REAL ESTATE
CITY PROPERTY FOR SALE

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MUST BE SOLD

$22,500—Magnificent, beautiful home. Corner, 100x126 ft., very best of everything throughout. Ask for detailed floor plans and printed description. It will interest you.

$17,500—Facing Hanscom Park, 88½x243 ft.; 13 rooms; an unusually attractive, well built, up-to-date, modern, choice, elegant home.

$12,000—In Field Club section. A delightful, new, modern, well built, hot water heat, two baths. Choice.

$11,000—Field Club district, east front, beautiful, well built, nearly new, modern, up-to-date, first class.

$ 8,000—In the Field Club district, a dandy, fine, well built, modern, up-to-date, 8-room house; hot water heat. Choice location.

$ 7,500—West Harney, a beautful new, tasty, finely arranged, dandy new modern, up-to-date house in every particular.

$ 6,500—On 30th, near Mason, very excellent, well built, large 11-room house; 70x160 ft. of ground; excellent condition; fine oak floors upstairs and down. Dandy bargain.

$ 5,000—On 30th, near Mason, a brand new, fine, well built, oak finish, modern, up-to-date, 8 rooms and sleeping porch. Dandy bargain.

NORTH SIDE

$ 3,250—Near 18th and Laird; 40x120 ft., with a good 2-story, 6 large rooms, fully modern. About $600 will handle this. It's a bargain.

$ 4,350—Near 16th and Binney, a good 7-room, hot water heated house. Big bargain.

CREIGHTON'S FIRST

$ 3,000—33d, near Arbor; 52x132, with a good 2-story, 6-room modern house. Good bargain.

$ 3,200—40x135 ft., with a brand new, dandy, well built, oak finish, modern bungalow.

EXCHANGES

$ 6,750—Excellent 10-room house, Hanscom Park district, for 7 or 8-room house with large lot and garage. Pay $3,000 or $4,000 difference.

$ 6,500—Near 36th and Leavenworth; 100x140 ft., with a 7-room excellent house, for 9 or 10-room house with good grounds and pay some difference.

$ 5,750—A dandy new 8-room house, close in, for house and large grounds. Dundee preferred. Will pay some difference.

$15,000—A fine, well located West Farnam residence, 10 rooms, for smaller house, or take $9,000 in good, first-class land.

$21,000—Near 21st and Chicago, three excellent well built, 8-room bricks, rental $1,956. Take good residence, $6,000 or $7,000.

$35,000—A fine corner, 132x137 ft., with nine brick flats, rental $3,000; one-half of ground vacant. Will take $8,000 to $10,000 in part payment and time on balance. A dandy proposition.

$ 2,500—50x127 ft., with a nice, good, modern 5-room cottage, north side, in exchange for 6 or 7-room house near Field Club or Hanscom Park.

D. V. Sholes Company

Phone Douglas 49. 913-917 City National Bank Bldg.*

Cottage Home

One of the well kept, attractive cottages of the Hanscom Park district, on large grounds, filled with shade trees and flowering shrubs that have been the special pride of the owner. The grounds are 125x150 feet, the street is paved and completely improved and paid for, and the property fronts on Hanscom Park, insuring pleasant surroundings and fresh air always. The perpetual protection is invaluable to the home. The retiring owner makes a very low price of $4,200 for quick sale. Can arrange very reasonable terms.

We have another house in this district, just completed, bungalow type, 8 rooms, lot 50x168 feet, native shade trees, south front on fully improved street, for $5,000. Will make a very pleasant home.

Another of 8 rooms, east front on one of the best streets in the West Farnam district, for $6,500.

A new house, just completed, 9 rooms, solarium, open sleeping porch, garage. No. 115 N. 35th St. Open today.

We have a few choice 6 per cent first mortgage loans now. These net you 6 per cent—the borrower pays the taxes on them. Those on hand now range from $1,000 to $3,000.*

Harrison & Morton

[illegible] Omaha Nat'l Bank. Tel. D. 314.*

Two Good Homes West

112 N. 43d Ave., a 7-room, strictly modern house. About two years old. East front on lot 50x125 feet. Price $3,250.

601 S. 31st—Nearly new 6-room strictly modern house. Three rooms downstairs and three bedrooms and bath up. Oak finish downstairs. Full brick basement. On the southeast corner of 31st and Jackson. We want you to look at this house and make us an offer of what it is worth to you.

A small cash payment down and the balance to suit purchaser, are the terms on either one of these houses.

A. P. Tukey & Son

444-5 Bd. of Trade Bldg. 'Phone D. 2181.*

6-Room, New Close-in Corner Lot $3,850

The best bargain we know of in a 6-room, all modern, brand new house.

2225 Sherman Avenue

This house is absolutely complete and ready to occupy, even to shades on the windows. It is in a nice residence district, easy walking distance, less than ten minutes' ride from the business center. Full two-story house, attractive outside and in; $600 cash will buy it and the balance can be paid in monthly payments.

Norris & Norris

400 Bee Bldg. Doug. 4270.*

Stop Paying Rent $250 Cash, $20 Month $2,200

Seven-room house with a $70 base burner, used one winter, thrown in. House has oak floors, gas, sink, city water; on paved street; fine shade; near good school.

