some good bargains. Write, stating your wants. Free list. NORVELL & BASS, Steelville, Mo.

FINE CASH CO., MISSOURI, FARM
400 acres, one mile of railroad town, 25 miles Kansas City; all in cultivation and grass; all rich, fine lying land; 8-room house, barn and outbuildings; well fenced and watered. If you want a bargain in a well located grain and stock farm, you can't beat it; only $60 per acre; good terms on this.
G. W. CLARDY INV. CO.,
201 Commerce, Kansas City, Mo.

TIMBER and ranch land bargains in South Missouri. Morris & Walker, Mountain View, Mo.

Minnesota.

10,000 acres of choice hardwood timber land for sale in the clover and fruit belt of Bayfield county, Wis. Very productive soil, pure water, and where the rainfall is ample to insure good crops; will sell in tracts to suit, with small down payment, balance on easy terms. Zuel-Wood-Goff Co., Inc., Mankato, Minn.

$75 acres, best, all tillable, black loam soil; fine crop growing; high state of cultivation, never rented; all fenced; large, pleasant house; barn and other buildings; fine well, windmill; value of improvements, $3,000. Insurance, $8,000. Fine grove evergreens, maples, box elder and apple trees near house. Three miles from finest county seat in state; public parks, lakes, band concerts, rural delivery and telephone. Positively worth $80 per acre. Will not be sold for less next fall. Owner quits farming. Quick sale, $68.50 with terms to suit. No trade or triflers. Call or write at once. Brock, Eitchfield, Minn.

$3.50 PER ACRE
5,000 acres in Minnesota's great clover belt., price, $3.50 per acre; biggest bargain in state.
SCHWAB BROS.,
123 Guaranty Bldg., Minneapolis, Minn.

Michigan.

40 ACRES, $200.
HALF CASH, BALANCE 12 YEARS.
The land is situated not far from Bay City, Michigan, and adapted for farms, grazing or fruit. Perfect titles, and will bear close inspection. The above price and terms are made to close an estate quick. If you want a 40 or more send your option in now, with $1 per acre, and balance to be paid when deeds are returned.
BRADFORD & COMPANY,
94 Adams St., Chicago.

FORCED SALE—An excellent 80-acre farm, all smooth and level, no swamp or wet land, very productive; with successfully grown corn, clover, wheat, vegetables and fruit; 8-room house; beautiful shade; large barn, poultry house, tool house, etc.; also plenty of choice bearing fruit. This is a real farm and one that will make money for any live man. It is on main road, close neighbors, schools, etc.; only about 10 minutes' walk from the biggest lake in Michigan where there is good boating, fishing or bathing. This farm must be sold quick and we therefore make the price $1,450; one-half cash, balance to suit buyer. H. C. DEES, Box E, Martin, Mich.

WRITE ME ABOUT MICHIGAN
I am farming near Baldwin, Lake county, Michigan. I came here from Indiana four years ago and am well satisfied with this country. I know of some bargains in this vicinity that can be had for cash. If you will write me and tell me what you want and how much you can buy, I will find something to suit you here or at least try to, and it will cost you nothing if I don't. I have no circulars or literature, so make your wants plain in your letter and I will describe to you what I can find, then you can come and see it if interested.
W. A. ELLIOTT.

STOP AND THINK!
WE are on the ground and have the first opportunity to buy land at low prices. We save the rent of big offices in Chicago and give our customers the benefit of low prices. We have farms and unimproved land, summer resort property, cottages for sale and rent near a beautiful chain of lakes, three miles from town. The best bargains in Michigan. Write for booklet.
S. D. THOMPSON, NEWAYGO, MICH.

REAL ESTATE
FARM AND RANCH LAND FOR SALE
Michigan—Continued.

