REAL ESTATE CITY PROPERTY FOR SALE. REAL ESTATE CITY PROPERTY FOR SALE.

BARGAINS

WEST FARNAM

$10,800 60x132 ft. East of 26th St. Cheapest buy on this street.

WAREHOUSE SITE

$17,500. 208x132 ft. U. P. trackage on Jones St. One-half cash and one-half good clear improved.

INVESTMENT

$35,000. Inside business, four story brick 44x132 ft., gilt edge, ten year lease at 7% net over all insurance, taxes and repairs. Your money here is safer than in Bank. Bear closest investigation. $18,000 to $20,000 cash, balance can run indefinitely at 5%—yet you get 7% on this.

EXCHANGE

$30,000. Good clear, selected, improved brick dwelling, rental properties, all clear and $20,000 to $25,000 cash for one good central improved.

FINE HOME

$14,000. A dandy, 9 room, exceptional well built, brick and cement house practically new, hot water heat, handsome interior; ground 110x150 ft. East front. Very choice location. Special reason for selling.

Also one fine Dundee home and one in Field Club District, that owners will sacrifice on for quick deal.

D. V. Sholes Company

913 City National Bank Building. Tel. Doug. 49; Ind. A-2049.*

Winter Buyers

Get the benefit of low prices. If surroundings are pleasant now, the summer will bring no disappointment. The efficiency of the heating system can also be determined. We submit a few that will meet all requirements:

820 N. 40th Ave., in Dundee; has six large rooms and reception hall, is entirely modern and in perfect condition; fine location is fine and the property is worthy of investigation. The owner is leaving the city and does not wish to rent the house; his price is $4,000; but if you will call and see it he will consider an offer.

1407 Wirt St., is a new house 24x44, with six rooms and large hall; it is all modern and the hall and front rooms are finished in Oak; it has a nice yard and the lot is 50x124; price, $3,750.

625 Capitol Ave., is an eight-room house with brick basement; has water, sewer and gas; the house is in good condition; street is paved and the paving paid; price $2,300.

Bargains in Vacant Lots

Southeast corner of 33d and Davenport, 100x122. This is a fine corner, in a neighborhood that is rapidly improving. The owner is anxious to sell and will make an attractive price. Or will divide and sell half if desired. Price on application.

Lot 16 in block 1, Creighton's 1st; on grade; water, gas and sewer in street; price $700. Will accept $200 cash, balance at 6 per cent.

Lot 23, block 3, Collier Place; sewer and water in street; cement walk; price $600.

Two lots in Dundee, one block from car, in good neighborhood. We ask but $650 for both.

Peters Trust Co.

1623 Farnam St.*

Southwest Seven Rooms Modern—$4,500

Just south of Hanscom Park on the boulevard in Creighton's First addition. First floor finished in oak, second floor in hard pine. Four rooms below, three bedrooms and bath above; good attic; full cemented basement. House is practically new and in apple pie order. Full corner lot, 67x110 ft. You could not buy a lot in this district and build the house for the money.

Armstrong-Walsh Co.

Phone Tyler 1538. 210 S. 17th St.*

Field Club District

Five brand new elegant dwellings located on 38th St., corner Marcy east front; paved street, just one block from West Leavenworth car line, ranging in size from 5 to 8 rooms, all are finished in oak and modern throughout, built by day labor out of first class material, workmanship, arrangement and design right up to the dot. Price exceedingly low, only $3,200 to $5,000, terms decidedly easy, will be open for inspection Sunday from 2 until 4 o'clock. Inspection invited. There is nothing like these offered for the price in the city taking location, workmanship and material into consideration.

Bemis-Carlberg Co.

310-312 Brandeis Theater.*

On Lafayette Boulevard

8-room modern house with south front lot, 66x164 feet. This is one of the most desirable medium-sized homes in the city, with beautiful lawn, natural forest trees and fruit. Price, $7,200.

Beautiful bungalow, 5 bed rooms and tiled bath, living room, dining room and kitchen. Lot 50x145 feet. A very stylish and beautiful home. Price, $6,000.

J. H. Dumont & Son

Phone D. 690; 1605 Farnam St., Omaha.*

Walnut Hill Modern Home

4502 Parker St., strictly modern, 7-room residence, built for a home, not for speculation. Large barn, fine shade trees, lot 50x150, south and east front; four tons of coal heats the house. $3,150 takes it if sold at once. For rent after Dec. 1.

