

REAL ESTATE CITY PROPERTY FOR SALE. BEAUTIFUL HOME A PEACHERINO B \$22,500—For a new elegantly constructed, very finest workmanship throughout...

HANSCOM PARK MUST GO THIS WEEK. On 31st street, just south of Pacific, a good 2-story, well built, thoroughly modern, 7-room house...

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...

ST. JOHN'S PARISH DISTRICT. \$4,450—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.

DUNDEE SPECIALS. \$4,800—Near 31st and Davenport, a good 2-story, 6-room, fully modern and well built.

INVESTMENTS. \$35,000—A corner on West Farnam, 4 full lots, with 3 street frontages, six 9-room brick buildings...

D. V. SHOLES COMPANY, Tel. Douglas 49. 913 City National Bank Building.

Dundee \$4,000—6 rooms, full two stories, modern and built two years; oak finish first floor; handy to care both ways; paved street. \$500 cash will handle.

Vacant Lots \$100—Three choice lots, 51st and Icard. \$75—Two lots at 51st and Burt. \$100—Two high lots, 50th and Cumings.

\$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; light edged shapely paving.

A Special Bargain \$1,800 \$200 Cash, \$15 Per Month. 5-room cottage and two large lots 50x127, corner. City water, electric lights. Within one block of car. This is a snap. You had better look it up at once.

American Security Company, 509 S. 17th. Tel. 3867. Formerly Shimer & Chase.

Two New Brick Terrack Houses. Just completed; situated No. 3917 and 3919 Farnam St. 4 large rooms and outside sleeping porch; decorated throughout; first floor, trimmed in oak, birch and mahogany; second floor, oak and white enamel; includes built-in buffet, gas range, refrigerator, duplex shades for all windows; open for inspection today from 3 to 5 o'clock p. m.

Business Property. Down town business 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 \$10,000 and other closer in to business district for \$30,000 and \$40,000. 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.

Armstrong-Walsh Co. 210 S. 17th St. Phone Tyler 1333.

W. Farnam Smith & Co. 1329 Farnam St. Tel. Doug. 1064.

Why Pay Rent? 5-room cottage, with large parlor, dining room and kitchen, decorated throughout; parlor and dining room, two nice sleeping rooms with fine bath, two 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 attic; nice cemented basement, with a good furnace and outside cellarway. Cottage is located on level south front lot, with a fine lawn lawn and a double corner lot in best garden. Price \$2,800; \$200 cash, \$25 per month.

Armstrong-Walsh Co. 210 S. 17th St. Phone Tyler 1333.

For Sale. One of the newest and most completely modern 10-room houses on West Farnam hill; No. 421 South 35th Ave. Price for quick sale only \$16,000.

Armstrong-Walsh Co. 210 S. 17th St. Phone Tyler 1333.

Dundee Houses and Bungalows. \$125 CASH \$22 Per Month. This neat little five-room cottage, located on a corner lot, south front, full size 50x127, I believe will sell even more quickly than did the two advertised and sold last week.

\$4,000—7-room, all modern home in Fairview, near West Dodge St. paved road. Hot water heat; private water plant; garage and 4 1/2 acres of ground.

\$4,000—7-room, all modern home built about two years on one of the best streets in Dundee, oak finished lat. floor, white enamel finish with mahogany doors, 2nd floor, tiled bathroom, vestibule, sleeping porch opened out of south bedroom, lot 50x135.

\$4,000—7-room, all modern home on corner lot, near West Dodge St. Street to be paved this year, only one block to car line, house is finished in oak and maple; a very attractive place.

\$4,000—7-room, all modern home in the center of Dundee, 2nd floor, car lines, South front lot, large sleeping porch.

\$4,000—6-room, modern home with sleeping porch, on 50x135 ft. lot, large shade trees, 1/2 block to car line.

\$4,000—6-room, modern bungalow, on Capitol Ave. West of car line, South front lot 50x135 ft., very attractive.

Choice Dundee Lots on Easy Terms. We are now offering a few choice lots, 50x135 ft., each from 12th Street between 51st and 52nd, for \$1,000 each, on terms of only \$100 cash, and \$10 per month.

