

INVEST

Your Money In Good Farm Land

Did you ever stop to think that, after all, your money invested in good farm land is the best and safest place to invest?

GOOD CORN LAND \$35 to \$50 an ACRE

Land that will grow good corn and alfalfa, in addition to all kinds of small grain, is the best land to buy, and will always be worth much more than where you can only grow small grain. We are offering for sale some of the best land that lays level, has rich, black loam soil, with clay subsoil, close to good town and railroads, where you always get good prices for your farm products, at the low prices from \$35 to \$50 an acre, on the very easy payment plan. We can show many fields of flax, corn, alfalfa, oats, wheat, rye or barley that will pay for the price of the land this year. We also can show you that our prices are from \$5 to \$15 an acre less than you can buy the same kind of land from anyone else.

This land is located in the central part of South Dakota, east of the Missouri River, near state capital.

Call or write us for further particulars, and arrange to take a trip with us soon. It only takes one or two days of your time.

HASTINGS & HEYDEN

1614 Harney St. Phone Tyler 50.

4 New Residence Sections Opened Here This Year

Much Building Activity Carried on In Spite of High Cost of Materials on Additions.

In spite of the high cost of lumber, all other building material and labor, four new residence sections have been opened in Omaha this year upon which building of homes is now in operation.

Considerable home building has also been done in addition to that which was opened in previous years. The new additions are: Edgewood, a district on the West Side, adjoining Elmwood park on the east and lying on both sides of Leavenworth street; Yale place, between Thirty-third street and Thirty-fourth street, extending from Parker to Lake; Sterling park, on Fontenelle boulevard, near Fontenelle park; and Homewood, at Sixtieth street, Center, just east of Ak-Sar-Ben aviation field.

Benson & Carmichael developed Edgewood and are now building about 20 high-grade residences on the section which lies north of Leavenworth street.

Theodore Manner and A. B. Griffith are building in the portion of Edgewood which lies south of Leavenworth street.

The Payne & Slater company developed Yale place and started the construction of the 20 new houses there. This addition has since been taken over by the Slater company. The Payne & Slater company also handled Homewood addition and built a number of houses there.

Sterling park was developed by the Flack interests, and the building was done by Temple McFayden.

Fellow realtors at the beginning of the year believed that those developing new additions for building purposes had a little more courage and were justified by market conditions. The builders, however, have been selling their new homes as rapidly as they have been completed.

The men who are building houses in Omaha say they see no prospect of any appreciable decline in building material prices for several years. "The reason we do not expect a decline," E. A. Benson said, "is that

a high percentage of the cost of all building material represents labor in some form or other. It is not reasonable to expect that the price of labor is going down."

Appraisals Exceed Any Former Year

Estimates for Public Purposes Include Property Condemned.

Realtors and city officials say there has been more property appraised in Omaha this year for public purposes than in any previous year in the city's history. These appraisals include all the property condemned by the city planning ordinance for the planning board's eight development projects.

These projects are: Widening of Twenty-fourth street, Leavenworth to Cumings; opening of Twenty-second from Howard to Dodge, widening of Twentieth from Leavenworth to Dodge, widening and opening of Douglas from Twentieth to Twenty-seventh, widening of Harney from Twentieth to Twenty-eighth, widening of Center from Thirty-fourth to Sixtieth, and the belt line traffic way and the river drive.

George Morton, chairman of the city planning commission, believes that the property appraised on these projects represents at least \$4,500,000.

The appraisers, many of whom have spent at least one-half of their time this summer on this appraisal work, are Frank H. Myers, W. R. McFarland, H. A. Turkey, C. F. Harrison, John L. McCague, E. M. Slater, P. J. Tebbins, B. R. Hastings, John W. Robbins, W. H. Gates, George F. Jones, Harry M. Christie, John W. Rasp, L. C. Sholes, T. J. Fitzmorris and L. C. Gibson.

Realtors Appraise All School Property in City

The Real Estate board in the past month has appraised every piece of real estate in Omaha belonging to the Board of Education. There were more than 60 separate pieces of property included in the school board's realty holdings.

This work has been done without charge to the school system under the direction of L. C. Sholes, general chairman of the Real Estate board's appraisal committees.

Realtors Laud Present City Administration

Pleased With City Council's Zonning Ordinance and Development Projects of Board.

Realtors and others interested in city development believe the present Omaha city council and planning board have accomplished this year a greater work than that done by any previous administration.

They have in mind the zoning ordinance and the planning board's eight development projects which the city council has agreed to submit to the voters for approval in November.

