REAL ESTATE-MISCELLANEOUS REAL ESTATE-MISCELLANEOUS, REAL ESTATE-MISCELLANEOUS

Proper Environment

What's the use spending money for a good architect and putting up an expensive building when you know nothing of your neighbors, nor of the class of houses to be built next door to you?

You Protect and Are Protected

by the building restrictions. Every dollar put into adornment of your home helps your neighbor, and every dollar he spends in improving his place is adding dollars to your property.

The Best Ideas of Other Cities

have been adopted in HAPPY HOLLOW. The result is a choice residence section, growing in beauty and popularity.

So Well Located HAPPY HOLLOW is only twenty minutes by the car from the business center, north of Dodge street and west of 52d street. It is reached by paved streets, is beautiful for situation, with a splendid view of the rolling prairies to the west.

Every Improvement Made

No worrying over grades; no waiting for paving or walks. These independent of the popular in the popular in the popular is they suggest attractive environment.

Six rooms and bath, all modern conveniences for \$2,260; located near 24th and Pinkiney, and built three years. Will inke good lot and small amount of cash as first payment. Built good and for a home by owner.

Prices Low---Terms Easy

The prices of the lots and the easy terms suggest that there is no better investment in Omaha. The terms make the matter of building your own home very attractive. Let us discuss the matter with you, or may wa send you our "picture story" or "The Circles?" We welcome inquiries.

George & Phone D. 756. 902 City National Bank Bldg.*

Us

Build

for

In Minne Lusa

In that wonderful tract of ground, lying north of Miller Park and extending from 24th to 30th streets. We will be in position to build a home for you, according to your own ideas. We have built hundreds of homes here and can refer you to hundreds of satisfied clients.

"Martin Built Houses"

are built and guaranteed by us. At the present time, we are the largest builders of homes in

In Minne Lusa

We are going to build hundreds of beautiful homes, thirty of them, for clients, and within a few days after the plat is filed fifty homes will be under construction.

Come Out Today

and look over the ground. Select your lot and then let us draw plans to suit.

Remember

Prices in MINNE LUSA are only one-third the price asked for lots in other high class residence districts. You can get a beautiful lot in MINNE LUSA for \$600, close to car line and this price includes all grading of lots and streets, cement sidewalks, sewer mains and water mains.

CHARLES W. MARTIN & CO.,

Tyler 187.

742 Omaha Nat'l Bank Bldg.

4,5 or 6 R. Homes \$100 Down \$200 Down \$300 Down

Hastings & Heyden

\$2,650

ak finish in main rooma.

China
to slauce of house. China
to slauce room.

Nice kitchen,
back porch. Full cement

\$3,700 fanscern park home; paved s to park, school and car. All rage; nice shade. \$3,100

American Security Co.

\$200 CASH

being spected at 23st and Bancroft Will be convoleted within 80 days; beateneant; Bving room; dining room; and pantry foor; 24 floor two bedrooms; east diextra deep lots being 15 feet, THE ANCE OF PURCHASE PRICE LIKE ANCE OF PURCHASE PRICE 1.7%. OBLOCKS FROM CAR. W. FARNAM SMITH & CO. Doug. 1964." For Sale or Exchange

Beven rooms and hall, strictly modern; hardwood finish in first story; 3 hedrooms upstairs; hall, parior, dining room, conservatory, kitchen, one bedroom or den and bath on first floor. Price \$0,000. This house fronts on a paved street, 2% blooks from car line, and has a large lot with shrubs and shade. Very desirable for a mixed family of old and young peoplo. Owner will exchange for vacant land in Nebraska with good soil, or for smaller property in Omaha.

J. H. Dumont & Co.

A SNAP IN VACANT At that and Jackson, 3 lots, one of the finest locations in the city for an anartment house. Examine this place and make us an offer.

