

REAL ESTATE REAL ESTATE

ARMSTRONG-WALSH COMPANY SPECIAL OFFERINGS

Vacant

- 406-South front on Seward St., 240 feet west of 25th, 60x122. A little below grade, but a real bargain at the money.
1,000-West front on 24th St., 150 feet south of Laird, 60x124. Paving paid in full. It's a snap at the price.
1,100-On 24th St., just south of Hancock park, east front on paved street, only two blocks from the West side on the street for the money.
1,200-South front on Davenport, just west of 24th Ave., 60x128; paving all paid. Here is one of the most desirable locations in Omaha and the price is far less than for anything else in the district.
2,200-270x120. This is a solid block lying between 28th and 30th, Parker and Blondo; needs grading, but will cut up into twenty forty-foot lots, which will retail at from \$500 to \$600 cash. Act quickly on this one.

Houses

- 2,200-Southeast corner 25th and Saratoga, 5 rooms, all modern, and not far from the 24th St. car line; full corner lot, with shade and fruit trees. The house is only about two years old. Owner is obliged to sell. Here is your opportunity.
2,250-In the Hancock Park district, near the corner of 26th and Woolworth, we have a dandy two-story, east front residence in tip-top condition; oak floors; white enamel woodwork; fireplace; full east front lot and fine garage; street paved and all paid for; \$500 cash, balance monthly.
2,500-No. 211 E. 42d St. Here is another completely modern 3-room house finished in quarter-sawn oak and located in the West Farnam district, with paving paid. The lot is 60x135. We believe this to be the best bargain now offered in this district. Owner has gone to California and says sell.
2,500-Only one-half block north of Hancock park, 6 large rooms, completely modern and practically new. The house has just been newly painted inside and out, floors refinished and walls newly decorated; complete bathroom on the second floor and extra toilet in the basement. This is a remarkable bargain, as the lot alone is worth \$2,000. Call us up at once and let us show you this property.
2,520-Dundee, 8-room, practically new and in apple-pie order; big living room, dining room, kitchen, music room or den on the first floor; four bedrooms and bath on the second; located on one of the best south front lots in Dundee; only a block from car line and surrounded by high-priced homes. Owner is leaving Omaha June 1 and has made this price for quick sale. Call us up and we will be glad to show this property at any time. We believe you will buy this on sight. Terms can be arranged.
2,620-Located in the heart of the Field Club district; big living room, with fireplace; paneled dining room and convenient kitchen, on the first floor; four bedrooms and the bath on the second. One of the best east front lots, 57x124. Owner has moved to Des Moines and has cut the price from \$6,500 for quick sale. This is one of the best built, best arranged houses you'll find in Omaha, and the price is right. Terms if desired.

Investments

- 2,600-Northeast corner of 29th and Cuming Sts. This is a dead-sure shot. The location is only four blocks from the new Ford plant; ground 60x132. There is a brick house now on the corner renting for \$60 a month. We believe the property will increase 20 per cent within the next two years. This corner is the junction of five main car lines.
2,600-Four flats, near 24th and Dewey, renting for \$110 a month. Will show at least 11 per cent on the money. Houses are finished in oak and are located on paved streets with paving paid. Vacant property in this district has more than doubled in value within the last year. This is one of the few bargains to be had. It will make you rich.

Armstrong-Walsh Company Tyler Bldg. Rose Bldg.

These Properties Must Be Sold

Out-of-town owner has instructed us to sell the following properties at once at these greatly reduced prices:

- 1124 N. 26th St., 5 rooms and bath, former price \$2,500, new price \$2,000.
3314 Decatur St., 5 rooms and bath, beautiful 60-foot south front lot, former price \$2,600, new price \$2,100.
1609 North 34th St., 5 rooms and bath, entirely modern, former price \$2,600, new price \$2,200.
2602 N. 22d St., 5 rooms and bath, corner lot, paving paid, former price \$2,750, new price \$2,250.
2301 N. 22d St., 6 rooms, entirely modern, fine lot, paved street, former price \$3,500, new price \$3,000.
1534 Spruce St., 7 rooms, entirely modern, choice home, former price \$4,200, new price \$3,500.