AMERICAN SECURITY COMPANY
(Formerly Shimer & Chase Co.)
309 S. 17th St. Phone Douglas 3867.
Open Saturday Evenings Until 9 O'clock.*

CREIGHTON'S FIRST ADDITION $4,500.

Seven rooms.
Three bedrooms and bath 2d floor.
Oak finish, furnace heat.
Corner lot on boulevard.
Owner leaving town, must sell.
2333 South 32d Street.

W. H. THOMAS
503 First Nat'l. Bank Bldg.*

ADJOINING HANSCOM PARK.

On 32d Ave. we have 100-ft. frontage, 165 ft. deep, elegant, sightly place with about 20 fine trees; 8 rooms, all modern house. A big bargain at $6,000; will take $1,000 cash, balance to suit.

BEMIS-CARLBERG CO.,
310-312 Brandeis Theater.*

BRAND NEW.

6-room and bath; finest residence district; $300 cash balance $30 monthly; total price, $4,800; oak finish; paved street; near school and church. Phone Web. 3511

CATHEDRAL district, modern 7-room house, east front, shades, storm sash, paved street, Farnam car half block. Phone Harney 2459.

TO BUY, SELL OR RENT, FIRST SEE JOHN W. ROBBINS, 1802 FARNAM ST.

Especially Desirable

This is an admirable house of 6 rooms, entirely modern and practically new; located on Central Boulevard, near Farnam. The owner must raise a sum of money at once and has reduced the figure to $4,750. It means a sale. Why not take advantage of the opportunity?

SOLID COMFORT

In this large and roomy house, with every convenience except heat. The owner has spent much more than present price in making this a perfect home. Lot is large, with abundance of shrubbery; porch is large and on front and side. A $5,000 house for $3,500. Two blocks to car.

NORTH 24TH ST.

Six-room modern house, in fine condition and nearly new. A decided bargain at $3,250.

CREIGHTON ADD.

Just south of Hanscom Park, 6-room modern cottage, almost new and in the pink of condition. Price $3,000. A fine neighborhood.

NEW COTTAGE

Of 5 rooms and bath, combination fixtures, cement walks; lot 40x128; south front, on Brown St., near 29th. $2,600; only $400 cash required.

CLOSE-IN COTTAGE

Of five rooms, with bath and toilet, gas and electric light; all newly decorated and in fine condition. Only a short walk to postoffice. Price $2,500 and good terms can be made.

IN ORCHARD HILL

We offer a good house of 7 rooms, with full lot, gas in kitchen, fine well. Price $1,250, on easy terms.

IN BENSON

We are offering a mighty good house of 5 rooms, all modern, with good furnace. This house is as good as new and well located. Price $2,300. It will only require $350 in cash, the balance like rent.

SEE US ABOUT DUNDEE LOTS.
PETERS TRUST CO.
1622 FARNAM ST.*

Brand New On Fowler Avenue

Six-room bungalow, strictly modern, never been occupied, ready to move into. Oak finish in parlor, den and dining room, kitchen in yellow pine, dandy pantry. Two fine sleeping rooms and very complete bath room upstairs. Den downstairs is large enough to be used as bedroom, if so desired. Basement is full size, cemented in first-class shape. Fox guaranteed furnace, connected to hot water tank. Coal bins and laundry sink in basement. Everything connected with this house is A No. 1. South front lot, on paved street. Fowler Ave. is a street of very pretty homes. This property is convenient to car line, school, stores, churches, etc. There is an old saying that "seeing is believing." All we ask is the opportunity to show you, so you can see for yourself; then we feel assured you will believe this bungalow to be all we claim for it. Price is $3,500. Easy terms.

SCOTT & HILL,
Phone Douglas 1009. 307 McCague Bldg.

Cheap Vacant Lot

We offer Lot 18, Block "A," Saunders & Himebaugh's Addition, for $600. This lot is located on the north side of Seward St., at the head of 45th St. Our sign is on the lot. Sewer and water in front of the lot.

A. P. Tukey & Son

444-5 Bd. of Trade Bldg. 'Phone D. 2181.*

100 Ft. Frontage on No. 24th St. Suitable for Stores

$2,500 for 100x60-ft. on 24th St. near Ames Ave.; excellent location to erect small store buildings for investment purposes, where business is already established.

George & Company

Tel. D. 756. 902-12 City Nat. Bank Bldg.*

37--North of Farnam

8-r., usual rooms, extra bedroom, first floor; 4-r. upstairs, each with closet; bath upstairs; HOT WATER HEAT, full basement, laundry; corner lot, paved St.

O'Keefe Real Estate Co.,
1016 Omaha Nat. Bank Doug. 2152.
Evenings H. 2842 or H. 5134.*

$200 Cash

balance of $1,400 in payments of $20 per month on the building and loan plan, buys 2811 Charles St., a 7-room cottage; all on one floor; all in good shape; city water, sewer and gas, paved street; everything paid; no mortgage.

BIRKETT & TEBBENS
423 Bee Bldg. Tel. Doug. 4754.*

12% INVESTMENT.

Store building on 5 year lease with cottage in rear. Lease has 3 years more to run at $30 a month; paved street, within one mile of the postoffice. Owner leaving city and has reduced price to $2,750.