125 LOTS

South of Hanscom park, Ber's addition, from \$450 to \$1,000; uest of terms, See us on this. W. M. NASH & CO.,

Real Estate Loans, Rentals, Etc., 602 Hee Bldg. Phone Red 338. THREE FINE DWELLINGS

Never before offered for rent; each property riricity modern.

11.00 e-room and bath, separate toilet; moe corner lot, shrubbery and trees, paved street. 2001 N. 22d St.

155.00 Dandy 3-room dwelling. 4 years old, 5 rwams and bath dawnstairs; two rooms and storeroom upstairs; two rooms and storeroom postairs; two rooms and storeroom postairs; two rooms and storeroom postairs.

155.00 Pine, brand new 3-story square house, elegant sleeping porch; and finish; paved street; Field club district. 2017 Pacific St. SCOTT & HILL CO.

\$500 Cash; \$32 Per Month Buys Two Good Homes One 7-room house; rents for \$12.
One 7-room new house, finished in oak, at modern, occupied by owner, but would rent for \$28 per menth. Live in one and rent the other.
HASTINGS & HEYDEN? 1814 Harney. NICE HOME IN MULLEVUE.
Whole block, new six-room house, good barn, chiesen house, well and claters; electric lights, shade and fruit trees; three blocks from our line. Cheap if taken at once. Phone Pellevue G. Post-affine Eng. St.

Look Over These Houses

ONE OF THEM MAY JUST SUIT YOU

LOCATED WEST A beautiful 5-room stucco house two blocks from the new Cathedral; on paved street; all modern conveniences, and nearly new; it faces east, and is in a splendid neighborhood.

\$4,000-\$1,000 Cash.

A new 6-room house on West Farnam corner for only \$3.150. House just completed, has three bed rooms, full cemented basement with floor drain; hardware finish first floor; built-in colonnade and book cases; beautiful exterior elevation; all conveniences and thoroughly modern.

\$500 Cash Required.

LOCATED NORTH:

An attractive 7-room house in Kountze ark neighborhood, built one and one-alf years. You may make your own erms.
Price \$4.250. A bargain. All conveniness and an unusually deep lot with
coautiful shrubbery and a good garage.

LOCATED SOUTH SIDE: Eight rooms and bath, near Missour Ave. and 30th St.; house faces east on paved street; this home is to be sold for \$2,500; a reasonable down payment and balance like rent. A comfortable home.

SEVERAL HOUSES AND COTTAGES:

\$1,250-Located south, 4 rooms, paved street, city water, gas and electric lights. \$150 Cash, \$14 Per Month \$1,475—Located north, 4 rooms, beautiful city park, new and faces south, \$109 Cash, \$15 Per Month.

\$1,150—Located north, on paved street and car line; 4 rooms, lot 40x130. \$100 Cash, \$15 Per Month.

Shuler & Cary Offers Wanted

Owner wants to sell these lots at this time. You can buy for cash or on paymenta. Look the list over and submit your offer.
On Hamilton St., east of 3th St., lot 0x150, with water, sewer, sidewalk, paved street. time. You can buy for cash or on payments. Look the list over and submit your offer.

On Hamilton St., east of 38th St., lot for 150, with water, sewer, sidewalk, paved street.

On Webster St., west of 30th St., lot 40x150, water and sewer.

S. 15. corner 40th and Fowler Ave., let 120x120, with water and sidewalk.

On Miami St., east of 23d St., lot 100x 150, with water, sewer and sidewalk.

On Miami St., west of 35th St., lot 50x120, no improvements.

On 15th Ave., north of Ohio St., lot 108x73, with city water.

On the north side of Frederick St., from 17th to 18th Sts., lot 33x179, with water and sewer.

On 15th St., north of Spring St., lot 45x123, with water and sewer.

The owner wants to sell these lots at this time. Now is your chance to pick up some bargains. Will sell als or part What will you give?

