REAL ESTATE PROPERTY FOR SALE

Field Club Homes

Owner is going to move to Chicago and nust sell his home at once. Eight rooms, horoughly modern, east front, oak finish, aved street. Right in best part of Field dub district. Only \$6,750.

100x100 feet, S. W. corner 49th and Capitol Avenue. Only \$2,600.

50x135 feet, fine south front on Izard near 51st. Splendid view, Owner wants offer.

INVESTMENT

Doug. 1510. 436 Board of Trade Bldg.*

Forest Hill Park

New Home

Williams Street

One of those fine new homes on William street, east of 10th street, built by the owner for a permanent home, is now for

months old and is modern in every respect. Very Well Built. Call us for particulars.

Norris & Martin

8 Rooms

8-room modern house, paved street, practically new, located near 26th and Biondo St. Price \$3,850. \$500 cash, balance monthly.

BEMIS-CARLBERG CO.,

310-312 Brandels Theater.*

37TH STREET

Between Farnam St.

and Dewey Avenue

modern conveniences; full lot and garage.

J. H. Dumont & Son

Tel. Doug. 690. 1605 Farnam St., Omaha.

\$50 cash and \$50 a month for six months, then \$30 or \$35 per month thereafter, are our special terms for a limited time to good, responsible parties on these two new.

Five-room cottage, very attractively arranged, well built, fully modern, including nice basement; good neighborhood; close to car, school and stores.

Five-room bungalow; modern except heat; an excellent home; on a nice street; everything new and in first-class condition.

You should investigate this proposition at

ence. We cannot offer such terms sixty days from now.

BHIMER & CHASE CO., City, Suburban, Farm Property. Fire, Tornado, Plate Glass Insurance, Surety Bonds.

Factory Sites and Business Opportunities

Near the corner of 35th, on Harney St. One of the best arranged and most hand-somely decorated houses in the West Farnam district; nicely finished in oak;

Armstrong-Walsh Co.

\$800

Will buy a 4-room cottage near 30th and Grant Sts.

McCAGUE INVESTMENT CO.

300 S. 17th St.

If you want a bargain in a home in the

Doug. 4270. Web. 4638.*

wner for a permanent home, is now for ale and can be bought right. Is only three

\$2,000-1505 South 28th St., 6 large rooms, well arranged, water and gas;

narrow lot, but very cheap. \$2,900-4823 Burt St., two story 6 rooms, bath and furnace; two blocks from the car; corner lot. A good, well built, nicely arranged, oak finished house; oak floors down stairs; high and sightly. Easy terms or sub-

mit cash offer for equity above \$1,900. Building association ican. \$3,200 for a nice, tasty, all modern BUNGALOW, just a nice comfortable one, 5 rooms, well built, 49x133 foot lot, near the WINDSOR school. \$3,600-On South 12th St., near Marth, a right well built 8-room, nearly new house, all modern, furnace, modern plumbing and two toilets. Owner

wants to leave town; 44x138 foot lot. \$4,150-36th St. near Marcey, a real good, nearly new 6-room 2-story house all modern, on lot 40x150, rented 2 ½ years at \$35 per month. \$5,750—An east front home on 33d St., close to Woolworth Ave., of 8 rooms

nearly new. Owner going to leave. It is all right-worth the price. \$6,000-East front 50x140 foot lot, on 32d Ave, just south of Hanscom parka most excellent nearly new 8-room house, thoroughly modern and very finely finished in oak down stairs, and beautifully arranged. Owner going to leave the city. This is an exceptionally good buy.

\$7,000-4216 Cuming St., a mighty good 10-room house, all modern with the finest narrow oak floors in every room upstairs and down, fine arrangement, large rooms, and within a block of the new cathedral, 50x150

\$10,000-In the WEST FARNAM district. just right distance off Farnam St. east front, high sightly, well built, 10 rooms, 5 bedrooms on second floor, and priced right.

WEST DODGE ACRES. 45 acres, right on paved road, fairly good improvements, and just the right distance out. Just the thing for four congenial friends, with four good building sights. Price \$250 per acre.

D. V. SHOLES COMPANY

City National Bank Building *

PAYNE INVESTMENT CO., Ware Block

Is an owner happier than a renter? W believe he is. Look these over, then cal

believe he is. Look these over, then cal and see us.

