RANCHES

CITY PROPERTY FOR SALE

WE WOULD like to show you a nice, comfortable home on 25th and Mason street; east front; paved street. This home is strictly modern and up-to-date in every way. Has eight rooms, four up and four down. The price is only \$3,500. Full lot, 40x128. See us for terms.

We have just listed another fine large home on 25th and Marcy. Nice seems and

we have just listed another line large home on offin and Marcy. Nine mouns, nad and bath. Very large porch. This house was built for a home about ten years ago by owner. Has been well cared for and is now in excellent repair. Lot 40x128. Paved street. We would lige to show you this any time convenient to you. Price only \$1,256. Terms to suit.

Two new cottages, 5 rooms each, located on that and Corby. Will sell these at a bargain if you call on us this week. Terms only \$200 down and monthly payments same as reni. Price \$1,700 each.

We have a large 12-room house, close in, on paved street, that we can sell for \$0,500. This home is three stories high and built of solid stone. You ought to see this if you want a good home in the neighborhood of the High school.

International Land and Investment Co 210-12-14 Bee Bldg.

D. 3133; A-2376.

West Farnam Home

Call me up for location and appointment.

No reasonable offer refused.

F. H. Drake Phone Douglas \$706. 716 Brandels Theater.*

2102 Grace Street

This attractive house, on corner lot, faces south and east, has 7 large rooms, oak finish in parior, dining room and reception hall, maple floors in kitchen, upstairs finished in yellow pine. Both up and downstairs papered with a splendid selection of the latest design of paper. Colonnade opening between parior and front hall. Both elsetric light and gas, with combination fixtures; cement sleewalks and on paved street; within easy walking distance; convenient to school and stores. Fine for a home or an investment. Price \$2,609.

HASTINGS & HEYDEN, 1614 Harney St.*

HANSOM PARK DISTRICT. Located on the corner of Poppleton and 55th Ave., in Oakhurst Park addition, the most beautiful wood residence location in Omaha. Near two car lines, very best service. Only three blocks from the west side entrance to Hanscom Park, two blocks from the Field club and one half block from the Field club and one half block from the Central boulevard driveway. The building restrictions have secured beautiful homes and the very best neighborhood. ful homes and the very best neighborhood. These lots are on the northeast corner of Poppleton and 35th Ave., fronting teath on Poppleton; a better location for a good home cannot be found. price for an immediate sale, \$3,000 for both lots. See these today, for they will go quickly; have not been offered before and are not listed with any dealer. Might allow six months or one year time on part. Look at the lots and phone Benson 122, Sunday or any evening."

MR. BARGAIN HUNTER 2631 N. 19th St.; 5-r., city water and gas Rents for 1150 per year; tenant wants to stay.

203 N. 20th St.; 5-r., modern, except furnace; best of repair; can furnish tenant for 1 year at \$240. Make offer.

GOSNEY,
Douglas 4884. 550 N. Y. Life Bidg.* BUY FROM OWNER.

Stheast corner, 160x122, fine lawn, fruit and shade trees; paved street and cement walks, 1½ story house, line location, 2 blocks from car. 2850 Fowler Ave. This place must be seen to appreciate its real value. Price \$3,400.

\$4,000-8 rooms, all modern, on Wirt St.
Kountse Place-\$3,100. 8 rooms, all modern.
Fine lawn and shade, corner of 19th Ave.
and Locust St.
MEACHRON REALTY CO.,
1924 Lake St. Phone Webster 1851.

TWELVE lots with six houses, good constition, Plattsmouth; value \$4,500, against which is \$1.000, payable monthly out of rents from houses; value increasing. Ten lots in one of Okiahoma's bost towns, growing like grass; value \$1,000; clear; continuous growth of substantial buildings going up all round these. Eighty acres rexas county, Missouri; value \$1,000; against this is \$300, due in October, 1911. Taxes all paid; titles perfect. Net value of above \$5,000, but for prompt deal, \$2,500 cash taxes it. Address, P. O. Box \$27, Kansas City, Mo.*

BY OWNER.

Sill Charles St., nearly new I-room house, full basement, walled with brick; cement floors, good cistern, furnace; modern plumbing and combination light fixtures, i rooms besides pantry and bath on first floor; 3, hedrooms, hall and closets upstairs. You will find this one of the most desirable locations in the city for a home. Good neighborhood, ½ block from Harney car line, I from school. I am going to leave the city and will sell for \$2.850. Investigate the outside if interested. Inquire at 1818 SOUTH THIRTY-FOURTH STREET. \$300 CASH, BALANCE VERY EASY EIGHT rooms, modern, 2 large lots, fine lawn, shrubbery, fruit, shade trees, grape arbor, concrete walk. You will like it. Price \$3,000.

