REAL ESTATE CITY PROPERTY FOR SALE

REAL ESTATE CITY PROPERTY FOR SALE

Read Carefully

\$22,500—A magnificent, beautiful home, south and east front, corner, 180x125 feet, beautiful location, deligistful view, very finest possible construction, brick exterior; handsome living room, 16 x24, with fireplace, book cases, etc.; French door to mosaic tiled screened porch; beautiful dining room, handsome built-in buffet; kitchen and pantry arranged very fine; five bedrooms on second floor, with one tilled bath room; one toilet and lavatory
connecting two rooms, and tiled la vatory between two other rooms, besides
lavatory in fifth room; extra hand some lighting fixtures and interior finish and decorations. Ask for complete printed description with detailed floor

\$17,500-Facing Hansoom Park, 351/x242 feet, 13 roms, besides bath room and billiard room, six bedrooms; large, handsome living room and dining room in very finest quarter sawed oak; library in solid mahogany; all oak floors downstairs and finest maple floors up stairs; two complete baths, one tiled, four wash bowls; two handsome coal g rates. This is the best built and best arranged frame house in the city of Omaha, comparatively new and in very

On West Harney St., new, cement exterior, 8 rooms, beautifully arranged, finely finished and delightful interior; exceptionally well built.

Hanscom Park Special

1133 S. 31st., between Pacific and Poppleton ; take West Side car, go_out and look at this place;; 7 rooms, fully modern, splendid condition, lot 50x 150 feet., and the owner wants to leave next week for CALIFORIA AND SELL BEFORE HE GOES. Make price right and terms easy. Go out today or Monday and look it over.

\$ 4,550—Near 30th and California Sts., a d andy, fine, new, 7-room house, beautifully arranged and finely finished, absolutely first-class in every particular

\$4,600—On 3ist, north of Davenport, a splendid, good, well arranged, nearly new, 6 large rooms, 2-story, oak finish. Want an offer.

\$ 5,000—Near 33d and Burt, a beautiful home, 8 rooms, hot water heat, finest polished woodwork in sycamore and quarter sawed oak you ever saw; fine oak floors down and maple up, beautifully arranged, very best of condi-tion, handsomely decorated, with lot, 55x160 feet. A dandy, good, first-class bargain. Built by owner for home, who is erecting a larger house.

Dundee

\$ 3,000-In the very best part of Dundee, between 49th and 50th, south front, 50x135 feet, with 2-story, 8-room, steam heat, new plumbing, new porch, siate roof. A big snap.

\$ 5,500-On Capitol Ave., between 50th and 51st, 7 rooms, a dandy, well arranged, finely finished, with fine sleeping porch, nearly new and in first-class con-\$ 5,300-On Dodge St., between 48th and 49th, a dandy, well built, fine appearance,

Investment

handsomely arranged, 7 rooms, and cheap at the price.

\$12,500—Rental \$1.452, near 24th and Dewey Ave., four 5-room bricks. \$14,500—Near 20th and Cass., rental \$1.970, three excellent, new, 7-room, well built brick dwellings. \$21,000-Near 21st and Chicago, three excellent, well built, 8-room bricks, rental

\$1,956, consider \$5,000 or \$7,000 trade.
\$13,506, consider \$5,000 or \$7,000 trade.
\$23,000—Rental \$4,500, about two blocks north of High School; most excellent, well built brick apartments, at decided bargain.
\$25,000—Corner 40th and Farnam, 1332137 feet, facing three streets, six 9-room bricks on one-half of the ground, balance vacant, suitable for stores or flats. This is gilt edge. Might take \$8,000 to \$10,000 in good residence or unimproved.

D. V. Sholes Co.

912-917 CITY NATIONAL BANK BLDG.

TELEPHONE DOUGAS 49.º

FOR SALE

Six-room house, newly painted, new

Alfred C. Kennedy

200 First Nat'l Bank Bldg.

Telephone Douglas 722.*

Dundee Homes For

503 Capitol Ave., 5 rooms, 2-story, in excellent repair; first floor finished in oak floors, beam celling, fireplace, large coat closet, full cemented basement with furnace heat; second floor finished in white enamel with maple floors; three bedrooms and bath; only half block from car line; paved street; fine fruit trees. Owner leaving city reason for selling. Price, \$5,200.