\$1,100-7th and Arbor. Three-room house small barn, one acre of ground. Where can you duplicate it?

New cottage and ½ acre in Benson. Owner will sell or exchange for property in Omaha.

\$2,300-1801 Corby. Good 6-room house, all modern, except heat, in perfect condition. Corner lot, close to schools, churches and street cars.

\$2,300-38th and Jackson, 6-room cottage, strictly modern, hot water heat and well arranged.

\$4,800-3724 North 24th St., S. W. corner 24th and Manderson. Eplendidly arranged house of \$ rooms, quarter-sawed oak finish, hot water heat; a beautiful home. Owner might consider exchanging for up to date cottage.

TAXALECTIMATENTIT

INVESTMENT

\$7,000-New brick store and 8-room modern New brick store and s-room mostly flat, southeast corner 50th and Un-derwood Ave., Dundee. Hot water heat. Lot 50x125. \$750 annual rental. This is not a trading proposition. If you are looking for a good, safe in-vestment, see us about this.

ACREAGE

One Mile West of Benson

\$6,500-7% acres of the finest land in the world and modern bungalow of six rooms. Furnace heat. Elegant bathroom, barn and other improvements, including fruit. Might take medium priced home in town as part payment.

VACANT

\$ 575-Cash takes 3 good vacant lots at 33d and Sahler Sts. Other lots adjoining selling for \$375 each.
\$ 200-Only \$5 cash and \$5 per month. No interest and no taxes until all paid.
Takes good full lot. 34th and Fort.
Omaha Avenue. Only four blocks from 24th street car.

PAYNE INVESTMENT CO., Douglas 1781. A-1188 Ware Block.

Dean Place

Buy a lot in Omaha's most attractive addition. One block north of Hanscom park; all specials, including paving, sewer, water and gas in and paid; all lots to grade. Splendid shade trees, two car lines, safe guarded by a building restriction. A number of new houses now building. Call at office for plat. Our prices are much lower than adjoining property. Our term are liberal.

W. FARNAM SMITH & CO., 1830 FARNAM STREET, Tel. Doug. 1964 or Ind. A-1964.*

Close-In

Large II-room dwelling, let 66x183, located near 18th and Webster, renting for \$60 per month. Price \$6,000. This is a big bargain. BEMIS-CARLBERG CO., 316-312 Brandels Theater.*

To Exchange for City Property READ THIS SPECIAL OFFER 75 acres choice land in Monona County, a. One half cultivated.

In. One haif cultivated.

121 acres all choice bottom land in lowa, it is miles northeast of Omaha.

147 acres Atchison county, Missouri, well improved, all tillable bottom land. 10 acres splendid orchard.

240 acres Atchison county, Missouri; all bottom land, most of it good. A fair set, in of improviments. I acres fine orchard. 60 acres timber.

22 acres, unimproved, near Council Bluffs, in la.; would make a good fruit or truck farm.

Ia.; would make a good fruit of farm.

Will exchange one or all to suit, or will sell on easy terms.

ERSKINE & MYERS.

714 New Omaha National Bank Bldg. Phone Douglas 1534. OWNER MUST

SELL New, two-story 5-room bungalow. Has reception hall, with colonade opening, large parlor, beautiful dining room, with heamed ceiling, panelled walls, platerall and window seat, all in oak; nice kitchen, with maple floor; two bedrooms and bath on second floor; strictly all modern. Must be seen to be appreciated. Act quick as this will not last long. Located at 1822 Manderson St. Phone Webster 521.

eight rooms; completely modern in ever particular; south front, full lot. If y want a comfortable home, this is a go buy. CHICKEN and fruit farm of five acres near Hanscom park; five-room house, barn, chicken house and yard, fenced; cherries, plums, grapes, currants, etc. Price \$4,000. Easy terms.

I. N. HAMMOND, 333 Board of Trade."

5-ROOM BUNGALOW. This is a brand new house, and mod-pra, fine location, south front lot, close to car and practically waiking distance. Price only Elife, small payment down will handle this. Let us show you. P. O. NIELSON & CO.

REAL ESTATE PROPERTY FOR SALE

REAL ESTATE PROPERTY FOR SALE REAL ESTATE

Glover Realty Syndicate 1219-22 City National Bank Building.