R. H. Landeryou

442 Board of Trade Bldg. Phone Douglas 2151.*

Close-In Home $1,000 Sacrifice

A nearly new 5-room, all modern residence on Central boulevard, only 2 blocks west of Creighton university. Finished in oak downstairs, decorated throughout. Price cut from $3,500 to $3,000 for immediate sale. This is a real bargain.

The Byron Reed Co.

Both phones. 212 S. 17th St.*

$30 Cash, $30 Per Month

Buys for you a dandy, nearly new, 5-room cottage, modern except heat, walls papered. Screens and storm windows; cemented cellar; 50-foot east front lot; near Ames avenue. Possession at once. This is a dandy and the price is only $2,250. This is surely a golden opportunity for some one. Is it yours? Inquire of

J. W. Rasp Co.,
629 Brandeis Building.*

BRICK FLAT

BARGAIN offered for first time today. Three nine-room modern brick houses and lot 75x140 feet. Rents for $828 per annum. Price $7,500 for quick sale.

GARVIN BROS.
434 Omaha National Bank Building.*

HANSCOM PARK HOME EXCEPTIONALLY WELL BUILT AT LOW PRICE.

Owner, who is about to leave the city, authorizes us to sell his home at 3109 Pacific St. at the very low price of $5,000, delivered clear for quick sale. This house is of pressed brick and frame construction, built of white pine lumber, is all modern, having 8 rooms, with quarter-sawed white oak finish first floor; mantel and grate; 4 nice bedrooms and bath second floor; floored attic and stairway to same; full basement, with brick partitions, which make excellent support for the floor joists. Terms about $1,500 cash, balance monthly.

This place would appeal to anyone who appreciates good construction, especially at this price and can be seen at any time by making arrangements with us by phone.

GEORGE & COMPANY,
902-12
City National Bank Bldg.
Phones:
Douglas 756 or Ind. A-1756.*

A Good Safe Plan to Put Away $5,000

A two-flat brick building, on fair-sized lot, near the 24th St. car line. It is a neat, clean property, leased at low rates to splendid tenants. All street improvements in, and yard large enough to avoid being crowded in too close. Income $570 per year. Price, $5,000.

West Farnam Lots

East front on 33th St., just north of Dodge St., in that new district, full lot, for $2,000.

Harrison & Morton

916 Omaha Nat'l Bank. Tel. D. 314.*

GARDEN TRACTS

The very best buy for the money that we know of.

One 7-acre tract, improved, with 5-room house and barn. Two 5-acre tracts, vacant.

This property adjoins the famous homestead addition on the south. We are in position to sell acres here at lot prices.

Terms very reasonable.

This land is well adapted for truck farming, situated just west of the city limits of South Omaha, and near car line and macadamized road.

Price and full particulars furnished at office.

Ask for H. M. Christie.

W. FARNAM SMITH & CO.,
1320 Farnam St.
Tels. Doug. 1694; Ind. A-1064.*

Income $336 Per Yr. Price $2,650

On 27th St., near Poppleton Ave., we have a 12-room modern house which will show an income of over 11 per cent net on amount invested. Has sewer, water and gas, bath and two toilets; fine lot; paved street. An ideal investment for one who wishes to occupy part o fthe property and rent the balance. Let us show you.

Armstrong-Walsh Co.

Phone Tyler 1538. 210 S. 17th St.*

Ten Day Offer

Near 24th and Sprague Sts., 2 good houses, one of 7 rooms and the other 5 rooms, new all mod. except heat, cement walks, shade, close to car and always rented at $22.00 each; take your choice, price $2,200 each, $500 cash down, balance like rent.

New 5-room cottage, with elec. light, good well and pump, chicken houses, etc., 2 nice lots high and sightly, eight minutes' walk to car, has Bldg. & Loan mortgage $1,200, is worth $2,000. To the first one that makes an offer of $1,400, with $300 or $500 cash down, and balance like rent, goes this bargain.