NOWATA LAND & LOT CO.

658 N. Y. L. Bidg. Phone Red 1939 FOR SALE BY OWNER

5-ROOM, NEW, all modern home, in Dundee; mahogany and enamel finish up-stairs. Oak finish downstairs; large screened in sleeping porch; full lot. Price \$5,500. For particulars address S-20, care Bes.*

FOR SALE-HANSCOM PARK.
Beautiful new house; fully modern; hot water; 3 fooms with sleeping porch; quarter sawed oak first and second floors; one block from park, on boulevard; 2309 S. Ed St. Keys at 2318 S. Ed St. Owner going away. \$5,900.

9-ROOM strictly modern house, lot 42x 102, near California, on 19th St. For eale by owner, Party leaving city; must be sold at once. See O. Edling, 619 North 19th St.

CITY PROPERTY FOR SALE. (Continued.)

Home Bargains

Home Bargains

5-room elegant home in the heart of the West Farman district, with garage, \$11,00%. S froms and 75-foot lot, in the Fleid club district, finished in hair word, has an room and outside sleeping room; built two or three years ago for a home 15,000. Three years ago for a home by well-to-do merchant looking for comfort; this is on three sightly lots overlooking the aviation grounds; will mail picture and full particulars upon request—\$1,500.

Trooms, mighare, two stories, almost new, south front, full lot, built well for a home by a man that knows how, owner lives there and will show it. No. \$250 llaracy St. A bargain at \$4,000.

A pretty cottage of 5 rooms, fronting east on 20th St. (Florence Rivel.), halt book north of Ames Ave., for only \$1,000. This was built sit, rears ago, is undern except furnase, vacant now.

8 rooms, large south front in with beautiful shade trees, on Manderson St. Wist of \$4,200 for quick sale.

6-room cottake, nearly now, on paved street, north, with large shade trees. This is a dandy little home. Owner wants to use money in business; makes low price of \$3,160.

Harrison & Morton

A FINE 10-ACRE PEACH ORCHARD in Ontario, Cal., value \$50.00. Alminesota property aliout same value; consider Dakota or Sloux Fulls. Several fine district, finish boult two or the subtract of the southern California, send trades. Have one called the finest place in southern California, price \$120,000. Under the sale and trades. Have one called the finest place in southern California, price \$120,000. In Southern California, price \$120,000. In Subtract, for one of the sale and trades. Have one called the finest place in southern California, specific in southern California, or to value subtract of the sale and trades. Have one called the finest place in southern California, or subtract, and trades effected anywhere. Faithful personal attention given to your matters. Insurance, sales, trades, trents, investments, etc. References furnished. James My sale for southern California, continuity of the fines

Harrison & Morton Tel. Douglas 214. 916 N. Y. L. Bidg.*

> WORTHY OF CONSIDERATION

Here is one of the most beautifully located large homes in the city. Eight very large rooms, with extra large attic. Fine basement, with hot and cold water, sink and tollet. Grounds are large, with ample room for another large home or flats, as it has an east frontage of about 175 feet on one of the principal avenues.

Property is in easy walking distance and becupies a very sightly corner. The ground alone here is worth \$12,000, and we are offering the aftire property for \$14,000, if taken at once.

Call me up for location and appointment.

CONSIDERATION

Both and Hamilton, brand new, 6-r. modern; lower floor and reception hall finished in case, law of floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the streets paved.

2463 8. 17th \$1., a dandy new 5-r. modern; lower floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished in oak of the floor and reception hall finished.

Both streets paved.

2463 8. 17th \$1., a dandy new 5-r. modern; lower floor and reception hall finished.

Solt and Grant, up-to-date: 7-r.; lower floor in oak; hot water heated; electric lighted; laundry room; large airy rooms and up-to-date in every particular. Can be bought for cost of house. Ground 128x18s.

1½ acres of floor and reception hall finished.

2463 8. 17th \$1.7th out and services paved.

2465 8. 17th \$1.7th out and services paved.

2465 8. 17th st., a dandy new 5-r. modern; lower floor and reception hall, parior and dining rout and services paved.

2465 8. 17th out and services paved.

246

F. S. HADRA, 560 N. Y. Life. Douglar 4334.*

GROUND FLOOR SPACE.