Now Is the Time to Buy—Don't Wait 3003 Dodge Street-\$5,000

\$1.175 cash right now and balance at 6 per cent, five years, will buy this eightroom all medern home, corner lot, handy to Turner Park and the Boulevard; has
reception hall, parlor, sitting room, dining room and kitchen first floor; four bed
rooms and bath on second, one 14x18, all decorated; new furnace, had no trouble in
heating the house last Sunday. Possessi on Jan. 15. See us at once. Will take Dundee lot as part payment.

Must Raise Cash for an Estate Investment Properties at Low Prices

\$2,000—Rents \$20 a month, two cottages at 18th and Izard.
\$2,000—Rents \$20 a month, 5-room cottage on 19th St. Beulevard. Good.
\$4,750—Rents \$51 a month, 5-room cottage on 19th St. Beulevard. Good.
\$4,750—Rents \$51 a month, St. Louis flat, fine corner, two paved streets, always ented, block from car. A DECIDED BA RGAIN.
\$4,500—Rents \$45 a month, four detached dhouses on No. 21st street.
\$5,300—Rents \$53 a month, houses, detached, close in, on No. 18th.
\$5,500—Rents \$73 a month, stores and flats, 20th and Clark.
\$5,000—Rents \$20 a month, frame flats on No. 17th.
\$5,500—Rents \$21 a month, isth St. near Charles St.
\$8,000—Rents \$20 a month, close-in corner, well located.
\$11,500—Rents \$120 a month, brick flats, four apartments, close in.
\$12,500—Rents \$120 a month, well located brick flats, hot water heat, paving paid, iways rented, handy to Farnam St.
\$21,000—Rents \$1,160 a year, near High & chool, new brick flats, three 2-room apartments. Very good.

Tents | Very good.

\$18,900—Rents | \$1,800 a year, one tenant, close-in corner, brick apartments.

\$31,000—Rents | \$3,192 a year, new double brick and triple St. Louis flats, all rented; good corner near Creighton college.

If you've got some money to invest, p ut it in real estate now, get good income and natural increase in values to come. Let us assist you in making the selection.

Transferred to Chicago

For that reason party offers lot on BOULEVARD, in Creighton's First addition, where other lots are held at \$1,400. This one for \$1,000.

Also has east front corner lot, same addition, two blocks to car line, for \$950.

DUNDEE lot at 50th and Capitol Ave. for \$975.

GLOVER REALTY SYNDICATE

West Farnam

Six rooms and reception hall; practically new and strictly modern, Hardwood finish; full south front lot; terms \$1,500 cash, bal-On the Boulevard near Woolworth, a splendid new home, thoroughly modern.

\$8,000

On Harney street, near 36th, we offer for sale a handsome 9-room all modern residence. Quarter sawed oak finish downstairs. Four spacious bedrooms on second

\$10,500

A nearly new 9-room all modern residence, finished downstairs in quarter-sawed oak. Handsome mantel in living room Terms \$1,000 cash, balance on long time payments, if not sold in one week might Two choice new brick flats rented for \$1,650 per year; close in. Owner wants some cash and will take trade on big part of it. A bargain. consider renting.

\$25,000

in one of the exclusive portions of the West Farnam district. Handsome finished in a variety of hard woods. Large grounds, 135x

155 feet. Good barn or garage in rear. The Byron Reed Co. BOTH PHONES. III S. 17TH ST.

COZY BUNGALOW

BEMIS PARK DISTRICT, ALL MOD-ERN, 5 rooms and bath, furnace, corner tot, 2 blocks to Harney car. Easy terms. Immediate possession. NEAT COTTAGE

HANSCOM PARK DISTRICT, ALL MODERN, 5 rooms and bath, artistically decorated, furnace heat, nice lot, near west side park car line. Terms, \$300 cash, balance like rent.

NORTH SIDE COTTAGE

NEW, MODERN except heat, 5 rooms and bath, full lot, near Ames avenue car line. Terms, \$300 cash, balance like rent.

Payne & Slater Co. Sole Agents. 618 Omaha Nat'l Bank Bldg. Doug. 1016.

