C

REAL ESTATE CITY PROPERTY FOR SALE

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# DEAN PLACE

Prices reduced from \$200 to \$375 PER LOT. Nothing like it for the money in Omaha today. Start the New Year right by purchasing one of these beautiful home sites. Only one block from HANSCOM PARK. ALL SPECIALS IN AND PAID. This means all STREETS are PAVED, has CITY WATER, SEWER and GAS in front of every lot. ALL LOTS 50 feet wide-FINE SHADE. SERVED BY BOTH PARK CAR LINES, yet no lot offered fronts on car line. This feature makes this property very attractive for homes. Only 10 minutes to Postoffice. TERMS ONE-FIFTH CASH, BALANCE 1, 2, 3 and 4 YEARS. Telephone H. M. Christie for an appointment.

W. FARNAM SMITH & CO. SOLE AGENTS.

#### RENT TALK

TATANA TATANA We rise to remark that these "Rent Talks" seem to be appreciated. The pub-linhers tell us that other dealers are complinenting us. But the proof of the pudding is the sales. We have made a sale or two since "Talk No. 1 was printed, directly traceable to the "Talks." Chas. E. Williamson Co.

We can now buy



RENT MONEY WILL BUY THESE

RENT MONEY WILL BUY THESE Three-room house with 4 lots( almost an acre, near 23th and Curtiss Ave., 15 mile from street car. Fine for chickens; easy payments, \$1,450. Small house, half cellar, fine well, etc., 45th and Fowler, 3 blocks from street car, \$255. Also a couple in So. Omaha, good neighborhood, 8 and 4 rooms each; one 48 low as \$475. Will be set on new founda-tion at this price, but needs some fixing up.

And remember our additions-FIRESTONE SUB-DIVISION, CHARLESEW HEIGHTS, ELLISTON PARK PLACE. Omaha's Best, New **Residence Suburbs** Dundee and Happy

## Hollow

A place where over five miles of paving has been completed this year. Where practically a half million of dollars nas been spent in im-provements this year; where io new homes have been built so far this year. Dundee has shown a more healthy growth and property has been more active than in any other residence district of its size in Omaha. This is due to the fact that people

of its size in Omaha. This is due to the fact that people are beginning to grasp the fact that Omaha's best resi-dence district must always move westward and that the present West Farnam Dis-trict is rapidly filling up. This means increase in values.

Now is the time to buy and take the profits of the fu-

We can sell some of the best lots in Dundee, with all improvements in, clowe to the car line, at prices that will make the purchaser money and on terms within the reach of everyone. Be sure and see us before you huy. you buy.

903-12 City Nat. Bank Bldg. Phone D. 756 or A-1756.\* 2 New Modern

One blk, to Farnam line, 2 blks, to

REAL ESTATE CITY PROPERTY FOR SALE CITY PROPERTY FOR SALE. START THE NEW YEAR Dundee Homes \$3,900-For a new 7-room, 1-story modern house, decorated throughout, hot water heat, close to car line.
\$1,550-For a new 7-room, house, oak finish first floor; full cemented basement; furnace heat. Only \$500 cash, balance same as rent. basement: furnace heat. Only \$600 cash, balance same as rent. Close to car line.
\$4.358-If sold at once. For a new 7-room house oak finish, large living room. Will decorate to suit purchaser. First-cluss location.
\$6,400-For a new 8-room house, enamel and ma-hogany finish, very at-tractively decorated; sun porch and sleep-ing porch above. South exposure; one block to carline.
\$7,000-For a new 8-room modern house, conven-ient to the car line and in a district where all residences are re-stricted to \$5,000 or over; selected to \$5,000 or over; selected to a stride to the car line and in a district where all residences are re-stricted to \$5,000 or over; selected to a filling filling for a strict filling porch on the south, Tiled bathing porch on the south. room, Large lot. Paved George & Company 'Phone D. 756 or A-1758. 902-12 City Nat. Bank Bidg.\* New Year New Home We are just completing three five-room

We are just completing three five-room completely modern cottages at the north-west corner of flat and Burt. If you have not already inspected these houses do so today. They are built right, arranged right and priced right; rinished in oak, white/enamel, birch and maple; comented basements, with laundry and floor drain; best makes of furnaces obtainable; full attic, with convenient stairway; two more rooms on the second floor if de-sited. Just two blocks from the West Farman car line and new cathedral. See us for prices, terms and further particu-lars. East front on 19th St., second house north of Sprague St.; 5 rooms strictly modern , oak finish in ball, parlor and lining room, beautiful combination light fixtures, good cellar, with furnace con-nected with hot water boller, laundry Armstrong-WalshCo.