There is a large space just off the court on ground floor that will be remodeled to suit satisfactory tenant. This location is rear Farnam street, convenient to main entrance of building.

Look before renting.
Don't rent before 100king.

THE BEE BUILDING COMPANY,
R. W. Baker, Supt. 17th and Farnam.

8-ROOM CAPITOL AVE.
Close in, full lot, paved street, concrete
walks, brand new, latest style, strictly
modern; 1500 cash, balance very casy.
NOWATA LAND & LOT CO..
608 New York Life Bidg. Tel. Red 1999.

Sacrifice. Very large new 6-room house, north of Field club; has open brick fireplace in living room; 2 bedrooms, very large. Cheap at \$5,000; will take \$5,000 for quick sale. Good terms can be arranged. Address, F 189, Bee.*

FOR SALE-My residence 8 rooms, 3 lota. Modern, in good shape. A bargain. Address H. M. Wilcox, Plattsmouth, Neb. 100x130 feet, with new house, barn and hen house; fruit trees. Easy terms. \$5,000. Phone Webster \$843. Call 1542 North 18th. AM PACKING to leave Omaha. My home must be sold. Will sacrifice if sold within 3 days. 3829 California.

8-Room, West Farnam St. Large lot, shrubbery, fruit, fine lawn, modern. \$3,500; \$500 cash, balance very easy, NOWATA LAND AND LOT CO., \$58 New York Life Bidg. Phone Red 1959.

OUR SPECIALTY - RENTING and SELLING homes to COLORED PEOPLE. Tenants waiting; list your property with Home Investment Co., 2114 N. 24th Web, 1656, Ind. B 2534.

AM moving to Field Club district; will sell my Kountze Place home, 2215 Emmet, cheap; 9 good rooms, furnace heat, modern. If I can't sell, will rent it.

G. W. SHIELDS,
Office 'phone, D. 387, Res. 'phone, W. 511* FOR RENT-Office 501, court room, near elevator, 13x16. This room would be desirable as small real estate office. \$18.00 per month. The Bee Building Company.

Lot 50x124, southeast front; look ag it; can be bought at very low price. NOWATA LAND & LOT CO., 658 New York Life Bldg. Tel. Red 1999.

PAYS \$80 PER MONTH-\$6,000. Three-flat building in a location that in sures good tenants; never vacant. Terms. NOWATA LAND & LOT CO.,

656 New York Lafe Bldg.

Phone Red 1999.

PRAIRIE PARK vacant lots and brand new houses, first class in every respect. Small cash payment, balance monthly. Agent at 2703 Fowler Ave. Paxton Real Estate Company. D. 298, Web. 3511.

ABSTRACTS OF TITLE. QUARANTEE Apstract Co., 1628 Farnam PETER JESSEN, JR., Tel. Douglas 2204

PUBLIC STENOGRAPHER, 5824 Brandels HEAL ESTATE DEALERS REED ABSTRACT CO. Est. 1806; prempervice; get our prices. 206 Brandels theater

REAL ESTATE TITLE TRUST CO.

BENJAMIN R. E. CO., 477 Branders Bidg.

ENGLEBRECHT & RAVER. CANADIAN & LOCAL REALTY. 1710 Farnam (Ber Bidg.) D. 4379.

REAL ESTATE FARM AND RANCH LAND FOR SALE

A GREAT BARGAIN.

ARKANSAS FRUIT AND STOCK FARM

200 acres. 8 miles from Waldron, 59 acres
in cultivation, 5 acres in meadow; 4 acres
in apple orchard, also other fruits; good
5-room house, smoke house, barn and out
buildings, fine well of good water. All
land not tilled is covered with good pine
and oak timber. This is a line truit and
stock farm; the range cannot be beaten in
the country, stock water in abundance.
This place can be bought now for 11,00;
and is a bargain. Terms to suit. Write or
call on John D. Baker, Waldron-Scott Co.,
Arkansas.

B. & M. TRACKAGE.

SI,000 sq. ft., on grade, with R. R. spur in; midway between Omaha and South Omaha.

\$7,000. Must be sold.

HARRISON & MORTON.*

WALKING DISTANCE
Two 8-room modern flats. fith and Jackson; will pay 13% per cent on investment. George Marshall. 408 First National Bank Bidg. phone Douglas 147.*

SELF-SUPPORTING HOMES in the glorious fruit district southern British Columnius fruit district southern British Columnius, fishing, boating; delightful, warm climate; church, school, postoffice, store, big sawmill; daily trains; close to markets; unlimited demand for products. Write quick for maps, photos, free information. West-Kootenay Fruit Lands Co., Dept. D., Drawer 1057. Nelson. British Columbia.