Birkett & Tebbens

Sole Agents.
422 Bee Bldg. Phones D. 4754. A-1754.*

2861 Ruggles St.

Four rooms, city water and gas, large lot. Owing to vacancy now existing we are offering this for 10 days only for $1,250, just about what the lot is worth. House is only 4 years old and in good condition. $300 payment will do the business. A decided bargain.

Bemis-Carlberg Co.

310-12 Brandeis Theater.*

A-1 House, Easy Payments

Eight rooms, strictly modern, oak finish, south front lot, paved street, walking distance. Call us up.

GALLAGHER & NELSON,
420 Brandeis Bldg. Douglas 3382.*

Dundee Home

8 rooms, all modern, extra toilet room, sun room, fireplace, laundry, etc. This goes at actual cost direct from owner. Telephone Harney 69.

HARRY H. PUTNAM, 5140 Burt St.*

$1,200

Owner leaving city, says sell this 6-room house, near 30th and Seward; one bed room down and two upstairs; full 50-foot front lot. Sacrifice at this price.

JEFF W. BEDFORD & SON,
609 Brandeis Theater Bldg. Doug. 2376.*

REAL ESTATE CITY PROPERTY FOR SALE REAL ESTATE CITY PROPERTY FOR SALE

11 LOTS SOLD LAST WEEK BUT 20 LEFT

IN

Beautiful Boulevard Park

Bounded on the north by Sahler St., on the south by Laird, on the east by Sherman Ave. and on the west by 20th St. Bvd.

SHADE TREES, SEWER, WATER and GAS
IN NOW AND PAID FOR
NEARLY 100 HOMES BUILT IN PAST TWO YEARS
AND NOW OCCUPIED BY OWNERS

Price $600 to $700

A Few Slightly Higher

$10.00 OR MORE CASH AND $15.00 PER MONTH.

Quick action is necessary if you desire choice of the few remaining lots.

American Security Company

Formerly SHIMER & CHASE CO.

Same Company New Name
New Secretary

BIGGER—STRONGER—BETTER.

309 South 17th Street. Phones: Doug. 3867; A-3867.*

Beautiful Home West Farnam $6,000

315 North 31st St.

At the above number we have an ideal home, splendidly constructed, conveniently planned and beautifully finished. It has 8 rooms and large sleeping porch, fine basement, pressed brick foundation with good furnace, white enameled laundry tubs and floor drain. On the first floor a nice reception hall, large living room, nice dining room, good kitchen, with large pantry and tin closet, large rear entry and back porch; front and back stairway; beautiful oak finish and floors, beamed ceiling in living room and dining room. On the second floor four fine corner bedrooms and large screened sleeping porch, 10x17 feet; large floored attic, with four windows in which two more rooms can be finished. The bedrooms are finished in birch, white enameled. All of the wall are beautifully decorated; bath room sanitos and white enamel. Latest pattern lighting fixtures, fine oak floors throughout all the bedrooms. Nice lot with yard sodded from street to alley, cement walks; paving all paid. This is facing the beautiful home of W. H. Yates and on one of the prettiest streets and best locality in Omaha. There is absolutely nothing lacking in this house and it is cheap at $6,000; $2,000 cash required; balance to suit purchaser. It is just as represented and it will pay you to investigate. Just completed, never occupied.

Norris & Martin

409 Bee Bldg. Douglas 4270; A-4270.*

Bemis Park Lot Free

A nine-room house with central hall and music room, parlor, dining room, kitchen, oak woodwork, oak floors, lavatory and fire place in first story; 5 bedrooms, bath room and fire place in second story; floored attic and full basement, with extra toilet. Lot 55x165 feet with shade, shrubbery and garage. Street paved and paid for. Price, $7,000. The house is only five years old and could not be replaced for less than $7,000. The lot, worth $2,200, would cost you nothing. There is nothing the matter with this property. The owner wants to use the money in building, hence the cut price.

J. H. Dumont & Son

Phone Douglas 690.
1605 Farnam St., Omaha.*

Field Club District

Nine rooms, all modern, handy to car, immediate possession, at reduced price of $3,650.

8 rooms, BRAND NEW, mod., $4,500.
7 rooms, strictly up-to-date, $3,250.

CLOSE IN

Eight rooms, modern, well built, corner lot, owner very anxious to make quick sale and will sacrifice. Asking $4,900. Can handle with a little cash.