Tyler 1536. 10 S. 17th St." GIVE YOUR WIFE A VACANT LOT FOR A NEW

YEAR'S PRESENT Any of the following described lots can be bought on easy terms and at prices that will make the purchasers some \$209-34th and Fort Omaha Ave., west

front. \$125-43d and Pinkney Sts., four lots. 5125-48th and Finkney Sts., four lots.
 \$125-48th and Francis, east front.
 \$150-43d and Arbor, west front.
 \$150-43d and Arbor, west front.
 \$150-61st and Pacific, facing north.
 \$250-40th and Decatur, facing west.
 \$250-50th and Blondo, facing west.
 \$300-Opposite 961 N. 28th Ave., paved treat.

17691. \$350-35th and Jaynes, south front. \$360-30th and Burdette, south front. \$760-40th Ave. and Burt, two fronts. \$860-17th and Laird, east front. Some of these can be sold \$10 down and b new month.

PAYNE INVESTMENT CO., George & Company Douglas 1781. Independent A-1188.\*



RIGHT IN THE HANSCOM PARK DISTRICT

THE OMAHA SUNDAY BEE: DECEMBER 31, 1911

REAL ESTATE

6-room cottage, strictly modern in half block of Hanscom Park. East front, paved street, Large lot 50x150, Fine shade, good barn. Near car and school. Price, \$3,500, \$300 cash Rest like rent.

A HAPPY NEW YEAR FOR THE PERSON WHO GETS THIS ONE

5-room cottage. Bath, gas, electric light, steel range. Coment basement, Fine south front, Lot 10x120. Chicken house, wire fonce. Located within four blocks of Krug brewery and Vinton street car barn. Price, \$2,500. Good terms.

barn. Price, \$2,500. Good terms. Walking Distance A well built, new, all modern s-room house with vestibule entrance. Fine out-side appearance and exceptionally well arranged. All parts of lower floor entered direct from large reception hall. Front and rear stairs and stairs to attic. Built-in mirrors, good heating plant, and fine combination fixtures. Hardwood throughout. Near Creighton university

throughout. Near Creighton university and high school AMERICAN SECURITY CO., FORMERLY SHIMER & CHASE CO. BIGGER! STRONGER! BETTER! 309 E. 17th St. Bet. Farnam and Harney. Both Phones 3857.\*

A SACRIFICE A SACKIFICE Seven-room modern house at 2508 Webster SL, having purior, living room, dining room, sleeping room and kitchen on first floor; all except kitchen have quarter-sawed oak floors; two sleeping rooms upstairs; cement porch. On same lot facing east is four-room cottage, modern except furnace; corner lot 100x 75 feet, nicely terraced. Room on cor-ner for another house; permanent walks, paved street. Will sacrifice for quick sale at \$6,000.

Stanley P. Bostwick,

Investment

Ground Floor Bee Bldg.\*

term

Tyler 1500.

VINCENT D. DERMODY, 1514 City National Bank Bldg. Telephone Douglas 786.

## New Bungalow

Hugging a Hot Stove

fixtures, good cellar, with furnace con-nected with hot water holler, laundry sink, fine attic, cement walks, everything ready to fire up and move in. Price \$3,200;

SOMETHING BESIDES

 Investment
 CLIMATE

 St. Louis brick flat, 5 rooms below is rooms above, oak woodwork, separate furnaces, first-class construction and almost new. Price, \$7,000. Income \$720. Located one block from Farnam car line, and one mile from 10th and Farnam Sts. A choice investment, in a fine location.
 There must be something in California besides climate, however, that makes prosperous, and in the vicinity of Fresno, in Freemo county, there are more happy homes, more evidences of contentment than in any other part of the United States. We are offering some happy homes, more evidences of contentment than in any other part of the United States.

 D. H. Dumont & Son, Phone Dougias 590
 1005 Furnam St.

 A FINE HOME IN KOUNTZED PLACE for \$4,500
 1005 Furnam St.

 Eight rooms, modern, with fine fireplace and mantel, hardwood foors, large porch, lot 50x124, with
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floors, large porch, lot 50x124, with EXCURSION WEDNESDAY, paving paid, at 2017 Spencer St. JANUARY 3D.

