

### One of Omaha's Show Places

With few exceptions, out-of-town visitors to Omaha are taken to see Happy Hollow

Do you know why it is one of the attractions? Because HAPPY HOLLOW is the development of an idea. Because HAPPY HOLLOW is by far the most attractive residence section of Omaha. Because citizens of Omaha are proud of the hand some homes in HAPPY HOLLOW. We people of Omaha like to show our visitors the best we have, so we always show them HAPPY HOLLOW.

### Happy Hollow is Complete

Not that it is finished, not that there are no plans for further beautifying and betterment, but HAPPY HOLLOW is Ready For the Home Owner

### Ready For the Home Owner

All of the public conveniences are there. The men who planned HAPPY HOLLOW have assumed your worries; they looked after the grading, the paving, the sewers, the sidewalks, the gas, the water. They planned so carefully, so thoughtfully with such broad vision of future beauty and development, that living in HAPPY HOLLOW is at once a delight.

### So Well Located

HAPPY HOLLOW is only 20 minutes by car from the business center, north of Dodge and west of 24th St. It is reached by paved streets, in beautiful situation, with a splendid view of the rolling prairies to the west.

### You Do Not Pay As Much

For HAPPY HOLLOW lots, with every modern improvement, with charming surroundings, as for vacant lots, unattractive, unimproved, in parts of the city where all improvements must yet be made.

### Facts Worth Considering

Think on these things if you plan a home. Can you afford to overlook the safety of the investment, the satisfaction of the family, the solution of the best home location?

### Terms Are Easy

HAPPY HOLLOW lots are sold on easy payments. After the first cash payment you may pay on monthly or quarterly installments. Plan your home now, select your lot in HAPPY HOLLOW now, start planning your home.

### George & Company

PHONE D. 754. 902 CITY NATIONAL BANK BLDG.

# About Development

Omaha has gone forward with remarkable strides in the last few years, and in the outlying Residence districts, some large tracts have been developed into high-class districts. Nowhere, in or near the city, has this change been so remarkable as in the MILLER PARK District.

FOUR YEARS ago "Norwood" was a cornfield, and when platted lots sold there from \$600 to \$1,000, today these lots are SELLING for \$1,500 to \$3,000 and it is one of the "Beauty Spots" of Omaha.

THREE YEARS ago "Newton" and "Milecrest" were platted and sold, and these lots are selling for 50% more than they were sold for originally.

TWO YEARS ago "Laurelton" was platted and sold by us, and TODAY there are no lots for sale there, and 90 PER CENT of the lots have fine homes on them.

ONE YEAR ago (in May, 1914,) we platted "BELLE ISLE," lying south of Miller Park and west of 24th street, and TODAY all street improvements are in, paving is being done now and ONE-HALF of the lots are improved with fine homes. Do you know of ANY other location where such remarkable growth has occurred?

THIS YEAR we are plating "MINNE LUSA" lying NORTH of Miller Park and extending from 24th street to 30th street. It is more than twice as large as all of these other additions COMBINED and is the largest addition ever platted at one time in Omaha. Its LOCATION is ideal and its surroundings wonderful—its future is assured, nothing can stop it.

# YOU

should get in on the "GROUND FLOOR" by coming out TODAY. LOOK INTO this remarkable addition. Salesmen will be on the ground all day. It will soon be platted and the prices will average around \$700, with all improvements paid for. Hundreds of lots lower in price and some higher.

## Chas. W. Martin & Co.

742 Omaha Nat'l Bank. Tyler 187.

## Stop! Look! Listen!

### LEAVENWORTH HEIGHTS

42d to 45th Streets, Leavenworth to Pacific.

Right in Town, High, Sightly and Beautiful.

Water, Gas, Electricity, Sewer and Cement Sidewalk For Every Lot.

We will soon offer these inside Addition Lots at outside addition prices.

### INQUIRE NOW

## Benson & Carmichael

Tel. Doug. 1722 642 Paxton Block

# You Will Enjoy Seeing EVANSTON WHY?

BECAUSE—First, because EVANSTON itself, with its winding streets, its parking, its views, its surroundings, is beautiful and pleasing. Then, too, our salesmen, will take pleasure in showing you around in a courteous manner without trying to force you to buy. They will take you and your family at any time of the day or evening in large, easy-riding, Cadillac cars to see EVANSTON and the entire district surrounding, so that you may not only judge the lots but the whole community. The success of our sale so far rests greatly in the fact that we are selling at wholesale prices, leaving a retail profit for the purchaser.

EVANSTON offers you a place to build a home, not a house.