CREIGHTON 1ST ADD.

Eight rooms, very well built and practically new, modern with hot water heat, at greatly reduced price of $3,250.

WEST FARNAM

BRICK RESIDENCE, 8 good rooms, sleeping porch, garage, near Joslyn's and handy to car. Price $7,000, one-third cash.

BEMIS PARK

Nonresident owner wants some cash and offers 8-room all modern home in this district, high ground, corner lot, 52x140. HOT WATER HEAT. Price $4,200. Takes $2,000 cash.

GLOVER REALTY SYNDICATE,
1219-20 City Nat'l. Douglas 2363.*

Big Reduction in Price

3522 Seward St., 6 room 2 story strictly all modern dwelling, oak finish first floor, all large rooms, sleeping porch, electric light and gas, furnace, modern plumbing, south front lot 42x132. Price was $4,000, now reduced to $3,750, small cash payment, balance monthly. Here is a snappy snap.

Bemis-Carlberg Co.

310-12 Brandeis Theater.*

House and Furniture For Sale

In Kountze Place, one of the nicest 8-room, hot-water heated houses in this district; neatly and substantially furnished. Owner leaving town and will sell at a bargain. Price, $7,000. Make us an offer.

Armstrong-Walsh Co.

Phone Tyler 1538. 210 S. 17th St.*

FARNAM-CUMING LINE

One block to cathedral and car, new, beautifully decorated, 5 rooms and bath downstairs, one finished and room for two more on second floor; full cellar; strictly modern; $3,950. Best on the hill for the money.

O'KEEFE REAL ESTATE COMPANY,
1016 Omaha Nat'l. Doug. or A-2152.*

Field Club Lot

Southeast corner 38th and Poppleton; very choice lot fronting the Field club. Size 81x125. We want a cash offer on this lot.

R. H. Landeryou

442 Board of Trade Bldg.
Phone Douglas 2151.*

West Farnam District

$12,000—For a very well-built, all modern, home located on one of the best corners in the West Farnam district. This house has 5 sleeping rooms, finished in natural wood and enamel, and a maid's room, finished in the basement, plenty of storage space. The first floor is finished in selected quarter sawed white oak and curly birch. There is a large den and billiard room finished in the basement. For a substantial, well built house, at a medium price, this would be hard to beat in the West Farnam district.

$7,500—For an 8-room modern home at the corner of 29th and Harney Sts. Corner lot 58½x86 feet. Both streets paved. Beautiful shade trees. Owner will consider small rental in Omaha as part of the purchase price of property.

GEORGE & CO.,
Tels. D 756 or A-1756.
902-12 City Nat. Bank Bldg.*

Houses at Low Prices

$2,000—For 5-room cottage, modern except furnace, lot 48x127 ft.; near Spring and 18th St.; $1,800 cash; balance monthly.

$1,900—New 6-room home, one block west of Florence car line. Lot 50x132 ft. 1 to 5 additional lots can be purchased at from $275 to $300 each. This price is less than actual cost. Investigate at once.

$2,650—6-room cottage, modern except heat, on 19th St. boulevard, between Ohio and Lake Sts. Immediate possession. Reasonable terms. Want an offer.

$2,750—3466 Jackson St., 7 rooms, modern, well located, with all specials in all paid for.

$3,250—For a 8-room cottage in the West Farnam district, located only two blocks from the car line. Paved street. This house is all modern, decorated throughout and is a complete small home in an excellent neighborhood. Lot 48x128 ft.

George & Co.

Tels. D 756 or A-1756.
902-12 City Nat. Bank Bldg.*

Some Cheap Places

$1,500.00—Five-room cottage with sewer water and electric light, at 2832 Ohio, south front lot, 50x127.

$2,100.00—Seven-room story and half house with bath, gas and electric light on Locust street near 16th. BARGAIN FOR SOMEONE.

$2,150.00—Eight-room modern house with hot water heat, laundry, south front lot, 50x115, close in.

$3,500.00—A good house of seven large rooms, fully modern, not an old house, renting at $30.00 per month south front lot on paved stret, close to two car lines.

$4,000.00—Eight-room modern house well located, vestibule, hall, parlor, library, dining room and kitchen finished in hard pine, and nicely decorated, cellar under whole house bricked up, cross walls separating furnace from laundry and vegetable room, east front lot, well located on paved street, close to car and stores. A good warm house.

