

Nebraska Farms Pay Large Dividends

Crops for 1917 are again proving the wisdom of selecting Nebraska as the State to own a farm in.

PAYNE INVESTMENT CO.

LANDS



LOANS

..COLONIZERS..

OFFICES: Omaha, Nebraska.

Humboldt, Minn.

Lake Charles, Louisiana.

FARMS FOR SALE OR EXCHANGE

I have for sale a good 200-acre Douglas county farm, located five miles south of Elkhorn, Neb. I can sell this farm for \$110 per acre on very attractive terms and can give possession March 1, 1918. I also have a choice 160-acre Iowa farm, well improved, located 12 miles from Council Bluffs, which I can sell for \$100 per acre. I have another choice Iowa farm of 260 acres, 13 miles northeast of Council Bluffs, on the Lincoln Highway. This is extra well improved. Price \$200 per acre. I can take a good Omaha residence in on this up to \$10,000 as part payment.

I have an 800-acre farm and ranch in Tripp county, S. D., 12 miles north of Winner, 160 acres deeded. One section school lease. Price \$7,000.

In fact, I have farms and ranches located in Iowa, Missouri, Kansas, Nebraska, North and South Dakota, Minnesota and Canada, which I can sell on reasonable prices and attractive terms and could accept some trade. Call on or write me.

R. S. TRUMBULL,

1305 First National Bank Bldg., Omaha, Neb.

Farm Lands

In Eastern Nebraska,
Iowa and
Southern Minnesota

Now is the time to buy and get in on the rapid increase in value.

We Can Suit You In Any Size Tract
Exchanges Our Specialty

Write, Wire or Phone

Asa Dixon Real Estate Co.

BLAIR,

NEBRASKA.

Where Can You Market

your products to the best advantage? Consider that THOROUGHLY before you plant your dollars. The soil may be good, but, if the markets are poor, YOU lose.

Nebraska soil is not only rich and productive (no lime nor fertilizers needed), but Omaha, "The Market Town"—sound as a gold dollar and surrounded by the best agricultural and stock-raising country in the world—offers advantages unsurpassed by any other market.

Fortunes are being made on Nebraska farms. Let me send to you authentic information, absolutely FREE.

R. A. SMITH, Colonization & Industrial Agent, Union Pacific System Room 1233, U. P. Bldg., Omaha, Neb.

200 ACRE FARM

3 1-2 miles Southwest of Herman, Neb., Washington County.

Highly improved. One of the best farms in this district, land rolling.

Price \$175 Per Acre

Terms half down, balance long time 5 per cent.

Also Western Nebraska Land.

GEO. ANTILL REAL ESTATE CO.

Blair, Nebraska.

Farms and Ranches

Ranch Land in Nebraska and Colorado. Farm and Ranch Combinations in Montana. Highly Improved Farms in Eastern Nebraska and Western Iowa.

Also Some City Income Property.

Many of These Are Excellent Bargains.

D. H. GIPE,
505 Bee Bldg.
Douglas 4950.

Nebraska Lands.

151 ACRES.

Ten Heirs Say Sell. Douglas county, 1 1/2 miles N. W. of Valley, on the Lincoln Highway; level, black, sandy soil; improved on high road, with nice house of six rooms; barn, with twelve stalls; granary, machine and buggy shed, double corncrib, cow and hog shed, chicken coop; \$125 an acre. Must be cash. 40 ACRES.

Improved, 1th 5-room house, barn, corncrib and machine shed; 5 acres of pasture, with shade and running water, balance cultivated land; located 4 miles west of Elmwood Park, on Pacific St. Price \$14,000.

FEEDING FARM.

40 acres on West Q St., 4 miles to stock yard. Land lies high, slightly, gently rolling, with springs and running water; 16 acres in alfalfa; improvements are well, windmill, cattle sheds. Price \$12,000. Liberal terms.

WESTERN WHEAT LAND.