W. H. Gates 644 Omaha National Bank Bldg. 'Phone Douglas 1294."

## New Location



FARM & RANCH LANDS FOR SALE FARM & RANCH LANDS FOR SALE

REAL ESTATE

At this time of the year you can see people picking oranges, lemons and grape-fruit, others setting out shrubbery, trees, seeding and working in their fields and orchards, flowers in bloom in every direction. Where a person can be out doors all the time and enjoy the beautiful climate.

#### A FEW DOLLARS A MONTH

### INVESTED NOW IN CALIFORNIA LAND

Will bring you greater returns on your money invested than in any other iand investment. You must always remember that there is no other state that offers the advantages that California does when it comes to being able to grow something from your land any month in the year, and enjoying the pleasant climate not only in whiter but in summer as well. The beautiful mountain scenery on one side and the Pacific oc can on the other. No other State can offer you all these combined in one cer tain district.

## IF YOU ONLY BUY 10 ACRES

On our easy payment plan of \$55 each then \$1.00 per acre each month at the very low price of \$55 an acre, you will find in a very few years you will own a piece of land that will be worth much more than you figure on. The land we are offering for sale is all level valley land, close  $\infty$  railroad and a town of over 15.000 population and growing fast. It is in a district where nearly all the land near by is being set out to oranges that will be worth from \$50 to \$1,000 an acre within 4 to 5 years after the oranges have been set out and from \$1,500 to \$2,000 an acre when the trees are in full bearing. Besides growing oranges, you can grow anything else grown in the State.

### DON'T WAIT TOO LONG

The land is advancing rapidly every year. Huy now, Our Mr. Heyden, who looks after the interests of everyone who buys, is going out again in a few days. Any further information given by calling or writing us at our office. Remember we guarantee all land that we sell to be as represented.

HASTINGS & HEYDEN.

### 1614 Harney Street, Omaha, Nebraska.\*

REAL ESTATE

160 ACRES well improved farm, five miles from Council Bluffs at a marifles. M. Bouricious & Co., Real Estata and Loans, over 330 Broadway. Hinois, FOR SALE-Chicken ranch, 3% acres: plenty of fruit and peaches; good build-ings; location central illinois; for par-ticulars write Laurens, lowa, Route 3, Box 11.

Georgia. GREAT SOUTH GEORGIA Traversed by the ATLANTA, BIRMINGHAM & ATLAN-TIC RAILROAD. Lands sdaptable to the widest range of crops. All the money crops of the south plentifully produced. For literature treat-ing with this coming country, its soil, climate, church and school advantages, write W. H. LEAHY, DEPT. K. General Passenger Agont, ATLANTA GA., Missouri.

## New Mexico.

We will have one, probably two car-loads of people, and if you are interested in California and are seriously considering investing, we would be glad to have you get away from this cold weather and join us on that trip. We are not inviting you as a joy rider, but as a prospective cus-tomer. baxes.s reet. Renting income, \$1,680 per year. \$15,000—For s strictly modern, 7 room, at-tached brick houses, located on the car line, close to the High school, Have only been built as friends that I have removed from 125 City Nat. Bank Bidg, to 218 S. 17th St., ground floor of Bee Bidg., where I per year. per year.

BITUATION wanted-A manager of general store, country town; experienced, 0 413, Bee.

REAL ESTATE

CITY PROPERTY FOR SALE REAL ESTATE LOANS

\$100 to \$10,000 made promptly. F. 13. Wead, Wead hidg., 18th and Farnam,

WANTED-City loans. Peters Trust Co.

LOW RAILS, BEMIS-CARLBERG CO., 200-311 B. andels Theater Bidg.

GARVIN BROS. Loans, \$300 and up.

LARGE LUANS, municipal bonds, mort-gages bought and soid. STULL BRAS.

FOR SALE OR EXCHANGE

(A-E)-300 acre smooth valley farm, near Galesburg, Ili, i very fme; rents for 35 (rop. Frice \$150 per acre, which is low. Enc., \$14,000, 10 years, Will trade for vestern land or merchandise. (B-E)-fis-acre farm, 2 miles of Arapa-hoe, Neb, \$3,000 improvements; 130 scress cultivated: loan, \$2,600. Price \$8,660: Wants livery, merchandise, hardware or implements.

nplements.