FOR SALE—80 acres, two miles from one of Michigan's finest villages; 7 room house, barn 36x40, windmill that furnishes house and barn with water, outbuildings, apple orchard, pears, cherries, plums, grapes; 5 acres timber; 40 rods to school; soil dark loam, corn planted, oats sown, all crops are now planted; span horses, 2 cows, chickens, hay, corn, potatoes; all implements necessary to carry on a farm; telephone R. 4 D.; close to creamery; thickly settled neighborhood; $2,800, $600 down; to appreciate this is to see it; 14 acres on the banks of beautiful body of water; lies on the edge of beautiful village; 9 room house, barn 40x44, icehouse; all kinds of fruit; fine shade surrounds the house; this is worth seeing; $2,800, $500 down.
GEO. BRIDGES, Bangor, Mich.

LAND FOR SALE.
Write me today.
E. F. FREMONT, NEWAYGO CO., MICH.

FARM BARGAIN.
Best 600 acre farm in Michigan black sandy loam, 18 bldgs.; 1 mile from town. R. ARBORGAST, Bloomfield, N. J.

SNAP—Money-making country home, stock, tools and crop complete; one of the best 70-acre farms in the state, practically level, lays about 2½ miles from town, on beautiful made road, close neighbors, schools and church. This farm borders on a beautiful lake, an elegant spring brook flows across it, large new 9-room field stone residence, big basement or cellar, large verandas; big, new barn, room for 4 head of horses, 6 cows, also carriage and tool room; lots of choice bearing fruit. This farm is high class in every respect and we are making a great sacrifice when we offer it. It must be sold quick and we will let everything go in the way of machinery, stock, etc. There is everything from a pitchfork to self binders, all machinery is practically new, also wagon, carriage, harness, 50 chickens, 6 cows, 4 horses, hogs, etc. To quick buyer will make the price $3,800; must have $1,200 cash, balance can be paid in small yearly payments. Will give possession and turn everything over to buyer in 48 hours. If you are ready to snap the biggest bargain on earth, don't miss seeing this quick.
THE FRED FARR CO.,
Box E, Plainwell, Mich.

THESE ARE WONDERS.
Read, Read and wonder. Practically a gift; 240 acres, lies like a garden; 175 acres cultivated; balance in timber and pasture on beautiful river; good house, 1½ story, good barn and other buildings. Buildings carry $3,000 insurance; farm all fenced and cross-fenced; rural mail and telephone; three miles to town, nine miles to railroad town; 100 fine bearing apple trees and other fruits. THE PRICE—IT'S $18 PER ACRE. Think of it. There is not another such bargain in the world.

Eighty acres splendid land, 50 acres cultivated, balance in fine hardwood timber; 7 miles to town; rural mail and telephone; good house and barn; A WONDERFUL BARGAIN. Price, $1,750; $1,000 cash, balance to suit you.

We are always the leaders in bargains, others try to follow.
Send for full particulars.
H. W. SAWYER,
Newaygo, Michigan.

IF SOLD AT ONCE.
120 acres; good soil; apple orchard; 40 acres timber; 8-room house; good barn; everything complete.
12 acres, sandy loam; 7 acres maple and elm timber; two large apple orchards; 10-room house; large frame barn.
Within four miles market and main line railroad.
Choice, $3,300; cash $700; balance easy terms.
WAYLAND REALTY CO.,
Wayland, Mich.

A SNAP.
20 ACRES FRUIT, VEGETABLE AND CHICKEN LAND,
in center of Michigan; near county seat and railroad town and fine lake; 100 apple trees, 100 peach trees, 700 small fruit; raises 400 bushels of potatoes to an acre; good soil; clear title; only $300; $20 down, $10 per month, without interest, or $30 off for cash; must sell; might throw in cow or 40 chickens.
OWNER, R. 403, 115 Dearborn St., Chicago.

MICHIGAN FARMS.
No. 1—20 acres, cleared, small house and barn, some fruit, near town, fine fruit land, $1,000.
No. 2—40 acres, cleared, good house and barn, plenty of fruit, level, good soil, $1,250.
No. 3—200 acres, rich loam soil, level, 4 miles, Muskegon, city, $5,000; $12 per acre, $1 per acre down, balance easy terms.
THE EVANS-HOLT CO., Fremont, Mich.

Montana.