George & Company
'Phone D. 756. 902-12 City Nat. Bk. Bldg.*

\$3,200

New, elegant six-room cottage on

35th Ave., one block south of Hans-com Park; full lot; oak finish; com-

Armstrong-Walsh Co.

For Exchange

Loland & Wiley,

Georgia Ave. Lot

Offer Wanted

50x142 east front on Georgia Ave. (So. 29th St.), between Pacific St. and Poppleton Ave. Eastern owners want to realize. What's your offer?

The Byron Reed Co.

FINE APARTMENT HOUSE SITE-

FINE RESIDENCE LOTS

FIELD CLUB.

HANSCOM PARK DISTRICT.

Easy terms.
Splendid location.
559 Omsha National Bank Bldg.*

YOUR own price and terms, 7-room

house, out-of-town owner says sell, \$1,350. GRANT. 211 Brandels Theater. Doug. 8350.

NONRESIDENT, anxious to sell his fine 8-room home, near Strehlow apart-ments; all in finest repair; make ofter. F. D. Wead, 1801 Farnam St.*

Both phones

plete every way.

Well Built Homes Choice Location Terms Easy

Look at 3911, 3917 and 4115 North 20th street boulevard; 6 good sized rooms, plenty of closets, bath room and sleeping porch, large living room and dining room inished in oak and decorated; one house has sand finished walls tinted throughout; cupboards in kitchen and 3 good sized bedrooms, hesides sleeping porch and full basement; cemented foundation and full basement; cemented foundation running clear down and constructed of brick and hollow tile; best of plumbing and furnace guaranteed; legal lot full depth to alley; large Maple shade trees; no paving to pay in front of lot. These houses will be open for inspection today from 3 to 6 p. m. Be sure to look at them; then see us for terms and prices.

Phone Douglas 1816.

616 Omalia National Bank Bldg.*

Payne & Slater Co.

Six-room house, newly painted, new furnace, new plumbing, all ready to move into, paved street.

For Price

For Price

Close in Homes

\$8,000 for well-constructed 2story, 10-room house, 4 blockss west of City Nat. Bank Bldg., having hot water heat and located on east front lot, 57x190 ft. This house is built of the best material and would make an ideal rooming house. Owner has moved from city, only reason for selling. This property is priced low for quick sale, owner having refused \$10,000 for it several times when he did not care to sell.

George & Company 'Phone D. 756.*

Why Pay Rent?

5-room cottage with large parior, dining poom and kitchen; pedestals between parior and dining room; two nice sleeping rooms, with fine bath between; up-to-date plumbing and combination lighting fixtures. This house has eak 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 and with rear end of lot fenced in for garden. Price, \$2,300; \$300 cash; \$55 per month. Per month. AMERICAN SECURITY COMPANY,

Formerly Shimer & Chase Co. 09 S. 17th St. Doug. 3867. Open Saturday evenings until 9 p. m.*

Near New Cathedral Handsome, new, modern five-room Hanscom Park Dist. maple, with every convenience, and strictly up-to-date to the minute. Price, \$3,400, on terms of \$850 cash and balance monthly or quarterly. South front lot, two blocks from Far-

Armstrong-Walsh Co. Tyler 1536. 210 S. 17th St.*

Chicken Farm With Chickens, Cow and Crop Thrown in, \$2,500.

2 acres, 5-room house; full cement basement; barn, chicken house, fence and well; grapes, cherries, currants and strawberries; fine crop.

AMERICAN SECURITY COMPANY. Formerly Shimer & Chase Co. 509 S. 17th St. Doug. 3867. Open Saturday evenings until 9 p. m.*

A SPECIAL BARGAIN

Owner will sacrifice beautiful home of rooms and reception hall, built 2 years, sest material, well built; 2 fine lots, hedge lence, lawn, fruit, cement walks, fine arm and chicken house. Come and see his at once and make an offer. 3821 No. 6th Ave. Phone Web. 5759.

FRONTING HANSCOM PARK.

linest piece of ground around the park, 100 ft. frontage on 32d Ave. 165 ft. deep; las 20 fine trees, beautiful lawn and lightly view. Owner leaving city. Price, k.600. \$1,000 cash, balance easy. The troond alone is worth this.