Fine 7-Room Home Located in Collier Place, north part

of city; cement stone, hardwood floors, fine fireplace, rooms large and well arabove location, call on us. Owner has built ranged, high grade of plumbing, good a new home and is going to sell present furnace, house only 1 year old; fine home before moving, even if the price is large lot 75x128; only two blocks not satisfactory. House almost new; all from car. This house was built for a home, but was sold under foreclosure, so can be sold for much less than what it cost. Price \$3,100; \$500 cash.

J. W. Rasp Co. 689 Brandels Bldg. Douglas 1653; A-2653.*

2308-10-12 Dougias St., submit offer.
2608-10 Dewey Ave., \$360 rental. \$9,000.
8 rooms, brick, \$480 rental. \$4,000.
2515 Cass, 9 rooms, full lot, \$7,500.
2 houses near P. O., \$720 rental, \$7,500.
1812 Dodge St., 22x120, \$8,000.
1515 S. 29th, 7 rooms, modern, \$3,500.
2 brick houses, \$360 rental, \$1,500.
2836 Charles, 5 rooms, \$0x127, \$1,760.
West 2506 Davenport, \$3x122, \$1,600.
200 acres, 9 miles WEST SOUTH OMAHA
STOCK YARDS, fine stock and general
farm, U. P. trackage ADJOINS TOWN.

#155 per acre. 8 acres, choice, \$3,500, 214 acres, 6 rooms, paved, \$1,500, JOHN N. FRENZER, BOTH 'PHONES.*

Field Club Bargain

This beautiful home, consisting of eight large rooms, fully modern, has been completed about two months and never occupied; corner lot. Soci50; hot water heat. If you are considering buying a home in this popular residential district, you should phone us for an appointment. Price only \$6.500. Can make terms. Situated at 35th and Poppleton Ave.

W. FARNAM SMITH & CO., 1336 FARNAM STREET, Tel. Doug. 1064 or Ind. A-1064.*

Own Your Own Home Brand new 4-room cottage located at 33d and Polk St., South Omaha, two lots 80x15.
Price only \$1.400. \$50 cash, balance \$15 per

BEMIS-CARLBERG CO., 216-312 Brandels Theater.*

BARGAINS \$1,350-Six-room, story and a half

house, fronting east on 28th, near Pratt, renting at \$15. \$1,700-Seven-room house at 1918 North 26th St., with water and gas, renting at \$18.

\$2,300-Seven-room, two-story house with bath and gas, 2122 Ohio St., corner lot, renting at \$22. \$3,150-Eight-room, two-story, modern house, with a furnace, southeast corner 20th and Corby, rental \$30; boulevard

\$3,500—That fine six-room, modern house at 1021 North 34th St., in Bemis park, hot water heat, \$4,500-Eight-room modern home at front lot 50x124.

go see it. Terms, \$500 cash. \$6,000-That ten-room, modern, fine 21st St., with ground 100x124, and paving all paid for. House mantels, large basement, with is finished off in two rooms; ground is worth \$3,000. Could take in as part payment a

Room 644, New Omaha National Bank Bldg. 'Phones: Douglas 1294; Web. 2688.

BACK TO THE FARM

The Road to Independence

There is but small available space on a city lot for those who wish to engage in POULTRY, FRUIT OR GARDEN FARMING.

It therefore becomes necessary to secure acreage near a center of population, within reach of rapid transit, macadamized county roads, etc., where yards and buildings may he provided to accommodate 500 or Every requirement is net in RALSTON ACRES.

RALSTON ACRES.

There one may obtain 216, 5 or 10 acres, adjoining the busy industrial suburb, with its three large factories, with school and church privileges, car service, electric power, light and telephone, and in sight

Do you catch the idea? Buy in Omaha's door yard. Improve for immediate or fu-ture use. Price of 3½ acres about the same as a city lot. Sold on terms. Free illustrated booklet and plat for the asking. RALSTON TOWNSITE COMPANY,

LOT, \$1,600
On sist street, just north of Davenport, we have a very fine lot that can be bought cheaper than anything in that district. Very best of surroundings, paved street, paving all paid. Sewer, water, gas and permanent sidewalk.