Look these over, then see us at once, as they must be sold.

Scott & Hill Company

Ground Floor McCague Bldg. Doug. 1009.

Bungalows Minne Lusa

You will see this headline a great many times in the coming months and it will pay you to read and act.

We are building several charming bungalows in this beautiful addition; some of them already sold. We have two in particular that should interest you. They are "wide" on the front, have big living rooms, brick fireplaces, beautiful oak finish and floors.

MODERN in every detail; these are MARTIN HOUSES; we're proud of them and we are behind them; you take no chances when you deal with us.

The prices are LOW and the terms easy to good, responsible parties. Let us show you.

Chas. W. Martin & Co.

Tyler 187. 742 Omaha National Bank Bldg.

REAL ESTATE

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Reduce the high cost of Living OWN A HOME IN BENSON GARDENS

Opening Sale Of Acres and Half Acres

For the first time we are offering for sale the THIRD subdivision of the POST FARM, located West of Benson, and adjoining the new town of West Benson. Paved road all the way; free jitney service to and from the end of Benson car line to those who live in Benson Gardens or West Benson who are employed downtown. The school children are taken to and from the Benson school in the auto jitney bus free of charge.

Why Not Have a Home That Will Help Pay for Itself?

And live where you will have plenty of room, fresh air, fresh fruit and vegetables and fresh eggs for your table. Did you ever stop to think what that means and how much cheaper you could live in

Beautiful Benson Gardens

Where you will find the finest kind of land, that will produce more from an acre than many other places will produce from two to three acres, and the prices on this new tract are so low that you cannot afford to let this opportunity pass by.

Our Easy Payment Plan of \$10 a Month on an Acre and From \$5 to \$7.50 a Month on Half Acres Will Make You Independent.

REMEMBER!—THAT ONE ACRE IS EQUAL TO 6 TO 8 CITY LOTS.

COME OUT TODAY AND SEE FOR YOURSELF.

Take car to the end of Benson car line, then walk six blocks west to Benson Gardens or take jitney at end of line and get off at our office on the ground on West Main Street, and our salesmen with autos will be pleased to show you around; or if you cannot go today, call us up by phone, Tyler 50, any time during the week, and we will send you plat and prices.

Downtown office open evenings 7 to 9 p. m.

Hastings & Heyden,

1614 Harney Street

Five Phones, Tyler 50

Brick House of Quality

IN ONE OF THE BEST RESIDENCE BLOCKS IN THE CITY

We are offering a beautiful brick residence, located within half a block of Farnam St., in the VERY BEST section of the West Farnam district. House is built of exceptionally fine quality of pressed brick, wide eaves, porch to the front and south side of house, with open veranda connecting; large garage, for two cars, of the same architecture; on beautiful 60x165-foot lot. House has rich, distinctive and pleasing appearance from the exterior. Large tiled vestibule, with coat closet opening into large living room, extending nearly full width of the house, finished in mahogany, with fireplace, beautiful stairway; to the left of the living room and vestibule is a large library or music room; folding doors through beautiful arched opening into dining room, finished in quartersawn fumed oak, wainscoted, with built-in buffet, French doors opening onto solarium off dining room. French doors from solarium onto side porch. Butler's pantry, kitchen pantry, refrigerator room and large kitchen, finished in hardwood; tiled toilet and lavatory on first floor. Large hall on second floor, finished in mahogany, with four good sized bedrooms, all well arranged, large closets, some with windows, all lighted with electricity, with built-in wardrobe in each closet; dressing room and lavatory; beautiful tiled bathroom and small sleeping porch. Third floor all finished off into servants' quarters, storage room, one extra room that could be used as a bedroom, servants' bath complete and cedar room. Full basement, brick partition, separate into laundry room with stationary tubs, furnace room, with two large dust-proof coal bins, large room in basement that could be converted into a billiard room and vegetable room. Walls over entire house are encaused and freecored. Lighting fixtures all fine quality and in keeping with a house of this class. All plumbing fixtures are porcelain; hot water heat.