Creigh, Sons & Co.
Douglas 200. 508 Bee Bidg.*

SIX-ROOM MODERN HOUSE LIGHT OAK FINISH, FOR ONLY \$3,400.00.

on first floor, three rooms, bath and out-side room on second floor; stairway to floored attic; nicely decorated, with hard-wood floors up and downstairs. House renting now at \$30. On Pinkney St. NEW EIGHT-ROOM HOUSE

ON BINNEY, JUST WEST OF 16th. ON HINNEY, JUST WEST OF 16th.
Reception hall, living room, library,
dining room, all finished in oak; good
size kitchen; four rooms and bath on 2d
floor; stairway to attic; full basement,
with cement floor. A nice home. Lot
50x124, with a garage. A fine home, costing \$5,500. Owner leaving city on account
of sickness and will sell for \$4,650.
That nice brick bungalow cor. 16th and
Spencer, large grounds with plenty of
shrubbery, for \$4,000.

W. H. GATES W. H. GATES, 647 Omaha Nat. Bank Bldg. D. 1294.*

Roomy House

BENSON & CARMICHAEL

642 Paxton Block. Phone Doug. 1722.*

Chicken Ranch—\$50 Cash Complete, ready to start business; new 3-room house, electric lighted; lot 80x100 feet; 50x50 chicken yard, fenced; chicken house complete with roosts and nests; 3 blocks from car; balance only \$12.50 per month, which includes interest; price per month, which includes interest; price \$1.100. These places are selling as soon as completed. Centract now being let for three more.

W. Furnam Smith & Co.,

WE HAVE SOME DANDY FIVE AND SIX-ROOM HOUSES FOR ABOUT ELOO, EASY TERMS. F. D. WEAD, 1801

REAL ESTATE-NORTH SIDE

Bungalows "New-Modern" At 205 Clark St. 5-room, all modern, walking distance, nice lot, paved street, beautiful fixtures, stucce finish on half of house. Price 2.525.

525 cash—balance 23 per month.

H. A. Wolf,

Beautiful Clairmont

Brand new 7-room horne, with oak finish on first floor and oak floors throughout; tile vestibule; tile bath: exceptionally well built; has large cast front lot, one block from car line and boulerard, with cement driveway. Owner will make cast terms. See this at once.

Glover & Spain 913 City National.* \$4,200

Seven Rooms Hot Water Heat

Armstrong-Walsh Co.

REAL ESTATE-NORTH SIDE

Perfect House, "Prettiest Mile"

Just being finished, a 1918 house, modern and up-to-date to the smallest detail; bookenses, buffet, fireplace, beamed celling. Powell kitchen cabinet, coal chute, laundry tubs, white enamel trim, special doors, large attic, beautiful living room, fine fixtures, 2 betwoom, all oak floors, tile bath. All of this splendidly put together and beauthully finished, one one of the finest lots on this beautiful mile of boulevard, third house east of Milier park, one the south side of the boulevard.

Will be open for inspection today, Come out and look it over.

Charles W. Martin & Co. Charles W. Martin & Co.,

Tyler 187. 742 Omaha Nat. Bank. 5-Room Bungalow \$200 Cash, \$22.50 per Month Close to good school and car line. Four blocks to Holy Angels Parish. Price, \$2,250. HASTINGS & HEYDEN, 1614 Harney.

A Brick Cottage, Modern, New, Five Rooms

4949 North 25th St., high and sightly location. We will sell you this house for less than what you can duplicate same and give you the lot free of charge. In order to appreciate this it will be necessary to make a personal inspection. Owner must have a larger house to meet his requirements. Can arrange terms. Call us up or go direct and look it over.

Hiatt-Fairfield Co.

\$25.00 CASH

Balance \$5 per month, buys a splendid bungalow site, situated at 27th and Wirt Sts.; sewer, water and sidewalk. This is an exceptional bargain. Price \$550. Two car lines.

W. FARNAM SMITH & CO., 220 Farnam St.

\$30.00 Cash and \$30.00 Per Month

Don't Pay Rent Another Month. Telephone About This Today

Call Walnut 682 today.

\$50 Cash \$15 Rent

We have a six-room cottage, six rooms on the first floor, with a large floored attic, that we can sell for \$1,250.

