

Firms Listed on These Pages Are Members of Omaha Real Estate Board and Have a Right to Use the Name "Realtor"

ACREAGE

FIVE ACRES, MODERN AS CITY HOME

Well built brick house, hot water heat, fine barn and chicken house, 1,500 grapes, 2,000 blackberries, 1 acre in fine assorted orchard, balance cultivated land, located high and sightly, near school, 1 1/2 miles from two car lines, close to paved road. Price \$7,500. You will want this if you see it.

NEW BUNGALOW

Six rooms, strictly all modern, screened front porch, two fine south front lots. Price \$3,500. Reasonable terms, or will sell with one lot if desired.

VACANT LOTS

Northeast corner Fontenelle Boulevard and Wirt streets, 45x116. Price \$700. Terms, \$10 cash, \$10 per month. Near 36th and Dodge, 43x122. Price \$850—\$200 cash, balance \$10 per month. A good speculative buy.

FARMS—120 ACRES, WASHINGTON COUNTY

Ten acres pasture, 20 acres hay, 88 acres in crop, all fenced. 7-room house, barn, 8 stalls, 36x40, and many other out buildings. Mortgage \$5,000 due 1919 at 5 per cent. Offered for a short time to close an estate at \$125 an acre. Located five miles southwest of Herman, nine miles northwest of Blair.

118-ACRE IOWA BARGAIN

Twenty-two acres in pasture, 10 acres of hay. Can't be beat in Iowa, 10 acres tame grass, balance cultivated. All fenced and cross fenced, abundance of best water; 6-room house, barn 40x60 for 12 horses, granary, corn crib and other out buildings. Located 2 1/2 miles southwest of Underwood, Iowa, on River to River road. If you want a high class farm, this will suit you.

O'KEEFE REAL ESTATE CO., REALTORS

Doug. 2715. 1016 Omaha Nat. Bank Bldg.

"REALTOR"

The word "Realtor" has been adopted and copyrighted by the National Association of Real Estate Boards. It can only be used by members of the local board, which in turn are members of the National Association. The Association has coined this name in its effort to elevate the real estate business, and to give a name to that which has become a recognized profession. In its effort to see that each member deals fairly with his fellow members, and his clients, the National Association furnishes a code of ethics adopted by the National Association and by each local board in the Association. Individual members of such local boards are "Realtors."

The Omaha Real Estate Board has officially adopted the name "Realtor" and hereafter its members will use the word as an indication of their membership and profession. To make the name good the Board stands behind each member for fair dealings, but in case any customer feels he is not fairly dealt with, the Board will investigate and discipline any member in the wrong.

Any real estate agent in Omaha is eligible to membership in the board, provided he has maintained an office for at least six months and will subscribe to the code of ethics and who has a reputation of fair dealing with his clients. The Board wants them, as they want to put the real estate business on so high a plane that sellers and buyers will have confidence in their agents and will feel protected against unfair dealings.

Buyers and sellers of Real Estate will undoubtedly be greatly interested and attracted by this "toning up" process. Naturally they will feel drawn in their dealings to the person or firm who has a right to carry and use this new name. We solicit your patronage for the

"REALTORS"

By order of the OMAHA REAL ESTATE BOARD.

7% Put Yourself on the Payroll 7%

You pay the butcher, the grocer, the candlestick maker. How much do you pay YOURSELF?

Why not bring your pay check to be cashed by the HOME BUILDERS, putting \$1.00 to interest for YOURSELF?

HOME BUILDERS issues now \$1.00 shares bearing 7%, payable January 1st and July 1st, secured by mortgages on new homes.

"A child can do business with Home Builders as safely as a man."

Orders received by mail or in person.

7% HOME BUILDERS, Inc. 7%

American Security Co., Fiscal Agents.
G. A. ROHRBOUGH, Pres. C. C. SHIMER, Sec'y.
17th and Douglas Sts., Omaha, Neb.

Payne Investment Company Realtors

7-room, strictly all modern, screened front porch, two fine south front lots. Price \$3,500. Reasonable terms, or will sell with one lot if desired.

DUNDEE BARGAIN—\$4250
One of the swiftest little bungalows in Dundee; 6 rooms, strictly modern, located near 56th and Davenport. Lot 59x135. Oak floors and oak finish. One-half block to car line. Owner leaving city, will sell all of his furniture also.

GENUINE SNAP—MILITARY AVENUE—\$2750
Six-room, strictly modern, nearly new. Full lot. Oak finish and oak floors. Owner going on a farm, will sell at less than the house can be built for.

3310 SOUTH 28TH AVENUE—\$1900
Owner having bought another lot, expects to build a larger home and has listed his 3-room cottage, modern except bath at a bargain figure.