W. H. Gates

Room 644 New Omaha Nat'l Bank Bldg.
Phone Douglas 1294.*

Real Bungalow Close In, $3,150 1523 Hall Avenue

At the above number you will find a very complete and attractive bungalow, has good basement, all cemented, good furnace and plumbing. Large living room with built-in bookcases; paneled dining room, two fine bedrooms with good closets, kitchen, pantry and entry, tinted walls, fine fixtures, paved street, paving paid, sodded yard, cement walks, complete even to shades to the windows.

This is one block north of Burdette street, just east of Sherman avenue.

Will be open for inspection today. $500 cash will make the first payment, balance like rent.

Norris & Martin

409 Bee Bldg. Doug. 4270.*

West Farnam Lots

We offer for sale 4 east front lots, only 1½ blocks north of 34th and Farnam Sts., for $1,300 each, subject to the remaining installments of paving. Lots in this same block are selling for $1,500 to $1,700. If you want to get one of these lots act quickly.

The Byron Reed Co.

Both phones. 212 S. 17th St.*

2708 Jackson, steam heated, modern rooms.

REAL ESTATE CITY PROPERTY FOR SALE

Happy Hollow Lots

$1,100—For 60 x 110 ft., fronting south on California St.; city water, sewer and cement walks in and paid for. Paving just completed. Overlooks a boulevard and Happy Hollow Golf club.

$1,450—For 70x111.4 feet, fronting south on Cass St., just east of the boulevard. This lot lies high and slightly, has cement walks, sewer and water in and paid for. Paved street.

$2,400—For 100x125 feet, located at the N. W. corner of 52d and California Sts. A fine corner, affording an extensive view. All public improvements made. One block from the car line.

Happy Hollow is one of the most attractive spots around Omaha for a home, with its winding roadways and wide parkings. Every lot has a splendid building site and all lots have reasonable building restrictions, calling for good residences, properly located. If you haven't seen this attractive property recently, let us show it to you at once. Terms of payment easy.

George & Company

Phones: D. 756; A-1756.
902-12 City Nat'l Bank Bldg.*

Worth $3,000 Now Offered for $2,500

Strictly modern, six-room house, consisting of hall, parlor, dining room and kitched downstairs, thre good-sized bed rooms and nice bath room upstairs. Full lot, 50x128 feet. Nice shade, pretty street, good surroundings; handy to 24th St. car line, school, stores, churches, etc. If not sold within 10 days will be rented. This is a splendid bargain.

SCOTT & HILL,
307 McCague Bldg.
Phones—Doug. 6815 or Ind. A-1752.

ACREAGE FOR SALE.

5 ACRES FOR $1,100.00.

2 miles from the car line; 4 acres of alfalfa; no improvements, but this is just a fine sayings bank, for you can buy it on easy terms.

McGEE REAL ESTATE CO.,
105 Pearl St., Council Bluffs, Ia.

A. P. Tukey & Son

are selling 5 and 10-acre tracts west of Elmwood Park at $275 per acre. Buy a few acres near Omaha and they are bound to make you money. Will make special price on 80 acres, if desired.

A. P. Tukey & Son

444-445 Board of Trade Bldg.
Phone Douglas 2181.

20 ACRES

4 miles from the Council Bluffs post office; 5 acres in bearing fruit, consisting of apples of all kinds and some berries; a good 5-room house, good barn, all necessary outbuildings, such as chicken houses? hog houses, cow sheds, etc. This is near school and 1½ miles from the car line. Price, $4,500.00.

McGEE REAL ESTATE CO.,
105 Pearl St., Council Bluffs, Ia.

15 ACRES.

5 miles from the central part of town; no improvements, but all fine upland; near to two big cities, where the purchaser can find ready market for all his produce. If you build at once we can sell this to you at $160.00 cash and balance on long time.

Price, $1,650.00.

McGEE REAL ESTATE CO.,
105 Pearl St., Council Bluffs, Ia.

REAL ESTATE FARM & RANCH LAND FOR SALE

Canada.

