

REAL ESTATE—IMPROVED

North. BRAND NEW BUNGALOW. 4 rooms, with stairway to floored attic. oak finish in living rooms, beautifully decorated. Full cement basement, furnace, all modern in every detail. Large porch, exterior frame and stucco. Located high and slightly, just one block west of Fontenelle Blvd. Price \$3,800, \$100 down, balance terms.

South. CLOSE-IN HOME AT SACRIFICE. A 5-room thoroughly modern residence on Georgia Avenue, between Jackson and Leavenworth, oak finish and floor, hot water heat, no water heat, fine dining room, garage for two cars. This is a rare opportunity to acquire a fine home at tremendous sacrifice, price reduced to \$3,450 for immediate sale.

THE BYRON REED CO. D. 297 (Realtors) 212 S. 17th St. FIVE-ROOM house, all modern, oak finish in living rooms and dining room. Walks in shades and electric fixtures and water meter installed. In fact, ready to move in. This is new; never been lived in. Sold six in this location. Will sell at a bargain. This is located so that it is an ideal home for anyone working out from the Union street barn of the Pierce street barn. For further information see

TRAVER BROTHERS. 519 First Nat. Bank Bldg. LOOK AT THIS PLACE! A four-room cottage with city water and toilet and on a paved street for \$2,000 cash and \$10.00 per month. Price is reasonable and possession can be given at once. The address is 2023 S. 15th St. Be sure to see today.

CREIGH, SONS & COMPANY, REALTORS. Douglas 290, 508 Bee Bldg. ONE 5-room and one 4-room cottage, both on one lot; fine condition; live in one and rent the other. Price for both, \$2,750. Very easy terms. No. 2433 S. 20th St. NORRIS & NORRIS, 490 Bee Bldg. R. S. TRUMBULL, 1205 1st Nat. Bk. Bldg. D. 1784.

Miscellaneous. SOME BARGAINS WELL LOCATED. \$1,500—Five-R. cottage, bath and gas, 34th and Seward. Near Harney Car line. \$2,000—Eight-R. 2-story house, new porch and new plumbing. 40-foot lot. \$2,850—Six-R. modern house, good as new, two-story, 30-foot lot. \$2,900—Ten-R. modern house, hardwood floors, two bath rooms, lot 60x124. Good neighborhood.

W. H. GATES, 647 Omaha National Bank Bldg. D. 1294. A NEW SIX-ROOM BUNGALOW. Classy six-room bungalow. Paved street near car. Specials all paid. Price \$4,500.00. Reasonable terms.

BENSON & CARMICHAEL, Realtors. 642 Paxton Block, Douglas 1722. OFFERS WANTED ON THESE. The following properties are priced at what they are worth, but we will submit offers regardless of price quoted.

EDWARD F. WILLIAMS CO., 563-4 Omaha Nat. Bank Bldg. D. 470. BARGAIN. We have two cottages, one five-room and one four-room, both in good condition and a bargain at the price, \$2,750. You can live in one of these cottages and make the property pay for itself.

NORRIS & NORRIS, 490 Bee Bldg. Phone Doug. 4278.

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Miscellaneous. FINE HOUSE. Living room, dining room, kitchen and sunroom downstairs. Three regular and one glassed-in bedrooms and bath up. Fine finish up and down. Price, including window draperies, \$6,250.00. Reasonable terms.

BENSON & CARMICHAEL, Realtors. 642 Paxton Block, Douglas 1722. A SNAP. The greatest 6-room snap in Omaha for \$2,500. Reasonable terms.

BENSON & CARMICHAEL, Realtors. 642 Paxton Block, Douglas 1722. REAL ESTATE—B'ness Pr'pty. H. A. WOLF, Realtor, Ware Bk. Specialist in downtown business property.

REAL ESTATE—Investment. 16th Street Investment. \$10,250 will buy a practically new 2-story brick building on west side of 16th St. This side of Cumings St. This is a snap and will increase in value.

H. A. Wolf, Realtor. 514 Ware Bldg. Tyler 55. 2215 DODGE To Be Sold at Once \$10,000. Best buy on the street.

JOHN J. MULVIHILL, 200 Brandeis Thea. Bldg. Phone Douglas 96. A CHANCE TO DOUBLE YOUR MONEY. 60x122 ft. on Harney St. in the new automobile district, between 24th St. and Park Avenue, \$250 per front foot. Terms if desired. As high as \$400 per front foot has been offered for the corner in this block and very little ground is for sale. Contracts are being let for new buildings which will go up this fall. Get ahead of the procession and make a good profit.

J. H. DUMONT & CO., REALTORS. 416-13 Keelins Bldg. Phone Doug. 690. FARNAM STREET INVESTMENTS. Ninety-four feet, with extra good improvements, on Farnam St., near 28th, also has Harney St. frontage. The income will carry this and the advance is sure to make the purchaser a fine profit. See us for price and terms.