49TH AND DOUGLAS
Six-room, strictly modern bungalow; five rooms and bath on first floor, one room finished upstairs. Oak finish and oak floors. Combination hot water heat. Paved street, paving all paid. Lot 59x140. Priced at \$4700.

24TH AND CAMDEN AVENUE—PRICE \$3900
Five-room, nearly new bungalow, oak finish and oak floors. Lot 45x132. Full cement basement, furnace heat. Paved street.

49TH AND NICHOLAS
Brand new, 5-room, strictly modern bungalow. Oak floors and oak finish throughout. Full cement basement, furnace heat. Lot 59x130. Price \$4,000. Will make terms.

827 GEORGIA AVENUE, \$3400—\$200 DOWN, \$30 A MONTH
Six-room, strictly modern home; four rooms on first floor, two rooms and bath on second floor. Oak floors throughout. Lot 48x112. Half a block from the Leavenworth car line. Why pay rent when you can buy close-in home on payments the same as rent and save car fare?

Just listed one acre of ground with a brand new 6-room house on it. Full cement basement, furnace heat, electric lights, new garage, new chicken house. Four rows of fruit trees, strawberries and other small shrubbery. Priced at \$2500. A good deal less money than improvements cost.

Payne Investment Company REALTORS

537 Omaha National Bank Bldg. Douglas 1781.

J. H. DUMONT & CO. REALTORS.

Loans, Insurance and City Property Farms and Ranches for Sale Business Property

141 feet front, improved, Harney St., near 22d, \$65,000. Corner, 66x60 feet, with 2-story brick building and trackage; \$25,300; income 10 per cent gross.

Corner 88x120, with 2-story brick building and trackage; \$47,000; income 10 per cent gross.

Corner 132x120, vacant, with trackage, \$25,000.

The above trackage properties are all in the heart of the wholesale district and one piece is on a car line.

Corner 40x71 feet, with new brick improvements, leased for 3 years for retail business. Located at street car transfer point; \$12,000.

Corner 60x140 feet, with 2-story brick building 35x56 ft. on the corner, rented for retail business. Located at junction of several car lines, \$17,000. The building cost \$12,000 and would cost 20 per cent more to build now. Full particulars upon request.

TWO FARM BARGAINS.

Extra choice farm of 240 acres adjoining live town, on paved road, 12 miles from Omaha, mostly rich bottom land, no overflow, no swamps or other defects. Leased for 5 years for half the crop, but possession can be had March 1, 1918, if desired; \$200 per acre.

150 acres, 6 miles from Florence, poor improvements, but extra good land; \$110 per acre. This price will not be good after this month.

Omaha city and farm loans at 5, 5 1/2 and 6 per cent. Good first mortgages for sale.

All kinds of insurance at the lowest rates.

J. H. DUMONT & CO., 416-18 Keeline Bldg. Phone Doug. 690.

Money to Loan

Money to loan on business property, houses, double brick houses and apartment houses at lowest rates. Loans for building purposes.

W. H. Thomas & Son

228 Keeline Bldg. Tel. Douglas 1648.

F. D. WEAD'S BARGAINS.

NICE HOME, SOUTH, \$1,850.

3 large rooms, nice bath and kitchen, attractive gas fixtures, cemented cellar with laundry tubs. Lot fenced in and runs through to other street, with barn in rear. Near 20th and Bancroft.

NOBBY BUNGALOW, NORTH, \$2,750.

6 fine rooms, oak finish and in splendid condition, 4 years old, east front, choice location. Near 24th and Lathrop. Owner leaving city.

ELEGANT WEST FARNAM HOME, \$6,000.

9 rooms, beautiful oak woodwork throughout, excellent hot water heating system, 4 handsome fireplaces, large laundry with three stationary tubs. This elegant home is an east front, and is in the choicest neighborhood near 40th and Dewey Ave.

CUT OFF LAKE HOME, \$850.

3 room home with electric lights, back porch, stable and chicken coops. Full lot, fenced in. This little place is in the best-repair and in a nice neighborhood; near 14th and Fowler Ave. 4 blocks from the lake.

F. D. WEAD, 310 So. 18th St. Wead Bldg. Realtor.

Dundee Specials

8700—Here is a fine home of 8 rooms, located in a fine neighborhood, close to car line; living room, dining room, den and kitchen on first floor; three bedrooms, bath and enclosed sleeping porch (heated), on second floor; fine cemented basement with splendid hot water heating plant. Size of lot 59x130. Double garage.