FOR SALE—4,720 acres in Jefferson county, Montana, at $10 per acre, on easy terms. This tract is located 2½ miles from town of Whitehall, a thrifty little city on the N. P. and C., M. & St. P. coast line; 2,000 acres of this tract is under irrigation; water rights from the Jefferson river. About 1,200 acres bottom land, about 75 per cent of this tract is tillable, balance suitable for pasture. This tract is located in the famous Montana apple belt and is a bargain.

13,000 acres, Meagher county, Musselshell valley, Montana, $17 per acre; easy terms; located on C., M. & St. P. R. R., 3½ miles from two good towns; at least 80 per cent of this tract is suitable for farming. A good proposition to cut up into small farms; 4,000 to 5,000 acres can be irrigated; many springs furnish abundance of water the year around.
MARTYN & STUART LAND CO.,
Aberdeen, S. D.,
And 335 Palace Bldg., Minneapolis.

Nebraska.

There Are Dry Spots

all over Nebraska and the west. That means poor crops. Last year there were too many wet spots. Now out in the

Scott's Bluff Country

where the water supply is abundant, there is no complaint about wet weather. Irrigation farming is the most sure, the most practical.

Irrigation is crop insurance.

In irrigated country you irrigate the soil; in the rain belt you "irritate" your mind trying to regulate the weather.

Irrigation is the bond; the crop is your coupon.

Irrigation is the co-operation of man and nature.

Irrigation is a draft on Providence—paid in ninety days.

Irrigation begets ambition, arouses enthusiasm, creates energy.

Irrigation is agricultural optimism.

Test These Things

Go With Us on Our Next Excursion to the Scott's Bluff Country—Tuesday, July 12.

Prove Our Statements

The famous "Payne Special" leaves the Burlington station, Omaha, at 4 p. m. We take you at once to the headgates of the Tri-State canal, show you the method of handling the water supply, the canal, sluiceway for cleaning out the sand, the drops, laterals and the crops growing where well watered.

It is an educational trip. We show land by automobiles and get you back to Omaha Friday afternoon.

There is a limit to irrigated land and that limit is not far in the future. Decide today that you will go next week. Write or telephone us. Ask for a copy of the Land Owner. You will find it good reading as well as good advertising.

Payne Investment Co.

S. E. Cor. 15th and Farnam, Omaha, Neb.
"To Put Landless Man on Manless Land."

FOR SALE—Improved stock farm, 300 acres; Custer county; close to station; $17 per acre; no trades. Box A, Oconto, Neb.

REAL ESTATE
FARM AND RANCH LAND FOR SALE
Nebraska—Continued.

Farm Bargains

160 acres 7 miles north of Bridgin, Antelope Co., Neb. Small set of improvements; 80 acres in corn, 40 acres in wheat, balance in pasture.
PRICE $45 PER ACRE.
120 acres, Fillmore Co., Neb. Fair set of improvements. All in cultivation; 3 miles to Shickley.
PRICE $85 PER ACRE.
480 acres in Boone Co., Neb.; 320 acres under cultivation. Good improvements; 6 miles to Cedar Rapids.
PRICE, $60, PER ACRE.
640 acres, 6 miles from Potter, Cheyenne Co., Neb.
PRICE $15 PER ACRE.
Western Real Estate Co.,
411 Karbach Block, Omaha.

Sarpy County Snap

A beautiful home, highly improved, 160 acres, fine land; 10 miles to Omaha, 5 miles to South Omaha stock yards. Price if sold quick, $150 per acre.

C. R. Combs,

Room 807-11-Brandeis Theater Bldg.
'Phone D. 2816.

FOR SALE—Nearly 7 acres in Cedar Valley, one mile from Cedar Rapids, Neb.; good home. Address Mrs. Alice R. Young, Cedar Rapids, Nebraska.

TEN THOUSAND acres of corn, winter wheat and alfalfa land for sale in large and small farms in Sherman, Custer and Buffalo counties. Write for prices. J. T. Campbell, Litchfield, Neb.

MUST sacrifice 1½ sections of the best plow land in Kimball county. Address T, Omaha Bee, Council Bluffs, Ia.