J. H. DUMONT & CO., REALTORS. Douglas 690, 416-13 Keelins Bldg. APARTMENTS FOR LAND. High class new apartment house near Harney street and walking distance of downtown. Income \$2,000 per year. Trade equity for land.

Bedford-Johnston Co., Realtors. 222 Keelins Bldg. WANTED. An eight or ten room Omaha residence in exchange for 800 acres; A No. 1 wheat land, two miles from market. Near Bedford, Saskatchewan, Canada.

W. T. GRAHAM, See Building, Douglas 1523.

REAL ESTATE—Investment

16TH STREET CORNER 66x66. PRICE \$9,000 MAKE OFFER. This is south of Cumings Street and has two-story frame improvements which will carry the property and pay you interest until you are ready to build brick improvements.

Armstrong-Walsh Company, Tyler 1526, Realtors, 233 Securities Bldg. 4 BRICK FLATS RENTAL \$1,200 MAKE OFFER. Near Creighton College and the High School. Each flat has seven rooms. Moderate expenditure for redecorating, etc. would enable owner to increase rent \$40 per month. Worth your investigation.

Armstrong-Walsh Company, Tyler 1526, Realtors, 233 Securities Bldg. 24TH AND DOUGLAS STS., \$30,000. 50-ft. frontage on Douglas street, full depth to alley, with improvements paying \$1,000 a year rental. We consider this the best value on Douglas street, with improvements which pay returns on the investment.

GLOVER & SPAIN (REALTORS) Douglas 1296, 212-20 City National. 24TH ST. CORNER CLOSE IN, \$10,000. Brick flats paying \$950 a year rental; excellent corner between Leavenworth and Harney. Now offered for sale for the first time. \$3,500 cash will handle; no trade. Best close-in buy that we know of.

GLOVER & SPAIN (REALTORS) Douglas 1296, 212-20 City National. GRAB THIS SNAP. A chance to make some quick easy money. Nine-room modern house, located near 31st and Harney. House is old and in need of repairs, but location is fine and lot is very large. Can sell entire property for \$2,500 for quick sale. With a little money spent on house, it will sell for \$4,500 easy.

FOR SALE. New 2 story St. Louis flat and 7-room house in rear. Annual rental \$1,000. Price \$4,900. \$1,800 cash, balance 6 per cent.

J. B. ROBINSON, Realtors, 412 Bee Bldg. D. 6097. INVESTMENT. Brick building, newly new, renting for \$125 per month, located near 31st and Davenport. Price \$12,500.

C. G. CARLBERG, 210-212 Brandeis Theater Bldg. 27TH AND FARNAM BARGAIN. 50x115 ft. near Farnam. A dandy garage site and cheap at \$90 per ft. Will take up to \$3,500 in clear Omaha property.

Bedford-Johnston Co., Realtors, 222 Keelins Bldg. Douglas 3282. REAL ESTATE—TRACKAGE WAREHOUSE SPACE. 6,000 to 10,000 sq. ft. of desirable warehouse space on Union Pacific trackage.

WORLD REALTY CO., Realtors. Douglas 5242, Sun Theater Bldg. NEW AND TRACKAGE. Northeast corner 15th and Burt Sts. 60x122; old frame houses pay carrying charges and some interest. Price only \$15,000.

REAL ESTATE—To Exchange

SHERIDAN, Dawsen, Hook and Dundy Co. Improved ranches, clear, for sale or exchange. S. & R. E. MONTGOMERY, Douglas 4819, 527 City Nat. Bank Bldg. FOR SALE OR EXCHANGE—For western Oregon ranch land, 8-room modern house, full lot and shade, walking distance to high school, university and state farm. Address Harry Fishwood, 2227 T. Lincoln.

4 ACRES, 2-room house and barn, near Pierce. Will take a modern clear home in city if worth \$2,500. Call Walnut 1629, today. HAVE 50 acres, Wheeler county, value \$2,500; will trade for equity in city property. Wilson, 217 S. 15th.

50 AN acre buys 150-acre farm 15 miles from Omaha. Inquire 4121 Range Bk. Tel. Doug. 4212. Residence phone Doug. 6712. INVESTIGATE my system; Omaha Realty Trading Co., 18 Patterson Bk. Tyler 255.

REAL ESTATE—Unimproved. West. IF you want to buy or sell acreage, Telephone Douglas 3496 and ask for H. H. Harper & Co. 5 lots: 44-Harney; bargain, \$2,500 if taken soon. G. P. Stebbins, 1610 Chicago.

North. CLOSING OUT SALE. We are offering for a client 20 lots located between 42d and 47th streets, Hamilton and Cumings Streets, near Dundee. Prices from \$100 to \$1,000. \$10 cash and \$10 per month. Close to school. None over three blocks from car line. All splendid building sites.