8500—This is an attractive home of seven rooms, located on Hart street, near 51st St. Reception hall, parlor, dining room, kitchen and den on first floor; three bedrooms and bath on second floor; well lighted basement with cement floor. Size of lot 59x130.

8480—Nothing better in Dundee. Cozy stucco home of six rooms, located on good street with beautiful shade trees; large living room, dining room, kitchen with oak floors and finish; three exceptionally large bedrooms on second floor; oak floors with birch and enamel finish; one-half block from car line.

The above properties are LOCATED RIGHT, PRICED RIGHT and BUILT RIGHT. Call me up for an appointment.

VACANT Probably you would like to build a home, if so, I can fit you out with a desirable site in Dundee, Happy Hollow or Evanston, all of which are good locations. Better see what I have before deciding elsewhere.

C. A. GRIMMEL, REALTOR, 849 Omaha National Bank Bldg. Phone Douglas 1615.

BUNGALOW DREAM

Will prove true if you will look at 2872 Hauman St., Minne Lusa Addition. All I ask is for you to look at this new, up-to-the-minute bungalow, which is just about completed. Low price and easy terms.

MUST SELL QUICK.

Fine cottage, 5 rooms and bath, strictly modern, with garage, on corner lot, paved street. Near 24th and Fort St., for \$3,500; a bargain and glad to show it.

\$2,350 SNAP.

Dandy 5-room cottage with bath, city water, electric light, sewer and gas, full lot, garage, cement walks. If sold this week will make the purchaser a present of the gas range, hard coal burner, kitchen linoleum and shades. Owner leaving city and made a price to sell.

SOUTH SIDE BARGAIN, \$950.

5 rooms, hot water heat, electric light, well, nice lot, near car line. With a few repairs will make you money. \$200 cash, balance like rent.

P. J. TEBBENS, (REALTOR)

605 Omaha Nat. Bk. Phone D. 2182.

N. P. DODGE & CO. Realtors

15th and Harney. Phone Doug. 829.

Rentals. Insurance.

See us for bargains in close-in property and investments.

We Are "Realtors" In Reality

Are you a home owner? If not, it is nobody's fault but your own. Nearly all necessities have greatly increased in price of late, including all building material, but we still have 5 brand new bungalows that the material was all contracted for before the prices raised. Therefore the first 5 buyers will receive the benefit of our buying before prices raised, which amounts to about \$200 per house.

Each bungalow has 5 rooms and bath oak finish and modern in every way, with several built-in features; all on fine large lots, in good neighborhood, near car service. Price range from \$2,900 to \$3,250; and each actually worth from \$300 to \$500 more than we offer them at. A personal inspection will convince you that we are truthful in our statement. Terms can be arranged to suit most anyone. It will be a pleasure for us to show you these fine homes at your convenience.

Rasp Bros. REALTORS.

210-12-14 Keeline Bldg. Tyler 721.

HOMES WEST FARNAM DISTRICT \$5,500

Buy a new 8-room house at 37th and Davenport. This house is now in the course of construction, being built by one of the best contractors in Omaha. Sun room, living room and dining room will be finished in oak; oak floors in every room in house except bathroom, which will have tiled floor. Three nice bedrooms, sun room on second floor; stairway to attic. Complete with fixtures, sodding, sidewalks, screens, etc. Terms can be arranged.

\$5,500

Beautiful 6-room all modern home on Dewey Avenue near 35th. The rooms are large and well arranged. South front lot, 50x100, worth at least \$2,000. House could not be duplicated for less than \$4,000 today.

\$10,500

A 9-room house on Harney Street, near 36th. This house was built by day labor, one year being required to complete same. It will stand up under the most rigid inspection. Materials used were the finest obtainable. We cannot properly describe this beautiful home in a small ad. If interested, phone us and we will gladly make an appointment to show you through.

THE BYRON REED CO., Douglas 297. 212 So. 17th St.

SUBURBAN 40 ACRES

This property is located one-half mile west of Elmwood Park; has frontage on two main thoroughfares and right in line with Omaha's certain growth. This property is ideally located for a high-class suburban home, as it commands a charming view of the city and country. There are two sets of improvements, good water system, nice grove and about four acres in orchard and vineyard.

We can sell this property at 50% less than you can buy any of the adjoining properties if sold within the next few days. It will cost nothing to get the particulars on this choice suburban property, but means much to the purchaser.

O'NEIL'S R. E. AND INS. AGENCY, 632 Brandeis Theater Bldg. Tel. Tyler 1024.

FARMS NEAR OMAHA

160 acres 4 1/2 miles from city limits, 1 1/2 miles from paved road, good 7-room house, fair outbuildings, all clean rich soil, no waste land; 15 acres alfalfa, 10 acres pasture; living water; balance in corn last year; a very productive farm; splendid value at our price.