BEMIS-CARLBERG CO.,
310-312 Brandeis Theater.*

REAL ESTATE
CITY PROPERTY FOR SALE.

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CITY PROPERTY FOR SALE.

LOOK THIS LIST OVER

$1,250—Four-room cottage on paved street, with water, sewer, gas and toilet; rented at $13.

$1,800—Neat 5-room cottage with everything but furnace, full south front lot, at 33d and Seward Sts. Must sell on account of death.

$2,500—Large 6-room, 2-story house near 38th and Hamilton Sts. Nice lot with shade and fruit.

$2,750—Nearly new 5-room cottage, modern, with furnace heat; east front lot on paved street, one block to Harney car. Owner gone to California.

$3,125—Biggest bargain in BEMIS PARK, a very attractive and well built 6-room all modern home; corner lot; two paved streets; one block to car. Excellent location and extra value. This is forced sale and forced sale price.

$3,400—Nine rooms, near 40th and Charles Sts., with paving paid. Not new, but occupied as a home and in good condition; modern; lot 50x150 ft.; fine shade. $500 cash will handle.

$3,650—BEMIS PARK, 3320 Myrtle Ave., full lot; good 6-room house, all modern. Owner gone to Colorado and this is reduced price to hurry sale. Terms.

$4,000—Eight rooms, modern throughout, with hot water heat; corner lot, 53x140 ft., facing boulevald; high ground; very desirable location and property well worth $5,000. Terms.

$4,200—2109 Evans St.; a new house, 6 rooms, modern in every way; bungalow style; fireplace; built for a home by day labor; a good house and a full lot.

$4,000—DUNDEE, nearly new house, 6 rooms, modern, with oak finish first floor; handy to cars both ways. $500 cash will handle.

$4,500—DUNDEE BUNGALOW, 7 rooms, modern throughout, with fireplace, beamed ceilings, oak finish; fine south front lot; one block to car.

$5,000—NEAR HIGH SCHOOL on Capitol Ave., a fine 7-room modern home, with lot 66x115 ft., paving all paid; good barn; fine shade.

$5,000—WEST FARNAM, 8 rooms, all modern; corner lot; four bedrooms. VERY EASY TERMS, or will trade for vacant lot.

$5,500—CREIGHTON'S FIRST; A good 7-room all modern home, four bedrooms, 32d Ave. and Martha St. Can be handled with $750 cash.

$5,500—FIELD CLUB, 8 rooms, modern, hot water heat, oak finish, newly decorated throughout; east front lot, near 35th and Woolworth Ave. Special reason for quick sale.

$5,700—DUNDEE, one of the best arranged houses in Dundee, and the best value; living room arrangement with fireplace; dining room, complete pantry and kitchen; three very fine bedrooms and large sleeping porch; large attic and full basement; south front lot, 50x135 ft., and handy to car lines; paving all paid for, both streets. Oak and birch woodwork, partly mahongany stained.

$6,250—FIELD CLUB, stucco finish; built for a home last year; has living room with fireplace and beamed ceilings; den; nice dining room with side porch; complete kitchen; three nice bedrooms and sleeping porch and a tile bath room; full attic and basement; high grounds; 65-ft. lot, two blocks to car line. This house located right for an increase in value.

GLOVER REALTY SYNDICATE

Exclusive Agents.
Phone Douglas 3963. 1219-22 City National Bank Bldg.*

Desirable Walnut Hill Home Hot Water Heat

If you want one of the best built, strictly all modern homes in the Walnut Hill district, you will not find anything better than this one. House, 1514 N. 41st St., one block north of the Walnut Hill or Benson car line.

Has large reception hall, parlor, dining room and kitchen, all finished in birch with mahogany stain. One large front sleeping room the full width of the house, also two other sleeping rooms and bath. The entire second story is also finished in natural birch, with hard wood floors on the first and second story. House has been newly decorated throughout with high grade paper. Best of plumbing throughout and elegant hot water heating plant. Full basement under the whole house. East front lot on asphalt paved street. Owner will make a very low price if sold at once. Owner lives in the house, so you can look through any time.

Hastings & Heyden

1614 HARNEY ST.*

920 ACRE IMPROVED FARM near Benkelman, Neb. Owner moving to Omaha and wants city property; price $15 an acre. A bargain.

NEARLY NEW MODERN BRICK FLATS, 4 apartments, price $15,000; owner wants nice little farm about same value.

400 ACRES WESTERN NEBRASKA farm land, 160 in cultivation; $10,400. Owner will accept good residence property.

FARM AND STOCK RANCH of 1,000 acres on Frenchman river; excellent farm and alfalfa land; $15,000 for good income city property.

FINE IMPROVED FARM AND STOCK RANCH of 1,760 acres, near Cody, Neb. Price, $22,000. Owner retiring, will take good city property.

ONE OF THE BEST small hay and stock ranches in the state; 720 acres finely improved; cuts 400 tons hay; located near Long Pine. $30 an acre. Want small farm or Omaha income property.

HALF BLOCK OF GROUND ON PAVED STREET, improved; rents $1,600; room for 6 more cottages; $16,000. Owner wants good farm for a home, about same value.

