Nebraska Lands.

DOUGLAS CO. FARMS

DOUGLAS CO. FARMS

169 acres. Douglas county, % mile to good town and Omaha markets; splendid set of improvements; terms part cash, balance in first mortgage at 5½ per cent. Price \$290 per acre. 160 acres; \$ miles west of Fairacres; farm in high state of cultivation; 70 acres in clover; 26 acres good pasture; this is one of our very best farms, owing to location and closeness to Omaha, Price \$275 per acre. Ask to see this; possession. 358 acres 2½ miles to Waterloo, splendid set of buildings, 206 acres under plow, balance pasture; price \$200 per acre; terms \$20,000 cash, balance for term of years at 5½ per cent; don't fall to see this. 164 acres near Raiston; this is a splendid buy, owing to its closeness to the live stock markets; it's priced right at \$275 per acre. Washington county farm, 240 acres, 5 miles from Bennington and Washington; 8-room house, here for 14 heres hundred head of cettle

county farm, 240 acres, 5 miles from Bennington and Washington; 8-room house, barn for 14 horses, hundred head of cattle, silo and well system of waterworks in barn, two double correctibs and g 2-ary, three machine sheds, hog house, cemeni feeding floor for hundred nogs, power Aermotor mill, chicken house, splendid pasture with living water, schoolhouse

pasture with living water, schoolhouse quarter of mile; terms one-third cash, bal-

ance 5 years at 5 per cent; posterior March 1; price \$230 per acre. Cut this out for future reference. Don't fall to

Graham-Peters Realty Co.,

829 Omaha Nat. Eank Bldg., Omaha.

Phone Red 553 or Walnut 1103.

FOR SALE-126-Acre Wood River valley farm, in Buffalo county, 15 miles from

farm, in Buffalo county, 15 miles from Kearney. Greater portion of the farm is fenced hog tight, a portion seeded to alfalfa. It is cut up some by Wood river, plenty of good timber. Improvements fair. This farm handled as an alfalfa and heg proposition would pay a handsome revenue. Price \$30 per acre, good terms. Choice Wood River valley farm, 162 acres, improved, 2½ miles from good rail-road town, about 13 miles from Kearney. Price \$15,000 on good terms. The above two Buffalo county farms are the best on the market.

the market.

489 acres located in northwest Perkins county, about 240 acres in cultivation and in fine shape for spring seeding. A hair section fenced, quite a good barn, granry, corrals, well, windmill and cistern. House not extra good. Price \$37.50 per acre \$8.000 will be carried five years at 5 percent. This is an exceptionally good proposition and we can guarantee this will rent for each to year the interest on the pure

for each to pay the interest on the pur-chase investment, C. K. Davies, Kearney,

FARM NEAR OMAHA

see this.

WANTED TO RENT

I urn shed Apartments and Houses V.AN. 545 to rent good large, sunly had room on let floor. Pay no object. Answebefore Jan. 2. Omnths Bee. Box 5579.

REAL ESTATE-IMPROVED

DUNDEE TWO BARGAINS

\$4,500

6 rooms and bath. Oak woodwork. Oak floers. Artistic fireplace. A very at-tractive little home on one of the bast blacks in the district. Owner has left the city. Possession can be had immediately

\$5,750

7 rooms. Large living room with fire-place and built-in bookcases, dining room with buffet, butler's pantry and kitchen on first floor; three bedrooms and tild bath above. Large attic. Full basement

Armstrong-Walsh Company

333 Securities Bldg. Tyler 1526.

GOOD BARGAIN.

40x132 ft. of ground on N. side of Harney, near Park Ave., with 10-room house This residence put in repair at moderate expense will pay carrying charges till the ground can be used for business purposes. Already the Cadillac company has an expensive business plant in same block. Foreign owners practically say to us to sell for what you can get. They buy it, possibably a little less. Act quickly

HARRISON & MORTON. REALTORS.

915 Omaha Nat.

NEW BUNGALOW \$300 CASH

And monthly payments of \$32.50, will bus a beautiful, cozy little home at IIst and Parker; living and dining rooms finished in oak; remainder of house in hard pine; floors throughout are selected oak. This house was finished early in the winter and could not be duplicated today for less than price asked for entire property— \$2,450. Tenant will gladly show you through at any time.

, THE BYRON REED CO.,

212 South 17th St.

WEST FARNAM SPECIALS. West Farnah Specials.

