

WANTED TO RENT

Furnished Apartments and Houses... 1524-1526 to rent...

REAL ESTATE—IMPROVED

West. DUNDEE TWO BARGAINS \$4,500

8 rooms and bath. Oak woodwork. Oak floors. Artistic fireplace. A very attractive little home...

\$5,750 7 rooms. Large living room with fireplace and built-in bookcase...

Armstrong-Walsh Company REALTORS. Tyler 1524. 323 Securities Bldg.

GOOD BARGAIN.

4611 1/2 ft. of ground on N. side of Harney, near Park Ave. with 10-room house...

HARRISON & MORTON, REALTORS. 315 Omaha Nat. D. 214.

NEW BUNGALOW

\$300 CASH And monthly payments of \$22.50 will buy a beautiful, cozy little house at 31st and Park...

THE BYRON REED CO., (Realtors). Douglas 297. 212 South 17th St.

WEST FARNAM SPECIALS. We offer for sale seven west Farnam houses...

DUNDEE HOME AT A SACRIFICE

This is located on a large corner lot 100 ft. wide and 120 ft. long...

DUNDEE HOME AT A SACRIFICE. Douglas 764. Realtors.

NEW DUNDEE HOME

\$650 CASH. BALANCE MONTHLY. LIKE RENT. Buy a new 2-story 7-room modern home...

WEST FARNAM HOME. A real bargain and a safe investment. Just south of Farnam...

CLOSE-IN SNAP

Four-room cottage, water, toilet, gas; lot 32x119; paving all paid; \$900 down and \$15 per month.

OSBORNE REALTY CO., 701 Om. Nat. Bank Bldg. Tyler 496.

DUNDEE

We have some very beautiful Dundee homes for sale, \$5,000 to \$25,000. If interested in high class homes, call us.

BEDFORD-JOHNSTON CO., 222 Keeline Bldg. Doug. 3140.

OWN YOUR HOME

Buy On Our Easy Payment Plan—\$115 N. 48th St. \$3,300—\$300 Cash, \$30 Mo.

In Waverly Park addition, 8 rooms, strictly modern, full cellar downstairs. Bedroom with fireplace, excellent location...

4805 N. 31st Ave.—\$2,400 \$200 Cash, \$23.10 a Month

5 rooms, modern, built 4 years ago; full lot; good neighborhood, convenient to school.

1457 Pinkney St.—6 Rooms \$300 Cash—\$37.50 a Month

Reception hall, living room, dining room with built-in features, a kitchen on first floor. Two large bedrooms, bath and linen closet on second floor.

Hastings & Heyden, 1514 Harney St. Phone Tyler 59.

After looking at MINNE LUSA we discovered buyers decided that it was the best proposition on the market and they backed their judgment by buying it. If you will come out today you will understand why they did this.

CHARLES W. MARTIN & CO., 743 Omaha Nat'l Bank Bldg. Tyler 147.

REAL ESTATE—IMPROVED

North. INDUSTRIAL SITES

By the removal of 50,000 cubic yards of earth we have developed over 500,000 square feet of very desirable trackage property...

BEAUTIFUL MERCER PARK

Where every lot fronts on a boulevard. All specials in and paid for, served by three car lines. Every lot a perfect home site...

W. FARNAM SMITH & CO., 1520 Farnam Street. Phone Douglas 1064; evenings, Colfax 1078.

\$400 DOWN AND \$25 MO. MUST SELL PROPERTY TO SETTLE ESTATE

Six-room, strictly modern home, located near 38th and Evans Sts. south front, on paved street. This property belongs to an estate and it is offered at the sacrifice...

PAYNE INVESTMENT CO., Realtors, 537 Omaha Nat'l Bank Bldg. D. 1781.

KOUNTZE PLACE SNAP \$300 Down and \$30 a Month

5-room, strictly modern bungalow, all on one floor; oak finish in living and dining room; built-in kitchen; bathroom finished in birch and hickory; full basement; furnace heat; east front; close to car and school. The owner of this property has priced it at \$2,900. A genuine bargain for quick sale.

