REAL ESTATE CITY PROPERTY FOR SALE.

> BEAUTIFUL HOME A PEACHERINO

B \$22,500-For a new elegantly constructed, very finest workmanship throughout, with hot water heat, complete tiled bathroom, lavatory and closet con-necting one suite of rooms, tiled lavatory connecting another suite and necting one suite of rooms, thed lavatory connecting another suite and lavatory in 5 rooms, heautifully arranged, one of the handsomest living rooms with French doors opening onto mostac tiled screened porch, handsome billiard room; 100x130-ft, south and east front, corner both streets paved and paid; house only one year old. Ask for full printed description of details and floor plans.

HANSCOM PARK MUST GO THIS WEEK.

On 31st street, just south of Pacific, a good 2-story, well built, thoroughly modern, 7-room house, cak finish down stairs, gas grate, house only 6 years old; built by owner, who is leaving the city and says it must be sold this week. Let us show it to you and make us an offer . 50x150-ft. lot.

WEST HARNEY

\$7,500—A new cement exterior, well built, beautifully arranged, beautiful living and dining room, with handsome fireplace, large solarium and sleeping porch, 4 good bedrooms and ready to move into. This is certainly choice. ST. JOHN'S PARISH DISTRICT.

\$ 4,550—One of the best built, nicest finished in oak with oak floors, 7 good rooms, front and back stairways, fully modern and the very best, of condition throughout. Bargain.

DUNDEE SPECIALS.

\$ 4,800-Near 31st and Davenport, a good 2-story, 6-room, fully modern and -Near 48th and Davenport; a dandy, well built, 7-room, modern, with oak finish and oak floors, porch, tiled vestibule and bath, handsomely

\$ 4,700-8 rooms, oak finish down stairs with oak floors. Very cheap. Want \$ 7,000—One of the best built in every particular and best located, hot water heat, bath, 8 good rooms besides finished 3d-story; sun room and sleeping porch. This is a dandy. an offer quick.

INVESTMENTS.

-A corner on West Farnam, 3 full lots, with 3 street frontages, six 9-room bricks renting for \$3,000 per year and one-half of the ground vacant; admirably adapted for stores or apartments. Corner sure to increase in

-Rental, \$375.00 per month; improved, close to high school, unusually well built and new. A splendid investment. \$12,500—Rental. \$1,452.00; near 24th and Harney streets. D. V. SHOLES COMPANY, Tel. Douglas 49.

913 City National Bank Building.

Dundee

\$4,000 s rooms, full two stories, modern and built but two years; oak finish first floor; handy to cars both ways; paved street. \$500 cash will handle.

\$5,000 6 rooms, fine modern home on full south and east front corner; large living room arrangement, with substantial fireplace. \$1,000 cash

substantial fireplace. \$1,000 cash will handle.

\$5,500-694 CAPITOL AVE., corner lot. large, eight-room, modern home, with four bedrooms, built within the year. Owner going to California. Investigate at once.

\$5,900-One of those fine homes at 49th and Douglas, bungalow style, full two stories, six nice rooms, modern, with hot water heat; living room arrangement, with fireplace; oak finish. Owner transferred south, Look at it-4813 Douglas St.

Vacant Lots

\$ 850—Three choice lots, fist and Isard.
\$ 875—Two lots at fist and Burt.
\$ 900—Two high lots, 50th and Cuming.
\$1,000—Fine lot, fist and Cuming.
\$1,100—Two choice lots, fist and Chicago.
\$1,100—One left fist and Capitol Ave.
GLOVER REALTY SYNDICATE.
1218-21 City National. Douglas 3653.

\$7,000 Home - Also \$9,000 Investment

Owner leaving city to make California his home. Make offer. Owner might sell on terms to good party; nine rooms, all modern; hot water heat and quarter sawed oak finish; gilt edged shape; paving paid.

ent gas range and gase water heater; fine coment porch, cement steps, every-thing permanent and complete. We want offer. BIRKETT & TEBBENS.

A Special Bargain \$1,800 \$200 Cash, \$15 Per Month

-room cottage and two large lots 50x127, corner. City water, electric lights. Within one block of car. This is a snap. You had beter look it up

American Security Company, 309 S. 17th. Tel. 3867.* Formerly Shimer & Chase.

Dusiness Property

Down town busines property, in the growing retail district is increasing in value. We have a few such pieces that we think are as certain to grow as the city itself. One piece out a little way on Farnam St., for \$19,000 and others closer in to business district for \$30,000 and \$50,000. We can not tell you how fast these will grow, nor the limit of increase for any length of time, but we can show you that a growth is certain.