640 ACRE WELL IMPROVED farm and stock ranch, Garfield county; has farm, hay and pasture land. Owner lives on ranch, but wants to move to Omaha. What have you in good income. Price of this ranch $12,500 and it is worth it.

W. W. MITCHELL,
414 Bee Bldg., Omaha, Neb.*

Investment Apartments Now Business Property Later

A new apartment house in the business district, corner lot, 62x110 ft. This is one of the very best built apartment houses in the city. Pressed brick walls, terra cotta and stone trimmings, hardwood finish, tiled bathroom for each apartment, steam heat, refrigeration, vacuum cleaner, laundry and all modern conveniences. Built in 1910. The lower story can be changed into stores if desired without affecting the apartments above.

An exceptional investment for any one who has faith in the future of Omaha. Certain to become business property later; good interest while you wait. Full information in regard to price, income and terms of payment on request.

J. H. Dumont & Son

Phone Douglas [illegible] 1603 Farnam St.*

Dundee Home For Sale

5013 Capitol Ave., 6-room, two-story, in excellent repair; first floor finished in oak floors, beam ceiling, fireplace, large coat closet, full cemented basement, with furnace heat; second floor finished in white enamel, with maple floors; 3 bed rooms and bath; only half block from car line; paved street; fine fruit trees. Owner leaving city reason for selling. Price, $5,200.

George & Company

Exclusive Agent,
902-12 City National Bank Bldg.
'Phone Doug. 756.*

$4,250

Buys an eight-room home, all modern, close in; lot 36x132; in first-class condition; barn. House too large for owner; near High school and Creighton university. 2114 California St.

J. B. Robinson

Douglas 8097. 442 Bee Bldg.*

North 25th St.

976 N. 25th St.—A strictly modern dwelling, 4 bed rooms and bath on 2d floor, oak finish, mantle and grate. Large lot, 60x127, all fenced; will take smaller property as part payment.

S. P. BOSTWICK
218 S. 17th St.*

FOR SALE—Modern seven rooms and reception hall at 3307 Hamilton St., Bemis Park. Built for a home, beautiful location, excellent neighborhood; streets paved and paid for; see owner at above number, $4,000.

NEW 5-room, all modern house, only one block from Hanscom Park west side car line; never been occupied, at a bargain, on easy terms. This is a snap. Phone owner, Harney 2769, and will call with auto and show property.

SIX rooms, close in; small payment down, balance as rent. Owner, Har. 4173.*

IF YOU WANT A HOME

A good one at the right price, here are a few of the many we have to offer you:

IN DUNDEE

$3,800—Buys a good, all modern home; almost new, 6-rooms, good location. $700 down, balance easy terms.

$4,250—buys a new, strictly modern home of 7 rooms, $1,000 down, balance easy terms.

$5,600—gets another bargain, 7 rooms, all oak finish, all modern.

$5,700—will get you a 6-room, all modern home, hot water heat, fire place, beamed ceiling. Just what you want if you appreciate a good home.

$5,750—buys another good one, 7 rms, all modern.

$6,000—buys a real bungalow, everything that goes to make up the pleasant features of a bungalow home are found in this one, well located and very desirable.

$7,250—buys and 8-room house. Strictly modern in every way and worth the money.

WEST FARNAM DISTRICT

$7,000—buys and 8-room strictly modern home, 2 bath rooms, a new brick and stucco house that will appeal to anyone wanting to live in this location, near new cathedral.

$6,500—buys another new house in this same district, 7 rooms.

$6,000—for a beautiful Stucco home, 7 rooms, all modern.

NORTH SIDE

$3,250—5 rooms, all on one floor, all modern, good home if you want to go north. Terms.

WAS $6,000. NOW $5,500.

Here is a practically new home that has just been decorated throughout. 7 rooms, all modern, oak finish, good cemented cellar. Good garage. You only need $1,500 to handle this deal.

Call us up and we will show you any of these and many more.

GILLESPIE-BURGER C.,
513 City Nat'l. Bank Bldg. Tel. Doug. 2819.*

A REAL home, Hanscom Park district, few blocks from Field club, 8 rooms, hot water heat, all modern, with garage, beautiful lawn and trees, a bargain for a few days. Tel. Owner, Harney 2769.*

Sleeping Porch—Nice Lawn

$2,300—Good 8-room, modern, steam heat, laundry, lawn, cement walks. 1706 N. 36th St. 'Phone Owner, Webster 6266, B-1773.

I NEED THE CASH!

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.

AMOS GRANT.

Brand new 5-room bungalow, full cemented basement, south front, close to car and school, permanent sidewalks, built in kitchen cabinet, nicely decorated, $2,300. Only $100 down and $20 per mo. Doug. 8380. 211 Brandeis Theater Bldg.*

FOR SALE OR EXCHANGE

FOR SALE—$5,000 stock of hardware, furniture and undertaking in the best town in Boone Co.; will consider some city property. Altschuler Hdwe. Co. St. Edwards, Neb.

FOR SALE OR TRADE—Meat market in good town. W. Nelson, Viiets, Kan.*

TO exchange for home in Fremont, Neb., a good Omaha home, 6 rooms, good neighborhood, value $2,000.

