

REAL ESTATE

Looking Backward

If I had only had sense enough to buy that tract of land ten years ago when I had the chance, I would have been worth thousands of dollars today. How many times have you heard this?

Our population, now a little over 100,000,000, should double in the next thirty years, but there will be no more land. All of the good farm land in this country has been homesteaded, and there is but one crop. The one safe bet is that land is bound to go up. There is no safer investment than a well bought piece of land.

We believe that we are on the eve of a tremendous land movement. Everything has had an advance of from 50 per cent upward except land. The income from farms is fully double what it was three years ago, and in addition the farmer who is the natural buyer of land has the necessary money. The old saying that land is the last thing to go up, is holding good in this case, but go up it is bound to do.

WE HAVE TWO Combination Ranches

that are just as sure to double in value during the next ten years as the land in Iowa and Eastern Nebraska did twenty-five years ago. Figure up the net returns on your high priced eastern farm and then let us show you where you can buy ten acres for every one acre that you now have at the same money, and make three to four times the net income on the same amount invested.

DAWES COUNTY

1,640 acres, located ten miles southeast of Chadron; 1,000 acres very best of farm land; soil "rosedale silt loam"; balance of land the very best of pasture, well grassed, no sand; some rough land, furnishing the best of protection for stock; considerable pine timber on this rough land; several never failing springs; ranch fenced and cross-fenced; improvements located in a fine native grove in the valley and consist of six-room house, two barns, silo and other buildings. School house located on ranch. This place will run 200 cattle the year around. Located in a well improved neighborhood. Price \$15.00 per acre, easy terms.

Kloke Investment Company

845 Omaha Nat'l. Bank Bldg., Omaha, Neb.

CHERRY COUNTY

1,680 acres, located on Niobrara river, six miles from railroad town; 700 acres good level farm land; 250 acres in cultivation, 150 acres of Niobrara bottom, part of which is the best of hay land, balance of ranch rolling to rough pasture, well grassed. River and Bear Creek furnish an abundance of stock water, plenty of timber for fuel and fence posts, as well as affording protection for stock. Improvements located in a fine native grove in the valley and consist of six-room house, two barns, silo and other buildings. School house located on ranch. This is a well balanced ranch. Our price, \$15.00 per acre, easy terms.

Fontenelle Garden Tracts

\$25.00 CASH

BALANCE ONLY \$10.00 PER MONTH

Now that the High Cost of Living is a daily topic for discussion, the problem that confronts all is, how to overcome it. We think we have the proper solution in our GARDEN TRACTS.

Development work is progressing. Our streets are being put to the established grade. The entire tract was plowed last fall. It has been dragged and cross dragged this spring. The soil is in perfect condition for planting. BEAUTIFUL SHADE TREES WILL BE PLANTED IN FRONT OF EACH TRACT.

With the exception of five plots, all have 60 feet frontage and ARE 305 FEET IN DEPTH. None less than 174.5 feet in depth.

The plots fronting on Main street have city water and paved street. Right on the car line, direct to 16th and Farnam streets. This is a very important feature.

Situated just one block north of MARTIN'S FAMOUS MINNE LUSA ADDITION on west side of Main street.

Price \$650 to \$700. Only a few slightly higher.

You will have to act quickly if you secure one of these bargains, as there are only nineteen to choose from. Come out today. Salesmen on ground from 1 to 6 P.M. Take Florence car, getting off at our big sign.

W. FARNAM SMITH & CO.,
(SOLE AGENTS)

H. M. CHRISTIE, Manager Real Estate Department.
Tel. Doug. 1064. 1320 Farnam St. Evenings, Harney 4168.

Real Estate Auction Sale

Two new modern flats and one of the best new modern houses in the city will be sold at Public Auction.

Saturday, April 28th, at 2 P. M. Sharp

Located at:

Two flats at 23d and Martha streets,

One residence at 21st and Martha streets.

This is a chance of a lifetime to buy at your own price, new, modern flats and residence.

Each property will be sold separately.

These flats have two apartments in each flat, and 4 rooms and bath in each apartment. Closets finished in Koler enamel, built-in Murphy beds, fine electric fixtures, outside bracket lights, individual cellular furnaces, clothes chute, laundry in basement, floor drain, hot and cold water, storm windows.

Flats are finished on outside with stucco and inside with hard wood, with every modern improvement, and must be seen to be appreciated.

The residence has 6 rooms and bath, furnace with attached gas heater; burglar proof coal chute, clothes chute, laundry and floor drain, built-in buffet, built-in book case, sun parlor, French mirror doors, expensive electric fixtures, built-in refrigerator, white enamel kitchen; house finished inside with oak.

The above properties were built by the owner and built to keep, but circumstances are such that they must be sold.