MILD CLIMATE—NO EXTREMES. LAND CLOSE TO SPLENDID MARKETS. In 1912 the GRAND TRUNK PACIFIC RAILWAY will be completed, opening up the rich agricultural districts of CENTRAL BRITISH COLUMBIA. Thousands are now buying land in the fertile valleys of the FORT GEORGE DISTRICT, the NESHOCO VALLEY and the BUCKLEY VALLEY. This land will double and treble in value as soon as the GRAND TRUNK PACIFIC provides transportation facilities. Write today for booklet describing this wonderful country. E. MEYEL, DISTRICT SALES AGENT. 610-11 PAXTON BLOCK, OMAHA, NEB.

CANADIAN LANDS.

Do you want a farm in western Canada, where the crops this year are in advance of anything grown on the continent? For wheat growing, dairying, mixed farming and cattle raising the province of Alberta is unsurpassed.

Lands are now offered by the CANADIAN PACIFIC RAILWAY COMPANY at prices ranging from $10 to $30 an acre on LONG TERMS of payment or on the crop payment plan. This is paying for your farm with a portion of your crops each year.

Land values have increased 30 per cent in two years. Great opportunity for the homeseeker.

Call or write for full particulars, booklets, maps, etc.

E. S. FLOR, Gen'l Agent.
Canadian Pacific Alberta Land Co.,
440 Board of Trade Bldg.

Excursion every Tuesday. See me for rates.*

Colorado.

FRUIT land bargains. Intermountain Land Co., 1122 Farnam, Phone D. 4026.

A SNAP.

Relinquishment, quarter section, good improvements, Cement block house, Well, Tank, Stable, all fenced, 15 acres broke, side track and stock yards on place, train stops on flag, this will make a town-site in near future; 11 miles from county seat; fine, smooth land and good rich soil, must sell this month, price $750. Gilliland and Woodside, Willard, Col.

Florida.

FLORIDA COLONIZATION TRACT.

FOR SALE—8,000 acres near Jacksonville, Fla., ripe for a first-class colonization proposition; low price; easy terms; owner would consider good income property in part payment. Address Wm. N. Brudy, 1538 First Nat'l Bank Bldg., Chicago, Ill.**

I AM in Chicago for the Land Show and will remain until December 1. I am a northern who has lived in Florida three years. If you are intending to buy a farm, lot or winter home, write me. I can give you valuable information and save you money. My charge is 50 cents. Do not send any money until after receipt of my answer to your inquiry. You shall be the judge and decide if I have given you value received. Lock Box 824, Chicago.**

Georgia.

GREAT SOUTH GEORGIA

Traversed by the
ATLANTIC, BIRMINGHAM & ATLANTIC RAILROAD

Lands adaptable to the widest range of crops. All the money crops of the South plentifully produced. For literature treating with this coming country, its soil, climate, church and school advantages, write

W. H. LEAHY, DEPT. K.
General Passenger Agent,
ATLANTA, GA.

Idaho.

IDAHO LAND

For right prices on irriated land on the South Side Twin Falls Tract on easy terms; Salmon River relinquishments; a good business location or for a good farm loan, write

F. C. GRAVES,
FILER, IDAHO.**

MONEY MAKERS—Orchard tracts in best apple section of Idaho, sold, trees planted, cared for until bearing. Climate, soil, prices, terms, best. No interest, no risk. On beautiful river one mile from town with two railroads. Five minutes by motor boat. Refer to satisfied buyers. H. W. Stone, Caldwell, Idaho.**

REAL ESTATE FARM & RANCH LAND FOR SALE REAL ESTATE FARM & RANCH LAND FOR SALE

California.

Get Away From It

What do you think of this weather and how do you presume it compares with the San Joaquin Valley of California? One of our men writes from Patterson that he has not had any use for his overcoat so far. The climate of Patterson is so even that people never discuss the weather there.

Compare It With Canada

Did you read the telegrams in the daily papers Saturday about the weather in the Northwest? Did you notice that at Alberta and in other Canadian Provinces over half the wheat crop was still in the field and that the mercury was 10 degrees below zero? Tow would you like to thresh under such conditions? How would you like to live in a country that is so cold so early in the season? Why should you torture yourself in that kind of a climate when you can go to California.—avoid winters,—avoid blizzards,—avoid snow.