BEMIS-CARLBERG CO. 310-312 Brandels Theater.* Gleeping Porch-Nice Lawn SING-Good 8-room, modern, steam heat. Fra indry lawn coment walks, 1708 N. 35th 12 Thons Owner, Webster 6388, B-1772.

REAL ESTATE CITY PROPERTY FOR SALE

> READ THIS LIST OVER SCOTT & HILL BARGAINS Swell little 3-room bungalow, just re-

cently finished, with city water, electric light, nice cemented basement and cement walks. Good-sized chicken house, with woven wire chicken yard. Located near 41st and Grand Ave. Close to \$85,000 school and car. Price \$1,500, on easy terms. A little gem of a 4-room bungalow, brand new and finished up in fine shape; two good bedrooms, nice dining

room and parlor, city water an delectric lights, first-class cemented base-ment and cement walks. Good chicken house and woven wire cnicken yard.
Close to fine school, half bl ck from
car, near 41st St. and Grand Ave. High
and sightly location. Price \$1.750; easy

Good 7-room house, modern except In splendid repair. Nice east front lot. Handy to car, school, stores, etc. Located near 23th and Burdette, desirable neighborhood. \$2,100; small payment down, balance

6-room bungalow, entirely modern, brand new, attractive inside and out. Fine basement, first-class furnace. This bungalow is a beauty, We'd rather show it than tell about it in an ad, as printers' ink comes high. The location is next to the corner of 22d and Fowler Ave. South front lot paved street. Price \$3,500; easy

Another swell 6-room bungalow, like No. 4, except the location is southwest corner of 18th and Laird. Price and

terms the same. Two blocks north of Hanscom Park, we have just finished up a fine square house of 6 rooms and reception hall. Full cemented basement, 8 feet deep, laundry tubs and A No. 1 suaranteed furnace in basement; also fruit and coal bins. Big living room across the entire front of house, large dining room, both in oak. Fine kitchen with elegant pantry, Three dandy bedrooms and bath room on second floor. There are a number of special features shout this house we would like to tell you about. Nice south front lot, one-half block from Park Ave. car. Price. terms and further particulars application.

With one exception, all of the houses mentioned above were built by us, and we can youch for their being built right. No. 3 was not built by us, but we can recommend it to any prospective buyer. SCOTT & HILL,

307 McCague Blk.

Oak Chatham Lots Selling Very Rapidly

On account of the low price and all improvements being put in and paid for by the sellers. \$475 to \$700

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 400 Bee Building. Doug. 4270.

CLAIRMONT

FOR SALE-By owner, one strictly nodern 7-room house, with bath, fruit cellar, pressed brick foundation, sodded east and south front lawn, screened sleeping porch, cement walks from two streets, latest design of electric light and gas fixlatest design of electric light and gas fixtures, oak finish on first floor and maple and yellow pine on second; paved street and faces on Deaf Institute car line. Is handy to Benson car line. This house is located at 45th and Miami Sts., northwest corner, 2 blocks from school and church. OPEN FOR INSPECTION TODAY. You should see this bargain. This is no real estate property and it is built of the best lumber throughout. In fact, there is nothing like it in the city for the money. Price, \$3,800; terms. For further informa-Price, \$2,800; terms. For further informa-tion call Webster 2099.

RECEIVER'S SALE.
The building at No. 1218 Farnam St., will be offered for sale nam St. will be offered for sale at public auction, at 2:30 p. m., Tuesday, August 27, 1912, by the receiver of the Farmers and Merchants Insurance Co. Said sale will be held on the premises and will be for cash to the highest bidder subject to the confirmation of the court, the right to reject any bid being expressly reserved.

The property to be offered in

The property to be offered is a three-story brick building lo-cated on the west one-third of lot six (6), in block one hundred twenty one (121), in the City of Omaha, Neb., having a frontage on Farnam St. of twenty-two (22) feet and a depth of one hundred thirty-two (132) feet.

A statement of the income from this property will be furnished upon application to the receiver. This sale offers an opportunity

This sale offers an opportunity
to the investor to acquire a
highly desirable piece of business property on Farnam St. in
the retail district.
For any additional information
desired address
CHARLES T. KNAPP,
Receiver of the Farmers and
Merchants Ins. Co.
Office

F. & M. Bldg., Lincoln Neb. MUST BE SOLD Owner must selk this enables us to quote bargain prices on the following

1702 South 28th St. 8-room house, hot and cold water, bath, gas, closet, furnace, corner lot on paved street, one block from car line. Price, \$2.40. House alone could not be built for One good leved quarter of land, all under cultivation, 2½ miles N. E. of Indianola, Red Willow Co., to exchange for a home here in Omaha; want one about \$5,000, free from incumbrance, as the land is worth it; corn on this land this year will make close to 5,000 bu.