Only \$50 cash, then \$15 per month. The present tenant is paying \$15.

A. P. TUKEY & SON.

Phone Doug. \$02. 1507-8 W. O. W. Bidg.*

Delightful Home Fontenelle Blvd.

Six rooms including enclosed sleeping porch; new, very modern and up-to-date. Fine, large, airy rooms and plenty of closet space. Oak finish downstairs, manogany and waite enamel above. Oak floors in every room. Splendid east front lot on the erown of the Boulevard. Two blocks from car. Restricted district, fine surroundings; boulevard has perpetual free care from the city and will increase in heauty each year, Values here are sure to advance. This house is one of the best bargains listed with us this year. A huyer with all cash can probably save \$1.50 on the price, \$4.50.

Armstrong-Walsh Co. Two Fine Lots

\$450 Each Located on 28th Ave., just south of Ellison. Have sewer, water, gus and permanent sidewalk in and paid for; I block of new Miller Park school. This price is far under what other lots are bringing in this locality. Good terms.

Hiatt-Fairfield Co. **Below Market** Price

Vestibule, living room, dining room and sun room finished in oak; bed room and kitchen finished in yellow pine, with birch doors, bath room is white enamel; oak floors throughout; two front rooms have beamed cellings; dining room has plate rail, panel walls, window seat and hook-cases; sun room has six windows, with a southeast exposure; house is one and one-half stories, but second floor isn't finished; could finish thre rooms; high grade fixtures, guaranteed furnace, floor drain; lot \$0x137; paved street; location and neighborhood are fine; near 19th and Laird Sta; about \$500 cash and rest monthly, or lot as first payment.

Rasp Bros.

A Little Down Balance Like Rent This home has reception hall, living room, dining room, kitchen, pantry and rear entry on first floor. Two large bed rooms and hath on second floor. Large losets. Oak floors throughout. Furnace puaranteed to heat. Screens, including learens for front porch. Lot 197130. Paved street. Price, 32,960. Located 3331 Ames Ave. Terms.

Norris & Norris 9-Rm. House, 1819 Pinkney St., \$2900.

Just listed last week one of the best bargains we have seen in some time. New hardwood floors throughout, new fixtures, plumbing and furnace; cement walks; full lot, 50x134; one-half block from beautiful Kountse park. It would cost at least \$5,000 to duplicate the house. The lot is worth \$1,000 Don't fall to look this over. The Byron Reed Co.

Only \$3,350 Norris & Norris REAL ESTATE-NORTH SIDE .

Almost Ready Druid Hill Addition 175 Lots

\$1.00 down, 50c per week, \$5.00 down, \$5.00 per month. Prices will range from

\$85 to \$300 Only a few are higher. No taxes, no nterest until 1917.
No payments when sick.
19 per cent discount on cash payments.
Enough restrictions, but not too much.

The Most Remarkable Sale in Years

Druid Hill addition lies between 30th St. and 36th St. and between Pratt and Sprague.

Most of the lots to be sold are between 33d and 36th St.

Our weed cutting, staking and grading is progressing nicely and we will hold the sale about

Saturday, July 24 Sunday, July 25

Hold this date open.
These lots are positively the cheapest ever offered on these terms.
Plat at our office. Call for further in-

Jeff W. Bedford & Son

Bemis Park

Bargains

\$2,200-3333 Lafayette Ave., 7 rooms, modern but furnace, with lot 45x120; paving taxes all paid. The price is low, location is good. We will make terms very easy.

taxes all paid. The price is low, location is good. We will make terms very easy.

\$2,796-5-room cottage on Lafayette Ave. and Boulevard, all modern, with lot bix 140. \$750 cash will handle.

\$2,700-5 rooms, near corner of 33d and Cuming, modern except heat. Price chasp and terms easy.

\$3,000-3220 Myrtle Ave., dandy 6-room house, all modern, with south front lot; handy to car line. Now vacant and will sell on very easy payments.