"These two movements," said E. M. Slater, chairman of the real estate board city planning committee, "will affect the development of Omaha for all time to come. The zoning ordinance will serve as a protection to the home-owners and business alike by enabling them to

know definitely at all times what class of development may be undertaken in their respective vicinities. The different development projects which the council will submit to the voters will make possible the development of large areas of potential business property, prevent congested traffic districts, and will save the city vast sums of money."

Mr. Harold Gifford, one of the city's most enthusiastic supporters of the river drive, said, "unless the city acquires at once the property needed for the river drive, it is probable that private interests will take it over and start such industries as would make it important for the city to develop its river front. In my opinion, the river drive property must be obtained now, or never."

The downtown development projects are somewhat different. Every one of these developments must be made sooner or later. If the city puts them off for a few years, the expense will be several times as great.

Omaha's growth will force these changes to be made. It is simply a question of whether they are made now or later, when they will cost many times more than they will cost now.

Of French invention is a bell that can be attached to any typewriter to sound a warning when a typist is nearing the end of a sheet of paper.

ABOUT NEW HOMES

We are completing the last of our fine homes in Minne Lusa and no more are being started.

Six months from today the house shortage in Omaha will be much more acute, and you will be wishing you had a home of your own.

We give you here a list of the remaining houses, prices and terms.

\$7,800

2582 Titus Ave.—A real bungalow. All stucco; full basement; living room 13x20; fireplace; bookcases; buffet; beautiful oak finish; all decorated; best of oak floors; finest plumbing and lighting fixtures. Full lot, south front. Terms. \$1,500 cash. \$65 per month.

\$7,750

2721 Titus Ave.—A shingle bungalow on fine street of homes. Every modern convenience. Large living room, dining room, kitchen, tile bath, and two bedrooms, all on one floor. Finest oak finish and oak floors. Terms. \$1,500 cash. \$65 per month.

\$8,000

2729 Mary Street—Beautiful stucco bungalow. Pressed brick foundation and porch and fireplace. All built-in features, and in addition tiled bath and tiled-in tub. Laundry trays. All rooms decorated. Five large rooms. Finest oak finish and oak floors. Terms, \$1,750 cash and \$65 per month.

\$8,800

2578 Whitmore St.—An extra large "California" type wide bungalow. Shingle exterior. 5 large rooms and breakfast room. Every modern convenience. Extra large lot. 64-foot frontage. Facing south. Terms \$2,000 cash. \$70 per month.

\$9,500

2574 Ida St.—A beautiful Kellstone stucco. Six rooms, two story. Up-to-date home; extra large living room; 3 fine bedrooms and bath on second floor. Full basement; brick foundation. Terms, \$2,000 cash. \$75 per month.

\$9,500

2562 Bauman St.—A well-located two-story frame house. Carefully planned and beautifully finished. Fine decorations. Large living room, dining room, kitchen and white enamel breakfast room on first floor. 3 extra fine bedrooms with large closets on second floor. Tile bath; all oak floors; beautiful doors. In fact, EVERYTHING. Only one block from Miller Park. Terms, \$2,000 cash and \$75 per month.

\$10,000

2738 Newport Avenue—A seven-room, complete new beautiful home. Sun room, living room, dining room, kitchen on first floor. Three fine bedrooms and bath on second floor. Fine oak finish and oak floors. Tiled bath. Best fixtures. Terms, \$2,500 cash, \$75 per month.

\$10,000

2725 Mary St.—A seven-room all modern frame and stucco home. Living room, dining room and kitchen on first floor. 4 bedrooms and fine bathroom on second floor. Finest of plumbing. Oak finish and floors. All rooms decorated. Terms \$2,500 cash, \$75 per month.

See these houses TODAY. They will soon be sold. Call E. A. Hoisington, Colfax 2832, or Jos. Langfeller, Colfax 2832.

Charles W. Martin & Company REALTORS

742 Omaha National Bank Bldg. Tyler 187.

Selected Homes—Reasonably Priced

Save This List Now—See the Homes Later

WEST

- \$4,000.00—A Benson bargain; bungalow type, with five rooms on first floor and three rooms on second. Full lot on 62d Street. One block to car line. Has good barn and chicken house.
- \$6,300.00—Cathedral district bungalow, four years old; five large rooms and big attic; oak and enameled finish; single garage; two blocks to school.
- \$6,300.00—Real stuff in a 1½-story bungalow with five large rooms and big floored attic, built-in features and all oak finish. On 48th Ave., ½ block north of Military Ave. \$1,500 cash, balance monthly.
- \$8,000.00—Just what you have been looking for—Cathedral district bungalow one block to school, two blocks to car line. Large living room, oak finish and all the built-in features. Double garage. Built by owner four years ago.
- \$8,750.00—A nearly new seven-room home with suburban surroundings, one block to car line and public school. Has three bedrooms, sun room, built-in features, double garage, chicken house, lot 100x126, cinder driveway to Center Street. Owner leaving city anxious to sell. Reasonable terms.