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

Calitorata.

A FINE 10-ACRE PEACH ORCHARD IN

NEAR DENVER Rig irrigated land bargain. 286 acres valley land 2 miles south of Plattsville, Colo., with best water right in the state; 200 acres in cultivation; 3 sets of buildings. Plattsville is located on U. P. R. R.; has pickle and canning factory, sugar beet dump; fine schools and churches. The ranch should be divided into smaller tracts, as it produces \$100 to \$150 per acre rightly farmed. Cucumbers, cabbage and tomatoes pay big returns, with market only 3 miles north. Land is worth \$125 to \$150 per acre joining this. To settle an estate quickly will sell this farm for \$100 per acre. Write at once. C. W. Underhill, 729 18th St., Denver, Colo.*

COLORADO LAND.

I have 3,000 acres of improved and unimproved iand for sale at from \$10 to \$25 an acre, within from one to ten miles of town; all good tillage; write me for particulars.

D. O. BEAN, BOVINA, COLO.

A GOOD HOME OR INVESTMENT. A GOOD HOME OR INVESTMENT.

800 acres 18 miles n. e. of Yuma, Colo.;

139 acres broken; 320 acres fenced with 3
wires; house, granary, big shed, well, windmill, large water tanks; Phone in house;

1½ miles from house to church; school
house to be built less than a mile from
house; all good tillable land; time to suit
purchaser on one-half at 5 per cent; \$20
per acre. Write the owner, D. D. Norton
Kenesaw, Neb.

LANDS and farms near Mount Morrison, Colo. Enclose stamp, B. F. Butler, Little-ton Colo.*

FOR SALE—Section 7, town 1, south of range 68 west, in Adams county, Colorado; half mile from the railroad and two miles from Lafayette. Good soil and mostly irrigable. A spiendid grain, stock or dairy section, and the best bargain near Denyer, will guarantee to repurchase in three years at 7 per cent if not satisfied. Price \$18 per acre. Box 286, Boulder, Colo.* Florida.

FLORIDA—We have millions of acres of Fiorida timber, cut over, farm and coloni-zation lands. Before purchasing send for Fiorida Real Estate Journal. Big bargains, nice homes; we can suit you. National Realty Agency, Jacksonville, Fia.

FLORIDA money making opportunity only small monthly payments required. The proposition safe and should pay big all details free. Lackawanna Spring and Hotel Company, Jacksonville, Fla.*

THIRTY best 5,000 to 100,000-acre tracts in Florida for investment or colonization; \$3 to \$7 per acre. Hedges, 506 Atlantic Bank Bidg., Jacksonville, Fla.*

AN INVESTMENT THAT
WILL DOUBLE IN VALUE
IN A YEAR.
17,000 ACRES
IN SOUTHEASTERN GEORGIA
AT ONLY \$2.00 PER ACRE.
TERMS IF DESIRED.
This tract comprises 17,000 acres of cutover pine laids having a Norfolk-Portsmouth sandy loam, and a clay sub-soil;
elightly rolling; 130 feet above sea level.
It is ideally located, being touched by
the Atlantic Coast line on the south, the
A. C. L. Jesup Short line on the east and
is within four miles of the A. C. L. Brunswick road on the north. The road owned
by the state, which is being operated between Châttanooga and Atlanta will probably be extended to the sea, and if so, it
will be built by way of Waycrosse to the
mouth of the St. Mary's river, and the
survey passes as nearly through the center will be built by way of Waycrosee to the mouth of the St. Mary's river, and the survey passes as nearly through the center of the tract as it possibly could.

It is in a section where they are doing things, Adjoining it on the northeast is a colony of Germans who have purchased lands amounting to about \$100,000 at the rate of \$15 per acre. Land adjoining this on the north was purchased at \$6 wholesale and is being retailed to a Jewish colony at the rate of from \$15 to \$25 per acre. It is forty miles from Brunswick, forty-five miles from Jacksonville and seventy-five miles from Savannah; all prominent sea coast towns, with the promise of St. Mary's becoming one if the Georgia road is extended. It is only eighteen miles from Waycrosse, a city of \$15,000 people, with seven railroads and the prospects of others.