DEUEL & HANKINSON,
201 Paxton Block. D. 2877.*

TO EXCHANGE—For smaller home, a 7-room house; large reception hall; bath; thoroughly modern; full cement basement; furnace heat; lot 50x125; splendid neighborhood and surroundings; fine lawn and flowers; price $3,650; will trade $1,950 equity for 5-room cottage in good neighborhood; need not be fully modern nor on car line.

DEUEL & HANKINSON,
201 Paxton Block. D. 2877.*

WE BUY, WE SELL, WE TRADE city acres and farm property. 16 acres on car line, a bargain. 45 acres close in, a bargain. 3 sections in body to trade for city property. Write me. A. W. Jones Co., 513 No. 24th St., So. Omaha.

FOR SALE or trade, a family hotel, centrally located; paying well. Address Owner, 1742 Sherman St., Denver, Colo.*

FOR SALE—Large beautiful addition to the city of Des Moines, Ia., all ready to put on the market, all advertising, cuts, pictures, stationery and fine office. All ready to begin sale. One hundred thousand dollars profits to be made in less than year. Plat shows 3,200 lots. Can all be sold on payment plan in six weeks. Tract level high, sightly and covered with beautiful walnut trees. Owned by relatives, family dispute cause of sale. Fine chance for retired farmer with sons to get into business, can continue real estate here. Best city in central west, big boom coming. Send for description, pictures, etc., to 413-13 Des Moines Life Bldg., Des Moines, Ia. W. E. Duncanson.*

A NEW 6-room, all mod. cottage, 24th near Fort St.; owner wants lot for equity $1,500.

Choice 320 acres in Cheyenne Co., Neb., $22.50 per acre. Want Omaha property.

E. W. Stotenberg

435 Board of Trade Bldg.*

12-r. house and large lot to trade for merchandise or improved 80 acres. B. J. Newlon, 591 Brandeis Bldg.*

WANTED—Portland, Oregon, property for Kansas, Nebraska, Colorado, Oklahoma or North Dakota property. H. L. Ganeo, Selling Building, Portland, Ore.*

No. 153—640 acres, rich soil, near Scotia; improvements alone worth $20,000; no better large farm in state. This farm made $75,000 in 5½ years, exclusive of raise of land; 200 acres alfalfa. Price, $125 per acre; encumbered $29,000. Will exchange for property worth the money.

No. 154—80 acres, well improved, in Saunders county, Neb., 3 miles from town. Price, $125 per acre; enc., $1,500. Will exchange for more land at a less price. This is a good one.

No. 155—160 acres in Saunders county, Neb., highly improved; 120 acres under cultivation. Price, $125 per acre. Clear. Will exchange for more land which is not so high priced.

J. A. ABBOTT & CO.,
504-7 City Nat. Bank Bldg., Omaha, Neb.*

FOR SALE OR EXCHANGE

WANT AN AUTOMOBILE. We have a modern 9-room residence, one block from car line, four blocks from the Field club; good barn, walks, shade trees. This is an ideal home and is worth more money than we are asking. We will accept an auto in the deal at a fair consideration, some cash and will make easy terms on the balance. Investigate this at once. Central Realty Co., 580 Brandeis building.

A GOOD, well improved farm near Omaha, for sale cheap. Address 805 N. 19th St. Douglas 4147.

TO EXCHANGE FOR OMAHA HOME

Seventy-one-acre fruit farm, 2½ miles from court house at Fayetteville, Ark. (one of the important cities in the state on three lines of railroad). Improvements; 1½-story, 6-room house in good condition; 14x16 stone cellar covered by frame work house; good 1-story barn with stalls for four head; will hold 14 tons of hay; good chicken house; 2 acres fenced chicken tight; 10 acres seeded in blue grass and clover; good well at house; 30 acres in timber, oak, walnut, hickory and the like; hogs run in timber; enough wood cut for two years; fuel enough in timber to last a life time. The 71 acres fenced and cross-fenced; 500 apple trees, Jonathans predominating; 100 peach trees; some plums; 3 acres in potatoes; 3 acres in corn; vegetables, shrubs all kinds. Apple crop sold in orchard this year at 60c per bushel, estimated at 3,000 bushels. This land rolls gently from road back until it strikes the mountains; about two-thirds is in the valley; the most is covered with small red stone, as is all this country, which is part of the richness of soil for fruit; sixth grade school located on the land.

Owner's business requires that he live in Omaha. If you are interested and have a good home to exchange we will arrange for you to meet owner, who says now is the time to see property. Price, $4,200.

DEUEL & HANKINSON,
201 PAXTON BLOCK. DOUGLAS 2877.*

REAL ESTATE
FARM & RANCH LANDS FOR SALE

Alabama.

SOUTHERN ALABAMA LAND FOR SALE—Price $4.00 to $8.00 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 31½-year payments; price $35 to $65 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 free schools; government wants settlers. Write to government agents, Peck-Judah 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.

IMPROVED Oklahoma bottom farm; 40 acres alfalfa; stock and machinery if desired. N. F. Cheadle, 627 E. 10th St., Oklahoma City.

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.*

Florida.

FLORIDA LANDS FOR SALE.