NORTH

- \$3,350.00—Seven-room, all modern cottage near 33d and Spaulding. In A-1 condition; large lot. Easy terms.
- \$4,200.00—Well built seven-room, strictly modern home of seven rooms near 22d and Pratt Streets. Full basement, full lot. Bargain at the price.
- \$5,500.00—Fine six-room home, back plastered and newly decorated, located on best part of Sherman Ave. Full lot and a good buy for the money. \$1,500 cash, balance terms.

DUNDEE SPECIALS

- \$7,500.00—Attractive two-story home in North Dundee, with four fine corner bedrooms. Strictly modern, fine decorations and large lot, 100 ft. frontage. In a location of increasing values, and certainly worth the money. One-third to one-half cash.
- \$7,850.00—An exceptional bungalow of six large rooms. This house has everything, including hot water heat. Owner leaving city. About \$3,000.00 cash.
- \$9,400.00—Near 49th Ave. and Cumings Streets. Eight rooms. Fine hot water heating plant. Oak finish downstairs, and in excellent condition. Owner says sell.
- \$10,500.00—This is a regular place. Large stucco bungalow located in North Dundee, just west of 52d Street. Overlooks Dundee and Happy Hollow. Has fireplace, sun room, breakfast room, two garages and large lot 100x126. Will bear closest inspection. Shown by appointment only.

Sunday phone Walnut 2477 or Walnut 3359. Week days call Douglas 3261, or better still, drop up to our office and get acquainted. We have a home for you.

SCHROEDER INVESTMENT COMPANY, 538 Railway Exchange, 15th and Harney Sts. Douglas 3261

Two Houses for Sale Public Auction

JAMES L. DOWD, Auctioneer

Tuesday, September 21st, at ten o'clock A. M., the Board of Education will sell at Public Auction on the premises the houses and barns listed below:

- House and outhouses, 3518 Decatur Street.
- House and barn 3520 Decatur Street.

All to be moved from the premises within thirty days.

Terms cash, 25% of the purchase price to be paid on the ground at the time the sale is made, balance at the office of the undersigned on the day following the sale.

W. T. BOURKE

Secretary Board of Education, 603 City Hall.

AK-SAR-BEN SPECIALS

OFFERING NORTH SIDE HOMES

- \$2,500—4925 North 33d Ave. Four rooms, furnace, well, electric lights, garage, fruit, etc. About ½ cash down.
- \$2,000—4821 North 27th. Five rooms, city water and toilet. Paving all paid. \$400 cash, balance easy terms.
- \$2,500—4823 North 27th. Five rooms, city water, toilet and electric lights. Paving all paid. \$500 cash, balance easy terms.
- \$4,750—4303 Lake St. All modern. \$1,500 cash, balance easy terms. Paving paid.
- \$4,750—3465 Grand Ave. All modern. Dandy lot. Paved street. \$1,000 cash, balance \$40 per month.
- \$5,250—Near 27th and Saratoga. Five-room, oak finish bungalow; garage. Can't be beat for the price. \$1,000 will handle.
- \$5,500—2611 Fort St. Exceptionally neat five-room, all modern home. Large lot with paving all paid. Easy terms.
- \$5,500—3709 North 22d. Like the one above, also has garage. Owner can use a good car as part of payment down.
- \$6,300—2426 Saratoga. A mighty nice seven-room, almost new, oak finish home with garage; south front; paving paid. This is a rare bargain; \$1,500 cash down will handle.
- \$6,250—A small farm in the city; three blocks to car; fruit, garden, shade, hay, cow, chickens, tools; cozy home. See this and make us a proposition on payments. No. 7609 North 28th street.
- \$6,500—Six-room bungalow on one floor. Garage. Flowers in abundance. Corner lot. Worthy your immediate attention. 2853 Spaulding street.
- \$7,000—Another seven-room all modern, oak finish, hot water heated home, south front, located 2030 Miami street; one-half cash down.
- \$9,000—3024 King—Bungalow, beautiful lot, 66x132. A home to be proud of.
- \$10,000—Mr. Doctor, Take Notice—Beautiful home, office, laboratory; established practice of \$10,000 per year; all ready for you. Present physician leaves city to do special work. Will require \$5,000 cash only.

These and others for sale by R. F. CLARY CO., REALTORS 2404-06 Ames Ave. Colfax 175

Sunday or evenings call Mr. Clary, Colfax 1243; Mr. Fitzpatrick, Colfax 6294.

