VERY FINE HOME

WEST PART OF CITY.

Vestibule, hall, living room and dining com, all finished in light-colored oak, with built-in beokcases, finely decorated; ood size kitchen, with pantry and ice hest room; full basement, bricked up the ement floor; floor drain; furnace eat; second story has oak floors, birch cors, with glass knobe; four bedrooms, se of them used as sleeping porch; stairay to stile; newly built; in best of orar; at 348 California St.; on south front, with new garage; on paved street; invenient to Harney car; \$5,50.

W. H. GATES, WEST PART OF CITY.

647 Omaha Nat'l. Bank Bidg. Doug. 1294. REAL ESTATE—SUBURBAN

Well Built

Benson Homes

See me today Take Benson car Get off at 61st St. Come South to No. 2805 Phone Benson 122 F. S. TRULINGER.

Cottage in Benson Easy Terms

Six-room house, only 2 years old: full of 6 blocks from street car. Price, \$1,300, Terms to suit. Own your own home and stop paying rent. H. Dumont & Co

Council Bluffs. FOR SALE—All modern house, 9 rooms; practically new; garage; in Council Bluffs, 1% blocks from street car near schools and churches. Mrs. Anna Mender, 146 Park Ave., Council Bluffs.—o

You Will Never

Regret
Invest your money in this addition because everything has been done to make this district attractive and desirable for

Building Restrictions

Easy Terms
Will be made so that you may become an owner of a lot in Omaha's best new residence district.

Plats and Prices

Don't Wait

George & Company 902 City National Bank Bldg. Phone Doug. 756.

Unexpectedly for Sale Dundee home, six rooms, all modern, Owner has left the city and will sell at a bargain. Only \$3,700. E. H. BENNER. DOUGLAS 7406.*

Your Chance

to buy one of the nicest 5-room bungalows on corner lot in Dundes and on terms the likes of which have never been offered to you before. This is absolutely one of the best built houses in Dundee; house is new, built with brick and concrete foundation (not cement block), finished with oak in the large living room and dining room; other rooms maple; big fireplace; good-sized tile bath room, with all the latest plumbing. To the right party will sell for \$500 cash, and balance \$50 per month at 6 per cent.

Owner leaving city this week and must sell at once. Look at it today—\$663

A. W. Burg,

Ideal **Dundee Home** Corner Lot

Read this first, then see the price.
Living room with fireplace, library, dining room, large pantry and kitchen on
first floor. Three fine bed rooms on second. First floor finished in genuine
quarter-sawed oak woodwork and floors.
Second floot white enamel. Artistic
lighting fixtures. Located on one of the
choicest corner lots in the village. Price
cut to \$5.750.

Armstrong-Walsh Co.

REAL ESTATE—DOWNTOWN CLOSE-IN building site, all improvements in and paid; sufficient frontage for a dozen flats; price, £,000.

PAYNE INVESTMENT CO.,
Douglas 1781. Ware Block.—o

Good Location for Downtown Garage 132x132 ft. at N. El corner of 17th and Jackson Sts.; convenient to hotels, theaters, department stores and retail business center. This is one of the best close-in corners to be had in the city suitable for this purpose. For prices and

George & Company
102 City Nat. Bank Bldg. Phone. D. 756.

REAL ESTATE-INVESTMENTS

IS NOT \$11,000 A COMFORTABLE INCOME? That is the figure being produced annually by the most attractive close-in property in Omaha. Near two car lines, walking distance from the business district; only eight blocks from the heart of the busiest part of the city. A conservative, wholly safe and attractive investment. Let us give you further details. talla.

Might consider some exchange if your property is priced right.

TRAVER BROS.

706 Omaha Nat. Bank. APARTMENT HOUSE RENTING FOR \$3,450

PER YEAR.

Owner will take as part payment good choice vacant property or good eastern Nebraska or lowa farm. This building is of first-ciass construction and is rented on year leases; or will take reasonable cash payment, balance yearly. This is your opportunity to purchase a high-class apartment house on easy terms.

Hastings & Heyden

REAL ESTATE—INVESTMENTS Attention Investors New Apartment House

Income \$2,600 Price \$22,500 Double corner lot, with handsome new brick building. Six apartments of four and five rooms, absolutely modern and up-to-date. Fine large capacity heating plant will heat additional apartments for which the ground affords ample space. Very close in. Price made only to assure quick sale and enable division among owners. This is a sure thing investment.

Armstrong-Walsh Co. 100-ft. on Harney Harrison & Morton

INVESTMENTS Four substantial brick flats, 7 rooms each, all pressed brick, fine condition, walking distance, near Creighton university. Income \$1.220 per annum. Frice 13,000. No trade. Must be cash. Flats toot \$18,000 to build.

Combination apartment house and bust-

st \$18,000 to build.

Combination spartment house and busiss property on Cuming St., all solid ick, fine appearing, 3 stores on ground or, 6 apartments of 6 rooms each, all odern. Income is \$1.72 per annum. of \$1.72 per annum.

W. M. NASH & CO.,

Real Estate, Loans and Insurance.