We offer for sale seven west Farnam homes. 6 rooms for \$5,000; 8 rooms for \$6,200; 9 rooms for \$8,500; 9 rooms for \$9,500; 11 rooms, 100 ft. frontage, 2-car garage, \$15,000; 12 rooms, 60 ft. frontage, \$15,000; 12 rooms brick, \$0x165, 2-car garage, \$25,000.

These homes are all within two blocks of Farnam street, and between 34th and These homes are splendidly located. No district in the whole city is better. They are for sale only because, in each case, the numbers in the families have been reduced by deaths or marriages. We recommend these houses as all being thoroughly well built and money savers for those who want homes. Now is the time

CLARK REALTY COMPANY.

DUNDEE HOME AT A SACRIFICE

This is located on a large corner lot 100 ft wide and is a 2 story, 7 100 ft. wide and is a 2 story, 7 room mon-ern house, finished in oak and white en-amel. Oak floors, fire place in living room. Has sleeping perch, also a large room finished on third floor. Storm win-dows and screens for entire house, Must be sold. Let us show you this property. Price \$5,000 for quick sale. GEORGE & CO., Dangles 756. Realtors. Douglas 756.

NEW DUNDEE HOME

\$650 CASH, BALANCE MONTHLY, LIKE RENT, Buys a new 2 story 7 room modern house occupied only a few months by present owner. Located on a corner lot 50x135 ft., in Dundee's new addition. House is beautifully decorated. Finished in oak and French gray enamel, having oak force throughout Garage and comen! House is beautifully decorated. Finished in oak and French gray enamel, having oak floors throughout. Garage and cement driveway. Price \$5,400, which is much less than this property could be duplicated for today. Owner intends to leave city account change in business.

GEORGE & CO.,

Douglas 756. Realtors.

WEST FARNAM HOME.

A real bargain and a safe investment. Just south of Fernam on 31st St. I have a practically new 7-r. med. house, oak fin-ish, full basement, paved St.; all paid. ish, full basement, paved St.; all paid private driveway, to garage, with addi-tional room for 5 cars, with entrance from alley. This is a nice home and has a rental value, including the garage, of \$50 a month. Price for entire property \$5,200. Call me up for appointment to see this.

Douglas 3708. F. H. DRAKE.

CLOSE-IN SNAP.
PRICE ONLY \$1,650.

Four-room cottage, water, toilet, gas; lot 33x139; paving all paid; \$500 down and OSBORNE REALTY CO., 701 Om. Nat. Bank Bldg. Tyler 496.

DUNDEE. We have some very beautiful Dundee homes for sale, \$5,000 to \$20,000. If in-terested in high class homes, call us. BEDFORD-JOHNSTON CO., 222 Keeline Bldg.

North. OWN YOUR

HOME

Buy On Our Easy Payment Plan-3115 N. 48th St.

\$3,300—\$300 Cash, \$30 Mo.

In Waverly Park addition, 6 rooms In Waverly Park addition, \$ rooms.
strictly modern, full cellar downstairs.
Bedroom with Murphy bed. Room can
be used for bedroom or library, oak finish.
Bevel plate sliding door. House is new
and would cost over \$3,200 to build now.
A bareals.

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

5 room- modern, built 4 years ago; full jut; 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 and kitchen on first floor. Three large bed rooms, bath and linen closet on second floor. Large basement with excellent furnace. This place has just been all newly papered and painted. Is on a large lot, one block from car line and not far from stores Will take certificates of deposit, Lib

etry loan certificates, or Savings and Loan association accounts on any of these.

Hastings & Heyden,

1614 Harney St. Phone Tyler 50

AFTER looking at MINNE LUSA 200 different buyers decided that it was the best proposition on the market and they backed their judgment by buying lota.

IF YOU will come out today you will understand why the others are buying.

CHARLES W MARTIN & (O. 742 Omaha Nat'l Bank Bidg. Tyler 187

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. On street car line, payed team road, has spiendid switching facilities. This property is priced right for quick sale. One of Omaha's largest industries

now taking title to a part of this prop-erty. Full particulars at office, 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, having frontage from 50 to 75 feet. NO FRAME HOUSES PERMITTED in exclusive residential district. Prices terms very reasonable.

W. FARNAM SMITH & CO.

1320 Farnum Street. Phone Douglas 1064; evenings, Colfax 1078

MUST SELL PROPERTY TO SETTLE ESTATE

Six-room, strictly modern home, located near 39th and Evans Sts.; south front, on paved street. This property belongs to an estate and it is offered at the sac-rifice price of \$2,000 for quick sale. PAYNE INVESTMENT CO.,

Realtors, 537 Omaha Nat'i. Bank Bldg. D. 1781.