A 2 story brick block built to last, good live stores on mani floor and flats above, located at a good trading point, a street car transfer poin and a neighborhood center. Building 2 or 4 years old, pays well. Also a double corner lot near good for stores but has only a residence on it now. This whole property must be sold. Held at \$25,000, but \$20,000 might take it. \$500 DOWN, balance \$25 per month, new 5-room cottage, modern except heat, newly papered and decorated, corner lot, cement walks; must be sold this week. Owner leaving city; \$920 North 28th St. \$550 down, balance \$23 per month, 5-room cottage, modern except heat. 2866 Maple. \$400 down, balance \$12.50 per month, 5 rooms, partly modern; fruit and shade; will exchange for 7-room house and pay the difference. 2606 South 28th St. \$500 down, balance like rent; 5 rooms, brand new, never occupied, partly modern, oak floor, elegantly finished. 1116 S. 48th St.

I. N. VOGEL, 15 KARBACH BLOCK.

New Five Room Cottage \$250 Cash

\$669 Seward St.; modern except heat; lot 50x150; very easy terms. Price \$2.500; \$77.50 per month, or will give liberal discount for one-half cash. Make us an offer. Must be sold this week.

Armstrong-Walsh Co. 210 S. 17th St.*

GOOD BUILDING LOTS. \$1,000 for a lot 50x230 feet, near 16th and Lothrop Sta.; terms. \$875 for a fine lot near 24th and

Pinckney Sts. \$800 for a fine corner lot in Dun-\$400 for a lot in Orchard Hill. RASP BROS.,

Doug. 1653. 106 McCague Bldg.

3227 CORBY

7-room all modern home, large corner lot. House about thre years old. Non-resident owner says to sell. Worth \$3,000. What will you give? P. O. NIELSEN.

954 Om. Na. Bk. D. 7497.*

Cottage, Shade, Lawn

A pleasant cottage home roomy, entirely modern, pleasant and well kept. Large grounds with shade trees and flowering shrubs. Grounds libxilo ft.; fronts on Hanscom park where the City Park department pays for all the paving. A splendid good home, specially fine for children. Only \$4,200 on any reasonable terms. New, elegant 6-room cottage on 35th Ave., a block south of Hanscom park; full lot; oak finish; complete every way. Tyler 1526. 210 S. 17th St.* Armstrong-Walsh Co.

For Sale

One of the newest and most completely modern 10-room houses on West Farnam hill; No. 121 South 3sth Ave. Price for quick sale only \$16,000.

HICKS, 219 Board of Trade Bidg...

CITY PROPERTY FOR SALE.

REAL ESTATE

Oak Chatham Lots

Selling

Very Rapidly

\$475 to \$700

Will buy a fine east or west front lot in this splendid addition, just being put on the market by the Redick estate.

Sprague Street to

Ames Avenue

20th to 24th

Car line on two sides; good schools on both sides. Where can you beat this in Omaha?

Act quickly if you want one of these.

Norris & Martin

\$6,500

has not ben offered before.

\$150 Cash

and \$10 Per Month

buys the 5-room cottage at 2210 N. 27th St. Price. \$710. Now renting for 38 per.

Armstrong-Walsh Co.

Business Property

SWELL NEW

American Security Company,

(Formerly Shimer & Chase Co.) 309 So. 17th St. Doug. 3867.*

\$32,00

Hanscom Park

District

lota.

M'GEE REAL ESTATE CO...

105 Pearl St. Council Bluffs. Is

SIX-ROOM BUNGALOW.

Doug. 4270.*

\$125 CASH \$22 Per Month

REAL ESTATE

CITY PROPERTY FOR SALE.

This neat little five-room cottage, located on a corner lot, south front, full size 50x128. I believe will sell even more quickly than did the two advertised and sold last week. The outside appearance is entire different from any that I have hall to before and the inside arrangement. is entire different from any that I have built before and the inside arrangement is also different. The porch is good size and is built under the main roof, the front door is full puartered oak with bevel plate glass, opening into a nice living room, from the living room is wide mission opening to pretty dining room, opening from dining room is common hall way to two time bed rooms. mon hall way to two fine bed rooms and bath room. This arrangement is splendid, making the bath room convenient to both bed rooms, yet not directly connected. Large closet for each bed room, bath room fully equipped with high grade fixtures, porceiain tub with heavy roll rim leavatory is a square heavy roll rim, lavatory is a square design extra large and heavy, water closet guaranteed low down siphon closet, hot and cold water, heavy one-piece porcelain sink with back and drain board in kitchen. Electric lights all through with very pretty fixtures, four light celling shower in living room with glass ware that is an entirely new de-sign, worked out in delicate colors, dinsign, worked out in delicate colors, dining room piece with celling pan to
match, but with illy shaped art shades.
Entire houses finished with hardwood
floors, oak floors, machine scraped,
sandpapers, and polished to dull gloss
for waxing. Here is a cozy little home
ready to move right into, and one that
you will line. Painted a rich deep color
and trimmed in white, it presents a
pleasing appearance. The inside finish
is the very best, all material selected
and put together by mill work, every
joint is perfect, every corner is true. and put together by mill work, every joint is perfect, every corner is true. Floors are all double over No. 1 shiplap with red rosing paper between, tar felt (not paper) between walls, which makes it a warm house, easy to heat. I want you to go through this little cottage today, want you to look it over very carefully. Want you to know the value that is really offered. The reason my houses are usually sold the same day advertised. You can own this home just as easy and perhaps easier than paying rent. The price is \$2,125, \$125 cash and \$22 per month, monthly payments include the interest. Take a Benson car now, get off at Haloyon Ave., and come south to No. 115. You will find this cottage just as advertised, a well built and attractive home that you can own for less than it would cost you rent down town. Come today or any evening to 115 South Haloyon Ave., Benson.