Call Douglas 2596 now and make an appointment to see EVANSTON as soon as possible. Three lots sold yesterday—it will pay you to make your selection early while you have beautiful lots to select from.

## H. H. Harper & Company

1013-14 CITY NATIONAL BANK BUILDING.

### A Sample Lot A Few of Our Bargains in Omaha Residence Property

A large and commodious modern house with hardwood finish and every convenience; beautiful corner lot, 28x135 feet, in the choice part of the West Farnam District. PRICE \$18,000. You have only to examine this property to realize it is a bargain price this is. If you count the improvements that they are worth you would pay but a trifle more for the ground, and lots in the immediate vicinity, no better, if as good, have recently sold for \$150 per front foot.

A very desirable 7-room house with south and east front corner lot, abundance of shade and shrubbery; one block from street car, within easy walking distance of churches of four denominations and public and parochial schools. Price \$4,000. Owner leaving the city and must accept an offer of something less.

Seven-room modern house with hardwood finish and hot water heat; lot 50x120 feet in the north part of the city. Price \$6,000. An up-to-date and desirable home in a fine neighborhood.

Nine-room modern house, on a quiet street in the best part of the Hancock Park District; lot 28x145 feet, with fine shade and shrubs. This house has oak finish and hardwood floors, hot water heat, bathroom with pump, in kitchen and laundry and is desirable in every way. Price \$9,000.

Eleven-room house with six bed rooms and two sleeping porches, hardwood finish, oak floors, hot water heat and every convenience; two corner lots on grade, streets paved. Price \$12,000. This is a very choice home in an exceptionally fine neighborhood, one block from Farnam car line, and will please you if you want something extra choice.

Ten-room brick veneer modern home, with excellent finish and modern conveniences; lot 28x125 feet. This house has oak finish and hardwood floors, hot water heat, lot 60x125 feet; one block south of the Farnam street car line. Price \$12,000. This is a fine home in a fine neighborhood. This is the full price, but the property is exceptionally desirable and the owner might accept a lower offer.

### A Beautiful Building Site

Seven-room modern house with hardwood finish and all modern conveniences. Price \$4,100. Lot 60x125 feet. This house has a bed room and bath room on the first floor and would be fine for a mixed family of old and young people. 145x125 feet in the Cathedral district with double street frontage, both streets paved and paid for. Price \$5,700 per front foot. This is only a little over \$12,000 and the one frontage alone ought to sell for that price. Special reasons for selling at this low price.

### J. H. Dumont & Co.

315-15 State Bank Bldg. Phone Doug. 300.

### Two Houses for Price of One

On southwest corner of 27th and Taylor, one block south of Ames Ave., we have a six-room all modern house not three years old and located on a fine lot facing east. On the rear corner of same block, a neat four-room cottage. Both are rented to good tenants and bring \$5 per month. We are offering this entire property for \$3,500.

IN DUNDEE. We are offering a fine seven-room modern house at 80 North 26th Ave. The house is well arranged, in fine condition, and one of the prettiest and most sightly location in Dundee. The owner has been called to another city and is pricing this for quick sale at \$4,750.

818 SO. 25TH STREET. We are sure if you would look at this it will please you. A fine two-story house, almost new and entirely modern, with fine oak finish. East front and only one block to car. Asking for \$3,000. H. C. FREEMAN, 222 So. 10th St., Under Omaha Nat. Bank.

SIX-ROOM HOUSE. Up-to-date, with light oak finish, nicely decorated, full basement, sleeping porch, attic, paved street, Kountze Place district. Only \$2,000 on easy payments. W. H. GATES, 187 Omaha Nat. Bldg. D. 1294; Web. 2863.

### Bargain in Vacant Lots

Corner lot, one block from car line, 49th Ave. and William St., about 5 feet above grade, \$50.

Evans St., between 31st and 36th Sts., 3 feet above grade, \$300.

Corner lot, 3d and Francis Sts., on grade, \$300. MONTHLY PAYMENTS. 206 Pearl St., Council Bluffs, Ia.

List your property with The Byron Reed Co. Real Estate and Rental Agents.

5-ROOM HOUSE New & All Modern

Oak finish in living room and dining room, two blocks from school, one block from car line, cement walks are in, full sized basement with floor drain, electric fixtures and window shades furnished. Built-in bookcase, large cupboards in pantry.

Price \$2,700. This place will compare favorably with houses selling from \$3,000 to \$3,500. This is a real bargain. Look it over as it will sell this week. Terms to suit.