It is not the weather alone, but the sea, the mountains, the woods and the rivers contribute to the

Joys of Life at Patterson

You pass this way but once and if it is possible for you to live in comfort and luxury, why not plan to make an investment now at Patterson and become independent of a job. Get out of the city and into country or village life. Life at Patterson is ideal because of near neighbors, of perfect social conditions, of excellent transportation, nearness to city, modern conviences and above all, a climate that is superb 365 days to the year.

Hugging a Hot Stove

may be ideal for some people but if you want to go with us to California, come in and talk over conditions there,—whatyo u can do on 5 acres or 10 acres,—how you can make a living while your trees are growing and how alfalfa and a good dairy cow will go a long ways toward making you comfortable.

PAYNE INVESTMENT CO.

Colonization Agents, Omaha

$85 Cash, $12.24 a Month Which Includes Interest

Is all it takes to own 10 acres in California.

This land is located in the famous San Joaquin valley, within ten miles of a city that has a population of over 15,000; within three miles of a new town located on the main line of the Southern Pacific and Santa Fe railroads. There have been over forty 10-acre tracts set out to the very best selection of orange trees in the last two years, within two miles of the land we are offering for sale. We have sold to over forty different parties who are all well pleased with their purchase. We will give you ninety days to inspect the land and if it is not as we represent it we will refund every cent you have paid.

This land is all level, has the very best class of soil for growing lemons, oranges, peaches, apricots, pears, strawberries, blackberries, raspberries and all kinds of vegetables and other small fruit. This land is located between Los Angeles and San Francisco. Price is only $85 an acre for the few more ten acre tracts that are not sold in Omaha Tract which we have subdivided.

This same land should be worth no less than $150 an acre inside of two years. We do not know of anyone else that is offering land on such easy terms. Just think of it, 10 acres of this land at not any more than you would have to pay for any one good building lot.

Come in our office any time and we will be pleased to tell you more about the land as we have inspected it personally and can recommend it to anyone.

HASTINGS & HAYDEN, 1614 Harney St.*

California.

FREE literature will be sent to anyone interested in the wonderful Sacramento Valley, the richest valley in the world. Unlimited opportunities. Thousands of acres available at right prices. The place for the man waiting a home in the finest climate on earth. No lands for sale; organized to give reliable information. Secretary Sacramento Valley Development Association, Sacramento, Cal.**

CALIFORNIA LAND

You are now kept indoors by biting winds and stinging cold, while the Californian is roaming about his garden. The eastern farmer must delay his work, while the Californian is watching the sunshine ripen his oranges and lemons. He laughs at the thought of the easterner getting $30 or $40 per acre from his land, while he makes ten times that much.

Our next excursion goes on

NOVEMBER 15TH

Round trip, including fare, berth and meals, $103.

Go with us and see a land of sunshine and flowers, a soil that will produce nuts, citrus and deciduous fruits, the choicest grain in the world. In fact, anything that grows will grow in California.

Our prices are reasonable. Choice land, deep, rich soil; most rapidly growing community in California, and the land is selling for $100 to $150 per acre.

We prove our statements. We sell land at the right price, and we sell it, too.

Ask us about it.

Trowbridge-Bolster Co.
404-10 City Nat'l Bank Bldg.*

Iowa.

THE easiest way to find a buyer for your farm is to insert a small want ad in the Des Moines Capital. Largest circulation in the state of Iowa, 48,000 daily. The Capital is read by and believed in by the standpatters of Iowa, who simply refuse to permit any other paper in their homes. Rates, 1 cent a word a day; $1.25 per line per month; count six ordinary words to the line. Address, Des Moines Capital, Des Moines, Ia.

Kansas.

FOR SALE—160 acres of land, 11 miles from Colby, all seeded to fall wheat; crop goes with land if taken soon; price $25 per acre, no improvement. Margie McDougal, Colby, Kan.*

Mexico.

MEXICO

A place to make big money if you have some money to invest. The climate is delightful and healthful, no cold or freezing weather. You can buy rich, black land for $12.00 per acre; easy terms, in an American colony, where there are many Americans living, near railroad, and one crop of corn more than pays for the land and for the labor to produce it. Native labor very cheap, 50 cents a day. If you will go with us down to Tampico, on the East Gulf Coast, you will see the corn in the field that will make what we have state above. You will see the oranges, lemons and grape fruit on the trees. You can see tame grasses six to eight feet high that were planted this year. You will see the fiber plants, the owners of which are realizing from $100 to $150 gold, per acre annually; 160 acres set to fiber will make you wealthy and independent for life.