Good Building Lot 28th, between Woolworth avenue and Hickory St., 50x142 feet, asphalt paved street. Price, \$1,000. Want offer. Above properties are to be sold and sold quick. If interested see us. Can make terms.

GARVIN BROS. 354 Omaha. Nat. Bank.*

\$200 Cash balance of \$750 in payments of \$14 per month buys a good 5-room cottage all in good shape, located 1930 N. 36th St., boulevard running on the west, only three

\$200 CASH balance of \$650 in payments of \$15 per month buys a good 6-room cottage, rent-ing for \$14 per month, located 2521 Burdette St., two blocks to N. 24th St. car

BIRKETT & TEBBENS, Phone Douglas 4754.

Seven Room Modern \$3,000 Lot 50x100; oak finish; sewer; water; bath; gas and electric lights;

furnace; one-half block from car. 4019 Nicholas St. And will sell my 5-room cottage, 3322
Franklin St. at a price that will make a 12 per cent investment. Call and I'll prove it. C. I. W. Smith.

Armstrong-Walsh Co. plentif ing w climate write prove it. C. I. W. Smith.

Armstrong-Walsh Co. plentif ing w climate write prove it. C. I. W. Smith. REAL ESTATE

CITY PROPERTY FOR SALE. STOP, LOOK, HEAR. Seven-room house at 4050 Brown St., lot 60x130; if taken at once, \$1.00. Call at place or 'phone Webster 3500. FOR SALE-2677 Evans St., 6-room, new, modern, cak finish, sleeping porch. Call Owner, Webster 731

TWO fine lots, east front, 28th and Sprague Sts. 'Phone Web. 2286." NORTH side, nearly new 6-room hours one brand new cottage in Dundee; \$60 down; balance easy. Phone Web. 7069 NORTH front lot on 25th and Evans Sts., \$875, from owner, 2573 Evans.* DUNDEE HOME FOR SALE

BY OWNER.
7 rooms; strictly modern; quarter sawed oak first floor; center of Dundee, half block from car. 'Phone Harney 2256." FOR SALE-In West Farnam district: Thoroughly modern residence of 8 rooms and bath, south front, hot water heat, combination lighting fixtures, brick open fireplace, large attic, storm, sash and screens, cement walks, attractive grounds. Lot 48x125. Easy payments. Owner leaving city. Apply on premises, 3512 Dodge St.*

WEST Farnam district, 7-room modern house on Farnam street, fine lawn and shade trees, corner lot, offered this month for \$3,350. month for \$3,350.

Near 40th on Farnam, 10-room house, modern, 50-foot lot runs through to Harney, fine lawn and shade. \$5,750.

Cathedral district, strictly modern, 8-room house on Burt street near 40th.

Cak finish, built 3 years. \$5,500.

Tel. Douglas 2526. 686 Brandeis Bidg.*

Field Club Home

The best buy in Field club district. House has 7 large rooms and bath room with shower, billiard room in basement, large floored attic, first floor finished in oak, two fireplaces, hot water heat, lot 67x117, east front, nice shade, all special taxes paid, good garage. Might take some good property of less value as part payment. Price for quick sale, \$12,500. BLOCK to car, 6 rooms and barn, mod-ern except heat, \$2,400 on small payment. Grant. 211 Brandels Theater. Doug. \$380.* I WANT lot to build on, will pay cash. Grant, Doug. 8380. 211 Brandels Theater.

Dundee Lots. We have a few good lots within easy walking distance of the car line that we can price at less than \$1,000 each. These are about the last of the really cheap lots PETERS TRUST COMPANY, 1622 Farnam St.*

BARGAIN. 7-room all modern house, corner lot; house only 3 years old; only \$2,250; \$750 cash, balance monthly; located 3227 Corby; look today and see me Monday.
P. O. NIELSEN.
554 Omaha Nat. Bank.
D. 7487.