W. FARNAM SMITH & CO. 1220 Farnam Street. Telephone: Doug. 1084; Evenings Har. 4165. MINNE LUSA LOT SPECIAL PRICE, \$750. One of the best south front lots in the addition, Newport, near 28th Ave. Owner bought at original sale and having left Omaha makes low price for quick sale.

Armstrong-Walsh Company, Tyler 1526, Realtors, 233 Securities Bldg. South. \$1,000—Hancock park or Windsor Place resident lot, if posted you know this to be a select resident district, east front on grade, ready to build on without extra expense, paving, water, gas, sewer, close to Windsor school, field club and car line, between two large modern homes. Will consider an auto for part, time on hand, by owner, C. J. Canan, 210 McCague Bldg.

Miscellaneous. VACANT LOT Special Bargain, \$650. This large lot, 40x325, within 2 blocks of car on Dodge street, near 24th. Easy terms. Will suit you if you will call and let us show you. Doug. 5013 during the day or Colfax 3450 after 6 p. m. E. I. MORRO.

SUBURBAN acreage as low as \$374 an acre. Phone Douglas 1296, 212-20 City National Bank Building, Sixteenth and Harney. REALTY INVESTMENT. Price \$250, only \$25 cash and 50 cents per week. Doug. 5922.

REAL ESTATE—SUBURBAN Benson. DAIRY or GARDEN FARM NEAR DODGE STREET PAVED ROAD. 25 acres, with extra good improvements suitable for dairy business, 1/4 mile from the Dodge St. paved road, 2 miles from Omaha city limits. Also 18 acres choice land, without buildings, adjoining the above. See us for price and terms.

REAL ESTATE—SUBURBAN

Dundee. 4 Dundee Houses Well Located Well Built. \$5,900—Buy a 2-story, 7-room, modern house, in excellent condition, having reception hall, living room, dining room, converted kitchen, first floor, 4 corner bedrooms, bath and outside open porch on second floor; stairway to attic. Located on fine corner lot with fine shade trees.

\$5,250—Buy a 2-story, 7-room, modern house, having 5 rooms and sleeping porch, with living room across the entire front, brick fireplace and built-in bookcases, attractive dining room with built-in buffet, convenient kitchen, pantry and front and rear vestibule. First floor: finished in oak except kitchen; 3 corner bedrooms, bath and windowed sleeping porch, second floor: finished in white enamel with birch mahogany doors and oak floors throughout. Located on a 50-foot north front lot, only 1/2 block from Happy Hollow Circle and 1 1/2 blocks from Dundee School.

\$5,500—Buy a good 2-story, 5-room modern house, located on a corner lot, 50x124 feet. Solid concrete front porch floor. Living room across the entire front, dining room and sun room on second floor. Kitchen and large bedrooms, including large sleeping porch, heated and lighted. Stairway to floored attic. House has oak finish first floor, oak floors throughout; full cemented basement, storm windows, screens, etc. New garage for 2 cars.

\$6,750—Buy an unusually well built 6-room, modern house, located on a north front lot, 28x135 feet, 1/2 block from car line, near 21st, and only 1 1/2 blocks from Dundee School. This has a large living room, attractive dining room, convenient kitchen and large bedroom and bath on first floor. All finished in selected quarter sawed white oak except kitchen, which is finished in birch; two large attractive bedrooms and sleeping porch on second floor; built-in birch finish and quarter sawed white oak floors throughout. Full cemented basement with hot water heat, stationary laundry tubs, with filtered city water to same, also to kitchen and bath room. This house must be seen in order to appreciate its construction.

Reasonable terms can be made on any of the above described properties. George & Company, Phone D. 754, 592 City Nat. Bk. Bldg. REALTORS.

DUNDEE HOME BARGAIN Easy Payments. Full two-story, with oak finish on first floor, newly decorated and in excellent condition throughout. Has reception hall, living room, dining room, butler's pantry and kitchen on first floor, three good bedrooms with large closets, linen closet and roomy bathroom on second floor. Full basement, good furnace. Full lot, one-half block from car on Underwood Ave.

Price \$4,200—easy terms. Sundays call M. O. Headley, Colfax 3482, or F. L. Gallup, Colfax 120.

Charles W. Martin & Co. REALTORS. 742 Omaha Nat. Bank Bldg. Tyler 187. DUNDEE HOUSES AT RIGHT PRICES. \$5,500—An attractive bungalow, stucco finish, one year old, built for a home; 5 large rooms on the first floor, all finished in oak; fireplace, etc.; large lot, with space for two additional rooms; full lot, with garage and driveway.

\$5,750—2 1/2 and Chicago. Attractive home, with large living room, dining room, kitchen and den on the first floor; four nice bedrooms on 2d floor; full size front lot; handy to car.