Real Estate, Loans and Insurance, Residence Phone Harney 1127.* REAL ESTATE-MISCELLANEOUS

Gallagher & Nelson Real Estate

Thoroughly constructed modern home, with selected white oak floors and finish, consisting of seven rooms, with finished third floor; east front; only 4 years old. Price, \$6,500.

KOUNTZE PLACE.

The most perfect home in Kountze Place; faces south on beautiful corner; entirely new, with hot water heat; sleeping porch; tiled vestibule; pedestal bath and lavatory; garage. We know you will like it. Reduced to \$8,500. Small cash payment required.

DUNDEE.

South front house, on car line, between 50th and 51st; seven rooms, all modern; garage; all in fine condition. Reduced to 4,150.

Another of seven rooms and sleeping perch, one block from car; entirely new, with hardwood finish. Price \$4,200. Another of five rooms, entirely new and modern; hardwood finish; south front; two blocks from car. Price \$3,250.

See these three Dundee homes

H. C. FREEMAN, 215 South 17th St.*

Early Spring

paved street, on the Walnut Hill and Benson car lines. Terms.

34,000 buys 8-room modern house and corner lots 120x166 feet at 1204 South Eth avenue; ground can be divided into four lots; paved street, high and sightly location. It cost more than this amount to build the house. Easy terms.

31,000 buys two houses at 519 and 521. North 32d street; ground 75x168 feet; one-half block from Harney car line. Houses reint for \$30 per month.

31,100 buys the 5-room cottage at 2721 Pinkney street; full lot, paved street, aplendid location. You cannot lose if you purchase this property. The lot is worth nearly the price asked.

11,500 buys full lot and 6-room house at 1105 Georgia avenue.

Benson & Myers Co.

Just as a Reminder

If you are contemplating the purchase of property of any description o If you are contemplating the purchase of property of any description, improved or unimproved, I cordially invite you to inspect my listings before buying, as I have some very attractive property for sale that I am sure will meet your approval.

Better Come and See ME. Your surplus cash should be invested; I can place it for you safely and at good Better Come and See ME. How are your insurance policies? Are he renewal dates close at hand, or do you need any additional or new insur-

Better Come and See ME. C. A. Grimmel 845 Omaha Nat. Bk. Bldg. Phone D. 1615,

HOUSES FOR SALE S. 28th, near Hanscom Park, mod. \$4,000 Hickory, near 26th, 5-rm., modern. 3,000 Willis Ave., near 24th, 6-r., modern. 3,500 S. 26th, near Wooiworth, modern. 3,150 Cuming, near 26th, modern. 4,000 Cuming, near 26th, modern. 5,000 233 Park Ave., 6-room, modern. 3,700 N. 224, 4902, 5-room, modern. 2,000 Cass, near 46th, 5-room, not modern. 2,000 S. 9th, near Bancroft, 5-rm., mod. 3,500 About 270 houses between \$2,000 and \$17,000.

proved Property
150x115 on the southwest corner of 65th
and Harney streets; room for three
houses. Good buy for investment. Owner
wants quick sale. Price, 11,650.00.

Alfred C. Kennedy

REAL ESTATE-MISCELLANEOUS

Close In

st. Mary's Ave., fine, modern, up-to-date 3-room house, beautifully arranged, large living room, built-in bookcases; fireplace; music room; dining room; five good bedrooms with closets; hot and cold water in some of the rooms; complete bath; all hardwood finish downstairs; splendid heating plant and a garage. Owner building larger home, Must be sold. Can be seen any time and can be had at a barguin.

Dundee Special

569 Capitel Ave., one of the best built, nicest arranged, hot water heated homes in this district; beautiful living room with sun room adjoining; beautiful fireplace; built-in bookcases; handsome dining room with built-in buffet; four very choice, beautiful, well arranged bedrooms on second floor with lots of closets, bath room and larse unfinished attic. Splendid basement; hot water heating plant. Ask to see this any time-today if you like. Guarantee it will please you.

Field Club District lightful place.

224 S. 35th St. 5 rooms, well built, full lot and paving all paid. Very casy terms. Investigate THIS SURE.

West Farnam

D. V. Sholes Co.

Happy Hollow
Buy a lot in Happy Hollow, located between Dodge St. and Underwood Ave. and 6M St. and the Happy Hollow Blvd.

and Insurance
Calkins & Co.
Phone Doug. 1318. City Nat'l Br. Bidg. Calkins & Co. Acreage

Now is the time to buy that plece of acreage you have been figuring on for so long. We have for sale 20 acres, all in fully developed fruit; you don't have to wait four or five years before you start to get your returns. These acres lay high; have very sightly building sites and are within a very short distance of the Dodge street paved road. Can make very reasonable terms. Without doubt this is the cream of all acreage around Omaha.

Homes

\$ 4,500—A very well built, beautifully decorated and finished home, about 2 years old. Can sell on small payment down, balance like rent. Here's a chance to get a fine home without having to pay a lot of money down.

\$ 3,600—7-room house, near 30th and Chicago; fine big corner lot; all modern; bot water heat; small payment down, balance like rent. This is dirt cheap.

ment down, balance like rent. This is dirt cheap.