240 acres 9 miles from Benson; good improvements; 200 acres cultivated, 40 acres pasture; rolling; good soil. \$145 per acre.

We have several close-in tracts of 30 to 80 acres; some especially desirable as feeding farms; good values.

Western Neb. Farms and Ranches. THE W. F. SHELTON COMPANY, Realtors,

General Sales Agents, Union Pacific Lands, World-Herald Bldg.

Choice Wholesale Locations

We have a number of good corners in the wholesale district at very reasonable prices. All are conveniently located, close to the freight stations and near the large wholesale houses.

George & Co., 902 City National Bank Bldg., Douglas 756.

Beautiful Mercer Park

Where every lot fronts on a boulevard, all specials in and paid, including paving. Served by three car lines, fine natural timber, near churches and school, restricted as to cost of buildings; no frame houses permitted.

There are no undesirable lots in this addition. Prices and terms reasonable.

Give us an opportunity to show you these beautiful home sites.

\$650.00 CASH

Buy a corner 60x183 feet, only one block from cross-town car line; surrounded by fine homes, on paved street; adjoining lots sold up to \$1,000.00. This is a special bargain.

W. FARNAM SMITH & COMPANY, 1320 Farnam Street, Tel. Doug. 1064. Evenings, Harney 5767.

W. L. Selby & Sons

Established 1886.

Real Estate and All Kinds of Insurance

W. L. SELBY, FRANK SELBY WAYNE SELBY

New House—Low Price Easy Terms

Pay only \$500 cash and balance monthly. Corner lot 59x130 ft., on paved street. Oak finish first floor, white enamel second oak floors throughout. Large living room across the entire front of house. Attractive dining room, convenient kitchen and pantry with front and rear windows on first floor. Four convenient bedrooms, including enclosed sleeping porch, linen closet and bath room on second floor. Good attic. Cemented basement, furnace heat. Laundry connections. Located in Dundee. Price \$4,750.

George & Company, Doug. 756. 902 City Nat'l Bk. Bldg.

AFTER looking at MINNE LUSA, 200 different buyers decided that it was the best proposition on the market and they bought their investment by buying lots. IF YOU will come out today you will understand why the others are buying.

CHARLES W. MARTIN & CO., 742 Omaha Nat. Bank Bldg. Tyler 187.

SEE US FOR INVESTMENT AND SPECULATIVE PROPERTY. A. P. TUKEY & SON, 425 First National Bank Bldg. HOME BUILDERS, INC. New capitalization, \$1,900,000.00. New \$1.00 Preferred Shares Guaranteed cash dividends Jan. 1 & July 1. on an annual basis of shares Feb. 1.

INVESTMENT 156x135 ON CUMING ST.

Just west of 26th St., on south side of Cuming, the above tract of ground, with improvements comprising 2 cottages, one brick, and 2-story frame flat building, producing \$1125 per year. We can sell this property at a price that will net you 8 per cent on the investment and at the same time in almost sure to grow in value during the next 5 years. Cuming St. today shows more promise of being a real thoroughfare than ever before. This deal can be handled on a reasonable cash payment.

THE BYRON REED CO., Douglas 297. 212 So. 17th St.

CORNER N. 29th and Farnam, 120-ft. front, \$7,500.

Brick house within 2 blocks of P. O.; full corner, \$1,450 rental; price, \$25,000. 2568 and 2568 Douglas, 50x140, \$10,000. 208 S. 41st, on easy terms, \$2,900. JOHN N. FRENZNER, Douglas 554.

Buy 7 1/2 acres improved, near Florence, Owner leaving city. This is a bargain. P. O. Wead, 510 S. 18th St. D. 171.

Choice Apartment House in Dundee 49th and Dodge Sts.

125x131 feet, corner lot with north and east frontage, on car line, paved street, convenient to stores and public improvements. This is by far the closest buy suitable for this purpose on the Lincoln Highway. Price and terms on application. Do not fail to investigate if you are looking for a money-maker.

George & Company, Phone D. 756. 902 City Nat'l Bk. Bldg.

CLOSE IN NEW BUNGALOW

Large living room, dining room, kitchen on first floor; three large bedrooms and bath on second floor; oak finish and oak floors; built-in bookcase and buffet; full basement; guaranteed furnace; east front lot; paved street; fine location. Price \$4,500. Terms.

SCOTT AND HILL CO., Doug. 1009. Ground Flr. McCague Bldg.

ADDITIONAL REAL ESTATE BARGAINS WILL BE FOUND ON PAGES 3, 4, 5.