F. S. Trullinger Benson

Phones, Benson 122 and 202,*

3-Best Buys of Today

4608 North 36th street, new bungalow. just completed, 5 rooms and bath, strictly modern in every respect, vestibule, living room and dining room finished in oak; full cemented basement, large attic, floored; all permanent walks, and just one block to Ames avenue car line. Price,

3518 Lincoln boulevard, a new and strictly modern 11-room house, hardwood finish, both first and second floors, with Nine room house with five bed three nicely finished bedrooms on third rooms, furnace heat and south front. floor; has hot water heating, very nice within walking distance of 16th St., fixtures, large pantries and refrigerator located on St. Mary's Ave., near 25th room, full cemented basement. This house St. There are four large shade trees is located on a south front lot on the in the yard, also garage. This house in the yard, also garage. This house is not new, but in god condition, and boulevard and right in the very heart of Bemis park. Alley is paved and all spe-INVESTMENT.

Double brick dweiling, beautifully located, all modern, each having 7-rooms, and reception hall, oak finish, permandary beautifully news, but in god condition, and beautifully located, all modern, each having 7-rooms, stony steps, lot has 56 ft. south frontage on St. Mary's Ave. Make ar-price, \$7,300. rangements with out salesmen to

show you this at once. This property 3522 Lincoln boulevard, new and strictly modern 5-room house, with hardwood finish and hot water heating; one of the George & Company Tel D. 758. 902-12 City Na. Bldg.* nicest arranged houses in the city, standing in an ideal location on a south front lot, with plenty of shade trees and everything that makes a beautiful home. Price,

G. W. Gtrloch

33x132 Close in Trackrge Will Improve for Lease

Douglas St., between 11th and 12th Sts.; will erect 2, 3 or 4-story store or ware-nouse and lease for term of years.

Armstrong-Walsh Co. Two New Brick

Terrack Houses Just completed; situated No. 3917 and 3919
Farnam St.; 8 large rooms and outside
sleeping porches; decorated throughout;
first floor trimmed in oak, birch and
mahogany; second floor, oak and white
enamel; includes built-in buffet; gas
range; refrigerators; duplex shades for
all windows; open for inspection today
from 3 to 5 o'clock p. m. Harrison & Morton

W. Farnam Smith

Den, parior, dining room and kitchen on the first floor. All finished in oak, except kitchen. Parior and dining room have beam ceiling; dining room also has panelled walls, plate rail, built-in buffet and china cupboard in pedestal. Upstairs has two fine bed rooms, store room and elegant bath room. Basement is cemented and has a first-class furnace, laundry sink, cost bin and hot water tank, connected up to furnace. You can't find a better built or a better planned bungalow anywhere, ask to see it and be convinced. Price, terms and location upon application. SCOTT & HILL, Both 'Phones. 307 McCague Bldg.* A BEAUTIFUL NEW HOME NEAR KOUNTZE PARK Price \$4.000 for immediate sale, living room, 12x34; paneled stair, beautiful fire-place; dining room. 14x15, paneled window seat, oak finish, kitchen, pantry and vestibule white maple. Three bedrooms and bath on second floor, large closets, linen closet in bath; best bargain in the city. Open for inspection Sunday p. m. and evenings at 2100 Evans St. Call owner, Web. 5916 or Doug. 3158.*

Tel. Doug. 1064.*

Why Pay Rent?

5-room cottage, with large parlor, dining room and kitchen, pedestals between parlor and dining room, two nice sleeping rooms with fine bath between, up-to-date plumbing and combination lighting fixtures. This house has oak floors in every room, including bath room, pantry and refrigerator room; stairway to atto; nice cemented basement, with a good furnace and outside cellarway. Cottage is located on level south front lot, with a fine lawn and with rear end of lot fenced in for garden. Price \$3.800; \$200 cash. \$25 per month. ALL MODERN except heat, oak fin-ished bungalow, south front, \$2,600, \$300 down. GRANT, 211 Brandels Theater. Doug. \$350.*

NEARLY new 7-room house, modern, at 3396 Charles street; owner is leaving city Call Harney 5817.