\$12,600—Brick flat building, four flats; income \$1,800 a year; has \$5,000 straight loan, e per cent; will take in good, well located 7-r. house in exchange on equity. Nothing but first class property considered.*

A Clear Lot As First Payment

4 rooms, new, paved street, gas, city water, South 13th Street; \$1,350, 4 rooms, 27th and Burdette, bargain, \$1,250. Bargains

\$1,200 buys the 6-room well built modern home at 4017 Hamilton street; full lot, paved street, on the Wainut Hill and Renson car lines. Terms of lossing of the country of the c

5 rooms, adjoining City Park, pretty de sign and new; cast frontage, \$1,800.

Shuler & Cary

HOUSES FOR SALE At all prices in all parts of the city.

Call up and tell us what you want.

IN HANSCOM PARK DISTRICT.

Brick, modern, high class, \$15,000.

Brick, modern, high class, \$15,000.

Brick, modern, high class, \$15,000.

Stucco, modern, high class, \$8,500.

Five new houses, all modern, \$5,500 each.

Modern, high class house, \$7,000.

Modern, high class house, \$7,000.

Modern, high class house, \$5,000.

All these houses are from one-half block to 1% blocks from Hanscom park, on West Side, and on 22d St. car line.

W. M. NASH & CO.,

Real Estate,

3-r. house, lot 60x132; \$300 cash, worth \$1,000. Call Monday. Phone D. 5226. Sun-day, Web. 2534. R. 512 Omaha Nat'l Bk. BUSINESS man must sell home, all mod-ern, hot water heat, worth \$7,000, will take \$5,500, terms. Phone Harney 1616. 2-STORY brick house and about 2 acres of land, located at Plattsmouth, Neb., South Park addition. Special bargain for a quick deal. For further particulars ad-dress Y 424. Bec.*

REAL ESTATE—ACREAGE

Money in Acreage Spring soon will be here and with it will come a desire to go back to the simple life. The best place to do this is on a nice plot of acreage. Here you can raise your children in fresh air, make a comfortable living for yourself, and know that your property is increasing in value.

o acres, northwest of Florence. Very fair improvements, lots of fruit and shrubbery. This land is rolling, but fine for fruit, poultry or hog raising. Price, \$7,000.

0 acres, north of Florence, about three miles. Improvements not very good, but all right. Price, \$5,000.

acres, in same locality. Improvements O'Neil's R. E. & Ins. Agency 1506 Farnam St. Tel. Tyler 1034.* AND 10-acre tracts close in for sub-clyfding. Phone Doug. 2967. FOR SALE-Two acres near Krug Park, 3 blocks to car, cement sidewalk from car to land; city water; or will trade for cottage. Address R. F. Rain, Council Bluffs, ia.

ACREAGE.

We have a number of clients who want to exchange small tracts of land, both improved and unimproved, for city property.

REAL ESTATE-ACREAGE

Richland Acres

REAL ESTATE-FOR EXCHANGE

Dundee Residence We have \$4,000 equity in an 8-room, strictly modern 2-story house, worth \$6,500. Will exchange for 6-room house, well loacted.

New House

CHEAP for cash or will exchange for unencumbered western land, automobiles, planos, or what have you clear? A six table pool and billiard outfit, modern and in perfect condition; now stored in Lincoln, Neb. Write E. E. Howard, Atwood, Kan.

FOR EXCHANGE—For general mer-chandise, 800 acres, Wyoming, \$25; 26), South Dakota, \$30; 89, Manitoba, \$35, Jim Wray, Sloux City.*

Two prettiest Benson lots will trade on automobile or good Omaha residence. Phone Harney 7614.*

ABSTRACTS OF TITLES

EERR Title Guarantee and Abstract Co., a modern abstract office. 305 S. 17th St. Phone Douglas 5487.

WANTED-City loans and warrants. W. Barnam Smith & Co., 1220 Farnam. GARVIN BROS Leans, \$500 and up Omaha Nat. Bank SEE us first for farm loans in eastern Neb. United States Trust Co., Omaha. MONEY on haze for city and farm loans. H. W. Binder, City Natl Bank Bldg. OMAHA homes. East Nebraska farma O'KEEFE REAL ESTATE CO., 1016 Omaha Natl. Douglas 2715. \$100 to \$10,000 made promptly. F. D. Wead, Wead Bidg., 18th and Carnam Sits.

SIX or seven-room modern

HAVE calls for vacant lots and cot-tages. Carlson & Wallin, 304 McCague Bldg., Douglas 2483, evening, H. 233.

LITTLE River Valley lands, rich and cheap, on railroad. Sessions Co., Winth-rop, Ark.

FREE TRANSPORTATION TO CALI-FORNIA.
Chicken ranch; complete in every detail; bens of properly selected stock net at least \$1 per head. Write for particulara. Wenham & Paul, 1825 San Pablo Ave., Oakland, Cal.*

of a land where alfalfa will cut 10 tons to the acre. Investigate our Colony lands in the Sacramento Valley, where alfalfa is KING. Any acre will make you \$40 to \$100; varies according to your own effort and expertness. Cutting begins in April and often continues until November. One acre will support 1 cow and five hogs. You can raise other crops if desired, but there is big money in alfalfa. Write today, any size tract, improved or unimproved.

W. T. Smith Co.,

comfortable living for yoursell, and that your property is increasing in value.