PARTIES desiring to locate in Florida can save money and secure better land by making their wants known to me. I have lived in Florida eighteen years and know conditions. C. J. Jewell, 916 Hogan street, Jacksonville, Fla.*

A HOME, a business for you; invest $500 in Jacksonville Pines, which will easily yield an annual income of $2,500. 10 miles from Jacksonville, Florida; 4 railroads; splendid wagon roads; nearby markets; every social and educational environment; free illustrated booklet. Womanda Land Association, 71 West 23d St., New York.*

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, write

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

Iowa.

THE easiest way to find a buyer for your farm is to insert a small want ad in the Des Moines Capital. Largest circulation in the state of Iowa, 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, 1 cent a word a day; $1.25 per line per month; count six ordinary words to the line. Address Des Moines Capital, Des Moines, Ia.

WILL PAY FOR ITSELF.

Fine country home and paying proposition; 23 acres adjoining Council Bluffs. The city is growing up around it. It is growing in value and will be in demand for city lots within a few years. This is a beautiful place commanding an extensive view up and down the entire valley, but easily accessible and only ½ mile from the street car line. The improvements are excellent, consisting of a good 8-room house, good barns, large, warm chicken house, good cave, cellar, etc.; 8 acres in grapes, 300 cherry trees, several acres berries, small apple and peach orchard. Fruit nearly all young and in prime condition. Will bring in a nice income from the start, and if cared for will pay for itself in a few years. Owner's health compels him to make a change. Can use house and lot or few acres near city, part payment. This is not overdone and you will miss something worth while if you fail to see this place.

OHIO KNOX CO.,
41 Pearl Street, Opposite Grand Hotel, Council Bluffs, Ia.*

SEE THISE 15 ACRES.

$1,650. $250 cash, balance 10 years time. Near Deaf and Dumb institute, Council Bluffs. All fine, smooth garden land. About 5 acres alfalfa, balance in cultivation. If you build, you need make no cash payment. Any industrious man can make a good living on this place and it will be worth more money every year. Why not strike out for yourself and be your own master. It takes a little nerve and hard work, but it is worth while. Let us show you this place. We have others also.

M'GEE REAL ESTATE CO.,
105 Pearl Street, Council Bluffs.

Kansas.

KANSAS—We have good corn and wheat farms; 160 acres 4 miles west, $30 acre; 244 acres 3½ miles northwest, $35 acre; 160 acres 5 miles northeast, $16 acre; 320 acres 3½ miles from Bogue, $31.25 acre; 480 acres ½ mile west of Hill City, $35 acre. Write G. A. Price, Hill City, Kan.*

Nebraska.

Farms Farms Farms

Driving distance of Omaha; farms. Let us show you the goods. All sizes, all prices, all terms.

ORIN S. MERRILL,
Rooms 1213-1214, City Nat'l Bank Bldg.*

REAL ESTATE
FARM & RANCH LANDS FOR SALE

Nebraska.

40 BUSHEL WHEAT LAND,
$20 TO $35 PER ACRE.

If you act at once you can buy tracts of rich level farm land in Cheyenne county, Nebraska, that will pay you 40 to 50 per cent on an investment of only $20 to $35 per acre. Don't neglect this opportunity. Write today for full information. E. C. STOCKDICK, Sidney, Neb.*

Why Work High Priced Land

When I can sell you land here in Dawes county, the most fertile region in the west today, where alfalfa grows from 5 to 7 tons to the acre, oats from 50 to 80 bushels, spring wheat from 25 to 32 bushels, potatoes from 100 to 150 bushels to the acre and everything else in proportion.

Why work and strive on your high priced land when one crop of flax here will pay for your farm.

There is no time like RIGHT NOW while I can still sell you the best of farm lands at prices within your reach.

Land is increasing in value rapidly here and within another year or two you cannot buy even here at any price within reason. TODAY I can sell you a home farm or ranch at a price that will make you from $1,000 to $5,000 within the next year or two, just in increase in valuation alone. If you cultivate the place and make it PAY for ITSELF, just think of the nice clean-up you can make by having its sale price all PROFIT TO YOU when you do sell.

Don't think you are coming to the wild and wooly west—you are coming here to a country where its chief city, Crawford, is a prosperous enterprising one of 2,000 people, with up-to-date buildings, up-to-date stores, good schools, good churches and good society. You are coming to a section where railroad facilities eclipse the facilities given you in the country which you are leaving. The Burlington road runs 4 passenger and from 12 to 16 freights through Crawford every day. The Northwestern line runs 2 passenger trains and from 2 to 8 freights through Crawford every day and they can't just whistle through—EVERYTHING STOPS AT CRAWFORD.

Don't think that we do not have a good market here for everything you raise. Our farmers here sell their grain for from 5 per cent to 10 per cent more money than you do right where you are in your overcrowded east. We have Fort Robinson here with more than 1,000 men and with more than 1,000 horses and mules to keep supplied. They produce absolutely nothing at this fort but consume a great deal. Besides Fort Robinson to supply we have a big demand from Wyoming, Montana and western South Dakota for all our grain, hay and flour as well as all our overplus stock of potatoes. We get big prices for all our products because we get the eastern market price plus the added freight which they would have to pay if they shipped from your country.