F. S. Trullinger Benson. 3-Best Buys of Today. 408 North 26th 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, \$2,650.

George & Compans. Buy Now—Build in the Spring. Close in residence lots at 25th and Marcy. These lots have city water, sewer, artesian well and are bargains at the prices asked.

7-Room Modern \$3,000. Lot 50x135, oak finish, sewer, water, bath, gas, electric lights, furnace near; one-half block from car. 409 Nicholas St. Tyler 1336. 210 S. 17th St.

Armstrong-Walsh Co. West Farnam Home. We are instructed to sell within the next two weeks a beautiful 5-room, fully modern, home, in choicest part of West Farnam district, built by present owner by day labor; quartered oak, mahogany and pine floor; best enamel work; 3d floor; attic floored and finished; fine trees, lawn, cement walks and steps; owner leaving Omaha. This is your opportunity.

Harrison & Morton. For Rent—Trackage With Building. 4 1/2 full lots with double trackage, fine office with scales, 5-room dwelling house, barn and sheds; located on Belt line, 43d and Nicholas Sts. \$65 per month. BIRKETT & STEBBENS, 423 Bee Bldg. Douglas 474.

Norris & Martin. Buy With Rent Money—See "Rent Talks." For Sale column News and Bee. Worth \$3,500. Chas. E. Williamson Co., 8 E. Cor. 15th and Douglas.

W. Farnam Smith & Co. A BEAUTIFUL NEW HOME NEAR KOUNTZE PARK. Price \$4,000 for immediate sale, living room, 12x24; paneled stair, beautiful fireplace; dining room, 12x12, paneled window seat, oak finish; kitchen, tiled and vestibule white marble. Two bedrooms, one bath on second floor, large closets, linen closet in bath; best bargain in the city. Open for inspection, 10 to 12 o'clock, evenings at 220 Evans St. Call owner, Web. 264 or Doug. 312.

Norris & Martin. MUST BE SOLD AT ONCE. A new 5-room and bath, all modern bungalow, in Midway Park district. Only \$50 cash, balance like rent. C. SUNDELL & Co., Phone Douglas 324. 217 McCague Bldg.

REAL ESTATE FARM & RANCH LANDS FOR SALE. ARKANSAS FARM. 279 1/2 acres, 15 in cultivation, ten acres in orchard; three sets of buildings; good water, 1/2 mile from school and church. Price, \$24,000 per acre. SOUTHERN REALTY AND TRUST CO., Nashville, Ark.

VICTORIAN GOVERNMENT IRRIGATED LANDS. Tracts from 2 to 200 acres on 3 1/2-year payments; price \$35 to \$60 an acre; settlers can buy land any time and become absolute possessors; abundant supply of water; climate same as California; sends close to thriving towns with free schools; irrigation water free. Write to government agents, Peck-Judah Co., 67 Market St., San Francisco, for full particulars, maps and concessions offered to settlers.

FREE literature will be sent to anyone interested in the wonderful Sacramento valley, the richest valley in the world. Limited opportunity, thousands of acres available at right prices; the place for the man wanting a home in the finest climate on earth. Write for full information that gives reliable information. Sacramento Valley Development Association, Sacramento, Calif.

PLATE county farm for sale; 2 1/2 miles from Monroe; rolling land; fair improvements; good neighborhood; price, \$15,000. Write, William Webster, Columbia, Neb.

WILL sell 100 acres good farm land, Chase county, Neb., for \$20,000. Box 52, Council Bluffs, Ia.

REAL ESTATE FARM & RANCH LANDS FOR SALE. GRIDLIEY Irrigated colony land at \$75 to \$100 per acre; good land, plenty of water; thickly settled district, with good roads, and a fine view of 1,000 Easy Terms. Write for illustrated booklet, Homeowners 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 in the climate, water, markets, railroads and civilization.

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 need only 2,000 acres I bought the entire ranch to get bottom price. I will part with the balance in tracts from 10 to 200 acres. Price, \$15.00 net. This is a rare opportunity for congenial people in our Pullman party, who would like to see the ranch. I have a very large list of buyers who will buy without expense. J. M. Hoyt, Ohio Bldg., Chicago.