West Farnam Stucco House

On 11st St., near Davenport, exceptionally well built by the owner for a home, who is leaving the city. Has reception hall, which is large enough for a library, living room finished in mahogany, dining room and sun parlor finished in fumed oak, large pantry, butler's pantry, refrigerator room and kitchen on first floor; four fine large bedrooms with large closets, tiled bath and one bedroom in basement that could be converted into a second bath. Entire third floor finished off into servants' quarters, one extra bedroom, storage room and closets and complete bathroom. Full finished basement, all plastered, brick partition walls, dividing into vegetable room, laundry, with stationary tubs, heating room, dustproof coal bins, hot water heating plant, fine fixtures, first-class plumbing. Lot 28x110 feet. Price, \$13,900.

D. V. Sholes Company

215-16 City National Bank Bldg. Doug. 43.

FARM AND RANCH LANDS

Idaho Lands.

SEVERAL HUNDRED

FARMERS HAVE MOVED TO HOMES WITHIN THE PAST 90 DAYS.

There are many great opportunities to buy land, fertile land at reasonable prices. Let us show you a few of the best. We have many more to show you. Let us show you what we have. Let us show you what we have. Let us show you what we have.

W. A. SMITH, COLONIZATION & INDUSTRIAL AGENT, UNION PACIFIC SYSTEM, ROOM 20, UNION PACIFIC HEADQUARTERS, OMAHA, NEBRASKA.

Michigan Lands.

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Michigan Lands.

FARM AND RANCH LANDS

Iowa Lands.

IOWA BARGAINS

If you want to buy an Iowa farm, see us.

ANNIS & ROHLING

2 PEARL ST. TEL. 98

COUNCIL BLUFFS, IA.

BARGAIN IOWA FARM

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High Class Investments

- Do you realize that conditions were never more favorable for further increase in Omaha real estate, and that there are just as many opportunities for "good buys" as ever before? Buy close-in and be sure of a quick profit. Here are a few examples:
1,100-10 feet. A lot near the corner of 28th & Farnam; paving all paid.
2,200-24th and St. Mary's Avenue; brick flats; \$600 a year rental; mortgage of \$,000. The improvements alone cost \$,000.
8,000-Brick flats, 22d and Howard. Extra well built and rented cheaply at \$40 per year.
10,000-Apartment site, close-in corner; two lots, 70x120 and 60x140; \$1,000 cash will handle this.
11,000-20th and Howard. This is a brick flat paying \$,000 per year.
12,000-12x120, with two houses, located just two blocks from the Grain Exchange Building.
22,500-10x110-12, E. corner 24th and Howard, with large frame house. This is the cheapest corner on 24th. Can arrange terms.
22,500-60x122 on Douglas Street east of 24th, with brick improvements, paying \$ per cent gross.
22,000-20 feet on Harney Street near 22d, with brick improvements, paying \$4 per cent net. The ground will increase in value and the improvements will carry the investment.

Residence Bargains

- 2,200-On the Boulevard, near Leavenworth. Well built 3-room modern home in good condition, full cemented basement, good sized lot. Owner leaving the city and wants to sell quick. Make us an offer.
2,700-Corner lot, six rooms, all modern, in the Field Club district, just one block to car. Very easy terms.
3,500-Dundee. Well built 7-room modern home, exceptionally well located on a corner lot, convenient to car. This is priced right, but want an offer quick.
6,000-West Farnam. Ten-room, strictly modern home; two bathrooms; full south front lot; garage and driveway. The interior of this property is excellent in arrangement and condition. Located on Harney street, east of 26th.
2,300-Dundee brick residence. On a corner lot, practically new; all eight rooms are nice; decorated. Quarter-sawn oak floors and woodwork on the first floor with white enamel and oak on the second floor. Excellent lavatory on the first floor, the vestibule, and bath with A-1 plumbing. House too large for the present owner and will make someone a good deal for quick sale.