We have several acreage tracts close to Omaha that as an investment alone are worth the price we ask. Several have fruit orchards, are fine for truck gardens and almost any kind of agriculture. Their closeness to the Omaha market assures you of a good income, and an advance in price. These are a bargain now, but April I will sell for much higher price. We invite you to call at our orfice and let us explain the possibilities of acreage to you. Below is a brief description of some of our best offers:

If acres. West Center, 5 blocks from carfine improvements, cost over \$10,000. Price, \$16,000.

All screes, a little farther out. Good improvements, all in fruit and conceded to be the equal of any fruit farm in the state. Price, \$15,000.

All screes, northwest of Florence. Very fair improvements, lots of fruit and fair improvements.

Canada.

TO SETTLERS ONLY-320 acres for \$100.
Rich corn, alfalfa and wheat land; no sand. J. A. Tracy. Fort Morgan, Colo.
COLORADO—Offer on easy terms, priced right, 160 acres near Fort Collins; 630 acres near Greeley; 160 acres near Lamar, all improved, irrigated alfalfa farms. Will include ten-room residence Fort Collins. Will sell separate or together. Might consider Iowa or Minnesota land in part pay. Address for particulars Y 417, Bee.

to exchange small tracts of land, both improved and unimproved, for city property.

THE VOGEL REALTY AGENCY, 1915-16 W. O. W. Bidg. — Cuic.

FARM & RANCH LANDS FOR SALE

FOR SALE—40 acres of land, 2 miles from Rupert, Idaho; all under irriga-tion, 75 acres alfalfa, bearing orchard of 40 trees, no swamps or sour land. For further particulars write the owner, J. A. Briggs, North Powder, Ore.

A. Briggs, North Powder, Ore.

Iowa.

ARE YOU GOING TO BUY LAND?
If so you should first get a copy of the Farm and Real Estate Journal. It has lands advertised in it from nearly every state, so that you can find just what you are looking for in its columns. It keeps you informed on land opportunities in all parts of the country, gives you personal help in finding land. Sena 55c today for a year's subscription, or 19c for three months trial. It will be stopped at the end of the time ordered. Farm and Real Estate Journal. Trace, lows.—

A FARMER SAYS

Real Estate Jourinal. Trace, lowa. —o

A FARMER SAYS
ON ACCOUNT OF FAMILY TROUBLE
1 HAVE TO SELI, MY FARM.
The farm is located 2 miles north of Logan, Ia. It contains 1064s acres. It is
rolling, there is a creek through; about 30
acres bottom land, which never overflows. It is fenced and cross-fenced with
4-foot woven wire, fencing hearly new;
50 acres alfalfs, 7 acres sfeet clover; 10
acres broom grass and white clover, rest
nearly all under cuttivation.
New 3-room house, 2 stories; 14-story
granary, nearly new; good hog houses and
plenty of other buildings. Possession this
year. Let us show this place to you and
soe for yourself if it is not worth the
money. Price is right.
F. SMITH CO.
(Fay Smith.)
22 Pearl St.
Council Bluffs, lows.
Phone 328.

80 ACRES WITHIN 3 MILES OF CITY.

Phone 32.

So ACRES WITHIN 3 MILES OF CITY. A fine upland place, with a good five-room house, a large, new barn, corn cribs, hos houses and it is all good land; twenty acres of alfalfa, a little timber, some fruit and all fenced and cross-fenced. They tell us that this is one of the best places within the close-in-limits, and don't forget that you're within 10 miles of three of the best markets in the west. No need of railroad expenses in marketing your stock, and no need of sacrificing your stock, and no need of sacrificing your stock for want of suitable market. 155 per acre; \$4,000 cash, balance long time. Possession at once.

Let us show you our list of farma.

Phone 23. (Pay Smith.) 23 Pearl St. Council Bluffs.

Iowa Lands

One of the greatest Iowa farm bargains I know of, 575 acres, 3 miles from station, 10 miles from county seat, a hig town on the N. W., 7 miles from good town on Milwaukee: two-thirds tillable, balance finest pasture. Underlayed with over 5 feet coal outcropping sufficiently at one point to supply neighbors and good income insured. Only 120 per acre, worth \$60 an acre more. Owner an old man who must sell. Very easy terms.

GEORGE G. WALLACE.
614 State Bank Bidg.

Douglas 1950 *

Eanans.

BARGAIN—340-acre dairy farm, hear Salina, Kan.; write for full description and list of 100 Kansas farms for sale in central Kansas. V. E. Niguette, Salina, Kan.

Choice Kansas Farm FULLY EQUIPPED

Stock and Machinery

Stock and Machinery

234 A located in Washington Co., close to several good towns; 70 a. in growing winter wheat, 30 a. alfalfa, 30 a. pasture, 5 a. in orchard, balance farm land; good 5-room house, with other outbuildings in proportion, good well and windmill. For price and further particulars address.

W. H. BECKER, W. H. BECKER, W. H. BECKER, 14 MILES FROM COLUMBUS, CHIEROKEE COUNTY, KANSAS Owner now lives in Ornaha and would like to exchange this well improved farm for a good house here. This is a choice farm, in a fine neighborhood. Black loans soil, all in cultivation, except 29 acres in pasture, but all could be plowed. Nice farm, and other outbuildings. This is a mighty fine piece of land and a bargain. PAYNE INVESTMENT COMPANY, Ware Block.