Mr. Renter, why not own your farm? Our Golden Prairie farms in southeastern Wyoming and Kimball county, Nebraska, on the main line of the U. P. R. R. for sale on easy terms; \$100 cash, a quarter down, balance long time at 5 per cent. Prices range from \$10 to \$25 an acre. Liberal commission paid agents.

O'Keefe Real Estate Co.,

REALTORS,
1016 Omaha National Bank Bldg.
Douglas 2715.

FARM FOR SALE.

A fine grain and stock farm, well improved, near county seat in Central Nebraska.

160 acres under cultivation, 130 acres in alfalfa, 50 acres in hay land, 180 acres in pasture. All fenced and cross fenced, 40 acres hog tight. Address Y-221, Omaha Bee.

SEVERAL good northeast Nebraska farm bargains; easy terms if desired. A. A. Patsman, 523 Securities Bldg.

LIVE DEALS IN OMAHA APARTMENTS FOR LAND.

2-story brick apartment on a full lot, strictly modern in every way, hot water heat; located within one block of Hauscom Park, on the car line; rented on yearly lease for \$2,500. Price \$10,000. Mfg. \$17,500. Owner wants clear land in Neb., Kan., or Okla. Get busy on this.

2-story brick; has 6 apartments of 7 rooms each; strictly modern; on Sherman Ave., rented for about \$2,500 per year. Price \$25,000; mfg. \$12,000; owner wants a ranch in Holt Co., Neb., and will put in \$15,000 in cash for a good, clear ranch; a live man and get busy if you have Holt county land.

700-acre ranch in Goshen county, Wyo., and Sioux county, Neb., 7-room house, barn, tool house, good well and running water, 10 miles north of Henry, Neb. Price \$10 per acre; clear; owner wants eastern Iowa or Illinois land; will assume.

150 acres, Labette county, Kan.; has 137 acres under plow; balance hay and pasture; fine spring. Price \$10,000. Clear; owner lives in eastern Neb., and wants Neb. land for this farm; a live man and will assume some.

I sell land in western Nebraska, around Alliance, and am ready any day to show you these fine lands that one crop will pay for what you pay for the land. Write me what you want and I will treat you right on prices and terms.

S. O. NORQUIST,

322 Neville Bldg., Omaha, Neb.

Nebraska Lands.

IRRIGATED LANDS NEAR DENVER

ON CROP PAYMENTS.

In tracts of 80 acres and upward; \$6,000 acres to select from.

We are not AGENTS, but Trustees, closing out large trust estate under ORDER OF COURT.

Within 10 to 30 miles of Denver and near railway towns having sugar factories, canneries, creameries, alfalfa mills, elevators, etc.

Fertile soil, under splendid irrigation system. Terms, one-tenth cash, balance ten annual payments, interest 6 per cent, but first four years purchaser need only pay us two-fifths of crop in lieu of regular payment due these years. Write for literature. Chicago Title and Trust Co., Trustee, 706 Ideal Bldg., Corner 15th and Champa Sts., Denver, Colo.

240-ACRE BUFFALO COUNTY FARM FOR SALE.

About 150 acres in cultivation, 80 acres pasture. Good 5-room house on good foundation, well built barn for 18 horses with good hay mow, granary, chicken house and hog house. Fenced and cross fenced, well and windmill. The farm is some rolling and some rough, but all good soil. Is in a fine state of cultivation for fall grain. Located about 12 miles from Kearney and 5 miles from Amesbury. Price, \$5,500. This farm will carry a mortgage of \$4,500 to \$5,000. This is one of the best buys I know of in Buffalo County, and with present prices of farm products, this farm should pay the purchase price with less than three crops. Is an exceptional proposition and will sell.

C. K. DAVIES,
KEARNEY, NEB.

SNAP.

FOR SALE BY OWNER.