GOOR 7-r. house, close to Vinton car barn; just the thing for street car man; only \$2,000; terms easy. Grant. Doug \$350. CHARLES E. WILLIAMSON CO.

CHARLES E. WILLIAMSON CO.

101 S. 18th (Cor. Dodge) Street Entrance.
Real Estate. Insurance, Rentals.

5-REWARD-5.

Bring this advertisement to our office and we will allow you \$5 on any lots you select in the following additions:
CHARLESEW HEIGHTS.
ELLISTONE PARK PLACE.
FIRESTONE SUBDIVISION.
LAKE JAMES PARK.
CHARLES E. WILLIAMSON CO.

101 S. 18th (Cor. Dodge) Street Entrance.
Real Estate. Insurance, Rentals.*

FOR SALE BY OWNER My nearly new, all modern home seven rooms, hardwood finish; fine loca-tion. Call Owner. Web. 2526.*

FOR SALE-Lot 5. Block 6, 56x150, Saunders Addition, Walnut Hill. Price reasonable, terms easy. Address I. Marsh. Box 74. Renselaer, N Y.

BEST trackage lot in Omaha; corner close in; 60x12 Skinner Mfg. Co. WE have some real bargains in house, and cottages in all parts of the city. Let us show them to you. I. N. Vogel, 4th Karbach Block. A. R. Hill, Manager. FINE lots on Camden Ave., Brown S. 25th mar Fort Address. L 807. Bee.

Dundee Houses and

Bungalows \$12,000-for a beautiful 8-room, all mod-ern home, having large sun porch, white enamel and birch linish; hot water heat; billard room in basement; lot 160x125 ft. This is

choice. \$12,000-for .-room, all modern home in Fairacres on West Dodge St., paved road. Hot water heat; pri-

vate water plant; garage and a acres of ground. 50-for a 10-room, all modern home with hot water heat; large cistern connected with laundry and kitchen; 5 bedrooms on 2nd. floor; stairway to large attic. Ist floor finished in oak with beech floors; 2nd, floor finished in birch. Large grounds, 160x125 ft.

-for 7-room all modern home built about two years on one of the best streets in Dundee, oak the best streets in Dundee, oak finished 1st floor, white ename! finish with mahogany doors, 2nd floor, tiled bathroom vestibule; sleeping porch opened out of south bedroom, lot 50x125.

for 7-room, all modern home on Douglas St in Sunset Addition. Street to be paved tals year, only one block to car line, house is finished in oak and maple; a very

finished in oak and maple; a very desirable lication. \$ 5,500-for brand new, 7-room, all modern home in the center of Dundee between 2 car lines. South front lot; large sleeping porch.

\$ 5,000-for 6-room, modern home with sleeping porce, on 50x135 ft, lot. Fine large shade trees. ½ block to car line. -for a croom, modern bungalow, on Capitol Ave. West of car line. South front lot 50x135 ft., very at-

tractive. 4,300-for a 6-room, all modern home, 3 blocks from car line, on South front lot 50x135 ft., built about 2½ years; has hot water heat-ing plant; tiled bathroom; sold brushed brass lighting fixures and hardware. 1st. floor finished in oak with oak floors; 2nd. floor finished in birch with maple

We are now offering a few choice lots, 50x125 ft. each on izard Street between 51st and 52nd, for \$1,000 each, on terms of only \$160 cash, and \$10 per month. There is city water, sewer, gas cement walks in street, all paid for, and street is now being paved, has two mew, up-defended modern, houses, just about comto-date modern houses just about completed. These lots lay high and sightly
affording a fine view in all directions,
and the district is restricted to good,
two-story house, which protects the purchaser and assures an increase in value
of this property. Be sure and look at
these lots today as they are the only
lots we now have which can be offered
on as easy terms. on as easy terms

George & Compans
'Phone D-756. 902-12 City Nat. B. Bldg.* Buy Now-Build in the Spring

Close in residence jots at 25th and Marcy. These lots have city water, sewer, are on paved street and are bargains at the prices asked. Ask about these fine lots

Clairmont-Fine lot at 47th Ave. and Miami St. for \$500. On easy payments. Southwest corner 42d and Erskine Sts.

Owner wants an offer for this lot, and no reasonable offer will be refused. Get 29th and Wirt Sts., two lots on easy

payments. \$50 cash, \$5 per month. CREIGH SONS & COMPANY, Phone Douglas 200.

7-Room Modern \$3,000

Lot 50x150, oak finish, sewer, water, bath, gas, electric lights, furnace neat; one-half block from car. 4019 Nicholas St. Tyler 1536, 210 S. 17th St.*

Armstrong-Walsh Co.