This is worth your while to investigate; they will go at a bargain. Owner now lives in the residence, the flats are rented and bring in an income of \$1,000 per annum.

If you are interested in looking these properties over before the sale, call for Dowd, Red 3285, or Harney 4573, and I will send an auto out to get you and show them.

Terms of sale, one-third of purchase price on flats cash, balance back on flats.

One-half cash of purchase price of residence, balance back on residence. Remember the sale is next Saturday, at 2 P. M.

A. O. JENSEN, Owner.

JAMES L. DOWD, Auctioneer.

BARGAINS

I have a number of fine houses in Dundee in good locations, all modern, ranging in prices from \$4,750 to \$9,000, and if you want a good home you will save time and money by consulting me before deciding on anything else. If you want to build, I will help you find a beautiful building site in Dundee. Houses for rent ranging in prices from \$1,000 up to \$1,500. Now is your opportunity; better take advantage of it.

JUST FINISHED

\$1,750—South front on Harney St., near a new one-story frame and stucco house. Just finished dining room, living room, kitchen, two bedrooms, bathroom and pantry, on first floor; three bedrooms, bath and sleeping porch (heat-ed.), on second floor; oak floors downstairs and pine finish upstairs. Furnished, including dining and living room. Two blocks from car line. This is PRUDENTLY BUILT RIGHT AND LOCATED RIGHT.

APARTMENT SITE

Finest corner for a small apartment house, located on corner of 1st and Farnam Sts., size 40x12½, running through to Harney St., which gives three street frontages. See me for price and terms.

C. A. GRIMMEL, Realtor

149 Om. Nat. Bldg., Phone Doug. 1615.

DUNDEE BARGAIN

STUCCO BUNGALOW

1119 Davenport St., 8 fine rooms, sleeping porch, fireplace, harwood repair, paved street, paving all paid for. This house is located on one of the choicest lots in Dundee, commanding a fine view of Harney Hollow Circle. Price, only \$6,500.

PAYNE & SLATER CO., Sole Agents

5th Floor Omaha Nat'l. Bldg. Ph. D. 1016.

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WE

ARE
SELLING

Homes in Minne Lusa FASTER than they can be built. 25 now being constructed.

WHY?

Because—Rents are very HIGH.

Because—Our Prices are LOW.

Because—Our homes are COMPLETE.

Because—in Minne Lusa the Buyer is protected by Building Restrictions and all improvements are NOW in the streets.

Lots, \$550 to \$850

Homes, \$3,250 to \$5,750

Easy Terms—6 Per Cent Interest.

Call F. L. Gallup, Colfax 120, or M. O. Headley, Colfax 3482.

Charles W. Martin & Co.

742 Omaha Nat. Bank Bldg. Tyler 187.

Best Residence Lots in Omaha for the Money

“WAVERLY PARK”
On Fontenelle Boulevard
\$550 and Up

On Wirt, Spencer, 45th, Fontenelle Boulevard, 47th Avenue and 48th Streets.

This addition is on car line (45th St. to Deaf Institute.) All lots have city water and cement sidewalks. Every lot high and sightly—not a poor lot in the addition.

TERMS: \$10 Cash, 1% a Month

You can't go elsewhere and get as good a lot for the money; and no one else offers such easy terms. Many nice homes now building. Moderate Building Restrictions. Look at these lots today and call us tomorrow.

Downtown office open evening 7 till 9 P. M.

Hastings & Heyden, Realtors

1614 Harney St. Five Phones—Tyler 50.

E. Kountze Reserve
Downtown Property

We are putting on the market a million dollars' worth of property located between 17th and 20th north of St. Mary's Avenue to almost to Harney Street. We have already sold \$214,750.00 worth of this property. It is the only piece of close-in vacant property in the city of Omaha. Howard Street has been widened and will be repaved and the curb set back next week. The prices on this property run from \$250.00 to about \$500.00 per foot. It averages far cheaper than the property at 30th and Farnam and is only half a block from the court house. It is impossible to buy any property anywhere near this price located as near the center of town. The oil station at the corner of 17th and Howard is to be moved to the corner of 19th and Howard and their present location has been given to the city and the intersection of Howard and St. Mary's will be almost 200 feet wide.

Think this over. It is absolutely the cheapest property offered in Omaha today.

A. P. Tukey & Son
(Realtors)

620 First National Bank Bldg. Phone Doug. 502.

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\$1,750—South front on Harney St., near a new one-story frame and stucco house. Just finished dining room, living room, kitchen, two bedrooms, bathroom and pantry, on first floor; three bedrooms, bath and sleeping porch (heat-ed.), on second floor; oak floors downstairs and pine finish upstairs. Furnished, including dining and living room. Two blocks from car line. This is PRUDENTLY BUILT RIGHT AND LOCATED RIGHT.

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