This land will produce good cotton, cern, sugar cane, velyel beans, pea-vine hay—the clover of the south—and garden truck. The soil is the same as that of the Norfolk region, so famous for its truck growing. It is also well adapted to the growing of fruits and pecans.

It is close to good schools, good roads aral attractiveness. years at 6 per cent.
WILLIS R. MUNGER,
517 Francis St., St. Joseph, Mo.*

lows.

IOWA FARMS
For bargains in lowa farm land, write
or call on lowa Land Credit company,
Mason City, Ia.

IOWA FARMS. Write for my large illustrated list of Madison county farms, from 20 acres up to 640 acres, all prices, good liberal terms. See Madison county before buying. Best all-around county in the state. Address J. G. SHRIVER,

Idaho.

Farm Lands on Long 205-205 Sheldley Bidg., Kansas City, Mo.

for fruit and farm purposes, where crop failure is unknown: \$35 to \$150 per acre, including perpetual water rights. Send for free Descriptive Pamphlet, Idaho Irrigated Co., Blackfoot, Idaho.*

WRITE J. M. Ingersoll. Pocatello, Idaho, for free illustrated book about that wonderful Gate City, the Chicago of the west.* The Bee.

Idaho-Continued.

The Townsite Filer, Idaho

Here is a splendid chance to get in and "get in right." Filer is located in the center of 240, 000 acres of irrigated farm lands -the best and most fertile soil on earth. Filer is located in Twin Falls county, Idaho, nine miles from the famous Twin Falls City. The land about it is all being cleared; much of it is planted. You simply cannot lose money in Filer. You can double your money in Idaho.

Write for our monthly list of prices; a little leaflet that we issue for Land Buyers who want definite information before they come out here.

Ripley Brothers

Formerly of Omaha FILER, TWIN FALLS CO. IDAHO.

TWIN FALLS

in the next three years will double in population, and property bought now is sure to increase in value.

CITY PROPERTY of any kind, whether it be business lots, residence lots, trackage or additions.

WILL make you money if you take advantage of the opportunity and buy at the present prices.

MALE vantage of the opportunity and buy at the present prices.

MAKE an investment which will net you 50 per cent in the next year and YOU will thank us for calling your attention to the fact that all who have invested here have always made

MONEY. Business lots can be bought for
from \$1,000 up.

Residence lots five or six blocks from
the business center of the city run from \$500 up.
Write us for list.
We will give you the benefit of four years' experience here.

TWIN FALLS LAND & ORCHARD CO., F. G. LESSUR, President, Box 283, Twin Falls, Idaho.

Farm Lands Pay

In Cassia county, Idaho, farming has been tested for thirty years. You can MAKE THE FARM PAY in Cassia county. Write today for complete, full and FREE information about this, the wealthiest and the most fertile county in the BEST of western states.

For FREE booklets, letters of general in-formation, photographs and lists of oppor-junities, address

F. E. GRISWOLD, secretary, Burley Commercial club, Burley, Idaho. G. A. AXLINE, secretary, Albien Com-nercial club, Albien, Idaho. W. J. MITCHELL, secretary, Oakley Commercial club, Oakley, Idaho.*

Just See Twin Falls

There are enough scenic wonders near Twin Falls, Idaho, to pay ANY-BODY to come; 9 tons of alfalfa, five tons clover, 3 tons timothy, 75 bushels wheat, 120 bushels oats are top yields. Write to me to get information FREE. J. F. Stoltz, Secretary Commercial Club, Twin Falls, Idaho. Send 10 cents for the big book of views."

THE Kuhns, the Pittsburg financiers, have spent \$130,000,000 developing Idaho. You don't suppose they used only their own money, do you? They advertised their bonds, took public subscriptions and made money for everybody. We can point the way for you to make money in Idaho. It won't cost You anything to learn. Write Frank Riblett, Albien, Idaho.*

Kansas.

ATTENTION — 500-acre well improved farm, we miles south of kansas City; ideal home, perfect land, 1½ miles from town; 5-room house, fine grove and orchard; easily worth \$160 per acre; must sell and going at \$70; carries about \$14.000, Will take part trade for equity. Will be at Paxton hotel for few days. C. W. Lake, owner.

IN MISSOURI.

IN MISSOURI.

200 acree, 125 miles southeast of Kansas City; 25 acree fine bottom land in cultivation, balance four pastures; nicely watered, fine two-story frame house; good tenant nouse good barn, cribs, etc.; all fenced with wire and board; I mile to town, school and church. For quick said per acre; no trade.