Norris & Martin 400 Bee Bldg. Doug. 4270, Web. 4638.*

50 ACRES

Located about 4½ miles north of Florence, 4-room house, barn, etc. 600 fruit trees, a fair portion of land now in time ber. 40 acros lays high. Frice only \$5,000 Will consider trade for city property. BEMIS-CARLBERG CO., 310-312 Brandels Theater.*

\$2,900 Six-Room House

POR SALE—Two lots, 183x140, on south 18th St. near Vinton; all special taxes paid.

A Guarantee of Business Properties of the Persistent and Wise Pat 18th St.

A Guarantee of Business Properties of the Persistent and Wise Pat 18th St.

The Bee Advertising Columns.

REAL ESTATE

SOME GOOD **NEW HOMES** MEDIATE

POSSELSION 2737 MEREDITH, \$2,750 Five rooms, parior, dining room, kitchen, two bedrooms, bath room, closets, pantry, stairway to attie. All well arranged; oak floors; cellar under entire house; outside cellar way; furnace; full lot; paved street; permanent walks. Only one block to car time; convenient to school and stores. Buy a good, well-built home while you are buying.

2865 MAPLE ST., \$2,600 Five-room bungalow. Has city water, sewer, gas, bath, electric light; lot 40x127 ft. Cement walks in front and around house. Within one block of Dodge street car line and one block of new school house in locality where all new houses are being built. This can be had on eerms of \$650 cash, balance about the same as rent. 2027 POPPLETON AV., \$3,250

Seven rooms, strictly all modern; five rooms and bath on first floor; two rooms and hall upstairs; all nicely finished; floors downstairs polished; two rooms papered; nickel plumbing; swell gar and electric fixtures; cement cellar; on paved street; paving taxes paid in full. Only ten minutes' walk from the court house and it only taxes \$25 cash to make the first payment.

2102 GRACE ST., \$3,600 This attractive house, on corner lot, faces south and east, has 7 large rooms; oak finish in parlor, dining room and reception hall; maple floor in kitchen; upstairs finished in yellow pine; both electric light and gas, with combination fixtures; cement sidewalks and on paved street, within easy walking distance; convenient to school and stores. Fine for a home or an investment.

1431 PINKNEY ST., \$3,800 Has 7 rooms, reception hall, parlor, dining room, pantry and kitchen on first floor; fine oak finish; pollshed floors, excepting kitchen and pantry. The oak flooring is ¼ of an inch thick and well put together. The pillars between the hall and parlor are set on pedestals and are very attractive. There are three rooms and bath on the second floor. The bedrooms each have good closets. The bath room is large and commodious. It includes a medicine cabinet with beveled glass mirror. The plumbing is the best in every particular. Cellar under the entire house. Cement block foundation. Just half block from paved street. Only twelve minutes' ride downtown.

1339 SOUTH 22D ST., \$3,000 and electric light combination fixtures; full cemented cellar; furnace; paved street; permanent walks; all special taxes paid in full; easy walking distance of downtown. Terms, \$300 cash, balance same as rent.

HASTINGS & HEYDEN

FINE HOME

1820 FARNAM STREET, Tel. Doug. 1084 or Ind. A-1064.*

FOR SALE Our apartment house at corner of 23d and Nicholas Sts.

street.
A choice stock of hardware and fixtures invoicing about \$8,000. The stock is in a splendid town and doing a good business in eastern Nebraska.
A drug store in Council Bluffs, Ia., which is clean and up to date, with good fixtures. Price \$3,000.
Large and small farms in Iowa, Nebraska and Missouri.
Farm mortgages.
Several ranches worth the money.

Several ranches worth the money, The best improved large farm within thirty miles of Omaha. ERSKINE & MYERS, Room 714 New Omaha National Bank Bldg. Phone Douglas 1534.

FINE HOME KOUNTZE PLACE

This fully modern 8 roomed house is offered for the first time—full basement, south front 60 foot lot. 1830 Spencer St. Price \$5,500. Can make terms.

1822 Binney St. Nine large rooms. Lot 50x124 feet. This property needs some repairs, but is a bargain at \$4,000. W. FARNAM SMITH & CO.,

Tel. Doug. 1664 or Ind. A-1664.* GOOD 6-r. house for sale by owner.