Omaha.*

Ornaha.*

Ornaha.

or no attention will be given.
Address B151 care of Bee. *.

Kansas City, Kansas.

CHICKEN RAISERS—10 acres, \$6 cash.

3 monthly; near irondaile, Mo. Free:
22 bens, 66 fruit trees, 200 atrawberry
plants; everything yours for 1197. Owner,
1288 A Hodiamont, St. Louis, Mo.*

Minnesota.
CENTRAL WESTERN MINNESOTA—
Best farming lands; richly settled; corn
growing district; improved and unimproved; inside prices; easy terms; honest
treatment; highest financial references.
Intending buyers, write L. H. Standring,
Breckenridge, Minn.——o

Montana. YOU DON'T NEED TO
BE AN EXPERIENCEL FARMER
to farm one of our farms in the great
Judith basin, Montana. We can show
you how to farm for profit and pleasure.
Bargain now for the NEW SOIL 160 or
230 acres nearly all seeded to winter
wheat that promises 50 bushels per acre.
Can you pay 4,500 down and 23,500 within
6 months and pay balance in 7 yearly
payments? Price 46 to \$70 an acre. Free
maps and facts for the asking.
WM. H. BROWN CO.,
6 N. LaSalle St., Chicago, Ill.

Nebraska. 80 acres, irrigated land, all under cultivation, in Deuel county, Nebraska, within 11/2 miles of Julesburg. This is a smooth piece of extra fine land and will be sold cheap. Will make terms.

W. T. Smith Co., City National Bank Bldg. -o

Get Into Farming
Three or four CHOICE bargains in 160acre farms in Douglas and Sarpy counties,
on which possession can be given any
day; also two choice 80-acres. These
farms range in price from \$30 per acre to
\$110 per acre; one, extrs choice, \$175 per
acre. Call in foreneous if convenient; see
the farms in the afterneou. Not for rest
or for trade, but for sale right Money
to be made in these.

ORIN S. MERRILL COMPANY, N. E. Cor. 23d and M Sts., South Omaha.

Trin studentsUD LAND CO., 414 Barker Bik., Omaha, Neb. Farming and ranching pays. We will take your city property at what it's worth and give you pienty time on a farm or a ranch, where they are raising finest crops of all kinds, white face cattle and alfalfa; the best of water. Fare from Omaha 56. Omaha \$6.

FOR SALE—Practically crop payment plan; 19 to 15 per cent cash, one to tan years on balance. Have around 19,000 acres to sell on those terms, if taken soon. This land will raise \$\mathbb{E}\$ to 45 bushels of wheat to the acre. Plenty of rain, near good town on main line Union Facific R. R. For particulars write J. A. Woten, Cashier of the Potter State Bank, Potter, Neb.*

Western Lands All kinds of moisture in Western Nebraska this year. Choice farming lands in Kimball and Banner countles at \$10 to \$10 per acre; 2 or 3 snaps at \$10 per acre. Get particulars. Have some good 7 per cent first mortgage loans in this wonderful coming country on lands worth 4 and 5 times the loan.

GEORGE G. WALLACE.

614 State Bank Bldg.

Douglas 1960 *

FARM & RANCH LANDS FOR SALE

TOWN, 720 A. IRRIGATED FARM, TOWN, 720 A. IRRICAL
ALL READY FOR YOU.

In there a man in the states of
brasks, Kansas, Coloraso, lows or S
brasks, Kansas, Coloraso, lows or S

would arrive here at Crawford within the next three days to grab this proposition, to-wit:

"30 acres 4 miles from Crawford, with railroad loading station and sensol nouse right on the place; 2 good sets of improvements, pienty of barn, shed and corral room for a large number of stock; 26 acres under absolute free irrigation and the place carries with it the first water right on White river (16% second feet); 140 acres into alfaifs; 22 acres into winter wheat, and 300 acres more is all ready for the seeding of durum wheat and will be seeded just as soon as the seeders ran get into the field. The balance of the place is composed of a small creek and timber for all purposes on the farm. There is a new 110-acre hog pasture built of iron posts and iron gates and 44-inch woven wire tence. The balance of the place is all fenced and crossfenced and the soil is as good as you would ever care to use. There are telephone and rural mall delivery accommodations and, in all, the place is one that you would ever care to use. There are telephone and rural mall delivery accommodations and, in all, the place is one that you would pay \$300 per acre for if you were able to get as good a place as this in the east 2th acres are already under the canal and 256 acres more can be irrigated from other ditches, but it raises excellent crops without any irrigation. However, any land will raise better crops and more of it with irrigation."

To the man who will come right on and buy this place, I am going to turn it all ready seeded, for \$55,350 and he doesn't have to pay but one-third in cash and I only ask one-third of the crop. His two-thirds will, or should, with an average good year, and the present high prices, bring him back every dollar he pays as itret payment. My one-third of the crop shall be loaded right on cars, right on the place. Where can you better this proposition? If you are a little short I will make you a deal of one-fourth cash down and the balance of the third, after harvest. This is the best-clace in Dawes county, y

CRAWFORD, DAWES CO., NEB.