KOUNTZE PLACE SNAP took it over at about \$10,000. \$6,500 will \$300 Down and \$30 a Month

5-room, strictly medern bungalow, all on one floor; oak finish in living and dinling room and reception hall; balance finished in birch and hard pine; full cement basement; furnace heat; cast 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 Nati. Bk. Bidg. D. 1781.

BEMIS PARK. \$3,750.

Large 5-room modern and very attractive home in Bernis Park. Large lot on paved street. This place leasily worth \$4,500, but price cut to \$3,756. Can be handled on very easy terms.

BEDFORD-JOHNSTON CO.

222 Keeline Bidg.

Doug Doug. 3140

4915-19 N. 27TH ST. Strictly modern, brand new, absolutely complete and ready to ccupy, with win-dow shades, water meters, screens, side-walks and lighting fixtures; nice yard: living room and dining m finished in oak; cale floors throughout; fine bassment and attic. Prices: 4915 N. 27th, \$3,450; 4919 N. 27th, \$3,750; \$350 to \$400 cash, balance terms. HIATT COMPANY, 245-7-9 Omaha Nat, Bank Bldg. Ty. 66.

OWNER MUST SELL. MILLER PARK BARGAIN. Built by owner for home, large semi-bungalow, five rooms and bath, all on one floor, attic finished into three fine rooms, full basement, srictly modern in every de-

OSBORNE REALTY CO., 701 Om. Nat. Bank Bidg. Tyler 496. MODERN OAK BUNGALOW. \$50 CASH-\$27.50 PER MONTH Nearly new oak finished bungalow. Ful easement, furnace, large corner lot. Price

BEDFORD-JOHNSTON CO., 222 Keeline Bldg. Dong. 2140. 5-ROOM, strictly modern, large lot, full basement, paving all paid; nicely decorated. A big bargain at the price, \$2,950.

Located 2331 Ames Ave. Terms.

NORRIS & NORRIS.

460 Bee Building. Phone Douglas 4270.

NEW BUNGALOW—Five rooms, oak finish, completely modern; half block of Harney car line, \$250 cash, balance like rent. Glover & Spain. Doug. 3962. NEW, Modern 6-room house; paved stree Harney car line. All oak. Will sell \$250 down Call D. 3628 days or Wal. 677

FINE CORNER 25TH AVE. AND LEAVENWORTH

South.

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 Leav-enworth street. Price \$11,000.

PAYNE & SLATER CO.,

616 Omaha Nat. Bldg. Phone D. 1016. 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 2130 South 24th St., in an excellent neigh-

NORRIS & NORRIS

HANSCOM PARK DISTRICT HANSCOM PARK DISTRICT
Stucce 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
fixtures and decorations. A big bargain
at \$3,659. Located 2899 South 34th St.
C. G. CARLBERG,
310-312 Brandels Theater Bidg.

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 \$20 per month.

OSBORNE REALTY CO., 761 Om. Nat. Bank Bldg. Tyler 496. NEAR HANSCOM PARK. FOR ONLY \$2,650. Must be sold this week. Great bargain for some one.

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

Miscellaneous.

for the man of moderate means. Exce lent location on paved street in restricted addition. Convenient to car and schools. sddition. Convenient to car and schools. Full two-story house, frame and stucco. Six rooms with sun parlor and glassed-in sleeping porch in addition. Large living room with fire place. Extra large dining room with French doors opening into sunroom. Well arranged kitchen with ample built-in cupboards. Three bedrooms, enclosed alreading rooth and bath on second closed alceping porch and bath on second floor. Finely finished in oak and enamel. Tastily decorated, extra quality lighting fixtures. An attractive place at an attrac-tive price. Reasonable terms. For further information or appointment,

AN IDEAL HOME

BENSON & CARMICHAEL,

(REALTORS) 642 Paxton Blk. NOW IS THE TIME To buy real estate. The owner of this corner at the Southwest corner of 46th and Nicholas St., 120x150 in size and having 3 five room cattages 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 large double corner 21ex120 with 6 cottages ranging from 2 rooms to 5 rooms cottages ranging from a rooms to 9 rooms and having a monthly rental at the present time of \$42 per month. Buy this on easy payments, fix the houses a little and you can increase the monthly rental. This can be bought on payments. If you want a bargain see this, For price call CREIGH, SONS & CO.,

REALTORS,
Douglas 200. 508 Bee Bidg. Douglas 200, 608 Bee Biog.