ONLY \$250 Lot 50x150, one block from car, in Wal-nut Hill. F. D. Wead, 1801 Farnam St. OWNER OFFERS BARGAIN. Ill health requires immediate sale: 6 rooms; modern; fine corner, near car, 14th and Lothrop. Call Red 6897.

BARGAIN. 4-room cottage with dug cellar, good well, one year old; lot 40x122. Price, \$800, if paid in cash. Call Web. 504. FOR SALE AT A SACRIFICE.
ACCOUNT OF FATHER'S DEATH
AND FAMILY BROKEN UP.
Large 7-room house, 2 acres of land;
abundance of fruit; good well; located in
live northwestern Missouri town of 6,000.

'Phone Doug. 1067. Address J 576, Omaha Bee.* MAP OF OMAHA STREETS, indexed mailed free on application. Charles E. Williamson Co., Real Estate, Insurance,

Rentals, Care of Property, Omaha.* SEE US for houses in all parts of city. We have cottages and bungalows that can ight for small payment down, ance like rent.
DEUEL & HANKINSON.
201 Paxton Block.
Dou

BARGAIN—Buy of owner, 1008 N. 24th St., two blocks from Cuming, 15 minutes from postoffice; cottage, 6 rooms and summer kitchen; water, toilet, cistern, gas in every room, nice porch and yard; sickness cause of selling. 'Phone Red 6911 or address J 561, Bee." I HAVE a client who wants to buy a 4 or 5-room house in Florence. Will pay \$200 down; balance monthly. I. N. Vogel, 415 Karbach Block.*

FOR SALE—4-room cottage, with summer kitchen, partly modern; lot 55x133; shade trees, fruit trees, grape vines; good location. Call Web 1011. 4704 N. 37th.

REAL ESTATE ARM & RANCH LANDS FOR SALE Alabama.

SOUTHERN ALABAMA LAND FOR SALE-Price \$4.00 to \$5.00 per acre. Location: Near Grand Bay, Satsuma, Calvert and Mobile on railroad. WHY PAY BROKERS, \$40 to \$50 per acre? Buy direct, save middle man's profit. Address Y 142, Bee.

Australia.

VICTORIAN GOVERNMENT IRRIGATED LANDS.

Tracts from 2 to 200 acres on 311/2-year payments; price \$35 to \$65 an acre; set-tlers can pay off land at any time and become absolute possessors; abundant supply of water; climate same as Callfornia; lands close to thriving towns with free schools; government wants settlers.
Write to government agents: Peck-Judan
Co., 687 Market St., San Francisco, for
full particulars as to fares and concessions offered to settlers.**

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.

NEED EIGHT PEOPLE fill my special Pullman, which leaves Chicago over the C. & N. W. Sept & I have just purchased the Rancho de La Flores, 3,000 acres, in the beautiful Sacra-mento valley. While I needed only 2,000 acres, I bought the entire ranch to get the bottom price. I will part with the bal-ance in tracts from 10 acres up. Price, \$125 per acre. 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 car be made without expanse. J. M. Hoyt, Ous Bldg., Chicago.

CALIFORNIA FARMS FREE 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 civilisation. Ask about new town of Fairport. California. For full information write Land Department. Nevada-California-Oregon Ry. Co., Reno, Nevada.*

Colorado. Famous San Luis Valley, Colorado. Snap.

10.000 acres in famous San Luis valley, Colorado, price 310 per acre; requires \$15,000 cash, balance clear property and terms. A fine colonization proposition. Address T. D. Hossier, Paxton Hotel, Omaha.*

160-ACRE farm for sale; well improved; 10 miles from R. R. town; terms. Address owner, J. L. Thompson, Burlington, Georgia.

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

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

REAL ESTATE FARM & RANCH LANDS FOR SALE

THE easiest way to find a buyer for your farm is to insert a small want ad in the Des Moines Capital. Largest cfreulation in the state of Iowa, 43,000 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, I cent a word a day: \$1.20 per line per month; count six ordinary words to the line. Address Des Moines Capital, Des Moines, Ia.