Now, if you can raise more wheat, oats, barley, spelts, potatoes, flax and alfalfa to the acre here as I claim you can, and you can get a higher price for every bit of your product than you get in the east, then, why isn't this land worth just as much as your eastern land? Yet, I am not asking you those enormous prices. I want you to come here, I want you to settle up this country with a good, thrifty bunch of farmers who know how to farm. The move will make you rich and while you are getting rich, I will get rich with you for I own considerable land here.

The few following quotations will give you an idea of the bargains that are awaiting you here in this, "The Land of Independence."

1,140 acres—800 acres deeded, 640 acres school lease, only 2 miles from Glen and 11½ miles from Crawford; 150 acres under cultivation and 400 acres can be cultivated; fully $20,000 worth of lumber in the tree; beautiful, never failing springs babbling from the side hills and boiling from the valleys forming a nice little creek that runs for more than 2 miles through the place; 20 acres into alfalfa; fully 100 acres of fine first bottom alfalfa land; the valleys are thickly covered with blue grass while the side hills and upland are heavily covered with buffalo, wheat and gramma grass; oats on the place this year are going more than 60 bushels to the acre; good 5-room house; 2 pantries, large garret and a stone cellar, small barns and sheds; place is all fenced and cross fenced. It all goes for $10,000

160 acres, 5 miles out of Whitney, 9½ miles north of Crawford, good 3 room house, 2 rooms are 14x19 feet, the other is 12x19 feet; good small barn, sheds and 2 corralls; all fenced and cross fenced; nice little lake of water, good well and windmill. 140 acres of this place can be cultivated, while the balance is not bad. It all goes for $2,800

160 acres 7 miles from Glen and 8 miles from Belmont. 20 acres under cultivation, 145 acres can be cultivated, balance good pasture. About 40 acres of good hay land. Fenced but no other improvements. Good black soil; it all goes for $2,080

480 acres 6 miles from Glen and 8 miles from Belmont. Fully 400 acres can be cultivated—about 20 acres now under cultivation, all fenced and cross fenced, good well and windmill, small log house and small log barn. No better soil in the whole state of Nebraska, all well grassed and most every acre will cut good hay. It all goes for $5,760

160 acres 1½ miles out of Crawford. 120 acres under cultivation, balance can be cultivated. Good black soil, nice creek. All fenced but with no other improvements $5,600

80 acres 5 miles out. 10 acres under cultivation, 60 can be cultivated. Small but good 4 room house, granary, good well of good water, all fenced and cross fenced. Fine productive soil and a great big bargain $1,700

Terms of one-half cash and balance back at 6 per cent will handle any of the above.

These are only a very few of the more than 60 different tracts which I have on my list adjacent to Crawford, Whitney, Moreland, Belmont and Glen—none of them are very far out of Crawford, but many are close to these small trading towns.

Now take my advice, don't wait, act now and fit yourself and your family out for a pleasant and prosperous future. You will thank me in years to come—like the poet, I expect no thanks while still alive.

If you can't get right on the train and come now, write me for my book of descriptions and prices and one of my colored state maps showing "The Land of Independence," within the big red circle.

ARAH L. HUNGERFORD,
DAWES CO. CRAWFORD, NEB.*

AUCTION SALE.

Farm at Auction, September 26, 1912.

Four hundred eighty acres of Dundy county land in Section Four, Township Three, Range Thirty-nine. Located one mile east of Rollwitz, Nebraska, a country store and postoffice; fifteen miles north of Parks, a railroad town; twenty miles northwest of Benkleman, the county seat.

All growing crops to go with land. Owner will also sell all personal property on same date. Write for particulars to Ernest Durrwachter, Owner, Rollwitz, Nebraska, or J. G. Riley, Clerk, Benkelman, Neb.*

COULD YOU IMAGINE?

Anything better than 280 acres of Western Farm Land located in a fertile valley in Kimball county. Only 2½ miles from town. Almost as level as a floor with a gentle slope to the north. On the south side of the U. P. tracks. Land that will raise any kind of crops. Annual rainfall is 19 inches. One year's crops will pay for the land. Raising alfalfa seed will bring $50 per acre. Wheat production from 35 to 40 bushels per acre; 25 acres of this section is owned by the U. P. R. R. Co., and is held at $25 per acre. $12.50 per acre will buy this garden spot; $100 per acre will be a low price in ten years. If interested wire or write me as it will go quickly.

M. B. DARLING &CO.,
Kimball, Neb.

640 ACRES, 300 valley land, that will grow alfalfa, 50 bushels of corn per acre and 100 bushels of potatoes; all fenced and cross fenced; 1,700 trees, 5 to 15 feet; 2 residences, 1 feed stable and buildings, two reservors, wind mill and tank, stocked with cows, will yield to $2,000 a year. General merchandise store station netted last year $1,800. Church, public hall, postoffice and blacksmith shop located on land. $2,000 worth of goods goes with store, $8,000 takes it, $4,000 cash, balance long time or trade without merchandise. $6,000. C. A. Hamilton, General Delivery, Lincoln, Neb.*

The Persistent and Judicious Use of Newspaper Advertising is the Road to Business Succ[illegible]

REAL ESTATE
FARM & RANCH LANDS FOR SALE

Nebraska.