LET me abow you my brand new stucco
bungalow; finely finished, excellent location. A real bargain at \$3,850 Ressonable terms Call owner, Dauglas 1722

W FARNAM SMITH & Co., Real betate and Insurance, Farnam St. Doug 1064.

REAL ESTATE—IMPROVED REAL ESTATE—IMPROVED REAL ESTATE—SUBURBAN Miscel:aneous.

EXCEPTIONA . HOME BARGAINS. 5-rm cottage, modern except heat, corner lot, 1723 N. 32 St., enly... . \$2,200 6-rm cottage, a modern, corner lot, 1802 down payment and easy terms. Rent will pay for them.
McCAGUE INVESTMENT COMPANY.

Phone Doug. 415. Cut to Bottom Cash Price 9-room house, all oak floors and finish, sunrooms, fireplaces, bookcases, wardrobes, electric base plugs, everything complete, \$1,000 to handle this proposition.

The purchasing power of a dollar will ever be greater than invested on either these places. Call Douglas 8886. of these places. Traver Brothers Co., 819 First Nat. Bank Bldg.

BRAND NEW HOUSE Just being completed, 6 rooms and bath, sleeping rooms on second floor; built-in buffet, all modern, full cement basement, located 2346 So. 34th street. Price \$3,600; \$200 down, balance terms. C. G. CARLBERG.

210-312 Brandeis Theater Bldg.

\$400 DOWN AND \$25 MO. REAL ESTATE—B'ness Pr'pty

Down Town Trackage Lot LONG TIME LEASE

33x132 ft. on Cass St., near 12th. Track-in alley. Will lease for 25 years, valua-tion, \$7,500 net. GEORGE & COMPANY, 902 City Nat. Bank Bldg. Douglas 756. Realters.

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 \$960 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 16th 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 \$45,000, encumbrance \$24,-609, 5 years 5 per cent first mortgage held by Eastern Insurance company. Owner could use a good \$5,000 to \$8,000 house in Kountus Place, Hansoom Park West Farnam district as part paymen

of equity.

This is located near 22d and Harney Streets and is an exceptionally well con-structed two-story two family brick of nine rooms each, having hot water heat and finished in oak throughout. Located on South front lot, 45x132 feet to alley. The income will carry the property at a fair rate of interest. The price is attrac-tive and will be given upon application. tive and will be given upon application. Can be handled with \$8,700 cash, balance long time at 5½ and 6 per cent. This property is choice and makes a splendid

GEORGE & COMPANY,

10 PER CENT NET. STILL GOING UP.

150 feet of ground in West Harney dis-trict, with improvements paying 10 per cent net. Value increasing every day and ground alone worth the price of \$14,000.

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

INVESTMENTS New brick, income paying over \$3,500 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 12 per cent on investment. TRAVER BROTHERS CO.,

FARNAM STREET SPECIAL-\$35,000 Present rental of \$300 per month can be increased to \$400 by some building alter attons; to be sold to close an estate.

JOHN W. ROBBINS, REALTORS,
Sole Agent. 1502 Farnam St.

REAL ESTATE-TRACKAGE

TRACKAGE,
Fine site on B. & M. R. R., size 95x165,
Can be bought cheap, Call owner evenings. Phone Walnut 70,

REAL ESTATE—To Exchange DESIRABLE five acre block in the New Brownell Hall and Fairacre Dist, on West Dodge St. Want modern house and lot acceptable to the owner. Call for Plat giving full particulars, (Snap) C. J. CANAN, McCague Bldg.

HAD TO VACATE BLDG.

Drug stock with a new late date Soda
Fountain that cost \$1,050, last year and
all attachments. Can give you \$5 for \$1
in a deal, want money, a six cyl. up-todate car or other personal property. Here
is a chance for some one is an element is a chance for some one, is an elephant on the the owners hands. The stock will speak for itself. Known as the Beil stock. Look into this offer quick. C. J. Canan, McCague building,

P you want a farm and can appreciate a truth when presented, and have an acceptable house and lot to exchange for this clear 180-a, of wheat land in Mellette county, South Dakota, table and valette ley land, deep black soil, natural drain-age, six miles to Mission, close to Neb, line and adjoins Tripp county on the west, no improvements, 40 a. in corn by adjoining farmer.
C. J. Canan, 310 McCague Bldg.

HIGHLY improved ten acres two miles north of Florence. Improvements monern. Large appie and cherry orchard. For land or small income. Call for improve-ments and descriptions.