BULKLEY VALLEY, British Columbia, can offer for short time only 1,900 acres good farming land in the Aldermere District, near G. T. Townsville, 15 miles from Vancouver, B. C., \$15.00 per acre, \$5.50 cash, balance three years. A good buy before completion of railroad. Vancouver, B. C. The Vancouver Land Company, Limited, Vancouver, B. C.

A HOME, a business for you; invest \$500 in Jacksonville, Fla., which will easily yield an annual income of \$3,500; 10 miles from Jacksonville, Florida; 4 railroads; splendid climate; fine educational institutions; every social and educational advantage; free illustrated booklet; Womanada Land Association, 71 West 23d St., New York.

GREAT SOUTH GEORGIA. Traversed by the ATLANTIC, PANAMA-ATLANTIC RAILROAD. Lands adapted to the widest range of crops. All the money crop of the south, including cotton, sugar, citrus fruits, etc., with this coming country, its soil, climate, church and school advantages, write W. B. LEAHY, DEPT. K, General Passenger Agent, ATLANTA, GA.

WOULD like to hear from some young man that would like to take up a homestead in Idaho next spring. It is fine land, splendid climate, fine schools, and is going to ship from Omaha; would like to share a car. Address F. 504, care of Bee.

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, \$300 daily. The Capital is read by the best farmers in the standpatters of Iowa, who send their refuse to permit any other paper in their homes. Rates for advertising are 10¢ per line per month; count six ordinary words to the line. Address Des Moines Capital, Des Moines, Ia.

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 to plant alfalfa and corn. Write for information to the Kansas City Southern Ry., Wm. Nicholson, Immigration Agent, 574 Thayer Bldg., Kansas City, Mo.

MINNESOTA. Special rates to the FAMOUS RED RIVER VALLEY. SOLE AGENTS: KINNEBROOK via St. Paul and Minneapolis. Where the best crops of CORN, WHEAT, OATS, RYE, FLAX, TIMOTHY, CLOVER, ALFALFA and POTATOES are being grown in the United States today.

THE RUSH IS ON for Clay county. We have over 20,000 acres of fine level prairie land improved and unirrigated, heavy black soil; clay subsoil; \$30 to \$40 per acre; easy terms. Send for list and maps. Poland Realty Company, 333 Palace Bldg., Minneapolis, Minn.

800 acre Stock Ranch for half its value for quick sale. Address Owner for further information, A. J. Johnson, Merchants Natl. Bank Bldg., Springfield, Mo.

FOR SALE—120-acre farm 5 miles from Salem, Mo., 12 1/2 miles from St. Louis; 7 acres in cultivation, which is fine, productive land; 20 acres of timber; 5-room frame house, poultry house, frame barn, fine cellar, living well and cistern; 1,000 fine apple trees, loaded with fruit; 1 good team of horses, 1 new wagon and harness, 1 fine colt, 3 milk cows and 3 calves, 13 head of good beef and pork, 1 mow, 1 section harrow, 1 corn cultivator, 1 mowing machine, 1 plow and other farming implements; also 30 acres of alfalfa, 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, 1 canner, 1 refrigerator, 1 other household goods; good title; immediate possession; all for \$3,800; terms, \$2,500 cash, long term balance. Write for particulars on the Register. Home Realty Co., Salem, Mo.

SEVENTY thousand acres Carey land open to entry in Valer-Montana project. Canal system completed. Payment extends over fifteen years. Section famous for grain, forage and vegetables. Write Clinton, Hildt & Company, Box 15, Valer, Montana.

WILL sell 100 acres good farm land, Chase county, Neb., for \$20,000. Box 52, Council Bluffs, Ia.

FORECLOSED—Wells farm, north Audubon, N. D., 23 acres, 1000 bushels of corn, 1000 bushels of soybeans, 1000 bushels of alfalfa, 1000 bushels of clover, 1000 bushels of timothy, 1000 bushels of hay, 1000 bushels of straw, 1000 bushels of grain, 1000 bushels of feed, 1000 bushels of seed, 1000 bushels of fertilizer, 1000 bushels of lime, 1000 bushels of manure, 1000 bushels of other farm products. Make best cash offer. Haver, Boulder, Colo.