Next excursion December 5. Railroad fare from Omaha to Tampico and return, $42.25. Write for literature.

Chocoy Land Co.

484 Brandeis Bldg., Omaha, Neb.*

Nebraska.

HOMESTEAD—320 acres for $125; about 20 miles out; rich farm land, not land. Was an old entry, now cancelled. Worth $2,000. J. A. Tracy, Kimball, Neb.

Free list of improved Howard, Greeley, Valley, Sherman and Custer county farms, for people of limited means wanting homes on easy terms. C. Bradley, Welbach, Neb.

QUARTER SECTIONS good corn land, Chase, Hayes, Hitchcock and Holt counties, $5 to $15 per acre; bargains every one; terms easy. Box 61, Oakland, Pittsburgh, Pa.**

Nebraska.

Close in Farm 80 Acres Near Florence

Sixty-five acres under cultivation, balance in alfalfa, orchard and pasture; good 8-room, two-story frame house; barn 34x40 ft.; chicken house; granary and other outbuildings. Farm is all fenced and cross-fenced and every foot can be cultivated. First-class well and running water in the pasture. This farm must be sold. See us for price and further particulars.

Armstrong-Walsh Co.

Phone Tyler 1538. 210 S. 17th St.*

WILL NOT LAST SARPY CO.

108 ACRES, absolutely the very best bargain near Omaha. Situated in Sarpy county, within 7 miles of South Omaha and 3½ miles of Papillion; ½ valley land; ½ mile from new drainage ditch; ½ upland, gently rolling, the very best of soil; $5,000 worth of improvements, consisting of good, well built 7-room house (large rooms), good cellar, plenty of closets, pantry equipped with flour bins, china closets, etc.; good barn for 14 head, with haymow for 40 tons; good orchard, etc.

If you want the very best improved and very best farm you can get, without any exception, for $100 per acre, near Omaha, then take this; ½ cash by March 1, balance long time.

Let me show you the goods. Bring wife with you. A large list and a few bargains, all terms and all prices; but if you can handle the above do not overlook it, as you have a chance on this bargain now.

ORIN S. MERRILL COMPANY,
1213-1214 City National Bank Building.*

Farms Farms Farms

We have a very large number to pick from, all sizes, from 40 acres to 1,000 acres, near Omaha, and all prices. A FEW EXTRA BARGAINS which will not last long. Come on and tell us your wishes and let us show you the goods.

ORIN S. MERRILL COMPANY,
1213-1214 City National Bank Building.*

FOR SALE—One section of Sheridan county land, near Gordon, Neb; well improved, seven-room house, large barn and granary buildings, two wells, windmills and tanks; fenced and cross-fenced; two hundred acres under cultivation; large hay meadow and plenty of pasture. For terms, write owners, Beckman Bros., Box 44, Gordon, Neb.

STOCK farm, 560 acres, two miles from Curtis, Neb., will besold at referee's sale at Stockville, Neb., Nov. 15; either in parcels or entire.*

North Carolina.

FARM for profit in eastern N. Carolina, nation's garden spot. Leads other localities for vegetables, fruits and staple farming on small capital. Homeseekers & investors write, Carolina Trucking Development Co., 824 So. Bldg., Wilmington, N. C.**

North Dakota.

SPLENDID 200 acre Red River Valley Farm; 140 acres under cultivation; balance fenced for pasture and hay. 70 acres sown to winter rye. Good set of buildings; good water in kitchen, center of 3 marketing towns, ½ mile to school.

Also 235 acres farm in Wells county, North Dakota, all under plow, with buildings and good water. 110 acres summer fallowed. $50.00 per acre, easy terms on either farm. Address Jacob Kehler, R. No. 1, Box 29, Cathay, N. D.*

Oregon.

GOVERNMENT WINS—Court decision in great land suit against Southern Pacific—80,000 claims average value $1,000 each, total $75,000,000. If you are an American citizen and wish to use your right to one of these claims, write at once. Douglas County Abstract Co., Roseburg, Ore.**