C. J. Canan, McCague Bldg. (15) CLEAR 20 a. improved suburban farm and fruit farm, about 12 miles north of Florence, All ready to move on without any expense. In grapes, apples and small fruits. Want a modern home in Omaha close to church and school. Call for fuil descriptions of improvements. Occupied by owner for some twenty verse. cupied by owner for some twenty years. C. J. Canan, McCague Bidg.

EXCHANGE 7 clear homes, rental income around \$200 per month, exchange for good Iowa or Nebraska land. 1,000-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 \$5,500 annually, exchange for clear land.

A. W. TOLAND & CO.

523-5 Brandels Bldg. EXCHANGE or sale, wholesale prices, your choice from thousands of acres in high-lands, South Central Florida. Write Florida Good Homes Co., Scarritt Bidg., Kansac Civ. Mo. sas City, Mo. VILL exchange 2,280 acres improved wheat

land at \$50 per acre, for section or more corn land in eastern Nebraska or western lowa For further particulars address J. F. Ferguson, Baker, Ore. A NEW 8 5-room Apt., bringing in \$3,850 yearly, located west on Harney, to trade for smaller income. Seward Bros., 578 Brandels Bidg. Douglas 2840.

WILL sell or trade 80 acres of good farming land in Wisconsin for city property or automobile. Call Tyler 930. HAVE 80 acres, Wheeler county, value \$2,500; will trade for equity in city prop-erty Wilson, 317 S 15th EASTERN North Dakota and cheap Colo rado lands for sale and exchange. Mueller, 1810 Stout St., Denver, Colo.

REAL ESTATE—Unimproved North.

VACANT lot, 61x140, for only \$750. On 18th St., near Lake. Good place for two of those houses at 15th and Issrd Sts.
W. H. GATES,
647 Omaha National Bank Bidg.
D. 1294. Realtor. Web. 2688.

Miscellaneous. ARGE garden lots near car line, paved street, \$125 to \$125. \$1 down. Doug. 5074.

REAL ESTATE—SUBURBAN Benson.

o ACRES, west of Benson; highly im-proved; stocked with chickens, cow, horse, utensils; easy terms; priced low Call Doug, 2819. Mr. Browne. You can secure a maid, stenographer or hookkeeper by using a Bee 213 City National Bank Building.

Acreage.

ACREAGE TRACTS

WEST DODGE

If you are considering the purchase of acreage near Omaha, would advise that you make your selection now, before the spring rush begins, as we are already re-ceiving from 3 to 5 calls per day about acreage tracts. We offer the following tracts, located

new addition on West Dodge, which be highly developed and restricted in every way possible to insure the best of

If you desire to see the property today

THE BYRON REED CO., (Realtors),

call Walnut 3636.

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 also an acre and a half or ground. There is a good 5-room house on this property, the biggest part of which was built brand new this spring; has a good barn for 2 head of horses and a cow; rood hay loft above, warn and a stemegood barn for 2 head of horses and a cow; good hay loft above; wagon and automo-bile sheds; corn crib; chicken house; and all necessary buildings. House is modern except heat, good cistern water in the house, and electric lights. Also, an acre and a half of as fine ground as could be asked for. Owner is willing to sell this on terms of \$500 down and the balance 1255 a month including interest.

on terms of \$300 down and the balance \$25 a month including interest. You have to pay \$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 superintened. Sold only by appointment. Payne Investment Company, Realtors 537 Omaha Natl. Bk. Bldg.

40 ACRES WEST 4 miles west of Elmwood park, high sightly, gently sloping. 8 acres fine shaded pasture with running water, 32 acres in cultivation, fair improvements, some fruit, & mile from Dodge street on main road. Reasonable terms. O'KEEFE REAL ESTATE COMPANY,

Realtors, 1016 Omaha National Bank Building. Tel. Doug. 2715. FIVE very fine garden lots, close to car line, close to school, just outside the city limits, where you do not have to my city taxes; an ideal place to raise pigs, poultry or garden; the owner has moved to Callfornia and says sell at once; price \$92 each; terms, 50c a week on each lot. CallWalnut 3466 today or in the evening FOR SALE-Improved acreage tracts close to city. Will accept clear city property

HELD LAND CO., 870 Brandeis Bldg. Dg. 9148. ACREAGE BARGAIN. 5 acres north of Krug park, few blocks to paved road; high, sightly location. Price \$2,500. Terms. HIATT COMPANY, 245-7-9 Omaha Nat. Bk. Bldg. Tyler 66.