Payne Investment Company, Realtors 537 Omaha Nat'l. Bk. Bldg. D. 1781.

BEMIS PARK. \$3,750.

Large 6-room modern and very attractive home in Bemis Park. Large lot on paved street in this place's early work. Home priced at \$4,500, but price cut to \$3,750. Can be handled on very easy terms.

222 Keeline Bldg. Doug. 3140.

MILLER PARK BARGAIN.

Built by owner for home, large semi-bungalow, five rooms and bath, all on one floor, attic finished into three rooms, full basement, strictly modern in every detail.

OSBORNE REALTY CO., 701 Om. Nat. Bank Bldg. Tyler 496.

MODERN OAK BUNGALOW. \$50 CASH—\$27.50 PER MONTH.

Nearly new oak finished bungalow. Full basement, furnace, large corner lot. Price \$2,700.

BEDFORD-JOHNSTON CO., 222 Keeline Bldg. Doug. 3140.

FINE CORNER 25TH AVE. AND LEAVENWORTH

Southwest corner of 25th Ave. and Leavenworth, 53 ft. on Leavenworth and 121 ft. on 25th Ave. Both streets paved and paid for. Double frame houses on rear end of lot bringing in some rent. Front part of lot can be built on right away without disturbing double house. Here is one of the best corners on Leavenworth street. Price \$11,000.

PAYNE & SLATER CO., REALTORS, 616 Omaha Nat. Bldg. Phone D. 3016.

Hanscom Park District

A strictly modern two-story residence, with five nice rooms on the first floor and three bedrooms on the second floor; large lot, with paving all paid. Located on rear end of lot bringing in some rent. Front part of lot can be built on right away without disturbing double house. Here is one of the best corners on Leavenworth street. Price \$11,000.

NORRIS & NORRIS, 480 Bee Bldg. Phone Douglas 4270.

HANSCOM PARK DISTRICT

Stucco bungalow just completed, five rooms and bath, large living room and dining room finished in oak built-in buffet in dining room, oak floors, tiled bath, purchaser may select electric light. Slower \$2,800. Located 2829 1/2 14th St. at \$2,650. Located 2829 1/2 14th St.

C. G. CARLBERG, 310-312 Brandeis Theater Bldg.

HOME AND GARDEN. PRICE ONLY \$2,200.

Six-room cottage and three lots, 50x128 feet each, near the Leavenworth Heights addition. Can be handled with \$200 down and \$15 per month.

OSBORNE REALTY CO., 701 Om. Nat. Bank Bldg. Tyler 496.

7-ROOM MODERN HOUSE, NEAR HANSCOM PARK.

FOR ONLY \$2,550, some rent. Must be sold this week. Great bargain for some one.

W. H. GATES, 647 Omaha National Bank Bldg. D. 1294. Realtor. Web. 2688.

AN IDEAL HOME

for the man of moderate means. Restricted location on paved street in excellent addition. Convenient to car and school. Full two-story house, frame and stucco. Six rooms with sun parlor and glassed-in sleeping porch on first floor. Large living room with fireplace. Extra large dining room with French doors opening into sun-room. Well arranged kitchen with ample built-in cupboards. Three bedrooms, enclosed sleeping porch and bath on second floor. Fully finished oak and enamel. Tastefully decorated, extra quality lighting fixtures. An attractive place at an attractive price. Reasonable terms. For further information or appointment, call

BENSON & CARMICHAEL, (REALTORS) 642 Paxton Bldg. Douglas 1722.

NOW IS THE TIME

To buy real estate. The owner of this corner at the southwest corner of 48th and Nicholas Sts. 120x150 in size and having 3 five room cottages will sell this at a very reasonable price for cash or payments. The rentals will carry the interest charges, taxes and insurance. Northwest corner of 21st and Y St., this is a 1/2 acre lot with 12 cottages ranging from 2 rooms to 5 rooms and having a monthly rental at the present time of \$48 per month. Buy this on easy payments. The houses are little and you can increase the monthly rental. This can be bought on payments. If you want to see this. For price call

CREIGH, SONS & CO., REALTORS, Douglas 260. 508 Bee Bldg.