Credit

Tou can sell that middle west farm of yours FOR CASH and with the money come to Idaho where the Carey act lands give you the richest farms on earth. YOU HAVE TEN YEARS IN WHICH TO PAY FOR THERE FARMS and they are not worked out, have never known a plow. Come now. And if you cannot come, send Idaho to you. A beautiful jillustrated booklet FREE FOR THE ASKING. The pictures are printed in sepla; you can see the natural colors of the landscape. Send now to the BUHL INVESTMENT CO...

BUHL, IDAHO. Write today for this book.

IRRIGATED LANDS

for fruit and farm purposes, where crop failure is unknown; is to the land seed to the maken in the sunknown; is to the land seed to the price asked for them. Address for fruit and farm purposes, where crop failure is unknown; is to the land seed to the price asked for them. Address is not the price asked for them.

LISTEN!-80-acre farm, \$1,750; 1,600 acres timber land, \$4.75 an acre. McGrath, Mountain View, Mo.*

Caddo Parish, Lousiana

Situated in the extreme northwest corner of the state, offers great bargains to homeseekers. Hill lands make this year 20 to 30 bushels of corn or 25 to 40 bushels of oats per acre-are offered at from \$6.00 to \$20.00 per acre, and alluvial lands making from 40 to 60 bushels corn or \$50.00 worth of alfalfa, at \$20.00 to \$40.00 per acre. With northern methods of cultivating this yield would be nearly doubled.

Fruit does well. One orchard in next county shipped 500 cars of peaches in July. Crops are excellent.

No drouth-no hot winds. According to U. S. authorities Caddo Parish contains the largest natural gas field ever discovered. Very low rates to factories. Sheveport, the parish seat, has ten railroads.

F. A. Leonard

SHEVEPORT, LOUISIANA.

Minnesots.

240-ACRE farm within 35 miles of Minne-

"FARMERS" choice fertile farms in a sure crop country are the only kind to buy Try the man who sells them. Normar Horn, Appleton, Minnesota.*

See me about Minnesota farms of all de-criptions. They are priced right. THE HONEST LAND MAN H. T. BULLIS, WASECA. MINN.

Montans.

EASTERN MONTANA LAND.

Three sections of Dawson county land in one block at a bargain if taken in the next thirty days. These are steam-plow sections. Other lands at bargain prices. No better time to buy lands than right now. If you are looking for investment or a good farm, write George C. Hayward, Glendive,

Nebraska.

WHAT ARE YOUR PLANS?

Are you planning to see the Scott's Bluff country at its best? Do you want to look at irrigated land when it is producing? If

Next Excursion Tuesday, August 23.

Threshing operations are in progress al over the Scott's Bluff country and you will enjoy seeing the vast quantities of grain that are produced on good soil under an abundant water supply. Then the Sugar Beets are new ripening and the crop is beautiful. The great farms of Alfalfa with their two cuttings in stack and preparations in progress for the third cutting are also interesting. The fields of Potatoes are instructive and the prospects look to be very profitable this season because the potato crop is a little bit short in other coalities.

We still have some splendid bargains scattered all over this beautiful valley and our Swedish Colony of which much has been said is almost completed, only a few farms left in that vicinity. Make your plans today to go with us on our next excursion. Write us or phone us and we will reserve a berth for you on

Payne Investment Company,

Fruit Farm at a Sacrifice

Forty-one-acre farm three nules from Florence, 25 acres to fruit, 12 of which are grapes 5 years old; cherries, plums, goos-berries, 4 acres blackberries, balance of land under cultivation. Good eleven-room land under cultivation. Good elsven-room house with basement, barn, shop, wagon house, granary; windmill and bricked up well. This property earns from \$3,000 to \$5,000 per annum, but owner is getting old and wishes to retire, offers to sell now for and wishes to retire, offers to sell now for \$8,000. Property is easily worth \$12,000 and will command that price next spring, \$1 acres at \$3,000 is only about \$220 an acre, and raw land is worth almost that much. Does this read good? Let us show you the property for verification of our claims for it.

SHIMER & CHASE CO., 200 So. 17th St. Both Phones.

DOUGLAS COUNTY We have a small farm of 3315 acres for sale in above county. Very well located, being seven miles west of Miliard and about seven miles southwest of Elikhorn. Price low and good terms for immediate

International Land and Investment Co 210-12-14 Bee Bidg. D. 3133, A-2876. BARGAIN IN FARM

For 60 days. Special bargain, immediate possession if desired. J. T. Campbell. Litchfleid, Neb.

