

Omaha Real Estate Market Now Offers Unprecedented Bargains

From
A Cornfield
 To
 Omaha's Most Beautiful
Residence
Section

July 22, 1915, about one year ago, we filed the plat of Minne Lusa Addition and in fourteen months we have changed that tract from a cornfield to a beautiful residence district.

We have moved 250,000 yards of earth in order that each lot would have a PERFECT grade. The City Engineer established grades for each street and we brought the six miles of streets to grade, each lot was surveyed and staked.

We put in the streets six miles of large water mains and the Omaha Gas Company put in six miles of Gas Mains.

We put in twelve miles of cement walks, six miles of conduits for lighting system and six miles of sewer pipe that runs from twelve to thirty inches in diameter, and we will shortly place four ornamental Lighting Posts in each Block.

The City of Omaha is now building the largest storm sewer in Omaha through Minne Lusa Addition. The Street Railway Company put in new rails on 30th street and this "mud hole" has been changed to a wide, splendidly paved driveway and NOW

HUGH MURPHY, with the most modern equipment that can be obtained, is paving EVERY street in the entire addition with asphaltic concrete.

We put building restrictions on all lots—and EIGHTY beautiful homes have been built.

OUR EFFORTS

Towards making this not only the LARGEST, but the finest addition in Omaha have been appreciated by the Public Service Corporations, the City Officials and the Public who had money to invest.

OUR SALES

IN THE YEAR AMOUNT TO OVER \$400,000. Over 600 lots have been sold to over 300 people who looked at all additions offered, listened to the "selling arguments" and decided that "Minne Lusa" lots offered them the BEST INVESTMENT.

All of the improvements are paid for, except the paving, and we are selling lots every day at

\$550, \$600, \$650, \$700, \$750

\$800 and \$850

ON EASY TERMS.

COME OUT TODAY

And see why others are buying.

Charles W. Martin & Co.

Tyler 187.

742 Omaha Nat'l Bank Bldg.

ARMSTRONG-WALSH COMPANY

SPECIAL VALUES
 PROFIT MAKERS

FOR SUB-DIVISION

270x420—This is an entire block between 29th and 30th, Parker and Blondo Sts. Parker street is paved. This ground can be cut into twenty good lots which will sell rapidly. An estate desires to cash this in as a whole instead of subdividing and selling separately and authorizes us to offer for a short time an extremely low price of \$3,200.

GOOD LOTS CHEAP

\$5.00 CASH, \$5.00 PER MONTH
 \$200 TO \$250 EACH

Ten lots on Emmet street and Bedford avenue, adjoining Creighton boulevard, which is rapidly being developed into one of the city's finest highways. Only one block from 30th street car line. Get one before they are gone. They are real snaps.

Restricted Lots. Easy Terms
 West Farnam.

Cathedral District.

Ten Minutes from Town.

\$700, \$800, \$900, \$1,000

and up to \$1,400

One-Tenth Cash.

One Per Cent Per Month.

Beautiful large lots, 50x128
 High-class neighborhood of fine homes.
 Just north and west of 41st and Davenport.
 Directly west from Geo. A. Joslyn's splendid home.
 Frontage on Davenport, Wakeley, Chicago and Cass streets, between 41st and 43d streets.
 No pioneering—no waiting for developments.
 Permanent sidewalks, sewer, gas and electric light service.
 No lot more than three blocks from Farnam and 40th car lines. Saunders school, St. Cecilia's Parochial school, the new cathedral and other churches are nearby.
 The very best values in the city.

We have sold over \$100,000 worth of these lots.
 The remaining lots are just as choice as the first lots sold.
 Prices have not been raised, but when these fine lots are sold it will never again be possible to get a lot in the district for anywhere near these prices.
 Stakes on unsold lots give number and prices.
 Look now—Buy now.

Fine Site for High-Class Residence

82x110—On 41st street, just north of Davenport. Fine district and expansive homes surrounding. Residence property one block distant selling at \$150 per front foot, and this is just as sightly and well located. Paving and all street improvements in and paid for. Price \$55.00 per front foot. \$4,510 for the site.

DUNDEE LOTS

\$1,250—50x135. On Nicholas just west of 51st. Fine high ground. Street paved, paving one-half paid.
 \$1,400—100x135. Two lots on Hamilton between 50th and 51st. Permanent walks, sewer and water. Very sightly. Several blocks from car, but look at the price. Will sell separately at \$700 each.
 \$3,000—100x135. South frontage at northeast corner 52d and Webster. Splendid improvements surround this location. Close to car. Paving on both streets. One-half paid.
 \$3,500—75x150. East frontage at southwest corner 51st and California. Very high and sightly. Close to car. Paving paid in full.