BARGAIN in Platte Valley irrigated Farm! Extra good 100 acres; must be sold quick. 50 acres alfalfa, 30 acres best wheat grass meadow in the county, 20 acres to other crops, $85 per acre. Write quick for terms and further information to Box No. 151 Gering, Neb.

FOR SALE.
160 acres unimproved prairie land. All level, good land, in good neighbourhood. 4 miles northeast of O'Neill. This is a bargain. Price $20 per acre.
C. F. McKENNA,
O'Neill, Nebraska.

Oregon.

FOR SALE—Wanted— Long headed conservative men and women looking for and capable of recognizing a life time opportunity to write for free book, "The Apple King," written by H. B. Tronson, the Apple King of the World. Tells how you can participate in the enormous profits being reaped by apple growers in the famous Rogue River Valley, without leaving your present position or residence. Address Rogue River Commercial Orchard Company, Dept. D, Medford, Oregon.

ALBERTA WHEAT FARM.
320 acres of finest Alberta wheat land in the famous Saskatchewan valley, about six miles from the growing town of Vegreville and between the main lines of Canadian Northern railway and Grand Trunk Pacific, and only a few miles from both. Land in this vicinity produces from 20 to 50 bushels of wheat to the acre and 100 bushels of oats, and is rapidly increasing in value. One crop will more than pay for land. Will take $15 per acre for quick sale. Absolute government title. This is a great bargain and will make big money. There is only one crop of land; better get in while it is cheap. C. F. Booth, Box 354, Portland, Ore.

LEARN about the country through which Hill is building to the coast; also about the land recently purchased by St. Paul capitalists. Vale is the key city of this big country. Subscribe today for Oriano, Vale, Ore., at $1.50 per year.

IRRIGATED FRUIT LANDS,
Rogue River Valley,
Oregon.
Declared by government experts to be the most perfect fruit belt in the world; grand sweepstakes prize; Spokane National Apple show; has received the highest prices ever paid for fruit in the New York and London markets; orchards now producing over $1,000 net per acre.
Irrigated orchard tracts on payment plan, ranging in price from $225 per acre for undeveloped land to $500 per acre for developed orchards.
Rogue lands, Incorporated,
Medford, Oregon.

$50,000 IRRIGATION PROPOSITION.
2,000 acres ideally located contiguous to government and private irrigation projects will be sold to individual or syndicate for subdivision or for selling tracts. $50,000 will swing the deal. Part of land already under irrigation. Produces heavily in alfalfa, onions, potatoes, etc. Low altitude; long sunshiny season. Neighboring lands selling from $200 to $600 per acre. Chance to make $200,000. For particulars address D. O. Lively, North Portland, Ore.

BUY farm lands now; they are daily increasing in value. There is a limited amount of land, but no limit to the future population. The Pacific Northwest is the present land of opportunity. We have a fine assortment of farms, some of which will suit you. Write us today, stating your requirements, and we will mail you full particulars free. The Card Realty & Inv. Co., 625 Henry Bldg., Portland, Ore.

Oklahoma.

NOTICE.
To be sold at public auction, June 25, 1910. A 3-story, modern, 50-room, brick hotel building in city of 6,000, Stillwater, Okl. Best located property in city. Stillwater is center of interurban system now building, has other good railroad facilities, has state agricultural school; city is growing rapidly. This hotel has best business in the city, but the proprietor must sell on account of poor health. Will sell furniture and building on day of sale with privilege of leasing if building itself does not sell. Inquiries concerning this property and terms of sale will be promptly answered by the undersigned.
JOHN YOUST, Sr., Stillwater, Okl.

North Dakota.

2,920-acre grain and stock farm, best part of North Dakota; 1,600 acres cultivated and in crop, about 500 acres more can be cropped; 240 acres fine timber, 200 acres fine hay meadow; balance first-class pasture; excellent set of buildings, improvements valued at $10,000; house, barn and all pastures piped with running water; twelve miles fence; located on small lake; new air line, Fargo to Minot, under construction, crosses part of land; some of land adjoins new township; if purchased before harvest half crop goes with land on paying for seed used; equipment may be purchased if desired; owner has ranched here for twenty-five years and wishes to retire; land has been farmed only few years and grows excellent crops. Price $60,000, and a snap at that. Don't bother me if you are not able to handle this; could sell a dozen times to lightweights; terms on part. E. B. McCutcheon, Minot, S. D.