Nebraska-Continued.

LAND INVESTORS ATTENTION!

Would fou buy 160 acres level second bottom land with black soil; 80 miles from Omaha at \$55 per acre if you believed it would double in price in 3 to 5 years? If so ask us for descripton. \$3,750 cash re-

J. H. DUMONT & SON, hone: Douglas 680. 1605 Farnam St. A 930-ACRE ranch for sale near Alliance Neb.; nearly all corn land. O. P. Wyland Harian, la.

WELL improved 489-acre Greeley county, Neb., farm; the best bargain in the state; only \$32.50 an acre; ask about this, W. W. MITCHELL, Board of Trade Bidg,

Oklahome. 400 ACRES fine prairie land, northeast

Oklahoma, fine location, good water, near town; \$25 per acre. J. Oswalt, Gravette, Ark. 530 ACRES, 300 level; 200 crop, 100 hog-tight; two houses, wells, spring, five-ton scale, slop, four mules, four horses, six cows, seventy-five hogs, teols. Price, \$14,600. Three smaller farms rent or sell. Owner, William Rarick, Clifford, Oki.

Oregon.

ADVANTAGES OF OREGON.

32-page book explaining what each of the 34 counties is adapted for; gives amount of government land open to homestead in each county; map attached 21x28, showing new railroad and towns, including eastern and central Oregon in different colors; issued March 1, 1910; latest map in U. S.; gives homestead and desert claim laws, how to secure 320 or 160 acres free; also general description of Oregon. Mailed 25c. Nimmo & Ru-ney, 313 Hamilton Bldg., Portland

South Dakots.

"THE IDEAL HOME" OF 640 ACRES, situated in the Big Sioux valley, four miles south of Castlewood, the county seat of Hamilin county, South Dakota, 440 acres of deep black losm, under yearly cultivation; 100 acres in pasture and 100 in the beautiful spring-fed Lake Florence, with its sylvan scenes and sparsiing waters, deep and pure and filled with fish and game in season, and nearby is the home, — fourteen-room house, large barn, two granaries, chicken house, hos house and woven wire pasture, corn silo, machine house, small barn and numerous small buildings, all in good condition, with windmill, three wells and cistern, all surrounded by a beautiful grove. Price, \$25,000, on good terms, by M. J. Russell, Castlewood, S. D.

DOUBLE YOUR MONEY.

Do you want to buy a good townsite? We have it just fresh from the government, with perfect title. 120 lots now surveyed and about 30 of them sold with about 20 buildings now completed in the town on a railroad that has six daily trains, with excellent service. This townsite includes 140 acres of the very best of second bottom laind with fine timber for parks and also a fine stream of water running through it; fine openings for almost all kinds of business, especially a bank, hotel and elevator. A grand bargain if sold in thirty days. Address Powell Land & Loan Co., Powen, Stanley county, S. D.

FARMS IN THE CORN BELT FARMS IN THE CORN BELT
An improved quarter section in Gregory county, S. D., 4½ miles from Burke, 5½ miles from Gregory; all fenced; small set of improvements; 30 acres under cultivation. Price 340 per acre.

150 acres, one mile from town, Tripp county; price 430 per acre.
A half section, 2½ miles from Witten; price 535 per acre.
A half section 4 miles from Carter; price 530 per acre.
A nice half section 5 miles from Dallas 5 miles from Colomb; price 535 per acre.
T. F. HARRINGTON,
Bell 1342 Iowa Bidg., Sioux City, Ia.

South Dakotn-Continued.

SECTION of Gregory county, South Desous, ianu for suic. This section has timber, running water fed by springs, lots of
hay, we acres broken, 150 acres can be
piowed, all fenced, one-half mile from
school, three miles from one railroad towg
and six miles from another; good sell and
the very best all around farming and stock
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Dakota. Call on or write to Charles Milner,
owner, Farfax, S. D.

MONEY MAKING 400-acre corn farm out from Sioux Falls; nine-room house, two stories, nardwood finish; barn 25 by 46; other buildings; sarge grove, orchard with apples, binck wainut trees; all can be cultivated; fenced and cross fenced; telephone; rural mall; sie per acre under price for quick sale; clops never were better. Writa me at once H. A. Silvius, owner, Sloux calls, S. D;

WHY PAY HIGH RENT?

Mr Farmer, come to South Dakota; stop paying high rents; own your own farm; spend the money for your improvements that you are paying in lows in high rent. We own twenty quarters of land here that we can sell you for \$25 to \$30 per acre on terms you can't beat; \$1.00 to \$1,000 down, balance on payments at 5 per cent.