70 ACRES 3 miles postoffice; owner, Robins, at Ogden hotel. Councir Bluffs. Kansas.

KANSAS! Why not come to Kan-gas, the state of big crops, the state that produces 100,000,000 bushels of wheat, and where winters are short and mild. Land cheap. We have good farming and wheat land from \$15 up. For particulars write G. A. PRICE. HILL CITY, 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 infor-mation to the Kansas City Southern Ry., Wm. Nicholson, Immigration Agent, 574 Thayer Bldg., Kansas City, Mo.*

LYON CO., Minn., farm of 200 A.; good buildings; all under cullivation; best black loam corn land; \$75. Address owner, H. R. Painter, Marshall, Minn. MINNESOTA.

Write for our Minnesota booklet "C;" pedal rates.
DAY & NIGHT REALTY CO., 103 Bankers Life Bidg., Lincoln, Neb.

ALL ABOARD for Conception, Mo., the booming division town on the Chicago Great Western R. R., for land or any kind of town property or business. If interested address L. C. Smith, Concep-tion, Jct.. Mo.

No agricultural section evidences m progress and prosperity than eastern Cus-ter county. Our soil is of the rich loam that produces wonderful yields. I have lands to sell from \$10 to \$25 per acre. J. L. Barstow, Baker, Montana.*

Montana.

70,000 acres Carey land open to entry on Valler-Montana project. Canal sys-tem completed. Payments extend over fifteen years. Section famous for grain, forage and vegetables. Write. Clinton, Hurtt & Co., Box 16, Valler, Mont. Do you want a farm in the Judith Basin where winter wheat yields forty bushels per acre? Excellent openings for all lines of business in new towns. For particulars write J. S. Endslow, asst. secy.. Judith Basin Development League, Hobson, Mont.

INVESTMENT OPPORTUNITIES. FARM and ranch land bargains: Monana 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, etc. The O. W. Kerr Company, Minneapolls, Minn.

Nebraska.

EASTERN NEBRASKA BARGAIN. Splendid stock and grain farm of about 300 acres; close to Pierce; land lays slightly rolling; pienty of pure water; fine soil; adapted to alfalfa, corn and winter wheat; all fenced and cross-fenced; fine new house and other improvements. If desired can take a small farm as part pay. This farm will be sold at less price than adjoining farms as the owner is forced to sell. Write for full particulars, Box 203, Norfolk, Neb

PLATTE county farm for sale; 3½ miles from Monroe; rolling land; fair improvements; good neighborhood; price, 516,000. Address William Webster, Colum-MUST GO-4.800 acres Nebraska land; \$15 an acre; will take one-half in trade, a small amount of cash and will make

reasonable terms. Central Realty Co., 58 Brandels Bldg., Omaha, Neb.* 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 Bidg.*

640 ACRES, GREELEY COUNTY, Ne-BRASKA 640 acres, 4 miles north of Greeley; 6

room house, barn, 38x40; well and wind-mill, corn crib and other outbuildings; al fenced and cross-fenced; 00 acres in al-falfa; 400 acres broken altogether; \$70 an

GALLAGHER & NELSON. 483 Brandels Bldg., Omaha. Neb.

CHEAP NEBRASKA LAND.
Can. offer 640 acres, Section 33, Tdp. 18,
Range 52, near Redington, Morrill county,
Neb., where wheat is yielding 20 to 40
bushels and oats will go 50 bushels an
acre. Corn, alfalfa. potatoes, hay and
pastures immense. Over 500 acres is
smooth plowable land, mostly second bottom. Only \$14 an acre if sold quick. Pumpkin Creek Land Co. Redington, Neb.*

280-ACRE choice improved farm, close in, \$11.000. Will rent for \$700. 160-acre improved farm 2 miles out, \$6,500. Will rent for \$450. Terms. James Pearson, Moorefield, Neb.

New Mexico.

17,000-ACRE grazing tract of well grassed land in New Mexico, requires \$8,000 cash to handle, balance clear property and terms. Half smooth; surrounded by immense outside ranges which it commands. Also 22,000 acres similar to above, requires \$15,000 cash balance clear property and terms. Price, \$2.50 per acre for either. Address T. D. Hosmer, Paxton hotel, Omaha.* North Dakota.

A SNAP

For sale or trade, 180 acres improved land in Emmons county, North Dakota. Good house, 24x28, with concrete sellar, barn, 28x80 feet; windmill and 30 barrel tank; fenced and 100 acres under cultivation. Crop this year will bring \$1.000. No better soil in Iowa or eastern Nebraska. Price \$30 per acre. Terms given. Owner: W. J. Traver, 705 Omaha Nat. Bank Bldg., Omaha.*

Oregon.