\$5,750—Nearly new house, with sun room, living room, dining room, kitchen and den on the first floor; three bedrooms and large enclosed sleeping porch, 2d floor; oak finish throughout; fireplace; nicely decorated; high and slightly lot, with garage and driveway.

THE OLD HOME

and the old neighborhood have served their purpose. The time has come to advance. You must have a NEW HOME in a NEW NEIGHBORHOOD. Men are judged by their surroundings—you must have a home that expresses your success. YOUR NEW HOME should be located in a new, highly restricted district, where every improvement is in and where PRICES are still LOW. Such is MINNE LUSA ADDITION, and there we have a seven-room, all modern home built on beautiful lines, with the finest of materials, complete in every detail—fireplace, sunroom, etc.

If you have outgrown your old house, perhaps we can sell or exchange it for you. Let's talk it over. Sundays call F. L. Gallup, Colfax 120, or M. O. Headley, Colfax 3482. Charles W. Martin & Co. (Realtors) 742 Omaha Nat. Bank Bldg. Tyler 187. SUBURBAN ACRES VERY HIGH GRADE ON WEST LEAVENWORTH ROAD ONE MILE AND A HALF WEST OF ELMWOOD PARK PLOTS OF FIVE ACRES EACH PRICES: \$1,100 to \$1,250 PER ACRE

This ground is the most beautiful in this beautiful district and a home built here will be a joy forever. Oiled road right to the gate; shade and orchard trees on some tracts. Just across the road from the Loveland, Brandeis and Porter farms, and half a mile from the New Beverly Hills tract, which will be placed on the market soon as a high grade residence section similar to Fairacres.

A RARE CHANCE. Armstron-Walsh Co. Tyler 1536. Realtors, 333 Securities Bldg. PAYNE INVESTMENT CO. REAL BARGAINS Miller Park Bargain, \$300 Down, \$35 a Month

5-room, strictly modern, bungalow. Oak finish and oak floors. Cement basement. Furnace heat. Corner lot. One block from car. Two blocks from school. DUNDEE BARGAIN \$500 DOWN AND BALANCE MONTHLY 6-room, full two-story house. Living room, dining room and kitchen on first floor. Finished in oak. Three nice bedrooms and bath on second. Large lot. Paved street. Owner has authorized us to sell it at \$4,250 on easy payments.

\$200 DOWN, \$20 A MONTH—WHY PAY RENT? 6-room, strictly modern, semi-bungalow. Four rooms and bath on first floor. Two bedrooms on second. Good basement. Furnace heat. Price \$1,800. Also have a 5-room bungalow all on one floor in the same neighborhood at \$2,200.

A REAL BARGAIN OWNER LEAVING CITY—MUST SELL. \$5,750—2 1/2 and Chicago. Attractive home, with large living room, dining room, kitchen and den on the first floor; four nice bedrooms on 2d floor; full size front lot; handy to car.

\$5,750—Nearly new house, with sun room, living room, dining room, kitchen and den on the first floor; three bedrooms and large enclosed sleeping porch, 2d floor; oak finish throughout; fireplace; nicely decorated; high and slightly lot, with garage and driveway. GLOVER & SPAIN (REALTORS) Douglas 3282, 212-20 City National. DUNDEE PROPERTIES. Well located lots on 24th St. Mod. and attractive homes. Before buying be sure and see GEORGE & CO., Phone D. 754.

PAYNE INVESTMENT COMPANY—REALTORS 537 Omaha Nat. Bk. Bldg. D. 1781.

Advertisement for Wavecrest and Neptune Place. Includes text: 'You can put on your bathing suit in your own home and yet be right near the shore of beautiful CARTER LAKE'. 'Omaha's Only Summer Home Additions Wavecrest and Neptune Place'. 'Just a 12-minute ride from the postoffice, adjoining Carter Lake Club, Sand Point Bathing Beach and New Lakeview Amusement Park. No lot is more than 3 blocks from Omaha street car line.' 'Beautiful club grounds, tennis courts, yacht harbor and boulevards, being built. Bathing beaches with modern bath houses contemplated. Many large trees now on the grounds and thousands of new ones have been planted. In fact, we have spared no expense to make this the most beautiful summer resort in the central west.' 'Come Out and See the Improvements. Salesmen on ground all day Sunday, or call Tyler 60 week days and we will send a representative to show you this long needed and desired improvement.' 'Hiatt Company. Salesmen on ground all day Sunday, or call Tyler 60 week days and we will send a representative to show you this long needed and desired improvement.' 'VIEW LOOKING NORTH ON NEW SHORE LINE BOULEVARD 245-7-9 Omaha Nat'l Bank. Phone Tyler 60. CHOICE BUILDING SITES From \$390 Up. Terms as Low as \$10 Cash and \$10 Monthly. VIEW LOOKING NORTH ON NEW BOULEVARD'