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

THE ROSEBUD LAND CO.,
414 Barker Block, Omaha.
T20 acres of good land, eight miles from
Kilgore, Neb.; a good 5-room house; barn
for 7 head of horses, cattle shed for 80
head of cattle; all fenced and crossfenced; exceptionally good 55 acres in cultivation; good well and windmill; 37 head
of cattle, described as follows: 17 milloh
cows, from 4 to 5 years old; six 2-yearold helfers, fourteen 2-year-old steers, five
extra good yearlings, one thoroughbred
registered Durham bull, seven fall caives.
Seven head of horses, described as follows: One black horse, 12 years old,
weight 1,300 lbs.; one bay horse, 9 years
old, weight 1,300 lbs.; matched team; 1
bay mare, 9 yrs, old, weight 856 lbs., two
buckskin mares, 10 years old, weight 900
each; one good yearling colt; one bay
horse, 8 years old, weight 1,200 lbs; each
of these horses is broke single, double
and to saddle. Three wagons, good as
new; two double boxes, one hayrack; one
John Deering mower, one McCormick
binder, one John Deere lister, one John
Deere two-row machine, 1 endgate seeder,
1 hand corn sheller, one grindstone, two
complete sets of harness, one breaking
plow, one hay sweep, one good saddle,
two water tanks, one top buggy, nine
shoats, weighing 75 lbs. each; 100 chickens, 1 Osborn disc harrow, 100 tons of
hay, 1,50c bu. corn, 1,000 bu. oats, 100 bu.
of potatoes; all loose fence posts, lumber,
wire and, in fact, everything that is now
on the place. This whole outfit, land, all,
for \$13,600. He will carry \$6,000 5 years at
6 per cent interest.

ELKHORN VALLEY STOCK FARM.
JUNT THE PLACE; FOR A CATTLE

PAYNE INVESTMENT COMPANY, Ware Block, Omaha.*

80 acres, irrigated land, all under cultivation, in Deuel county, Nebrasks, within 11/2 miles of Julesburg. This is a smooth piece of extra fine land and will be sold cheap. Will make terms.

W. T. Smith Co., City National Bank Bldg .- o.

HAVE buyer for 40-a, farm near town, E. Neb.; also want listing of quarter sec-tions and eighties. Carlson & Wallin, 304 McCague Bidg.

Armailer farm. Thomas H. Adams, 413
Karbach Blk., Omaha, Neb.

LOOK HERE: THERE NEVER WAS AS GOOD A TIME TO GET INTO THE CATTLE BUSINESS AS NOW.

If you have a good corn farm in lowa or eastern Nebraska, you can exchange it for one of the best 3,000-acre cattle or horse ranches in the west. It's located near Gordon, Sherldan county, Nebraska, a town of 1,600, with good schools, churches and business houses. The ranch is all hard land, without a rod of sand. Affaifs grows well in this section and the pasture grass and native hay are the kinds that make fat beef cattle. Improvements consist of a new 8-room house, big barn, granaries, etc.; 2 wells and windmills, and another small set of buildings. There is running water, timber for fuel, posts and winter shelter, and over 300 acres cultivated. Write us today for map and illustrated leaflet.

PAYNE INVESTMENT COMPANY, Ware Block, Omaha.*

About 44,000 of stock and machinery can be bought separately if desired.

We have over 100 such bargains as this all parts of middle and west. Write W. M. NASH & CO., Real Estate, Loans Insurance, Etc.,

Upper Wisconsin

Best dairy and general crop state in the union: settlers wanted. Lands for sale at low prices un easy terms. Ask for bookiet No. 34 on Wisconsin Central Land Grant. Excellent lands for stock raising. If interested in fruit lands ask for bookiet on Apple Orchards. Address Land and Industrial Department, 800 Line Railway, Minneapolls. Minn.

FARM LANDS FOR SALE We have a large number of farms and ranches in Nebraska, lows, North and South Dakotas, Kansas, Missouri. We keep two men continually traveling through these states and listing all land for sale or for trade. They are experienced land men, and our descriptions are thoroughly reliable. Any one wanting to buy or sell write us what you want to pay or trade.

W. M. NASH & CO.,

Real Estate, Loans and Insurance.

Real Estate, Loans and Insurance. WANTED—Farms for sale. Owners are Agents write, Realty, 323 Herald Bidg. Joilet, Ill.

> FARMS FOR RENT DAIRY FARM FOR RENT.

DAIRY FARM FOR RENT.

Mynster Springs property just north of
city limits. Fine dairy proposition. Rent
reasonable. Finest water in the state of
lows, about 25 or 30 acres in alfalfa,
about 15 acres corn land, and about 20
acres blue grass pasture.

GEO. G. CLARK,
18 Pearl Staret,
Council Bluffs, lows. Telephone 174.

FARMS WANTED

REAL ESTATE FOR RENT

Form and Ranch Lunds.

FOR RENT FOR RENT-Most beautiful, finely fin-ished and up-to-date 3, 4 and 5-room apartments in city. Building just fin-lahed. Flora Apartments. 2541 Jones St. FIDELITY RENTAL FREE
Phone Douglas 1125 for complete list of
all vacant houses and apartments, also
for storage, moving, packing, shipping.