Traver Bros. 705 Omaha National Bank Bldg. Phone Douglas 1152. Sundays and Evenings, Webster 4855.

### HOUSES FOR SALE IN EVERY PART OF THE CITY

61 houses and cottages from \$1,000 to \$2,000. 52 houses from \$2,100 to \$5,000. 24 houses from \$5,500 to \$15,000. We have pictures of all our good houses. Come in and let us show them to you.

W. M. NASH & CO., Real Estate, Loans, Insurance, Rentals, Etc. 602 Bee Bldg. Office Phone Red 323. Sunday Harney 1215.

DON'T BUY A HOME you are not going to be perfectly satisfied with. Come to us. We will find a lot in the neighborhood you prefer and then build a house that will conform with your ideas down to the smallest detail. A moderate cash payment and the balance monthly. Come in. We like to visit.

MODERN HOMES REALTY CO. 640 Paxton Bldg. Douglas 3222.

### REAL ESTATE—NORTH SIDE

On the Boulevard 4113 North 20th St. 4 rooms and sleeping porch. This house is less than 2 years old, is worth \$2,700, but owner needs the money and will sell for \$1,950. The best snap in the city.

W. S. Frank 201 Neville Block.

### North Side Snap on Your Own Terms

Seven rooms, practically new, finished in oak, consisting of living room, dining room and sun room on first floor; 3 nice bedrooms and sleeping porch on second. Plenty of shade, beautiful lot, one block from car line.

Glover & Spain D. 3962. 919 City National.

HOUSE and corner lot, fine location, \$1,200. Owner needs money. Bargain for someone. G. F. Stebbins.

### REAL ESTATE—NORTH SIDE

2—Two Room Houses 2409 and 2411 Hartman Ave.

2 north front lots, 40x132 each, 1/2 block west of 24th St. car line; fruit trees on lots with improvements on each lot that will run easily \$250. If you want a nice building site you want to see these lots at once, as they are bargains at the price we are quoting. See us for price and terms.

Hiatt-Fairfield Co. 230 Omaha Nat. Bldg. D. 498.

### Do You Want A Bargain?

Brand new, all modern; 5 large rooms and bath; 3 rooms in oak; one a sun-room; less ceiling, bookcase, window seat; well arranged kitchen, with convenient pantry and ice box room; bath room, tile and enamel, with guaranteed fixtures. Heating fixtures can be selected by buyer; stairs to second floor, which is large enough to finish 3 rooms; central basement; furnace heat; hot and cold water; fine, large lot, paved street; close to car; located in Boulevard Park addition. Price \$2,800; about \$700 cash or vacant lot as part payment.

Rasp Bros. Douglas 1622. 106 McCague Bldg.

### See This Place

If you want a very desirable 6-room completely modern new house. Located 420 W. Wakeley Ave., between Davenport and Chicago streets. This house is on a large south front lot, 50x125, is three blocks from the Dundee car and 15 minutes' ride from 16th and Farnam Sts. On you will be proud to own. The principal rooms are on the first floor and have oak floors and finish. Bedrooms and bath on second floor. Furnace, screens, shades, built-in bookcase, rookey porch; in fact, all that goes to make a comfortable house is here. If you want a home of your own that is in a restricted residential district you will be repaid if you see this now. You can buy on the easy terms of \$25 cash and \$5 per month. Keys at our office.

Creigh, Sons & Co. Phone Douglas 300. 508 Bee Bldg.

### Near Miller Park 100x127 Feet Beautiful Shade

At 3065 N. 28th, you will find a 5-room house, modern in every way except heat, that person who inspects will convince you is actually worth more than what you are asking for it. Big shade trees in front on paved street, with paving paid; iron fence across front of lot; lots of shrubbery; good chicken yard, and the chicken house furnished; in fact, you cannot beat it, so do not put it off if you want to buy. Call us today, or go direct and look it over.

Hiatt-Fairfield Co. 230 Omaha Nat. Bldg. Doug. 498.

### New Five Room Brick 4949 No. 36th St.

The other day we inspected a 5-room brick house, 2 years old, all modern, that we deem exceptionally good. Lot 40x120 ft. and one of the prettiest views of the river and Iowa bluffs you could find. 4 blocks from Ames Ave. car; very good neighborhood. House could not be built for less than the price we are asking for the finished property. Price on application. Can arrange reasonable terms.

Hiatt-Fairfield Co. 230 Omaha Nat. Bldg. Doug. 498.