REAL ESTATE—IMPROVED

Miscellaneous. EXECUTION—HOME BARGAINS.

4-room cottage, except heat, corner lot, 121x32 N. 22 St. only. \$2,200. 6-rm. cottage, a modern, corner lot, 180x2 N. 22 St. only. \$2,200. 3-room cottage, a modern, corner lot, 180x2 N. 22 St. only. \$2,200.

Cut to Bottom Cash Price

9-room house, all oak floors and finish, sunrooms, fireplaces, bookcases, wardrobes, electric base plugs, everything complete. 121x32 N. 22 St. Call Douglas 4886.

Traver Brothers Co., 519 First Nat. Bank Bldg.

BRAND NEW HOUSE

Just being completed, 8 rooms and bath, sleeping rooms on second floor; built-in buffet, all modern, full cement basement, located 2248 So. 24th Street. Price \$2,600. \$200 down, balance terms.

C. G. CARLBERG, 310-312 Brandeis Theater Bldg.

REAL ESTATE—B'ness Pr'ty

Down Town Trackage Lot LONG TIME LEASE

32x112 ft. on Cass St., near 13th. Trach in alley. Will lease for 25 years, valuable all modern buildings. Price \$2,500. \$200 down, balance terms.

GEORGE & COMPANY, 402 City Nat. Bank Bldg. Realtors, Douglas 756.

REAL ESTATE—Investment

SAFE INVESTMENTS This is a two-story, two family brick building nearly new, in excellent condition, having separate heating plants. Five rooms on first floor and six rooms on second floor. Rental \$90 per year. Price \$9,500. Practically no repairs. Within 5 minutes walk from 16th and Harney. Something good. See us at once about this if interested.

This property has 66 feet frontage on South 13th with three story and basement brick building, having retail stores on first floor and living quarters on second and third floors. Gross rental about \$4,500 per year. Price \$48,000, encumbrance \$24,000. 5 years 5 per cent first mortgage held by Eastern Insurance company.

GEORGE & COMPANY, 402 City Nat. Bank Bldg. Realtors, Douglas 756.

10 PER CENT NET. STILL GOING UP.

150 feet of ground in West Harney district, with improvements paying 10 per cent net. Want modern 10 room investment ground alone worth the price of \$14,000. Terms.

BEDFORD-JOHNSTON CO., 222 Keeline Bldg. Doug. 3140.

INVESTMENTS

New brick, income paying over \$2,500 per annum, no maintenance cost, except taxes, \$5,000 cash will handle; this is the greatest value we have ever offered and will pay over 10 per cent on investment.

TRAVER BROTHERS CO., 519 First Nat. Bank Bldg.

FARNAM STREET SPECIAL—\$25,000.

Present rental of \$100 per month can be increased to \$150 per month on investment; to be sold to close an estate.

JOHN W. ROBBINS, REALTORS, Sole Agent, 1405 Farnam St.

REAL ESTATE—FRACKAGE

TRUCKAGE. Fine site on B. & M. R. R. size 55x125. Can be bought cheap. Call owner evenings. Phone Walnut.

REAL ESTATE—To Exchange

DESIRABLE five acre block in the New Brownell Hall and Fairview Dist. on West Douglas St. Want modern 10 room investment ground alone worth the price of \$14,000. Terms.

BEDFORD-JOHNSTON CO., 222 Keeline Bldg. Doug. 3140.

HAD TO VACATE BLDG.

Drug stock with a new late date Soda Fountain that cost \$1,500, last year and all attachments. Can give you \$6 for \$1 in a deal, want to trade for six months date car or other personal property. Here is a chance for some one, is an elephant on the corner of 16th and Harney. Will speak for itself. Known as the Bell stock. Look into this offer quick. C. J. Canan, McCague Building, Douglas 3140.

(15) CLEAR 20 A. Improved suburban farm and fruit farm, about 12 miles north of Omaha, in good location, with out any expense. In grapes, apples and small fruits. Want a modern home in Omaha close to school. Call for full descriptions of improvements. Occupied by owner for some twenty years. C. J. Canan, McCague Bldg.