Wants livery, merchandise, hardware or implements.
 (C-82)-160-acre level, corn, alfalfa and wheat farm, close to Grand Island, Neb.; no waste, sumbo or wet land. Price Blu per acre. Loan 57,600, Rents 2-5.
 Wants merchandise, hardware or implements.
 (D-92)-80-acre farm, Otce county, Neb., 3 miles from Doughts. Price, Stoke Loan of 52,400, 10 years. A crackerjack for someone with merchandhee, clothing, hardware, implements or livery.
 (E-92)-An affalfa farm in Valley county, Neb.; rich soil; 300 acres in alfal-fa; \$30,000 worth improvements; 300 acres in corn; all fenced and cross-fefoed hog tight. Owner cleared \$75,000 above in-crease in value last 55 years; rents for 50 per acre this year, which is too low. Loan, \$23,000, 10 years, 5 per cent. Price \$100 per acre. A wonderful proposition for party with \$55,000 stock of merchan-dise. hardware or implements.
 (F-92)-160 acres Hamilton county, Kas.; level, smooth, rich land, clear; wants merchandise, livery, groceries, or clear dwelling. Price \$4,000.
 (H-92)-160 acres of smooth land, black toat soil, clay hubsoil; clear. Price \$20, wiching sources of smooth land, black toat soil, clay hubsoil; clear. Price \$20, (H-92)-160 acres famoth land, black toat soil, clay hubsoil; clear. Price \$20, (H-92)-160 acres famoth land, black toat soil, clay hubsoil; clear. Price \$20, Wichita county, Kas. For what have you?

Wichita county, Ras. For you? (I-80)—Fine level black quarter, finest of soil, Thomas county, Kas., near Oak-ley. Price \$4,000, Enc., \$500, For mer-chandise. This is fine. (J-92)—Fairly good quarter of land in Hitcheook county, Neb., and it is clear. The price is \$15 per acre. Will trade for residence property. J. A. ABBOTT & CO., 506 Brandels Bidg., Omaha, Neb.\*

BLACKSMITH shop and residence roperty for sale or trade, S. Arnold, ohnson, Neb.

WE offer \$4,000, 36,000, \$10,000, \$15,000, \$30,000 dry goods, notions, grocarles and crockery, in exchange for land. Fremont S. Gibson, Charles City, Iowa.

FOR SALE OR TRADE-4 or 1/2 sec-tion of good Colorado land for acreage property in or near Omaha. Address J. H. MARNETTE, 5040 Davenport St. Omaha. Neb.\*

FIRST-CLASS suburban picture show. Address. G 1006, Bee.

WILL, TRADE lot at 35th and Fort Junaha Ave. for horse, wagon and har-iess. 'Phone Harney 3763.

WILL exchange for stock of goods, 34,500 equity in a 9-room modern house in LeMars, Ia. H. E. Freeman, Clear Lake,

WANTED-TO BUY

M-hand goods, Rieser 1020 Center, D. 8662.

WANTED-To buy first class boarding nouse in Omaha. H 1035, care Hee.

GOOD sewing machine, Singer preferred, Webster 1460 or Douglas 1653.

WANTED-TO RENT WANTED-Furnished apartments, two rooms and bath or large alcove room; first class only; gentleman and wife. K 1037, Bee.\*

WANTED-Modern furnished room near postoffice; state full particulars. L 1919,

WANTED-SITUATIONS

WANTED-rosition as housekeeper by respectable middle-aged lady. Prefer home with children. Also experienced as nurse. Address Mrs. Maris Turner, gen-eral delivery, Council Bluffs, Ia.

WASHING and curtains done. T. H. 5420

CLIMATE

Every reader of this paper, unless otherwise prevented, is hugging a hot stove today. It might be worth your while to think about California while you are warming your shins by the not stove or over the furnace pipe. Think of the sunshine, the baimy air, and the general delights of California at this season of the year.

OZARK, OZARK, OZARK BARGAINS. Timber and grazing lands, \$5 to \$15. General farms, \$10 to \$40, Fruit lands, \$25 to \$50. Map and literature free. Box 429, Omaba.

CLIMATE, HEALTH, SOIL, WATER, roops and profits sure. Fruit and sifalfa. Government irrigation. Considering cost and profits, we offer the best on the mar-ket. Come or write. Hartshorn & Co., Larisbad. New Mexico.

#### North Carolina.

WANTED-Men to become independent farmers in eastern North Carolina, the "Nation's Garden Spot." Leads for large profits on small capital. Write for book-let. C. Van Leuven, SM Southern Bidg., Wilmington, N. C.\*\*

North Dakota.