DELIGHTFUL Oregon: famous Suth-erlin valley orchard lands offer wonderful opportunities; illustrated literature, maps, prices and particulars free. Luse Land and Development Co., Ltd., St. Paul, Minn.**

South Dakota.

FOR SALE-160 acres good farm land: 40 acres broke, balance all tillable; 7 miles from Dallas and 5 miles from Colome Price, \$40 per acre, payable \$1,500 cash, \$3,500 March 1, 1913; \$2,400 March 1, 1917. Address Box 186, Dallas,

I HAVE several big bargains in South Pakota prairie lands at as low as \$13 per acre. Land values increasing rapidly here. For particulars address C. A. Guernsey, 2503 32d avenue south, Minne-apolis, Minn.*

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.*

Wissenson.

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. Half cash and half, four years at 6 per cent. For further information write, John Hoefferle,

REAL ESTATE FARM & RANCH LANDS FOR SALE Texas.

> 15.382 acres 3.000 under cultivation, 10,000 acres tilable, \$50,000 improvements, One large reservoir, \$20,00 an acre. No trading. W. H. GRAHAM, Cuero, Texas.

> > Utah.

Miscellancous

A BARGAIN.

SPECIAL HOMESEEKERS' RATES.
First and third Tuesday each month to southern states; grasp the opportunity to visit the south and investigate the possibilities of six richest southern states traversed by Seaboard Air Line railway. Rich fruit, truck and farming lands can be secured at low prices. Crop growing season 250 to 35 days. Two or three crops per year easily grown. Excellent climate. Write today for special literature. J. A. Pride, General Industrial Agent, Seaboard Air Line Railway, Suite 358, Norfolk, Va.

RUSH-I sell the farms that raise the

BYERS BROS, & CO. Strong, reliable. Clay, Robison & Co., 200 Exchange Bidg. CLIFTON Com. Co. 322 Exchange Bldg. Martin Bros. & Co., Exchange Bldg. Snyder-Malone-Coffman Co., 159 Ex. Bldg. LAVERTY BROS., 138 Exchange Bldg.

LEGAL NOTICES.

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 to too), 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.

Sealed proposals will be received by the board at their said office for the purchase of said amount of bonds or any part thereof until the day and hour named heletofore, at which time the said board will open the proposals and award the purchase of the bonds to the highest responsible bidder or bidders, the board, however, reserving the right to reject any or all bids.

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Dated August 12, 1912.

By order of the Board of Directors.

THE KIMBALL IRRIGATION DIS-

(Seal) By I. S. WALKER, President. Attest: Fred R. Morgan, Secretary. Al3d2it

The Persistent and Judicious Use of Newspaper Advertising is the Road Business Success.

AURORA MAY HAVE AN INDEPENDENT CHAUTAUQUA

AURORA, Neb., Aug. 24.-(Special.)-The Aurora chautauqua closed last night with the Royal Italian Guards band. This is the fourth session and the talent was considered as good as any that have been here. Among those who spoke were: Victor Murdock, Ralph Parlette, Rev. Joseph K. Griffiths. Sybil Sammis Mac-Dermid, James D. MacDermid,, Lincoln McConnel, James Frances O'Donnel and the Raweis. There seems to be a strong feeling among the patrons for an independant chautauqua next year.

One of New York's Sights.

The New York horse car continues to be an attraction for sightseers. One of the objects of many who visit the city is to ride in one and experience the sensation of travelling as our fathers used to. Two elderly gentlemen got aboard one at the Battery a day or so aboard one at the Battery a day or so ago, taking a seat as near to the driver as was permitted. "It reminds me of travelling through the west by stage," said one, as the car started, "only this is more comfortable." The traffic in West street soon forced the driver to jerk the car off the tracks and drive it around the trucks blocking the way. As it went bumping over the cobblestones the two occupants held on to the windows and stared out. "That sure does remind one of travelling over rocky roads in the west," chattered the speaker. The two were still in the car when

"I woke up suddenly the other night and thought I heard a burglar in the room. I sat up in bed and that awoke

my wife."
"What did she do?" "What did she do?"