7 clear homes, rental income around \$200 per month, exchange for good Iowa or Nebraska land.

1,200-a. stock and grain farm. 500 a. under plow; fair set of imp. Will sell on easy terms and accept smaller farm as part payment.

A new apt. house, well located, income \$5,000 annually, exchange for clear land. D. 6707. A. W. TOLAND & CO.

EXCHANGE or sale, wholesale prices, your choice from thousands of acres in high lands, South Central Florida. Write Flor. and Good Homes Co., Seairitt Bldg., Kansas City, Mo.

WILL exchange 2,800 acres improved wheat land at \$80 per acre, for section or more prairie land in Iowa or Nebraska. Call for further particulars address J. P. Ferguson, Baker, Ore.

A NEW 5-room apt. bringing in \$2,850 yearly, located in a good location, to trade for smaller income. Seward Bros., 528 Brandeis Bldg. Douglas 2840.

WILL sell or trade 80 acres of good farming land and 100 acres of property or automobile. Call Tyler 820.

HAVE 20 acres, Wheeler county, value \$2,500, will trade for equity in city property. Wilson, 217 S. 14th.

EASTERN North Dakota and cheap Colorado lands for sale and exchange. Mueller, 1819 Stout St., Denver, Colo.

REAL ESTATE—SUBURBAN

Acres. ACREAGE TRACTS WEST DODGE

If you are considering the purchase of acreage near Omaha, call us today that you make your selection now, before the spring rush begins, as we are already receiving orders for 2 to 6 calls per day about acreage tracts.

We offer the following tracts, located in a new addition on West Dodge which will be highly developed and restricted in every way possible to insure the best of surroundings:

2.84 acres \$1,650 2.14 acres 1,925 2.14 acres 2,225 2.14 acres 2,800 2.44 acres 4,225

The above tracts can be purchased on payment of \$100 and a first mortgage of one-tenth per month, and should you desire to bid immediately, arrangements can be made through this office to finance the balance of the purchase.

If you desire to see the property today call Walnut 2626.

THE BYRON REED CO., (Realtors), Douglas 297. 212 South 17th St.

ACREAGE SNAP

We have listed the biggest bargain in the city of Omaha in the way of a good home and a good investment. It is a 1/2 acre tract. There is a good 5-room house with a good barn for 2 head of horses and a cow; good hay shed; wagon and automobile sheds; corn crib; chicken house; and all modern buildings. House is modern except heat, good clean water in the house, and electric lights. Also an acre and a half of a fine ground as could be asked for. Owner is willing to sell this on terms of \$100 down and the balance in 12 months, with 10 per cent interest. If you are interested, call us today for \$25 a month for the same kind of a house in town with a very small lot. Why not buy something on which you can raise your living and some besides? Located close to school and not far from car. Right on the new Fontenelle Blvd. Sold only by appointment. Call us today. Payne Investment Company, Realtors 537 Omaha Nat'l. Bk. Bldg. D. 1781.

40 ACRES WEST 4 miles west of Elmwood park, high, clear, gently sloping, 2 acres, fine shaded pasture with running water, 22 acres in cultivation, fair improvements, some fruit, 1/2 mile from Dodge street on main road. Reasonable terms. O'KEEFE REAL ESTATE COMPANY, 1018 Omaha National Bank Building, Tel. Doug. 2715.

FIVE very fine garden lots, close to car line, close to school, just outside the city limits, make a good investment. Call us today. Call Walnut 2466 today or in the evening.

FOR SALE—Improved acreage tracts close to city. Will accept clear city property as part payment. HELD LAND CO., 870 Brandeis Bldg. Dg. 9148.

ACREAGE BARGAIN.

5 acres north of Krug park, few blocks to city. Call us today. HELD LAND CO., 870 Brandeis Bldg. Dg. 9148.

HIATT COMPANY, 245-7-9 Omaha Nat. Bk. Bldg. Tyler 60.

REAL ESTATE—WANTED

OWNER wants income for irrigated 30 acres; level; all cultivated; fenced; 4 miles southeast Broadway; Morrill County, price \$15 per acre with water paid up in full. S. S. & R. E. Montgomery, 215 N. 24th St., Omaha, Neb.