West Farnam Home We are instructed to sell within the next two weeks a beautiful 8-room, fully modern, east front home, in choicest part of West Farnam district, built by present owner by day labor; quartered ak finish, stairway and first floor; best enamel work 2d floor; attle floored and finished; fine trees, lawn, cement walks and steps; owner leaving Omaha. This is your opportunity.

Harrison & Morton For Rent-Trackage With Building

4½ full lots with double trackage, fine office with scales, 5-room dwelling house, barn and sheds; located on Belt line, 42d and Nicholas Sts. 465 per month. BIRKETT & STEBBENS. 423 Bee Bldg.

2111 Pratt Street Real Bungalow Kountze Place

5-rooms, strictly modern, the latest pattern one panel oak doors; built in book-cases in living room; the best modern plumbing throughout. Full basement with walls running clear down. Extra heavy concrete rloor. Oak finish and oak floors throughout. Price \$3,450. Easy terms.

Norris & Martin 400 Bee Building. Doug. 4270.*

BUY WITH RENT MONEY—See "Rent Talks," For Sale column News and Bee. Worth \$ \$ \$ Chas. E. Williamson Co., S. E. Cor. 19th and Dodge. OWNER OFFERS BARGAIN.

Ill health requires immediate saie; 6 rooms, modern, fine corner, near car, 14th and Lothrop. Call forencons. Red 6897. MUST BE SOLD AT ONCE.

A new 5-room and bath, all modern bungalow, in Miller Park district. Only \$550 cash, balance like rent.

C. SUNDELL & CO.,
Phone Douglas \$28. 217 McCague Bldg.*

REAL ESTATE FARM & RANCH LANDS FOR SALE

ARKANEAS FARM, 279% acres: 150 .n cultivation, ten acres in orchard; t.rre rets of buildings; good water; is mile trum school and church. Price. 52.00 per acre. SOUTHERN REALTY AND TRUST CO... Nashville, Ark.

Australia. VICTORIAN GOVERNMENT IRRIGATED LANDS

Tracts from 2 to 200 acres on 314-year payments; price \$35 to 385 an acre; settlers can pay off land at any time and become absolute possessors; abundant supply of water; climate same as California; lands close to thriving towns with Tee schools; government wants setters. Write to government agents. Peck-Judah Co. 687 Market St., San Francisco, for full particulars as to fares and concessions offered to settlers.**

PREE literature will be sent to anyone interested in the wonderful Sacramento valley, the richest valley in the world. Unlimited opportunities: thousands of agrees available at right prices; the place for the man wanting a home in the finest climate on earth. Write to a public ormanisation that gives reliable information. Secretary. Sacramento Valley Development Association. Sacramento. Cal.

REAL ESTATE REAL ESTATE FARM & RANCH LANDS FOR SALE FARM & RANCH LANDS FOR SALE California.

GRIDLEY Irrigated colony land at \$75 to \$150 per acre; good land, plenty of water; thickly settled district, with good schools, adjoining town of 2,000. Easy terms. Write for Illustrated booklet. Homeseekers' Irrigated Land Co., Gridley, California.

CALIFORNIA FARMS FREE. for you and a fortune, too, in the glorious California-Oregon country; also cheap irrigated and unirrigated lands; finest fruit lands in the country on easy terms that will make you big money; fine climate, water, markets, railroads and civilization, ask about new town of Fairport, California. For full information write Land Department, Nevada-California-Oregon Ry. Co.. Reno, Nevada.* NEED EIGHT PEOPLE

to fill my special Pullman which leaves Chicago over the C. & N. W. Sept. 3. I have purchased the Rancho de La Flores, 3,000 acres in the beautiful Sacramento Valley. While I needed only 2,000 acres I bought the entire ranch to get bottom price. I will part with the balance in tracts from 10 acres up. Price, \$125.00 per scre. There is room for eight more congenial people in our Pullman party, who would like to see the ranch. I have a plan whereby the trip can be made without expense. J. M. Hoyt, Otis Bldg., Chicago.

Canada.

BULKELEY VALLEY, British Colum-BULKELEY VALUEY, British Columbia, can offer for short time only 1,390 acres good farming land in the Aldermere District, near G. T. P. Townsite, and 1½ miles from proposed siding, \$13.59 per acre, \$5.50 cash, balance three years. A good buy before completion of railroad. National Finance Company, Limited, Vancouver, B. C.*

SNAP-960 acres choice and well improved near Limon, eastern Colorado, only \$3 per acre. R. Bettesworth, Cedar Rapids, Ia.

Colorado.

Choice Dundee Lots

On Easy Terms

We are now offering a few choice lots, which street between the finance of the control of t Georgia.