Glover & Spain

Douglas 282. 312-26 City National.

FARM AND RANCH LANDS

Minnesota Lands.

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FARM AND RANCH LANDS

Mississippi Lands.

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REAL ESTATE

Open for Inspection Today. Dundee

...S. E. corner 24th and Underwood, one room and one 2-room house, beautifully decorated and finished complete in every way; ready to move in. These places have six parlors, sleeping porches, fireplaces, china cabinets and everything that goes to make a complete house. Can sell on terms. These houses are the best buys in Dundee. What we want is an offer.

Field Club

- S. E. corner 25th Ave and Poppleton, 7 rooms, beautifully finished in oak and white enamel; beautiful decorations; complete in every way and ready to move in. This place has a heated garage attached to house. This feature alone is worth \$500 in anyone using a car. Can sell on terms.
1211 So. 24th St., on the Boulevard, between Poppleton and Woolworth, beautiful 7-room home; oak and white enamel finished; nice parlor, fireplace, bookcases, most convenient kitchen; all ready to move into. This place has heated garage attached to the house. This is a great asset. Can sell on reasonable payment down, balance like rent.
\$3,000.00—Seven-room home, in Field Club, all modern, built in decorations, extra large lot. Big bargain at the price. Can make terms.
\$1,700.00—Six rooms, in Field Club, all nicely done. As a big buy at this price. Place cannot be duplicated for less than \$1,500.
\$1,000.00—3-room, all modern home; 3 block from new cathedral. This place is well built and is the very best thing in this district.

Calkins & Co.

City National Bank Bldg. Douglas 131.

Homes For Sale

- 8 rooms, very desirable, up-to-date, modern; has sun room and sleeping porch; 80-foot south front lot in Dundee; 1 block from car line. Price \$2,500.
7 rooms, modern; hardwood finish; large lot paved street and boulevard. Price \$2,000. Easy terms.
7-room, modern house in walking distance, corner lot, 3 blocks from Farnam car line. Price \$2,700. Easy terms. A real bargain.
10-room brick, east front corner lot and garage; very desirable and right up-to-date; 2 blocks from new cathedral. Ask for description and price.
4 rooms near Hancock park; lot large enough to build a home or flat without disturbing present house. Price \$2,100.
7 rooms and full lot, South 25th St., near Hancock Park. Price \$3,000. Owner will consider offer. Pick up this bargain before it gets away.

Special Bargain

7 rooms modern, full lot on paved street just south of Hancock park. House almost new. Occupied by the owner, who is about to leave the city and is offering the property for \$50 less than it cost. Price \$4,750.

Farnam Street Dwelling

Almost new, modern, stucco house, lot 6x12, convenient to new Presbyterian church. Price \$3,500. A delightful home with natural shade trees. The ground is worth almost the full price of the property and is increasing in value. This is a rare combination—A HOME AND AN INVESTMENT COMBINED.

J. H. Dumont & Co.

416-15 Keeline Bldg. Phone Doug. 600.

16th Street Investment

818 No. 16th St., a 2-story brick building, store and basement, with 9-room flat above. Lot is 2x132, opposite the Ford Motor Co. This property will enhance in value; price \$10,000; \$3,000 cash, balance at 6 per cent per annum. I have a very reliable tenant, who will take a 10-year lease on the property and will pay taxes, insurance, do his own repair and pay 7 per cent net on the whole investment. The vacant lot in the rear can be sold, reducing the cost of the property considerably.

H. A. Wolf

314 Vaux Block. Doug. 3053.

FARM AND RANCH LANDS

Nebraska Lands.

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