Come here before the snaps are all gone. For full information write Dixon Bros., or Bank of Seneca, Faulk county, S. D.

LEES, Texas-New town in Glasscock county; center 25,000 acres finest farming and, now being colonized. No irrigation sest of soil Ideal climate. Altitude 1.306 fest. Pure water. Hest class people from old states settling and developing. Opening, mercantile firms. Townsite and land salesmen wanted. Lee-Norris Co., Lees, Texas.

DOES Texas interest you. A location near Houston, Texas, the greatest city in Texans, should be your choice. Write for particulars concerning Houston Gardens, the tasteful suburban home addition to Houston, ten miles of city, fronting excellent macadamized road. Perfectly drained, dark sandy loam soil, adapted figs, oranges, berries, vegetables, etc., close to railroad station, school, church and fig preserving plant. My specialty: (the best proposition ever offered.) Small improved farms in Houston Gardens, with modern houses, barns, good well of water, fences, etc., reasonable price; easy terms. Unimproved ten agre tracts in Houston Gardens, \$55.00 per acre, \$125.00 cash, balance \$60.00 semi-annually. Cut this ad out and write for particulars concerning Houston Gardens improved and unimproved farms. William Branty Franklin, Scanian building, Houston, Texas.*

TEXAS school lands; several hundred

TEXAS school lands; several hundred thousand acres coming on the market monthly as ranchmen's leases expire; for sale by state, \$1.00 to \$5.00 per acre; terms, one-fortisth down, balance forty years. Good farming and fruit lands; send 6 cents postage for further information. Journal Publishing Co., Houston, Texas.*

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80 ACRES LEVEL LAND, 25 cultivated, balance pasture, 5-room house, large barn, chicken house, spring and trout brook on farm, 3 miles from station, school on land, \$\frac{1}{2}\$ i.500, easy terms, Tom O. Mason, Island City State bank, Cumberland, Wis. Wyoming.

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Obtain a home now that's sure to produce
and double in value before paid for. Plenty and double in value before paid for. Firstly of water now on the land. Also selling choicest farm lands in lows colony, near Cheyenne. Great alfalfa and grain crops grown here every year. Healthlest climate, purest water, good markets. For excursion rates, valuable maps, laws, write Hartung Land Co., Special State Agents, Cheyenne,

HOMESTEAD relinquishment for sale or trade. F. B. Reynolds, Torrington, Wyo.

HAVE TOU A FARM FOR SALE OF TRADE? Or do you want to buy one? Make your want known through THE DE. MOINER CAPITAL, the want medium of lows: Rates: I cent a word for each insertion, 5 cents a .ne. 70 cents an inch. Circulation, 41,000; largest of any lows daily. Give us a trial. Address The Capital, Land Dept., Des Moines, Iowa.

WANTED --- TO BUY

BEST PRICE paid for second-hand fur-niture, carpets, clothing and shoes. 'Phone Douglas 3971. BEST prices for 2d-hand clothing. D. 340.

WE want two cars good baled out straw. Omaha Crockery Co., Omaha, Neb.*

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BEST PRICE paid for second-hand fur-niture, carpets, clothing and shoes. Phone Dougles 3971. WANTED-TO BUY OR TO HIRE. A good saddle horse, city broke, from 6 to 12 years old, at least 15% hands high and weighing at least 1,000 lbs. Apply to Major H. M. Lord, Army Bldg., Omaha, Neb. TWO drop head typewriter desks; must

WANTED-Office counter about 8 feet long. Phone 3081. Beeman Olson Agency. Ware Bldg.* HIGHEST price paid for household fur-niture and contents. D 6083. WANTED-Second-hand fireproof safe. Call Douglas 72L

FOR SPOT CASH up to \$18,500, a general store, hardware or lumber business in good western town. J. Daniels, General Delivery, Council Bluffs, Ia.

WANTED-TO RENT

We Are Getting Numerous Calls For Houses of All Sixes. List with Ua, NOWATA LAND AND LOT CO., SPI N. Y. Life Bidg. 'Phone Red 1998. LADY would like room and board in private family. O 216, Bee.

WANTED-By a young woman who has recently come to Omaha, room and board in a private family. Am employed during day. Address A 401, Bec. WANTED-3 or 4 modern rooms (unfurnished preferred) with board, by three adults. Phone Webster 1434.*

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