160 acres Polk county, Nebraska, good terms, 120 acres in cultivation, 40 acres to pasture, 80 acres in wheat, looks fine; all fenced and cross-fenced, with new oak posts, 1 rod apart, 2 galvanized wires, new; two wells and windmill; 4-room house; big double corn crib, barn for 18 horses; big hay mow and granary; all buildings new and painted. This is a bargain at \$125 per acre; land level, 12 miles southwest of Columbus, 7 miles from Duncan and 5 miles from Shelby. Address J. V. Shipley, Florence, Neb. Phone Florence 335.

1,720 ACRES 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 grained. 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 6-room house, two barns, silo and other buildings. School house located on ranch. This is a well balanced ranch. Our price, \$15 per acre, easy terms.

KLOKE INVESTMENT CO.

846 Omaha Nat'l Bank Bldg., Omaha.

CHOICE EASTERN NEBRASKA FARMS.

Desirable farm homes at reasonable prices.

Six 80-acre farms, Washington Co., price, \$145 to \$150 per acre.

120 A., fine, level, well imp., \$165 per A.; big bldgs., good land, price \$175 per A.; near Elkhorn, Neb.

320 A., 4 mi. from Coleridge, Neb., all can be farmed; good imp. Price \$125 per A.; easy terms; possession March 1, 1918.

320 A., very choice, close to Omaha.

If interested address, write or phone.

PAUL PETERSON, 364 Brandeis Theater Bldg., Omaha, Neb.

NANCE COUNTY, NEBRASKA.

160 acres wheat land; nearly all cultivated; all fenced; no buildings; price \$75 per acre; land is rolling.

M'CAUGUE INVESTMENT CO.
1505 Dodge St., Omaha.

FOR SALE—Cheap, my improved 156-acre farm near Ponca, Neb.; easy terms, if desired. Address Dr. C. W. Gillin, 515 F. L. & T. Bldg., Sioux City, Ia.

Nebraska Lands.

QUARTER SECTION, unimproved, wheat, corn and alfalfa land near railroad, Perkins county, Nebraska. Will sell responsible parties, 160 acres, \$500 down, balance five and ten years. (No annual payments.) Miner & Bradley, Box 635, Grand Island, Neb.

SMALL Nebraska farm a heavy payment 24 acres up. We farm the farm we sell you. The Hungerford Potato Growers' association, 15th and Howard Sts., Omaha, Douglas 2871.

FIRST-CLASS 320-acre farm 4 1/2 miles from Hartington, Neb. Well improved and all good land; will sell or exchange. See O. A. Kault, Oakland, Neb.

List your lands for quick results with C. J. Canan, 219 McCaskey Bldg., Omaha.

PAUL H. HOLM

Real Estate and Real Estate Loans

1026 "O" Street

FOR SALE—In one of the finest locations in the city of Lincoln we have a practically new house of ten rooms, thoroughly modern, hot water heating system, oak finish and floors throughout, finished attic, modern and finely equipped laundry in basement; garage, grounds 15x142 feet, on paved street and car line. This is a good property and a No. 1 location.

FOR SALE—Two full lots and well built, practically new house of nine rooms—thoroughly modern, with good hot water heating plant; all in the best of condition; in good southeast location and on paved street, only half block from car line. Will sell house and one lot separately if desired. Price and terms right.

FOR SALE—New bungalow style home of seven rooms, modern in all respects; built in cupboards and book cases; good location southeast. Price right and terms easy. Look this up.

FARMS

FOR SALE—800-acre farm and ranch, 100 miles from St. Louis, Mo. 600 acres fenced and cross-fenced; house of eight rooms with sleeping porch, good tenant house; barn 35x60; cow barn, hay barn, crib, silo, implement shed, poultry house, wash house, soap, etc. A big bargain and only \$22,000. Terms, one-third cash, balance reasonable time. Better look this up at once.

FOR SALE—In Cass county we have a good 80-acre farm with five-room house, barn, crib, well and windmill; all fenced and all under cultivation. For immediate sale, \$150 per acre.

FOR SALE—160 acres, 4 miles from Fairfield, Neb.; all under cultivation. A good buy at \$18,000.