WHEN answering advertisements in The Bee Want Ad columns, kindly mention the fact that you saw the ad. in The Bee.

NORTH DAKOTA FARM LAND
EXCURSION, JULY 19.
Closing out large tract fine agricultural land, underlaid with coal, Stark Co., N. D., near Northern Pacific R. R., $11 to $20 per acre; easy terms. Prices, $3 to $5 per acre less than adjoining lands. Crop prospects in Stark county are fine this year. Plenty of rain. Write for map and full information. Excursions 1st and 3d Tuesday each month while this land lasts. Your expenses paid if you buy.
J. H. DUMONT & SON,
1005 Farnam St., Omaha.

Male Clerical and Stenographic
BOOKKEEPER, Ins. office, $75.
OFFICE clerk and typist, Ins. office, $60.
EXPERIENCED bank clerk, $60.
EXPERIENCED collector, $60.
WESTERN REF. & BOND ASS'N., INC., 762-4 Omaha Nat. Bank Bldg. (Est. 8 Yrs.)

NORTH DAKOTA.
THE LAND OF OPPORTUNITY.
Land in the Mouse River loop, where crop failure is unknown. Hon. J. J. Hill says this land is all worth $100 per acre, and he knows. Will rent and pay 25 per cent on investment. What is your money earning? The finest prairie land in the world. Write me for list. It is free.
K. E. GOWIN, Glenburn, N. D.

TWO TEXAS FARMS FOR SALE.
181 acres, 100 in cultivation, alfalfa, corn and potatoes; three miles from the town of Wharton; on the Colorado river; no overflow; 65 miles from Houston.
Also 85 acres, 55 in cultivation, corn; adjoining the above place; ¼ of mile to a railroad switch; party can get immediate possession; will take $60 per acre for one or both places. Write to the owner, A. A. Norton, Wharton, Tex. Terms.

REAL ESTATE
FARM AND RANCH LAND FOR SALE
North Dakota—Continued.

Texas.

TO ZAVALLA COUNTY, TEXAS
He was a novice to farming.
A man offered him the use of 20 acres of land without charge for one year for the clearing and plowing.
He planted 20 acres of onions according to the directions given him by his neighbors.
HE CLEARED $16,000 NET PROFIT FROM THE 20 ACRES, OR $800 AN ACRE, IN ONE SEASON.
He then offered to buy the land at $150 an acre, but the owner wouldn't sell.
I HAVE 10,000 ACRES OF THE SAME LAND JUST ALONGSIDE AT ONLY $15.00 AN ACRE.
But it must be sold in one body. Real estate men of long experience pronounce it "THE BEST TRACT IN TEXAS."
It must be sold at once, and $15.00 is cost price.
Naturally this is a wholesale proposition. This land can be readily re-sold in small tracts from $30 to $75 per acre and if the buyer wishes, I will undertake its re-sale.
The land I offer you is in the artesian belt and is the best opportunity you will ever have to buy.
For particulars address
W. B. MURRAY, 407 COMMERCE BLDG., KANSAS CITY, MISSOURI.