FIVE-ROOM, steam-heated spartment flat and Mason Sta; reduced rent. S Doherty. Doug. 1871. NEW, neat and nifty 3-room Apt., al modern. Mengedoht. Web, 3718. ST. GEORGE Apartments, located in select West Farnam district; one 5-room suite to let. Phone Web. 1874. FIAT FOR RENT-Modern dight-room flat on North 18th Street, at 455 per month, if taken quick. Call Douglas 571, 217 First National Bank Bidg. STEAM heated apartments, 4 rooms each; every improvement; private bath in each, gas ranges, best of janitor service, to only small families; winter rate, \$22.50; summer rate, \$16.50. Location, \$552 to 2556 Cuming St. Call Janitor at building Sunday. Phone Douglas \$743 and he will show apartments, or phone Douglas 1300.

Thos. W. Hazen, CLOSE-IN APARTMENTS, \$47.29 per month, 7-room apartment in ther Bidg., 16th and Jackson Sta., hot and cold water. Janitor service. GEORGE & COMPANY, Tel. D. 756, 903 City Nat. Bank Bidg.*

MODERN BRICKS. MODERN BRICKS.
1813 Chicago, 8-r., oak finish, roomers.
113 South 30th, 8-r., \$22.50.
119 Lincoln Bivd., 8-r., and hall, \$35.
O'KEEFE REAL ESTATE CO.,
1016 Omaha National. Douglas 2715.

106 N. 23D St., 4-r., brick flat, mod. ex. beat; kitchen cabinet; steel range, gas stove; water paid; \$17. Rasp Bros. D. 1883.

Water heat; large lawn, D. 6691. H. 1803.

HOLLYWOOD
APARTMENTS.

Frooms and bath, 2 large clothes closets, very desirable; easy walking distance; at 25th and Harney. Vacated today, Look at this apartment. It will interest you, ERNEST SWEET,
Office 2511 Harney St. Douglas 1473.

DESIRABLE STEAM HEATED HOMES.

THE GOOD APARTMENTS
AT REASONABLE PRICES,
Six good rooms, fine woodwork and decorations, private hall, bath, range, Free
hot water, janitor. Close-in; good location,
Summer rate, 19 to \$25.
Why pay more for three inferior rooms?
T. J. HOOK, 1101 No. 18th St.* BEAUTIFUL 7-r. flat, 2043 Cass, oaks fin., good location, \$25. HASTINGS & HEYDEN, 1614 Harney St.* SIX ROOMS.

213 So. 26th Ave., Douglas; has eleeping porch, nicely decorated, beautiful Apt., \$60 year round. Send for our weerly permised list.

W. M. Nash & Co. For Sale--Unim-

Near 28th and Grant streets, 50x120-foot lot, just two blocks from car line. Owner wants offer.

Douglas 722. 209 First Nat. Bank Bidg. LOOK AT THIS.

Corner lot and three houses, close in, all for \$4,100; 2 new 5-r. mod. cottages, worth \$6,600, reduced to \$4,200, Inquire 413 Karbach B'ls. D. 35/7. BARGAIN New strictly modern bunga-low, beautifully finished, east frontage near St. John's church and schools and car. Red 630, Sundays and evenings.* CAN YOU BEAT IT FOR \$1,300.

A brand new 3-room cottage, having water in kitchen, electric lights, oak floors, large east front lot. \$8x120; high and sightly location, and only ½ block from the street car and 2 blocks from stores and school. Rores and school.
PAYNE INVESTMENT COMPANY,
Douglas 1781. Ware Block.* Sholes Specials

Out Benson Way
Adjoining Keystone Park on the northwest, for sale on our easy payment plan; fine rich, smooth land; some in
alfairs and original prairie; several pieces have running water. Nothing to compare the colorade. The stonehum Land Cohave running water. Nothing with it near Omaha at the 25 good homes nearby. Price

THE VOGEL REALTY

I will trade my \$2,000 equity in com, well located modern home, fo oved, clear lots of equal value. Address

CLOSE IN—Income property to exchange for farm land, unincumbered.

A. W. TOLAND & CO.,
445 Bee Bldg. Doug. 5797.*

GOOD level wheat land, close to town and railroad in northeastern Colorado, just across the Nebraska line, in 180-acre or 320-acre tracts, to trade for acreage near Omaha, or Omaha city property, vacant or improved. Some of the land is under cultivation and fenced, no irrigation needed; many lowa farmers in this locality. Will give some one a good trade. Price of land, 320 per acre. HASTINGS & HIDYDEN, 1614 Harney.* FOR SALE OR EXCHANGE—Two quarter sections, dark soil, west Neb. farms; one or both for stock of merchandise; will exchange description with interested

MY EQUITY of \$4,000 in choice Omaha income, nets 7 per cent. Will exchange for clear land. P. O. Box 293.*

REAL SSTATE-LOANS SOME MONEY to loan upon Omaha real CITY and farm loans, 5 5%, 6 per cent.

J. H. Dumont & Co., 416 State Bank.

WANTED—City loans Peters Trust Co.

REAL ESTATE WANTED

BIGGEST land sale of the year now on. 169 forty-acre farms \$460 each. Good land. Well settled locality. Close to railroad. SIX or seven-room modern house, give price and location house, give price and location or no attention will be given.