FOR SALE—640 acres good clear land in Keith Co., Neb. Price $10 per acre. Will exchange for unincumbered residence property. I. N. Vogel, 415 Karbach Blk.*

Look at This

$5,000

ON THIS FARM, NINE MILES NORTHEAST OF COUNCIL BLUFFS, IA.; 130 ACRES, ALL UNDER CULTIVATION; GOOD IMUROVEMENTS; WORTH $150 PER ACRE. WILL SELL, IF TAKEN AT ONCE, FOR $100.00 PER ACRE, ONLY $5,000 CASH, BALANCE IN FIVE YEARS. WRITE OR WIRE.

WESTERN REAL ESTATE CO.,
411-12 KARBACH BLK.,
OMAHA, NEB. 'HONE D. 3607.*

IN

Boyd Co. Neb.

is the place to buy good land at low prices. We have for sale in amounts from 80 acres to full sections. Some for trade also. See us for full particulars.

C. Sundell & Co.

Douglas 3293. 217 McCague Bldg.*

Minnesota.

MINNESOTA LANDS.

THE rush is on for Clay county. We have over 20,000 acres of fine level prairie land improved and unimproved; heavy black soil; clay subsoil; $20 to $40 per acre; easy terms. Send for list and map. Felland Realty Company, 533 Palace Bldg., Minneapolis, Minn.

MINNESOTA.

Write for our Minnesota booklet "C;" special rates.

DAY & NIGHT REALTY CO.,
103 Bankers Life Bldg.,
Lincoln, Neb.

OUR SYSTEM OF POWER FARMING BRINGS BIG RESULTS.

We need men with experience and capital, who can make money renting some of our improved places; we have several improved farms with buildings. These farms are producing splendid crops of rye, barley, wheat, oats, corn, potatoes, etc., and there are prairie lands adjoining that can be broken for flax.

Might sell some farms with engine and equipment on easy terms, or give good rental contract to right parties.

For maps, showing lands and further particulars, address

HACKNEY LAND CREDIT CO.,
HACKNEY BUILDING,
ST. PAUL, MINNESOTA.*

Mississippi.

FOR SALE—1,100 ACRES HARDWOOD TIMBER; ½ mile from Mississippi River in Mississippi. Heavy timber; oak, cypress, cottonwood, etc. $12 per acre. Will accept $5,000 down and time on balance. JOHN MORRIS, Brown City, Mich.*

Montana.

70,000 acres Carey land open to entry on Valier-Montana project. Canal system completed. Payments extend over fifteen years. Section famous for grain, forage and vegetables. Write, Clinton, Hurtt & Co., Box 16, Valier, 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.

NO agricultural section evidences more progress and prosperity than eastern Custer 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.

Oregon.

FOR SALE—40 acres, Rogue river valley, Ore., Grant's Pass 6 miles; ideal climate; 10 acres 2-year-old Bartlett pears, 1 tokay grapes, 6 grain, 5 timber, 18 partly cleared; wire fence; wood cut; 2 springs, creek; price $3,600. Owner, E. B. Jeffers, Murphy, Ore.*

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, $2,500 March 1, 1913; $2,400 March 1, 1917. Address Box 186, Dallas, S. D.

TWO choice homestead relinquishments adjoining, located in Southeastern South Dakota near county seat town; a bargain if taken immediately. Shuler & Cary, 1140 City Nat. Bank Bldg.*

Texas.

640 SQUARE feet irrigated fig orchard tracts, Dimmit county, Texas, for $10; booklet free; agents wanted. The Asherton Fig Orchards Company, San Antonio, Texas.*

FOR SALE—7,500-acre tract of tillable land in Dimmitt County, Texas, at a bargain, in the proven artesian belt. $15,000 worth of improvements on the place, including 4 good wells and windmills; within 7 miles of two railroads. For particulars address, C. S. Belford, Trustee, Georgetown, Tex.

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. Half cash and half four years a 6 per cent. For further information write John Hoefferle, Park Falls, Wis.*

Miscellaneous.

8,080-ACRE stock ranch for half its value for quick sale. Address owner for further information. A. J. Johnson, Merchants National Bank Bldg., Springfield, Mo.*

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 345 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.*

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 $30,000, 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.

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 heretofore, 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.

Dated August 12, 1912.

By order of the Board of Directors.

THE KIMBALL IRRIGATION DISTRICT,
(Seal) By I. S. WALKER, President.
Attest: Fred R. Morgan, Secretary.
A12d21t

PROPOSAL TO CONTRACTORS.

Sealed proposals will be received by the town clerk of the town of Coleridge, Neb., up to 5 o'clock p. m. on the 19th day of September, 1912, for furnishing material and constructing complete water works extension, town of Coleridge, Neb. Same to be in accordance with plans and specifications on file in the office of the town clerk of Coleridge, Neb., and also in the office of the engineers, Omaha, Neb., each bid shall be accompanied by a certified check of five hundred ($500.00) dollars. Any one desiring plans and specifications may obtain the same by application at the engineers and a payment of $3.00 per set, to cover cost. The town reserves the right to reject any and all bids.

C. C. SHEETS,
Chairman.
A. E. SEVERANCE,
Village Clerk.