A CANADIAN WENT
YOU OUGHT TO KNOW ABOUT IT.
It's a county seat in the center of the Rio Grande Valley and irrigation; has railroad, canals, new court house, good bank, school, brick business houses; Chapin needs people to develop its great resources; they're rich enough to make you rich. Ask us for booklet "B."
CHAPIN TOWNSITE COMPANY,
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80-acre improved farm for $1,600. This farm has 20 acres cleared free of stumps and under cultivation; land is level; good clay loam soil, clay subsoil; no stone; has 50 acres of heavy hardwood timber such as sugar maple, oak, basswood and birch, no underbrush in the timber; balance of land easy to clear. This farm borders on a beautiful lake with good fishing. It has a new frame house with seven rooms all complete ready to move into; and a new stable, 16x36. Farm is located six miles from Cumberland and three miles from Barronett; in a well settled farming country; Germans and Americans; on main traveled road, near schools, churches and creamery. There is timber enough on this farm that when sold will pay the interest and taxes for five years. Terms $200 cash, balance on time to suit purchaser. We also own another 80 of unimproved land that joins this farm in case you want more land. Send for our special list of other farms and timber land we own, also our book on northwestern Wisconsin. We are located in Barron county, 78 miles northeast of St. Paul. Address Wisconsin Colonization Co., Cumberland, Wis.

YOU CAN BUY LAND FOR $10
a month, good land, at from $8 to $20 per acre in Vilas and Oneida counties, Wisconsin.
We charge no interest. We pay the taxes. Insurance clause in the contract. Best opportunity in the country for the man of moderate means to own a farm and be independent. Write for map and book to Dept. 8
G. F. SANBORN CO., Eagle River, Wis.

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ALONG THE CHESAPEAKE AND OHIO RAILWAY AS LOW AS $10 PER ACRE; rich soil, mild winters, nearby eastern markets. For handsome illustrated booklet, "COUNTRY LIFE IN VIRGINIA" (100 pages), and low, twice a month excursion rates. Address G. B. WALL, Real Estate Agent, C. & O. Railway, Box M U, Richmond, Va.

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$25 ACRES $6,600.
Two-story house; 12 rooms and basement; 3 porches; ample outbuildings; apple orchard of 500 Albemarle pippins, wine saps and other high-priced varieties; the trees are 12 years old, and being located in the great fruit belt of Albemarle county they are hardy and thrifty, and will yield a lifelong income; 2½ miles to railroad station; surrounded by good neighbors. If taken at once, only $6,600; part cash, balance on easy terms. For further details, see page 24, "Strout's Farm Catalogue No. 10, Second Edition." It describes other rare bargains from $5 an acre up in Virginia, Maryland and the south. Copy free. Station 1076. E. A. Strout, Union Bank Bldg., Pittsburg, Pa.

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FOR SALE—640-acre improved and irrigated ranch, located in southern Wyoming, completely fenced, with first class house and all necessary outbuildings; irrigation stream direct from government timber reserve, independent of all water companies; no charge for water, rights perpetual; owner must sell at once and will sacrifice on reasonable terms. Address A. B. Land, 628 Unity Bldg., Chicago, Ill.

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GARVIN BROS., 3d floor N. Y. Life, $500 to $100,000 on improved property. No delay.

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LOANS to home owners and home builders, with privilege of making partial payments semi-annually.
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WE HAVE BUYERS FOR
5, 6 and 7-room houses. If prices are right we can sell your property for you.
NOWATA LAND AND LOT CO.,
Suite 626 N. Y. Life Bldg.

WANTED—Good rental property, $1,500 to $3,000, for choice vacant lot or lots, one-third to one-half the value, balance spot cash. Give particulars of property offered. Address M 297, Bee.

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160 acres land in El Paso county, Colorado, all fenced, every inch of it tillable; well settled all around it. Clear. Price $2,500. Want 8-room house, north end preferred. Will assume a reasonable incumbrance.
NOWATA LAND AND LOT CO.,
658 New York Life Bldg.
Phone Red 1999.

640 ACRES extra level land, close to railroad, in Box Butte county, Nebraska; will exchange for merchandise; price, $10 per acre; will carry $4,000. A. R. Thompson, Holdrege, Neb.

SWAPS.
Nine-room house nearly new. Will put in cash in trade for vacant lot in Omaha.
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WE can trade anything, anywhere.
LATHROP & TOBIN,
D. 2056. 421 Bee.

WANTED to trade good five-passenger automobile for Ralston lots. L. Howard, Ralston, Neb.

TAILORS

MISFIT tailored suits—$25 and $40 values at $15. See A. Rubenstein, 211½ S. 14th St.