I OWN a \$916 mortgage, bearing 7 per cent, due March 11, 1813, secured by a \$5,500 house and lot, well located in Omaha. I need cash and will give someone a good deal on this. If interested phone Douglas 3407.*

NEW BRICK FLAT, \$5200 Two 6-room apartments, all modern, fur-nace heat; lot 50x145; Hanscom park dis-trict; handy to two car lines; good tenants; me, \$600 annually,

Wray & Steven

Bungalow—\$4,000 6-rooms, just N. of Dodge on 30th; unique; a little different from any you have seen available to Farnam car, or walking dis-tance. Owners must sell,

SIX-ROOM modern cottage for sale of easy terms by owner, 2134 Miami St. FOR BALE-House 7 rooms, water, sewer, toilet, etc.; nice trees and shrubbery, 831 South 21st St.

A Guarantee of Business Prosperity-

REAL ESTATE

REAL ESTATE

Here is Wishing You a Happy and Prosperous New Year

CAN GIVE IM- Help to make 1911 prosperous for yourself at least by buying Omaha Real Estate, and here are a few Real Bargains:

12-room modern house, south front, paved street; all special taxes paid. Closs in No. 1918 CAPITOL AVENUE-18,500.

Large, modern dwelling; good neighborhood; paved street; barn; east front lot, 75x139 feet.

New house; seven rooms and reception hall; strictly modern; hot water heat; open plumbing; south front; paved street convenient to car line.

No. 518 SOUTH 25TH STREET-\$7,500.

New house; seven rooms and reception hall; strictly modern; hot water heat; open plumbing; south front; paved street convenient to car line.

No. 518 SOUTH 25TH STREET-\$7,500.

Seven-room cottage; east front; paved street; permanent walk; full lot; lawn and shade trees.

NO. 1130 GEORGIA AVENUE-\$2,500.

Brick cottage; paved street; close in; lot \$3x115 feet.

NO. 2631 CAPITOL AVENUE-\$2,500.

South front cottage; permanent walk; half block from car line and paved street; lot 50x133 feet. NO. 2216 SEWARD STREET-\$1,200.

South front cottage; bath, but no furnace; paved street.

NO. 1816 CORBY STREET-42,000.

Southwest corner of 30th and Seward streets; 127% feet east front on 30th street by 125 feet north front on Seward street; permanent walks; good neighborhood.

\$1,100 100 feet east front on 18th street, between Hickory and Shirley streets.

Northeast corner 22d Avenue and Boulevard; 9t feet west front on paved street and motor line, by 150 feet south front.

Sixty feet south front on Blondo street, between 34th and 25th streets. Water and gas in street; three blocks from car lines; convenient to achool.

Southwest corner of 44th Ave. and Harney streets, three lots 118 feet east front on 44th street by 150 feet north front on Harney street. Water, gas and sewer at hand. Five blocks from car; good neighborhood.

51,050.

Alfred C. Kennedy

209 First National Bank Bldg. TELEPHONE DOUGLAS 722.*

For Rent-Acrenge. FOR RENT-Ideal Dairy Farm on West Center and Sixtleth Sts. Large barn, 67 by 100; good house, 60 acres of pasture; long lease. N. P. Dodge & Co., 15th and

20 acres with house. Harney 647.

FARM FR RENT
200 acres with a five room house, barn
and crib, 4½ miles from Ashland; 80 acres
cultivated, balance blue grass pasture and
native hay of extra good quality—a fine
farm for dairy or stock raising; R. H.
siding within 10 rods. A. C. Buck, Phone
Harney 980.*

Arkansas.

680-ACRE improved farm, adaptable to rice, cotton, corn, alfalfa; good locality; \$15 per acre if sold by Jan. 1st. Rare bar-gain. Forster & Saunders Co., Pine Bluff, Ark.

FOR SALE-At a big bargain, 6,500 acres FOR SALE—At a big bargain, 6,500 acres of rich bottom land, above overflow in southwest Arkansas; about 4,000 in cuitivation; 600 acres deadened and ready to take in; good storehouse and stock of merchandise on R. H. system; gin, mules, farming implements and corn and hay a plenty.

Will sell for \$25 per acre and give a bargain in the personal property.

Want to sell all to one purchaser. No agents need apply. Address A. W. Mille agents need apply. Address A. W. Mills

Pine Bluff, Ark. ARKANSAS FARMS-Big list; special bargains; sent free. Write today. Captain Riggs. Fayetteville, Ark.