CHEAP NEBRASKA LAND. Can offer 400 acres, Section 20, Twp. 15, Range 2, near Redfield, Morton County, Neb., where wheat is yielding 30 to 40 bushels and oats will go to 30 bushels an acre. Corn, alfalfa, potatoes, hay and other crops can be raised. 1000 acres of smooth plowable land, mostly second bottom. Only \$14.00 an acre if sold quick. HICKS, 22 Board Trade Bldg., Omaha.

REAL ESTATE FARM & RANCH LANDS FOR SALE. EIGHTY-ACRE farm for sale! with 2 houses, 2 stables, 2 wells and a good fence, 20 acres cleared, the rest second growth timber. For \$2,000. Half cash and half four years at 6 per cent. For further information write John Hoelfer, Park Park, Wis.

UNION PACIFIC RAILROAD COMPANY LANDS. OVER 60,000 ACRES. For Sale on 10 Years' Time. 1-10th Cash. Interest at 6 Per Cent. Price Per Acre. \$3.00. Nebraska, prices range from 4.00 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 30.00. BUY NOW—The wonderful crops of 1912 will surely increase the values of western lands.

SAMPLE SNAPS. Price Per Acre. Cheyenne County, Neb. \$3.00. Sedgewick County, Colo. \$6.00. Larimer County, Colo. \$5.00. Albany County, Wyo. \$2.50. Sweetwater County, Wyo. \$4.00. Sheridan County, Kan. \$3.00.

Special—This Week. 1500 Acres; 150 acres can be cultivated in balance pasture; no improvements, but in good location; three miles from two good towns; 15 miles from Benson, good road entire distance, mostly macadam. This is an estate and they say sell; no trade considered, although exceedingly good. Do not answer this unless you wish something, but then do not fail to EXTRA BARGAIN, \$75 per acre. Choice 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. ORIN S. MERRILL, Rooms 1213-1214 City National Bank Bldg., Oklahoma.

Bumper Crops. Mayes County lands in demand. Address J. A. Quinn, Pryor Oklahoma. New York. FARM for sale in Onsego Co., N. Y., consisting of 123 acres; a good hop and dairy and poultry farm, 4 mi. from railroad; 15 acres of timber; plenty of water; \$11 per acre; easy terms. A. C. Robinson, State Hospital, Middletown, N. Y.

320 ACRES of land for sale close to Winner, county seat of Tripp county, S. D.; all good plow land, good terms; 15-acre farm close to Winner, a bargain. G. F. Kates, Winner, S. D.

FOR SALE—160 acres good farm land; 40 acres broke, balance all tillable; 70 acres from Dallas and miles from Colome. Price, \$40 per acre, payable \$1,500 cash, \$3,000 March 1, 1913, \$2,400 March 1, 1914. Address Box 186, Dallas, S. D.

FOR SALE—Well improved 150-acre farm in Tripp Co., S. D., one mile from town. Also unimproved 160 in Todd and 100-acre farm in Mellette Co., S. D. Address Box 4, Denver, S. D.

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

FOR SALE—800 acres of good land in Wharton Co., Texas, at \$35 per acre. Also 100 acres adjoining at same price. This land is in public roads, 3 1/2 miles from town. For terms and further information, address the owner, John Harnes, Alvin, Texas.

NOTICE OF SALE OF IRRIGATION 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 sell thirty thousand dollars (\$30,000) 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, Kimball county, State of Nebraska, on Wednesday, the 4th day of September, A. D. 1912, at the hour of twelve o'clock noon.

THE KIMBALL IRRIGATION DISTRICT. (Seal) by I. S. WALKER, President. Attest: Fred R. Morgan, Secretary.

Those Pigs. Here is what Mr. Spencer did: Mr. Spencer, an Iowa farmer who had been baffled by Iowa hogs, 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. 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 acre during the summer and still cut the alfalfa for hay. With these possibilities you will realize that in acreage "Twenty's Plenty—Forty's a Fortune". 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 PAYING 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, Dept 101, 137 South La Salle Street, Chicago, Ill. H. LANCASTER 656 Paxton Block Omaha