\$4,750-New stucco house in Montclair Addition, just east of 23d St., new and never occupied. Modern in every way; sightly location; \$500 cash will handle.

\$5,500-3336 Myrtle Ave., 3 rooms, corner lot, fine modern home, bungalow style, extra well built and nicely furnished; cost the owner \$5,300. Look today or tomorrow. Owner must sell and will make terms attractive.

\$6,000-3302 Lafayette, 7-room, strictly modern; sleeping porch, fireplace and all built-in features. A very attractive, well-built home on south and east front corner lot.

Glover & Spain Dollar For Dollar This Can't Be Beat

5005 NORTH 24TH ST. FIVE-ROOM COTTAGE. BEAUTIFUL SHADE TREES. LARGE LOT. BEAUTIFUL LAWN. PAVED STREET—PAVING PAID. FINE CHICKEN HOUSE AND YARD. REDUCED FROM \$3,500

to \$2,950.
MAKE PERSONAL INSPECTION AND BE CONVINCED. YOUR OWN TERMS.

Hiatt-Fairfield Co.
280 OMAHA NAT'L BK. BLDG.
DOUGLAS 498.*

Bargains in Rental Property \$2,500.00—Buys three houses at 2013-2015 and 2019 Clark street, with 100 foot frontage on paved

street. Paving and all special taxes will be paid by owner. Close Houses rented for \$30.00 per month. Benson & Myers Co. 424 Omaha National Bank Bldg .- o

Two 2-Room Houses 2409 and 2411 Harman Ave.

Two north front lots, 40x122 each, 1/2 block west of 24th St. car line; fruit trees on lots, with improvements on each lot that will run easily 2500. 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.

BENSON & CARMICHAEL 642 Paxton Block. Phone Doug. 1722.*

IF YOU are looking for an exceptional bargain in a 8-room house, with pantry, refrigerator room and reception hall, see this today, all modern conveniences; newly varnished inside; painted outside, 507 Blondo. Phone Web. 5104.

2517 BLONDO-Tel. Web, 5104, 6-room, bath, pantry and toe room, reception hall, bot water heat, gas, newly varnished inside, newly painted, first-class shape; shade trees and flowers, see owner at house after 4 o'clock for terms. Owner must leave city. LEAVING city, sacrifice 6-room; bath, newly painted; house at \$11 Blondo. REAL ESTATE-MISCELLANEOUS REAL ESTATE-MISCELLANEOUS

Special Bargains

Lincoln Ave. (Center St.), half block west of Hanseem park car line, south front, large, well built two-story 8-room house, beautiful large living room with freplace, built-in bookcases, nice dining room, kitchen, splendid pantry equipment, tile vestibule, large coat hall on first floor; with three very fine bedrooms, one unusually large, with lots of closet room and bath on second floor, besides sleeping porch enclosed, with room for two beds. Maid's room with hot and cold water on third floor; good garage connected to house. Owner has left the city, anxious to sell. Made special price for quick sale, \$7,750. Ask to see it.

West Farnam Specials

55,00—126 cash, \$40 month including interest and principal, will buy a good 5room house, fully modern with new combination gas and electric fixtures,
newly painted and decorated on in side, east front on 35th St., between
Dodge and Farnam Sts. Can't beat it for prize or terms. The location is excollent. Let is 35,25 feet.

121 S. 28th Ave. Here is a beautifully located well built, modern, up-to-date
3-room house, with two baths, hot water heat, large choice room; first story
brick and second story frame. It MUST BE SCI.D. Would consider part
in good vacant or smaller place if worth the money. Or give very casy
terms 'Phone Harney 602 and we will show it to you today. It is vacant.

Field Club---Creighton's First

\$3,750 And only \$300 cash for a dandy, nice well hulld, well arranged, modern, up-to-date bungalow; nice oak finish and oak floors. Corner lot, 5/1000 feet, with all specials paid, at N. W. corner 33d and Arbor Sts. Block from car. Can't beat this for price or terms.