Arisons. FINE land can be bought cheap. Some government and relinquishments; best water in Arizona and the finest climate. Apples and other fruits grow to perfection. For particulars write Willox Realty Co. Willcox, Artz.

California. FOR SALE-\$70 to \$50 per acre; % cash, balance long term; the last of the big ranches to be colonized and in the greatest irrigation district in the world, where each land owner has equal right to water and it never gives out; rich, level, sandy loam; grows from 5 to 7 crops alfalfa yearly; dairy products called for each day by the four big creameries; no land anywhere near so cheap, any where in district; will double in value in 2 years; Investigate this. Turlock Garden Land Co., Modesto, Cal.

SAN JOSE Income Home Orchard.

\$5,500-5 a., adjoining the city limits of San Jose; assorted fruit orchard, pays \$400 per year; two good new cottages; rent for \$50 per month; mill and tank and all outbuildings; land adjoining selling for \$1,000 per a.; best proposition in the stafe J. M. NELSON, 24 N. lat St., San Jose

\$500-\$600 down; 10 acres good level land, 4 miles from Merced; adapted to aifalfa fruit stc.; 1 mile from school; small house sheds, water right.

11,200-\$400 down; 10 acres good level land, 4 miles from Merced; adapted to aifalfa orchards, etc.; water right.

J. E. RUSSELL, Merced. Cal.

WHAT WALNUTS ARE DOING. WHAT WALNUTS ARE DOING, in Contra Costa county, California, 50 minutes' ride from San Francisco. We are selling land set with 3-year-old black walnut roots, ingrafted with English walnuts, that will pay you in four years at least \$75 per acre and from that to \$700 per acre; we care for them four years. Write for easy terms and gisarantee. R. N. Burgess company, 907 First National Bank Bidg., San Francisco. Local representative, Trowbridge-Boister Co., 1201 City National Bank Bidg., Omaha.*

APPI,E land at \$5 per acre, on easy terms, 10-acre tracts, near Glenwood, within 75 miles from S. F.; when cleared of brush worth \$150 acre; splendid soil; good road, plenty of water. John Dubuis, Glenwood, Santa Cruz Co., Cal.

WHEN GOING
TO CALIFORNIA

It will pay you to stop in and call on our
Mr. E. T. Heyden, who will make his headquarters with the Porter Land company,
Roem 4B Pacific Electric Bldg., Los
Angeles, during the next two months. He
will be pleased to show you where you
can buy the best vailey land, close to railroeds and towns, for the least money and
on the easiest terms. With irrigation or
without, In tracts from 10 acres up. Prices
from \$25 to \$150 an acre. You can grow
oranges, lemons, grape fruit, table and
raisin grapes, peaches, apricots, figs, Engilsh wainuts and other small fruit. Also
all kinds of grains and vegetables and five
to seven cuttings of alfalfa a year on this
land. Fine for an investment or a future
home.

HASTINGS & HEYDEN, Omaha, Neb.*

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

Canadian Farm Lands

TO CLOSE AN ESTATE 4,000 acres of the finest agricultural land in the Canadian Northwest—close to railways—

open prairie.

For particulars apply to the Colonial Insurance

Company McIntyre Blk., Winnipeg, Man.* FOR SALE—The S. E. quarter of 5-7-11-2, 5½ miles N. E. of Halbrite, Sask. Can. this is a first class quarter and can all be broken up excepting about two or three acres. \$2,000 buys this land if taken at once; reason for selling land is selling in vicinity of this land from \$30 to \$30 per acre. Address owner, A. A. Nelson, Britt, Ia., Route, 2.*

Colorado. SIXTEEN successive years of good crops make northeastern Colorado wheat lands the best offering before investors and home buyers today. Prices advancing, but one crop still pays for the land. Write J. B. Reinhardt, Sterling, Colo.

Flowing Artesian Wells On Rich, Black

Soil in Healthful South-Eastern

Colorado There are 10,000 acres of this good land. It is located 35 to 60 miles from a rall-coad. road.

Artesian water has been found in many places at a depth of 250 to 600 feet.

Shallow wells produce 25 to 75 gallons per minute. The best well is 576 feet deep; it gives 1,300 gallons a minute.

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