G. A. LINQUIST CO., 225 PAXTON BLK.

FOR evening functions full dress is the rule, and to get it made right see Ed Thiel Tailor, 719 S. 16th St.

OUR HOME MAGAZINE

Boss of the Establishment

He Discourses Knowingly on Mint Juleps, Gin Rickeys and Beer.

BY AMERE MAI.

The Boss of the Establishment was expecting a distinguished visitor—a gentleman of the old school, brought up in the mint bed of southern luxury, whom it was the Boss' purpose to treat with much honor and even more liquid refreshment.

So, when early in the afternoon of the anticipated call his wife opened the door to what seemed an impersonation of the bartenders' Santa Claus, she could not restrain a started exclamation.

"What on earth have you got in all those bundles?" she asked as she relieved the Boss of some of the tottering treasures as, with a sigh, he deposited the others on the dining room table.

"Limes," said her lord, holding up a paper bag; "mint," he added, discovering a carelessly wrapped package from which the tips of a bundle of that fragrant herb protruded. "This is Angostura; over there are Marischino cherries, while those bottles contain the finest Scotch and rye and gin you can buy in New York City. I guess I can give the colonel anything he calls for, from an old-fashioned cocktail to a pousse cafe, including all the mint juleps and gin rickeys he can drink."

Doubtfully the Boss' wife surveyed the mighty battalion of bottles arrayed before her.

"It's so warm, dear," she said, "that maybe the colonel might not care for any of those heating drinks. Did you," she added, hesitatingly, "did you order any beer?"

The Boss looked at his wife for a brief moment and then, like Lord Ronald, "he laughed a laugh of merry scorn."

"Beer!" he snorted contemptuously, "Beer! Why, I wouldn't insult a Kentucky gentleman, much less a Kentucky colonel, by offering him beer!" And then he added bitingly: "Don't you know that a southern gentleman never takes anything stronger than buttermilk or sarsaparilla?"

Perceiving the positiveness of the Boss' mood, his wife said no more. But a few moments later she stole from the room, and when she returned she wore her best afternoon costume and a triumphant smile. But the Boss, absorbed in the preparation of his liquid reception committee, did not notice either.

Then the distinguished visitor was announced. And the Boss, sparring for an opportunity to utter the only familiar quotation that never grows stale, forgot that there were such feeble-minded creatures as women in the world.

"What'll you have?" he asked finally when a conversational interstice presented itself. "Don't you think a mint julep would reach the spot?" he added ingratiatingly.

"No," answered the Kentucky colonel, languidly, "I never drink mint juleps. I know that the confession stamps me as a mere stepson of my native soil, but it is a fact."

"How about a gin rickey?" inquired the Boss, with undiminished ardor.

"I have never touched one!" answered the honored guest. And then he added by way of propitiation: "I know that for years I have enjoyed the unmerited reputation as the National Bacchus. If I were a younger man I might live up to it, but my digestion being as it is, I prefer not to deserve my laurels—or, to be classically accurate, I should say my vine leaves."

"What do you say to a cocktail?" persuaded the Boss, still anxiously hospitable, but showing a decided lessening of confidence in his power to please.

"I'll have to say no," the honored visitor answered, and then he turned eagerly to the Boss' wife:

"How is your estimable father?" he inquired politely. "Has he completed the interesting monograph on 'The History of Cremation' which he contemplated on my last visit to the north? You know," he added, turning explanatorily to the Boss, "Nick and I were boys together."

Just here the Boss' wife launched upon a five-minute monologue, half humorous and half admiring, of her father's contemplated literary project.

"I fear," she ended, "that the general public is not quite so interested as father thinks in the newer methods of being consumed."

"Say!" interrupted the Boss, "'consumes' is good. And, by the way, Colonel, what will you consume? Do you know what I think is the most expressive line in the English language? It's when the Ancient Mariner exclaims: 'Water, water everywhere, and not a drop to drink!'"

The Colonel smiled approvingly at the

DOUBTFULLY THE BOSS WIFE SURVEYED THE MIGHTY BATTALION OF BOTTLES

quotation from his beloved English classics.