FOR SALE—160-acre farm in Seward county; 130 acres under cultivation; balance in pasture and meadow. Has a good eight-room house, stable, crib, granary and all other necessary outbuildings. All fenced. Price \$150 per acre.

FOR SALE—86 acres adjoining city of Lincoln, lays high and slightly. This is a good buy at the price asked, only \$200 per acre. Possession March 1, 1918.

FOR SALE—80 acres, only 4 miles from Haystack, Nebraska. A good buy at \$100 per acre.

PAUL H. HOLM,
1026 "O" St., LINCOLN, NEB.

FOR SALE—CHOICE FARMS NEAR OMAHA

Desirable Farm Homes at Reasonable Prices—Easy Terms

You can have the choice of six different 80-acre farms I have listed; prices \$135 to \$150 per acre.

120-acre level, well-improved farm, \$165 per acre.

120-acre rolling upland, big improvements. Price \$150 per acre.

160-acre, well-improved, near Elkhorn, \$175 per acre.

220-acre stock farm, 20 miles from Omaha; has some timber, good alfalfa and corn land. Price \$90 per acre.

Two good well-improved 40-acre farms priced at \$200 per acre.

320-acre, elegant improvements, fine location. Price \$200 per acre.

If interested write, phone or call at my office.

Paul Peterson

362-364 Brandeis Theater Bldg., Omaha, Neb.

Office D. 1280. Res. Wa. 3106.

Real Estate, Farms Ranches and Loans

You've tried others—now try us

Held Land Co.

870 Brandeis Bldg., Omaha, Neb.

Douglas 9148.

LAND BUYERS READ THIS

We are selling irrigated farms in Morrill county in the fruitful North Platte valley, cheaper and on better terms than you can buy anywhere else.

PRICES

\$60 to \$80 per acre.

With practically paid-up water rights.

TERMS

10 annual payments.

An abundance of water all during the season.

Potatoes, Beets, Wheat, Oats and Alfalfa, etc., yield enormously.

Apply to

CENTRAL STATES LAND CO.

1108 W. O. W. Bldg.,

Omaha, Nebraska,

Farms Farms Farms

I offer on easy terms several farms of from 160 to 2,000 acres, all good wheat, corn and alfalfa land, well improved, near to the station and in well settled neighborhoods.

\$35 to \$50
Per Acre

Write or see me before you buy.

W. P. O'Brien

410 Bee Bldg.

Omaha, Neb.

FARMS FARMS FARMS

150 A. Pottawattamie Co., 6 mi. from Council Bluffs, Ia. Fine set of improvements; nine-room house, large barn; nearly all under cultivation; \$175 per acre.

227 A., all under cultivation; 210 A. in corn; 2 sets of improvements, 2 houses;

1 1/2 miles from McPaul, Fremont Co., Ia. Will trade for western land; \$125 per acre.

EUGENE THOMAS

413 Karbach Bldg.

REAL ESTATE—TRANSFERS

Boulevard Park Improvement company to Nellie A. Boyer, Sahler street, 40 feet east of Twentieth street, north side, 40x112..... \$50

Elda M. Yates and husband to Walter R. Rouse, Forty-ninth street, 84 feet north of Burr street, west side, 47x125..... 600

Flora Smith and husband to Rapp Bros., northeast corner of Eighth and Nicholas streets, 40x100, 4,000

Flora Smith and husband to Rapp Bros., Hamilton street, 112 feet west of Twenty-sixth street, south side, 30x121 1/2..... 2,500

Earl L. Conover to Clara F. Percival, northeast corner Twenty-fourth and Menegotti avenues, 40x124..... 2,750

The Denver Cattle Loan company to Frank H. Horak, Hector boulevard, 45 feet westerly of Twentieth street, north side, 40x124..... 500

Frederick P. Hamilton, wife to Mary R. Kimball, St. Mary's avenue, 150 feet west of Twenty-second street, north side, 71x112..... 1,000

Richard W. Allen and wife to Horace M. Higgins, Farman street, 296 feet east of Forty-fourth street, south side,