REAL ESTATE—WANTED

OWNER wants income for irrigated 80

acres; level; all cultivated; fenced; 6 miles southeast Broadwater; Morrill County, price \$75 per acre with water paid up in full. S. S. & R. E. Montgomery. 218 City Nat'l Bank Bldg. Omaha. FARM AND RANCH LANDS

Oregon Lands.

REAL ESTATE—WANTED WE ARE SPECIALIZING ACREAGE tracts in and around Omaha. Have wait

ing clients to buy or exchange. List you We will inspect at once. Let us

S. H. BROWNE, MGR. 913-14 City Nat. Doug. 2819. WE are acreage and suburban specialists.
Can handle your property quickly.
INTER-STATE REALTY CO.

913-14 City Nat'l. Ask for Mr. Browne. WE HAVE several good reliable buyers for 5 and 6-room houses and bungalows with \$300 to 5500 down. Call Osborne Realty Co., Tyler 496, 701 Cma. Nat Bank Bidg.

FINANCIAL

Real Estate, Loans and Mortgages. THE investors of Omaha will always find us with a stock of 6 per cent first mort-gages, secured by Omaha residence prop-erty or Nebraska farma. E. R. LOUGEE, INC., 538 Keeline, Bldg

FOR SALE-160-acre off lease in the Big Muddy field, Wyoming. Illinois pine line with quarter-mile lease. Will stand thor-ough inspection. Frice \$2,000.06 and two-eighths royalty. Box Y 337, Omaha Bec. \$1,200 MTG., bearing 6 pct, semi-annually; secured by mortgage valued at \$4,800. Talmage-Loomis Inv. Co., W. O. W. Balg.

H W BINDER.
Money on hand for mortgage loans
City National Bank Bidg NO DELAY IN CLOSING LOANS.

W. T GRAHAM, 604 Bee Bldg. GARVIN BROS., Om Nat. Bk Bldg 5% CATY MONEY-HARRISON & MORTON \$15 Omaha Nat Bk Bldg OMAHA HOMES-EAST NEB FARMS \$100 to \$10,000 MADE promptly F D Wead, Wead Bidg., 18th and Farnam Sta MONEY to loan on improved farms and ranches. Kloke Investment Co., Omaha LOW RATES-C. G. CARLBERG, 312 Bran-dels Theater Bidg. D. 685

LOANS ON CITY PROPERTY.
W H THOMAS & SON Keeline Bids. Stocks and Bonds. WANT \$3,000, 5-year loan on double corner and 4 houses; first class repair; renting \$110 a month. Box No. 5271, Omaha Bee.

Omaha, Neb. FARM AND RANCH LANDS

IMPROVED % section located in Wyoming oil region within 5% miles to good rail road town. Oil lease to road town. Oil lease to purchaser if taken at once.

HELD LAND CO.,

Didg. D Oil leane to be assigned to Dg. 9148, 870 Brandeis Bldg.

Wyoming Lands.

Oregon Lands. THE JORDAN VALLEY

In southeastern Oregon, is a beautiful fertile district that you ought to investi-gate. Many shrewd farmers are buying there, because their keen business fore-sight tells them that investment will pay sight tells them that investment will pay big returns from the natural increase in the value of the land alone, to say noth-ing of the big crops that they can pro-dute. Prices low; terms easy.

Ask me for authentic information, ab-solutely free.

You are cordially invited to call at room 112, Union Pacific building, to see our excellent and extensive exhibit of products grown in the Union Pacific country.

R. A. SMITH,
Colonization and Industrial Agent,
Union Pacific System.
Room 1319, U. P. Headquarters,
Omaha, Nehraska.

NEW JORDAN VALLEY PROJECT.
HEART OF THE RANGE.
Get on the ground floor with 80 acres
irrigated land in connection with open
rang. Tou can grow stock successfully
and cheaply. Excursion Jan. 15. Send for
buildin.

HARLEY J. HOOKER, 940 1st Nat. Bk. Bidg., Omaha.

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 HIGH-WAY, 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 CLI-MATE 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 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 21/2 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; the house burned down about a year ago. However, the cost of building a new house would be very light, inasmuch as lumber can be bought 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, drawing 6%, 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 around 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-enough 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

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2124 N. 24th street, 21x83, 2-story brick.

1202-04 S. 20th street, 60x66, 1-story brick. 2202 S. 20th street, 22x90, 2-story frame. 2506-10 Walnut street, a large building with hall and frame house.

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