BIGGEST land sale of the year now on. 169 forty-acre farms \$460 each. Good land. Well settled locality. Close to railroad. SIX per acre is half actual value. Great-cat parks in South Missouri at sense-tional prices. Write today for free literature. D. Merriam, Ellis & Benton, Kansas City, Kansas.

REAL ESTATE FARM & RANCH LANDS FOR SALE Arkansas.

Dream

FOR SALE.

NEAR WINNIPEG, CANADA.

Bargain, 340 acres, rich black soft, lays
fine, unimproved, \$57 per acre; terms.

Jim Wray, Slofix City.*

Ware Block, Omaha.*

FINE IRRIGATED 40 IN NEBRASKA'S VALLEY OF THE NILE.

No. 73—To exchange for city residence. Is your city job undertain? Then take advantage of this chance to exchange your nonproductive city home into a home that will make you a living and insure you a comfortable future. This 40 has just a little slope to the south; soil warm and rich. Nothing better for alfalfa, potatoes, grain and sugar beets. It's all in cultivation. Is acres in alfalfa and only 2 miles from town, in Morrill county, on Burlington R. R.

McCague Bidg.

A FINE RANCH
in Brown county, Neb., with 2 sets of
improvements on it, containing 1,600
acres; \$12.50 per acre; will exchange for
flats or income property in Omaha, or
smaller farm. Thomas H. Adams, 413
Karbach Bik., Omaha, Neb.

FARM FOR SALE FARM FOR SALAE

440 acres in Cherry Co., Neb. House
26x25, new; barn 26x40, two atories; implement shed 16x40; cattle shed 18x50; new
granary; corn crib, 2,500 bushels, and 1,600
bushels of eats; over 100 tons of hay cut
each year; chicken house, milk chilar,
well and windmill; two very large water
tanks; fenced and stross-fenced, hogtight and chicken-tight fences; 130 acros
in cultivation; 100 more acres to break;
all can be plowed except 40 acres; 3 miles
from achool, 6 miles from Kügore; he
incumbrance This is exceptionally good
land and guaranteed just as described.
125 per scre; total, 211,00; 15,000 down, the
balance in 10 annual payments at 6 per
cent.

About 14,000 of stock and machinery can

Texas.

1 to 8 miles from new railroad, \$30 to \$40 per acre; ¼ cash; balance 30 years; will grow over 50 bushels corn to the acre and big returns on forage crops and fruits; mild winter and delightful summers, on account of the gulf breese; \$0,000 acres to select from Agents wanted. Spring Valley Land Co., 818 Gunter Bidg., San Antonio, Texas.

Wyoming.

HOMESTEAD Homestead, 28,000 acres, just opened; 230 acres to each application. Particulars, write at once. F. Lavalieur, Burns. Wyo.

LOW RENT.

\$10.00—3-r., 2211 No. 30th St.
\$10.00—6-r., 1903 Leavenworth St.
\$10.00—6-r., 1903 Leavenworth St.
\$11.50—6-r., 1903 Leavenworth St.
\$11.50—6-r., 1905 Pierce St.
\$10.00—6-r., rice corner, 1902 So. 19th St.
\$12.50—6-r., rice corner, 1902 So. 19th St.
\$16.00—6-r., 19

CLOSE IN APARTMENT.
Four rooms and bath, in the California.
See janitor. Phone Douglas 5237.
Most up-to-date brick flat in city; hot water heat; large lawn. D. 6891. H. 1863.

STANDARD FLATS

rinted list. HASTINGS & HEYDEN, 1614 Harney St.* CLOSE-IN APARTMENTS.
THE LAFAYETTE,
17TH AND JACKSON.
Two and three-room apartments,
strictly modern and up-to-date, firstclass condition, only three blocks from
court house. Hargain rests.
PAYNE & SLATER COMPANY,
616 Omaha Nat. Bank Bidg. NEW 7-room brick flat, strictly modern, 34th and Hamilton. Phone Wal. 1897.

ELMS APTS.

Sth and Dewey Aves., elegants apts., east and south exposure; sleeping porch; Murphy bed and nice lawn. Call D. 5958. Furnished Apartments. Furnished Apartments.

FURNISHED APARTMENTS

CLOSE IN

Handsomely furnished two-room and bath apartment, \$\frac{1}{2}\$. The Bosworth, \$217\$ Howard St. Heat, water and janitur service furnished.

ARMSTRONG-WALSH COMPANY, Tyler 1538. State Bank Bidg.*

Tyler 1538. State Bank Bidg.

IN the Macwood at 2511 Harney, living room with beamed ceiling and built-in disappearing bed and writing desk; French doors with balcony; kitchenette with built-in refrigerator, gas range and cabinets complete; larne, wall equipped bath room; new furned oak furniture, with all linen, cooking utensis and silverware furnished. Just vacated. Price \$35.50 all winter; \$34, summer.

ERNEST SWEET,
Office 2511 Harney St. Douglas 1472.

FURNISHED APARTMENT.
A 6-room, strictly modern apartment with the search of the strictly furnished throughout, \$75.
PAYNE & SLATER COMPANY, 615 Omaha Nat. Bank Bidgs