\$7,000-3316 Walnut St., a good, well built modern, up-to-date stucco house with 7 rooms, leautiful large living room with beam colling, dining room with beam celling and panel wainscoting; an at tractive, well arranged interior throughout. Hard wood upstairs and down. Good garage. Owner leaving the city, want a proposition.

Dundee Special

Will Build to Suit---Warehouse Building We will put up fireproof building on lot 35x132 ft. at S. E. cerner of 18th and Howard Sts. for suitable tenant on long time lease.

Or will build fireproof building 65x132 ft. at S. W. cerner 9th and Howard St. Tols last lot has trackage.

99-Year Lease

D. V. Sholes Company,

915-16 City National Bank Bldg. Doug. 41.

or tomorrow.

and the Money to Build Your Home

> The man who wants to build a home in one of the prettiest home building sections in the city, which he can pay for as he earns, should answer this ad today.

Telephone Walnut 682 Free Automobiles

lots we are offering and help you pick out a location, if you call by phone. Telephone now and learn about location, etc., and arrange for us to send for you-today

We will send a car to bring you to inspect the

For the Discriminating Buyer! You Who Will Sometime Build a Home

We believe we have the two best, first-class, close-in additions, CRESTON ANNEX and W. A. REDICK'S 2D ADDI-TION.

Creston Annex

West Farnam District, on the hill, sightly, cool, beautiful. The finest, large, high-class piece of vacant property in Omaha proper. Part of our best residence section. Full sized lots, none filled. Streets paved and everything in.

Restrictions guarantee an ideal residence district. Lots \$1,900 to \$3,500.

Leavenworth street and Boulevard District.

North side of Davenport from 36th to 38th. W. A. Redick's Second

The ideal place for the busy man of moderate circum-Walking distance. High and sightly. Reasonable restrictions. Paved streets. All improvements in and paid for.

Lots \$1,200 to \$1,500. Between 31st and 33d. Leavenworth and Jackson.

Buy on the "Place to Live" Basis. A. P. TUKEY & SON.

REAL ESTATE-NORTH SIDE NEW 6-room bungalow. Absolutely modern, oak floors throughout; modern dining room finished in oak; built-in buffet, china closet, book cases; kitchen cabine

1507-8 W. O. W. Bldg.

medicine cabinet. Full basement, cemented; floor drain, laundry tub, coal bin; Milton Rogers guaranteed furnace. Stairs to attic, all floors. Grade door, M V. tracks. beautiful semi-indirect lighting fixtures.

school. Small payment down, same as rent. Call and inspect.

685 NORTH WTH ST.

PHONE WEBSTER 2000.

A Snap 5-room cottage, 4300 Lake; \$100 down, 230 a month; \$1,500. Owner, I Paxton Blk., Douglas 1755. FOR SALE or rent by the owner, 7-room modern house, this North Min Street Call Walnut 1878.*

REAL ESTATE-NORTH SIDE Ten Acres

Phone D. 502.

\$6,000 We offer today for the first time ten acres of unplatted land situated west of 39th St., south of Webster Ave., south of Omaha Heights and north of the F., E. &

This land has never been platted and best of plumbing fixtures. Largo lot, is situated on high and sightly ground sodded; coment walks. One block to car, two blocks to public a fine investment for somebody who wants to handle a small tract that is very

desirable. We can make satisfactory terms

A. P. Tukey & Son KOUNTZE PLACE HOME,
WANTS OFFER.
The finest home in Kountze Place is for sale, or owner might accept smaller place as part paymont. This is a beauty, lot 74x124. See us at once.
PAYNE INVESTMENT COMPANY, Suite 537, Omaha Nat. Bk. Hidg.
Douglas 1751.—0.

2602 N. 30th St. Fine, all modern. 7-room cottage, on car line. \$500 down, \$30 per month: \$3,000. Kountze Pl. 5-r., well located, mod. home near school, bargain. Owner, Web. 1549.