KOUNTZE PLACE BARGAIN 8-ROOMS FINISHED IN OAK FULL LOT WITH GARAGE ON BINNEY NEAR 16TH STREET. Chance for someone to get a nice home at the right price, as owner is leaving the city. \$4,000. W. H. GATES, 67 Omaha National Bank Bldg. Douglas 1294; Webster 2862.

# Watch This Space

Every Sunday we will advertise one bargain in this space.

For this week's special we offer

1431 Pinkney St.

\$300 Cash, \$35 Per Month

Six rooms, nearly new and thoroughly modern, finished in hard wood throughout. Full basement, laundry, etc. Lot 50x124. One-half block to Sherman avenue car, only short distance to Kountze park. Worth \$4,750, but if sold at once price will be \$4,000.

## The Byron Reed Co.

Douglas 297. 212 So. 17th.

## Some of Omaha's Most Beautiful and Costly Residences Are Desirable, Close Neighbors Of Creston Annex

"Creston Annex" is happily placed on the north side of Davenport St., covering the distance between 36th and 38th streets. Each lot lies a few feet above grade, therefore answering ideally for home building purposes.

### Just 22 Lots And All Good Ones

No such a thing as a "filled-in" lot in Creston Annex, and a delightful panoramic view of the entire city may be obtained from almost any point. The lots are all full size, the corners on Davenport St. being 58 front feet, while the remaining lots are 50 feet.

Ground as near as 38th St., scarcely more than a stone's throw away, has sold for as much as \$125 per front foot; use your own judgment, then, as to whether the natural law of property value raises will eventually include "Creston Annex."

## A Glorious Outlook for Creston Annex Right at the Top of the Hill In the West Farnam District

If "view point," "handsome outlook" and exquisite points of view would effect the sale of a property, then every lot in Creston Annex is already sold, for there isn't a prettier view point in all Omaha. The entire city is in sight from any lot; some of the pride homes and handsome residences of Omaha are close neighbors, while beautiful St. Cecilia cathedral looms up close by. Taken all in all, one could not ask for a prettier sight than that which greets the eye from Creston Annex. The air here is crisp bracing and admittedly healthful; business and factory life is far enough away to leave Creston Annex as a "place to live" pure and simple. Watch this spot a few years hence.

### The Portion With Prestige

Creston Annex is heralded as a site for a "home"; every lot contains therein will sell and satisfy on the "place to live" basis; parties buying here would seek cheaper, less inviting, less valuable outlying property, buying purely and simply for a supposedly quick raise in value.

The rush of time and the advance of business has not affected the extreme desirability of this residential section. It still remains—it will remain—the portion with PRESTIGE. A home established here will content you always.

### The Price Range

Take locality, surroundings and admittedly choice district into consideration, and you'll admit that the price quoted on any of the twenty-two Creston Annex lots is reasonable. East front lots on 37th St. at \$47 per front foot; west front lots on 37th St. at \$42 per front foot; east front lot on 36th Ave. at \$37 per front foot, and west front lots on 36th Ave. at \$31 per front foot.

### The Terms

Offered to purchasers are reasonable—10 per cent down and 1 per cent per month. Corner lots, while slightly higher, present many inducements by reason of their extremely choice location. Handsome corner lots are offered at northeast and northwest corners of 37th and Davenport Sts., and at northeast and northwest corners of 36th Ave. and Davenport Sts. Any "Creston Annex" lot will be considered one of the fine "buys" of Omaha.

## Reasonable Building Restrictions in Force For This Must Remain a Desirable Residential District

Supplement the information of this announcement, facts and descriptions with a personal trip through "Creston Annex" and you'll admit to yourself: "My round of inspection trips is over; I shall buy in Creston Annex, if I buy at all!" Creston Annex hasn't a single point against it; the ground lies level; lies beautifully; is within quick distance of the business center, yet retains residential exclusiveness and gentleness, home like characteristics. 'Twill be a real home, a pleasureable home, if built in "Creston Annex."

## A. P. Tukey & Son

1507-S W. O. W. BLDG. Phone Douglas 502. OMAHA, NEB.

# SWAP

The most popular classification in The Bee today is the "Swappers' column." It reduces the cost of living by enabling you to swap off articles you were going to have to throw away, for others you can use. It is a real money-maker for scores of people who are devoting their entire time to making deals with other swappers. Some of these people are making business out of it and others are making money that they consider as just so much found.

The "Swappers' Column" does not appear in any other Omaha paper. You can only reach these interested people through The Bee.

Come to the Bee office and let us show you what others are doing and how you can make profitable use of the "swappers' column."

Telephone Tyler 1000

## THE OMAHA BEE

Everybody Reads Bee Want Ads.