FARM AND RANCH LANDS

Oregon Lands.

Beautiful Southern Oregon Ranch and Farm

LOCATED IN THE ROGUE RIVER VALLEY

This ranch consists of 710 acres located FIVE MILES NORTH OF GRANT'S PASS, Oregon, and two miles from the main town of Merlin, WITH PAVED ROAD RUNNING THROUGH IT. THE PACIFIC HIGHWAY, WHICH IS THE LINCOLN HIGHWAY OF THE PACIFIC COAST STATES, RUNS DIAGONALLY THROUGH THIS RANCH. The ranch joins the Country Club's orchard tract, who own something over 4,000 acres. Practically all of it is cleared and planted to apples, pears, peaches and Tokay grapes. They are selling their land in ten and twenty-acre tracts at a minimum price of \$550 and a maximum price of \$750 per acre. There is a club house located on this tract for the benefit of the immediate community. It is a very fine building with beautiful surroundings. This club house is within a half mile of the improvements of the 710-acre ranch. Most of their land is now sold, and there is a settlement of southern California people located on their tract, who have built nice bungalows and improved their tracts. There are also some people from Kansas City and some from Chicago who have improved their tracts, one man building a bungalow that cost \$10,000, and the others have built smaller but nice, comfortable homes. THE CALIFORNIA PEOPLE PREFER THIS CLIMATE TO SOUTHERN CALIFORNIA, and, as a matter of fact, it is known as the Italy of America, being the finest and most even climate of any locality in the United States. They never have electric storms nor heavy winds, and the climate is very even. In winter, the thermometer never goes below twenty and generally ranges around forty to sixty, while in summer the middle of the day is quite warm in the sun, the thermometer going as high as ninety to ninety-five, but in the shade it is always cool. The nights are cool, and you require covers at all times.

Fishing and Hunting—There are all kinds of hunting, including deer and other wild game. Also all kinds of wild birds, including the blue quail, California pheasants and partridges, in the timber. Right adjacent to this ranch you can go and catch a mess of trout, either speckled or rainbow, in the creeks close to the ranch or in the Rogue river you can get all the salmon that you want, almost any day in the year.

The ranch is just 2 1/2 miles from the Rogue river, which is considered the most beautiful river in America. There is a very large barn on the ranch in good condition, and a good sized down about a year ago. However, the building of a new house would be very light, inasmuch as lumber can be brought right at the mills, which are located at Merlin. There is a small orchard in the back end of this tract, which has not been cultivated nor taken care of for a period of six or seven years. The cattle have browsed the limbs as far as they could reach. However, with no care and no attention this small orchard was loaded with fruit last year. There are over 200 acres cleared all in the valley. The balance is timber lands, which can be cleared at a reasonable figure; the ranch being so close to town, the wood and lumber is a very valuable asset. The Pacific Highway, which is the Lincoln Highway of the Pacific Coast States, runs diagonally through this ranch and is virtually a macadamized and paved road from San Francisco to Seattle. The owner of this ranch is a widow and unable to take care of the same and will consider exchanging it for eastern property, either a ranch, farm, or income property. The 200 acres of cleared land had a new fence put around it this spring. The balance is not fenced. There is a mortgage of \$3,000 against it, drawn 6 1/2%, running about nine years yet. This ranch will make a good combination stock ranch and farm. The former owner ran 300 head of milk cows on it, together with a number of goats, and farmed a good portion of the valley land. Alfalfa does fine in this country, and a great deal of the valleys on this ranch are sub-irrigated, so that alfalfa once started would never need any irrigation, and they cut five crops a year. They have been growing the ninety-day yellow dent corn under Grant's Pass for several years now and get as high as sixty and seventy bushels to the acre. As a matter of fact, they can grow practically anything there that can be grown in Nebraska. This particular section is noted as being the best Bartlett pear and Tokay grape section of the entire country. The apples grown in this Rogue River Valley are practically all exported. I have a survey of the tract which will show the kind of soil on each forty acres, also the surveyor's appraisal of each tract and other information that you might wish with reference to it. I also have a number of photographs of the tract that I would be glad to show anyone if interested.