HOUSES

\$1,250—Near 33d and Seward, 4 rooms and bath, gas and electric light; nice lot, 32x125; paved street; paving paid. Only one-half block from Harney car line. Terms if needed.
 \$2,250—Northwest. Only two blocks from Walnut Hill car line. 5 rooms and bath; house is practically new and all modern except furnace, which can be installed for about \$100.00 additional. Terms: \$250.00 down and \$25.00 per month.
 \$2,500—Near 29th and Parker. 6 rooms and bath. All modern. Lot 30x127. Paving paid. Terms if desired. This is a genuine snap.
 \$2,750—Near 28th and Camden avenue. 5 rooms and bath. All modern and in good condition. Nice neighborhood; close to 24th street car line. \$600 cash will handle.
 \$3,650—Close in, just off Sherman avenue car, near new Ford plant; 5 rooms and bath; all modern; hardwood floors and finish. \$650 cash, balance monthly.
 \$4,000—Near 33d and Burt. 7 rooms, all modern conveniences; hot water heat; fine large lot, 49x151, with fruit trees and a rubbery; paved street, paving paid; one-half block to Harney car line. Can make reasonable terms.
 \$4,800—Near Pacific on Georgia avenue. Brand new two-story, 8-room, all modern house. Finished in oak with built-in buffet, bookcases, window seats, kitchen cabinets, etc. Best modern plumbing and fixtures; fine east front lot; street and alley paving paid.
 \$5,500—Near 41st and Davenport, in high-class restricted residence district, just completed; living room, sun parlor, dining room and kitchen on first floor; three bedrooms and enclosed and heated sleeping porch on second; full basement; guaranteed furnace; dandy south front lot; paving paid.

INVESTMENTS

Outlying Business Locations

Southwest corner 24th and Parker, 63x120; paving paid \$3,000
 Two lots on 24th St. facing Spaulding, 50x124; paving paid. Single lot \$1,000
 Both lots \$2,000
 Hamilton, opposite 42d, 52x100; paving paid \$1,000

FOR APARTMENTS OR FLATS

99x140—East front on Park avenue, commencing 195 feet north of Leavenworth. Property runs through and has full street frontage of 99 feet on 30th St. 8-room house now on property brings \$45.00 per month, which will carry property and pay interest on investment until you improve permanently or sell at a profit. This is the cheapest good apartment site offered in the city.

BRICK APARTMENTS

FOUR 5-room apartments renting for \$1,440 per annum. Located west within easy walking distance. Owner will sacrifice. Ask us for particulars. It is worth your while.

HARNEY STREET, CLOSE IN

Price \$65,000—Annual Rental \$8,900

This is a corner 130x134, fully improved with three-story bricks, always rented. No vacancies. This will net 10 per cent. This property is sure to increase in value very rapidly. Let us tell you about nearby sales and you can form your own conclusions.

ARMSTRONG-WALSH COMPANY,
 Tyler 1536. Rose Bldg.

MODERN HOMES

Four fully modern houses ready for your inspection. The last word in completeness. Erected in Beautiful Arcadia court, situated west side of 30th street, one block south of Miller park.

Description

Large living room, dining room, built-in buffet, kitchen, pantry, two bedrooms; front bedroom finished in oak; could be used for den; beamed ceilings in living room and dining room; dining room paneled. All have built-in bookcases and window seats; oak floors throughout; bedrooms white enamel; bathroom equipped with latest designs in plumbing; decorated throughout; has latest designs in electrical fixtures; full basements, cemented; equipped with hot and cold water with floor drains for laundry.

Our houses are constructed from selected materials and are sold on their merits.

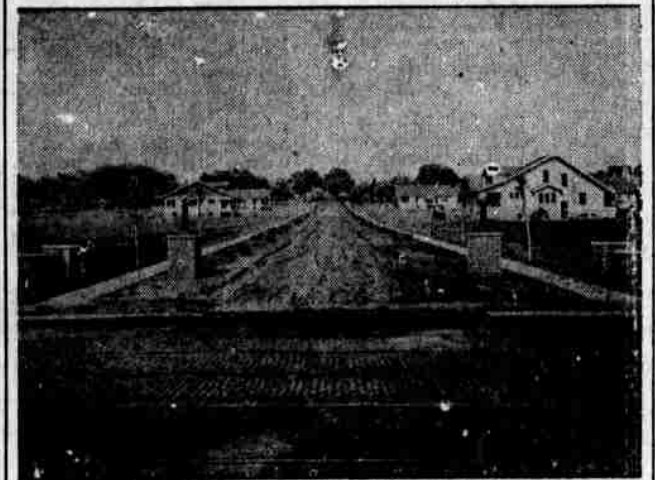
Prices--\$3,650 to \$4,250

NOW ON SALE

Very Attractive Terms

These houses open for inspection from 1 to 5 p. m. today. Salesmen on ground to show you through.

W. Farnam Smith & Co.
 1320 Farnam St. Tel. Douglas 1064.



ENTRANCE TO ARCADIA COURT.

BEAUTIFUL ARCADIA COURT DEVELOPMENT

Streets graded, sanitary and storm water sewers, cement walks, stone entrance, seeded to blue grass, ornamental lights, double parkways, planted to shade trees and clump shrubbery; paved streets—in fact, the last word in home surroundings.

Located one block south of Miller park. Only two blocks from a \$100,000 school. Direct car service to 16th and Farnam streets. All large lots; one-half of these lots have double street frontage. Values are sure to increase here. Prices \$850 to \$900. Terms, \$50 cash, balance only \$10 per month. An ideal spot for your home. Come out this afternoon. Salesmen on the ground from 1 to 5 o'clock. Take Florence car and get off at our stone entrance—Arcadia avenue and 30th street.

For complete information and plat see H. M. Christie.

W. Farnam Smith & Co.
 1320 Farnam St. Tel. Douglas 1064.
 Evenings, Tel. Harney 2564.