GREAT SOUTH GEORGIA

Traversed by the ATLANTIC BIRMINGHAM-ATLANTIC RAILROAD. Lands adapted to the widest range of crop. All the money crops of the south plentifully produced. For literature treating with this coming country, its soil, climate, church and school advantages,

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

Idano.

WOULD like to near from some young man that would like to take up a homestead in Idaho next spring. It is fine land, good climate and plents of rain, as I am going to ship from Omaha; would like to share a car. Adress F 594, care of Bee.

lown.

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 lowa, 43,000 daily. The Capital is read by and believed in by the standpatters of lowa, who simply refuse to permit any other paper in their homes. Rates, I 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. Capital, Des Moines, Ia-

Kansas.

RED River Valley; rich alluvial soil; ideal for alfalfa and corn; nothing better anywhere; we can recommend this land to well-to-do farmers, who want something really good; write for information to the Kansas City Southern Ry., Wm. Nicholson, Immigration Agent, 574 Thayer Bidg., Kansas City, Mo.*

Michigan.

FARMS in Gladwin county, Mich.; illustrated catalogue just out; some grand op-portunities. Farm Sales Co., Gladwin, Mich.*

MINNESOTA.
Special rates to the FAMOUS RED
RIVER VALLEY and SOUTHERN
MINNESOTA via St. Paul and Minneap-

Where the best crops of CORN.
WHEAT, OATS. RYE, FLAX, TIMOTHY, CLOVER, ALFALFA and POTATOES are being grown in the United
States today. We have a good list, and can sell in tracts of 89, 180, 220 and larger. Write for booklet "C."

ooklet "C."
Special rates to YOU, Mr. Prospect.
Make the trip by daylight.
DAY & NIGHT REALTY CO.,
105 BANKERS LIFE BUILDING,
LINCOLN, NEBRASKA.

MINNESUTA LAND.

THE RUSH IS ON for Clay county. We have over 20,000 acres of fine level prairie iand improved and unimproved; heavy black soil; elay subsoil; \$30 to \$40 per acre; easy terms. Send for list and maps. Felland Realty company, 533 Palace Blds. Minneapolis, Minn.

PED Blues Valler Minneapolis. RED River Valley, Minn., lands, small or large tracts, easy terms or crop payments. Agents wanted C. E. Gunhus, Crookston, Minn.*

Missouri.

8,080 acre Stock Ranch for half its value for quick sale. Address Owner for further information. A. J. Johnson, Merchants Nat'l. Bank Bldg., Spring-field, Mo.*

field, Mo.*

FOR SALE—120-acre farm.6 miles from Salem. Mo., 127 miles from St. Louis; 75 acres in cultivation, which is fine, productive land; 45 acres of good timber and pasture and all tiliable; 5-room frame house, poultry house, frame barn, fine cellar, living well and cistern; 1.00 fine apple trees, loaded with fruit; I good team of horses, 1 new wagon and harness, 1 fine colt, 3 milch cows and 3 calves, 13 head of hogs, 30 chickens, 1 corn cultivator. 1 new surrey, 1 corn planter, 1 mower. 1 section harrow, plows and other farming implements; also 30 scres of growing corn. 10 acres of millet, 1 acre potatoes, 1 acre sugar cane, fine garden, 1 organ, 1 steel range, 1 new cream separator, 1 sewing machine, all canned fruit, numerous other household goods; good title; immediate possession; all for \$3,800; terms, \$2,500 cash, long time on balance; best bargain on the market. Home Realty Co., Salem. Mo.*

Montana.

"SEVENTY thousand acres Carey land open to entry on Valler-Montana project. Canal system completed. Payment extends over fifteen years. Section famous for grain, forage and vege-tables. Write Clinton, Hurtt & Com-pany, Box 16, Valler, Montana."*

pany. Box 16, Valler, Montana."

INVESTMENT OPPORTUNITIES.
FARM & RANCH LAND BARGAINS—
Montana offers great opportunities for land investment. In large tracts. We have a number of deals from 5,000 to 20,000 acres, Want to get in touch with men who can handle deals of this size, either by purchase or by organizing syndicates. More money will be made in Montana lands in the next five years than has been made in any other state in the same time. Write us for lists particulars, stc. THE O. W. KERK COMPANY, Minneapolis, Minn.

PLATTE county arm for sale; 3\(\) miles from Monroe; rolling land; fair improvements; good neighborhood; price, \$16,000. Address William Webster, Columbus, Neb.

WILL sell 160 acres good farm land. Chase county, Neb., for \$150. Only \$250 cash. Box 52, Council Bluffs, Ia. FORECLOSED-Wells farm, north Ashland. Neb.; 262 acres; redemption expires September 8; make best cash offer. Havenor, Boulder, Colo.* CHEAP NEBRASKA LAND.