Grant's Pass is just ninety miles from the coast, and they are now building a railroad from Grant's Pass to a port on the ocean. Grant's Pass is a city of some 5,000 people, modern in every respect, including paved streets, cluster lights on the streets and all other modern conveniences. The country around here is settled entirely with eastern and middle west people; all are American citizens, there being practically no foreigners, and no negroes in southern Oregon.

They get about the same amount of rain there that we do in the city of Omaha. Practically all of this tract can be irrigated, but up to the present time they have not concluded that they need irrigation often-enchough to go to the expense. The present owner's husband bought this ranch to move onto, but was stricken quite suddenly with Bright's Disease and never was able to move there. This is the reason that the ranch is now on the market.

Price Only \$40 An Acre

S. S. and R. E. Montgomery

213 City National Bank Building. Phone Douglas 1313.

REAL ESTATE—WANTED

WE ARE SPECIALIZING ACREAGE tracts and around Omaha. Have waiting clients to buy or exchange. List your lot. We will inspect at once. Let us get to it early. INTERSTATE REALTY CO., S. H. BROWN, MGR. 515-14 City Nat. Bank Bldg. Doug. 2918.

WE ARE ACQUIRING and subleasing specialists. Can handle your property quickly. INTERSTATE REALTY CO., 515-14 City Nat. Bank Bldg. Doug. 2918.

WE HAVE several good reliable buyers for 5 and 6-room houses and bungalows with \$100 to \$200 down. Call Osborne Realty Co., Tyler 482, 701 Omaha Nat. Bank Bldg.

FINANCIAL

Real Estate, Loans and Mortgages. THE Investors of Omaha will always find us with a ready cash to invest first mortgages, secured by Omaha residence property or Nebraska farms. Klokke Investment Co., Omaha, 528 Keeline Bldg.

FOR SALE—16-acre oak lease in the Big Muddy field, Wyoming. 110-mile line with quarter-mile lease. Will stand thorough inspection. Price \$1,000.00 and two-eighths royalty. Box Y 237, Omaha Neb. \$1,200 MTG., bearing 6 per cent, semi-annually; secured by mortgage valued at \$4,000. Telmae-Locust Inv. Co., O. W. Bldg.

H. W. BINDER. Money on hand for mortgage loans. City National Bank Bldg.

NO DELAY IN CLOSING LOANS. W. T. GRAHAM, 604 Bee Bldg.

5/7 CITY GARVIN BROS. 5/7 OMAHA OMAHA NAT. BK. BLDG. 5/7 MONEY—HARRISON & MORTON, 315 Omaha Nat. Bk. Bldg.

OMAHA HOMES—EAST NEB. FARMS O'KEEFE R. E. CO., 1018 Omaha Nat. Bk. Bldg. \$100 to \$10,000 Made promptly F. D. Wood, West Bldg., 18th and Farnam Sts.

MONEY to loan on improved farms and ranches. Klokke Investment Co., Omaha, 528 Keeline Bldg. 685.

LOANS ON CITY PROPERTY. W. H. THOMAS & SON, Keeline Bldg.

Stocks and Bonds. WANT \$1,000, 1-year loan on double corner and 4 houses; first class repair; renting \$110 a month. Box No. 1271, Omaha Neb. Omaha, Neb.

FARM AND RANCH LANDS

Wyoming Lands. IMPROVED 1/2 section located in Wyoming oak region within 3 1/2 miles to good railroad town. Oil lease to be assigned to purchaser if taken at once. HELD LAND CO., 870 Brandeis Bldg. Dg. 9148.

THE JORDAN VALLEY

In southeastern Oregon, is a beautiful, fertile district that you ought to investigate. Many showed farmers are buying their lands in moderate quantities. Some eight lots that investment will pay big returns from the natural increase in the value of the land alone, to say nothing of the big crops that they can produce. Prices low; terms easy. Ask me for authentic information, absolutely free.

You are cordially invited to call at room 112, Union Pacific