"She accused me, as usual, of having a burglar bug. Said I'd never hear a burglar if I lived 1,000 years. I said I'd bet I would. She said she'd bet I wouldn't. And just then a shadowy form rose from behind the dresser and a hoarse voice exclaimed: "He wins, madam."

"Did you catch him?"
"Catch him? I didn't try. I just laid there and laughed and heard him slam the door and run down the street. And, say, my wife was so mad she didn't speak to me for a whole day. But I'll bet one thing."
"What is it?"
"T'll bet that burglar was a married man."—Cleveland Piain Dealer.

"Void if Detached."
"Old Chap, Kour Vacation Must Have Agreed with You: You're Looking Fine."
"Gee! This Is the First Time I've Had a F ddle in My Hands for Sixteen Years!"
"Reginald, I Feel so Sorry for These People Who Are Searick, Don't You?"
"Desirable Lots in This Subdivision Soid on Easy Terms."
"Try Our Corned Beef Hash; You'll Like It."
"By George, It Was a Whale! It Broke.

"By George, It Was a Whale! It Broke the Hook and Get Away."—Chicago Trib-REAL ESTATE TRANSFERS.

REAL ESTATE TRANSFERS.

Deeds filed for record August 24, 1912:
C. H. Stow to W. H. Blakeny, lots 4 and
5, block 20, Waterloo.
M. P. O'Donnell to E. A. Stevens, e½ lot
15, block 4, South Omaha Park add.
15, block 4, South Omaha Park add.
16, Lenwood Park, South Omaha
S. J. Knudsen to H. S. Knudsen, e½ lot 18, block 1, Bedford Place.
Hastings & Heyden to G. L. Melick, lot 2, block 4, Creighton Heights.
J. N. Crawford to L. A. Crawford, lot 4, block 1, Oakhurst Park
M. Pivonka to V. Kulhonek, g6S feet of w½ lot 19, block 18, Improvement Association. 2 lot 10, block 13, Improvement Association.. E. P. Melady to J. S. Meyer, lot 2, block E. P. Melady to J. S. Meyer, lot 2, block
3, lier's add.
L. F. Bruening to J. Sg. Crawford, lot 22,
Forest Hill Park add.
H. G. Greve to M. McAndrew, lots 18 and
11, block 54, Benson.
Hastings & Heyden to Clay Miller, lot I in
replat of block 8, Collier Place add.
H. A. Scott to J. F. Mulligan, part lots 1
and 2, block P. Lowe's add.

family needed a change of cli-mate, 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 sea-son he marketed \$1,700 worth of hogs and had \$1,500 worth left. He in-creased his alfalfa patch and raised

\$5,000 worth of hogs the third year on 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 alfaifa for hay. With these possibilities you will realize

"Twenty's Plenty-

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

If you would come face to face with

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

\$15 TO \$25 an acre for farm land that will raise good wheat, alfalfa, potatoes and good for fruit raising; good water; close to railroad town. Have sold thousands of acres to Omaha parties. It will stand investigation if you want a real bargain. Call or address

JOHN MARESH,

1217 Douglas St., Omaha, Neb.

320-a. pasture and hay land five miles from R. R. station, price \$2,500. Another good, cheap half section four miles from R. R. station, price \$2,000; easy terms. F. J. Dishner, O'Neili, Neb.

grain. Come. write, or wire. Special de-partment for exchanges. Chas. E. Mc-Williams, Chillicothe. Mo.*

LIVE STOCK MARKET OF WEST Ship live tock to South Omaha. Save mlleage and shrinkage. Your consign-ments receive prompt and careful atten-Live Stock Commission Merchants.

Favorite Fiction.

Here is what Mr. Spencer did: Mr. Spencer, an Iowa farmer who had been baffled by Iowa weather and whose

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

Forty's a Fortune"

opportunity, we urge you to act now.

or H. LANCASTER CO., 636 Paxton Block, Omaha.

information.

you may accomplish. If you'll work, you win.

in any of the

Eastern States.

A BARGAIN-80 acres wild land in Hyde Co., South Dakota, near Higamore. E. ½ of S. W. ½ of 10-110-72; good soil. Price \$1,200.00; \$600.00 cash, \$200.00 Dec. 1st and \$500.00 March 1st. D. Harberts, Stevensville, Mont. KAHN IRRIGATED LAND CO. Dept. 101, 137 South La Salle Street, Chicago,