CHEAP NEBRASKA LAND.
Can offer 640 acres. Section 33, Twp. 18,
Range 52, near Redington, Morrill county,
Neb., where wheat is yielding 30 to 40
bushels and oats will go 30 to 50 bushels
an acre. Corn, nifaifa, potatoes, hay and
pastures immense. Over 500 acres is
smooth plowable land, mostly second bottom. Only \$14.00 an acre if sold quick.
HICKS, E2 Roard Trade Bidg., Omaha.*

MY NEW BOOK of descriptions and prices of farms and ranches in Dawes County, "The Land of Independence," is just off the press. If you are desirous of getting out of the high priced country, where the renter can't afford to pay the high priced rant; where the owner can't

Nebruska.

400-A. BEST farm land, 240-a pasture; improvements good, 4 miles from town. Easy terms, price \$20,000. Pollard Bros.,

YOU ALL KNOW ME.

high priced rent; where the owner can't afford to rent any cheaper and even now isn't making a half rate of interest on his investment; if you want to get into a country where you can own a home of your own and can buy at a price that the problem you to make every age, pay for of your own and can buy at a price that enables you to make every acre pay for itself in from one to three years, write me for my book and map. They are BOTH FREE, Act today-tomorrow never comes to the procrastinator. You all know me—I have been preaching Dawes County to you for more than two years now. It's netter today than ever before, It has fulfilled every one of my promises to the scores of new my promises to the scores of new settlers I already have here—it will ful-fill my promises to you. Sincerely yours, ARAH L. HUNGERFORD, CRAWFORD, DAWES COUNTY, NEB.*

FOR SALE-160 acres of land in south-eastern part of Lincoln county. Nebraska, all under cultivation, close to railroad. Price, \$50 per scre, or will consider Omaha income property in trade. Rasp Bros., 106 McCague Bldg., Omaha, Neb.*

Special—This Week 18514 Acres; 130 acres can be cultivated, balance pasture; no improvements, but in good location; three miles from two good towns; 13 miles from Benson.

good road entire distance, mostly mac-adam. This is an estate and they say sell; no trade considered, although exceedingly easy terms. Do not answer this unless you wish something, but then do not fail to. EXTRA BARGAIN, \$76 per acre. ocice neighborhood.
ORIN S. MERRILL COMPANY.
1213-1214 City National Bank Bldg.*

Farms Farms Farms Driving distance of Omaha; bargains. Let us show you the goods. All sizes, all prices, all terms.
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Oktanoma. Bumper Crops. Mayes County lands in demand. Address J. A. Quinn, Pryor Oklahoma.*

New York.

FARM for sale in Otsego Co., N. Y., consisting of 128 acres; a good hop and dairy and poultry farm, 4 mi. from rajiroad; 16 acres of timber; plenty of water; 11 per acre; easy terms. A. C. Robinson, State Hospital, Middletown, N. Y. South Dakota, 320 ACRES of land for sale close to Winner, county seat of Tripp county, S. D.; all good plow land; good terms; 165-acre farm close to Winner, a bargain.

G. F. Ka: es, Winner, S. D. FOR SALE-160 acres good tarm land; 40 acres broke, balance all tillable; 7 miles from Dallas and 5 miles from Colome. Price, \$40 per acre, payable 51,500 casa. \$3,500 March 1, 1913; \$2,400 March 1, 1917. Address Box 186, Dallas,

FOR SALE-Well improved 160-acre farm in Tripp Co., S. D., one mile from town. Also unimproved 160 in Todd and 160-acre farm in Mellette Co., S. D. Ad-FARMS for sale in Union, Clay and Yankton counties, the corn belt of South Dakota. J. S. Ryan & Son. Elk Point,

DEEDED Indian land; Indians need money; selling cheap; perfect title; land was first choice by white supervisors; near railroad; easy terms. Write P. B. Rosenberger, Mobridge, S. D.*

Texas. FOR SALE-80 acres of good land in Wharton Co., Texas, at \$35 per acre. Also 180 acres adjoining at same price. This land is on public roads, 3½ miles from town. For terms and further information, address the owner, John Harness, Alvin, Texas.*

REAL ESTATE FARM & RANCH LANDS FOR SALE

Wisconsin. EIGHTY-ACRE farm for sale! with 2 houses, 2 stables, 2 wells and a good fence, 30 acres cleared, the rest second growth timber. For \$2,000 Finif cash and half four years at 6 per cent. For further information write John Hoef-ferle, Park Falls, Wis.*

Miscelluneous. 320 ACRES of good, smooth land; 100 acres in cultivation; two sets of houses; 2 miles from railroad town. Price \$15

UNION PACIFIC RAIL-ROAD COMPANY LANDS

SOUTHERN REALTY & TRUST CO.,

OVER 60.000 ACRES. For Sale-On 10 Years' Time. 1-10th Cash. Interest at 6 Per Cent.

Per Acre. Acre. Acre.
Nebraska, prices range from \$5.00 to \$10.00
Colorado, prices range from 4.00 to 40.00
Wyoming, prices range from 2.25 to 15.00
Kansas, prices range from 7.00 to 20.00 BUY NOW-The wonderful crops of 1912 will surely increase the values of

SAMPLE SNAPS M'PHERSON COUNTY, NEB.

Acres. Ac Sec. 7, Twp. 13, R. 51, W. 528.25 6.00 SEDGWICK COUNTY, COLO. Sec. 33, T. 11, N.R. 47, W. 640.00 8.50 LARIMER COUNTY, COLO. Sec. 1, T. 11, N.-R. 75, W. 640.38 2.25 ALBANY COUNTY, WYO. All Sec. 13, T. 14, N.-R. 72, W. 640.00 4.0 SWEETWATER COUNTY, WYO. All Sec. 7, T. 22, N.-R. 93, W. 684.84 1.25 SHERIDAN COUNTY, KAN.

S½ Sec. 7, Tp. 8, S.-R. 28, W. 310.97 (Improved.) Write or call on J. A. GRIFFITH,

Land Commissioner, U. P. R. R. Co., 109 Union Pacific Building, 15th and Dodge Sts., Omaha, Nebraska.* LIVE STOCK MARKET OF WEST Ship live tock to South Omaha. Seve nileage and shrinkage. Your consignments receive prompt and careful atten-

Live Stock Commission Merchants.

BYERS BROS. & CO. Strong, reliable. Clay, Robison & Co., 200 Exchange Bidg. CLIFTON Com. Co., 322 Exchange Bids. Mart'n Bros. & Co., Exchange Bldg. Malone-Coffman Co., 159 Ex. Bldg.

and attaistent and Judicious Use of Newspaper Advertising is the Road to Business Success.

LEGAL NOTICES.

NOTICE OF SALE OF IRRIGATION
DISTRICT BONDS.
To All Whom It May Concern:
Notice is hereby given that the Board
of Directors of the Kimball Irrigation
District has declared its intention to sell
and will sell thirty thousand dollars \$30,and will sell thirty thousand dollars 30,(00), par value, or any smaller amount,
of its bonds heretofore issued, dated July
1, 1911, at the office of said board on the
corner of First and Chestnut streets in
Kimball, Kimbal county, State of Nebraska, on Wednesday, the 4th day of
September, A. D. 1912, at the hour of
twelve o'clock noon.

Sealed proposals will be received by the
board at their said office for the purcuase of said amount of bonds or any
part thereof until the day and hour
named he et fore, at which time the said
board will open the proposals and award

togic will open the proposals and award the purchase of the bonds to the highest responsible bidder or bidders, the board, nowever, reserving the right to reject Dated August 12, 1912.

By order of the Board of Directors.
THE KIMBALL IRRIGATION DISTRICT,
(Sea!) by L.S. WALKER, President.
Attest: Fred R. Morgan, Secretary.
Al2d21t

Here is what Mr. Spencer did: Mr. Spencer, an Iowa farmer who had been baffled by Iowa weather and whose family needed a change of climate, bought 40 acres of this Sacramento Valley land, the same kind we are offering to those who wish to come with us. He put 18 acres of it into alfalfa and bought \$300 worth of hogs. The second season he marketed \$1,700 worth of hogs and had \$1,500 worth left. He increased his alfalfa patch and raised \$5,000 worth of hogs the third year on the farm

will fatten faster and grow into dollars quicker on our Alfalfa Farms in the Sacramento Valley than they would in any of the

Eastern States.

Marketing hogs is a simple matter in the Sacramento Valley. They may be sold on the land or they may be driven to the bank of the Sacramento River and there loaded on barges to be floated to San Francisco. By this plan they arrive in fine condition. They sell at 6 to 8 cents a pound live weight. It is entirely feasible to pasture quite a number of hogs to the acreduring the summer and still cut the alfalfa With these possibilities you will realize

"Twenty's Plenty-Forty's a Fortune"

that in acreage

Hog raising is one of the most profitable industries in the Sacramento Valley owing to the bountiful yield of alfalfa, the mild winters and the long growing season. The markets are waiting for your products—your success depends on your efforts, with no limit to the results you may accomplish. If you'll work, you win.

If you would come face to face with opportunity, we urge you to act now.

IN THE FEW YEARS YOU ARE PAY-ING US FOR THE FARM THE PROFITS FROM IT WILL PAY YOU.

If you do not understand why conditions are so different in northern California, write today for full information. Kuhn Irrigated Land Company, Dep't 101. 137 South La Salle Street, Chicago, Ill.

H. LANCASTER

656 Paxton Block Omaha