WORLD REALTY CO.

We specialize in BUSINESS and INVESTMENT property, and we believe there will never be a more opportune time to buy in Omaha.

Good investments depend on careful and wise selection.

We solicit the opportunity to be your broker, either in the sale or purchase of DOWNTOWN property.

Miscellaneous Offerings

N. W. Corner 32d and Farnam Sts., 132x135 feet. Good improvements to cover carrying charges until improved for business. Price, \$85,000. Terms very easy.

Brick factory building, 67x75 feet. Well located. Price \$18,000.

North front residence lot near 38th and California Sts., 50x135 feet. Exceptionally low price of \$1,000.

Warehouse Space

18,000 square feet in building just completed. Elevator service. U. P. trackage. Price on application.

WORLD REALTY CO.

W. R. McFarland, Manager Douglas 5342 Sun Theater Building

IT TAKES BACKBONE

NOT WISHBONE TO BUY A HOME.

YOU HAVE THE BACKBONE. WE

HAVE THE HOME TO SELL.

EITHER CITY PROPERTY—ACREAGE—FARMS.

Gallagher & Nelson

629 Peters Trust Bldg.

Douglas 3382

THE BEST BUY ON THIS PAGE \$1,000 DOWN BAL. MONTHLY

CALL US MONDAY MORNING.

Five-room, strictly modern bungalow, located in Minne Lusa, all on one floor; extra large living room, dining room with built-in buffet; 2 dandy bedrooms and bath with base tub, concrete floor; dandy A-1 kitchen finished with white enamel, with built-in features; living room and dining room has oak floors and oak finish; bedrooms and bath finished in white enamel with oak floors; full cement basement, furnace heat; hot and cold water; floor drain and laundry convenience; dandy nice lot on paved street. Owner is very anxious to sell, has reduced terms where any ordinary man can handle.

MILLER PARK BUNGALOW OWNER AUTHORIZED US TO SELL

Five-room, strictly modern bungalow, located on Laurel avenue; all on one floor; dandy large living room, dining room with built-in buffet; 2 nice bedrooms, one a combination bedroom and sun room, and kitchen on the first floor; nice floored attic; full basement, furnace heat. Owner must have \$3,800 cash and has priced the property to us at way below the actual market value. Will sell adjoining lot if desired.

\$5,000 CASH, BAL. EASY MONTHLY PAYMENTS

Just listed—a 7-room, full 2-story strictly modern residence, located on Crown Point avenue; large living room across the front with built-in coat closet; dining room with built-in buffet; kitchen with built-in features; oak finish and oak floors on first floor; one extra large south bedroom; 2 smaller bedrooms and sleeping porch and bath on the second floor; finished in white enamel; full cement basement, furnace heat; dandy large lot on paved street; close to car, Miller Park and Miller Park school. Price \$5,850. This is a real buy for the money.

\$2250 CASH, BAL. \$35 PER MONTH NEAR 24TH & CAMDEN AVE.

Five-room, strictly modern bungalow, all on one floor; full cement basement, furnace heat; dandy floored attic; extra large lot on paved street; solid cement block garage with asbestos fibre roof. Price \$6,500. Worth your time to investigate.

OWNER SAYS SELL \$750 DOWN & \$40 PER MONTH

Five-room, strictly modern bungalow; 4 rooms and bath on the first floor; 1 room finished on the second floor; cement basement, furnace heat; dandy large south front corner lot on paved street, paving paid. Price \$4,500. This ought to sound good to you.

PRAIRIE PARK RESIDENCE \$2000 DOWN, BAL. MONTHLY

We have the pleasure of offering to you one of the most up-to-the-minute properties that we have had listed for some time. 7-room on 24th and 2nd St. 2-story house; large living room, dining room, library and kitchen on the first floor; 3 dandy bedrooms and bath on the second floor; full cement basement, furnace heat and laundry convenience; 2 dandy large corner front lots, paved street, paving all paid; beautiful pergola, shrubbery of all kinds; owner is compelled to leave city on account of health and has offered to sacrifice this at \$10,000.

KOUNTZE PLACE RESIDENCE

Seven-room, full 2-story, strictly modern house; 4 rooms on the first floor finished in oak; 3 dandy nice bedrooms and sleeping porch on the second floor; full cement basement, furnace heat; dandy large lot on paved street, paving paid; garage for 2 cars. Price \$6,300. Owner is very anxious to sell this as he is leaving for California at once.

LEAVENWORTH HEIGHTS

Six-room, strictly modern, nearly new bungalow, located in Leavenworth Heights; all on one floor; living room, dining room, kitchen, 2 bedrooms, bath and sun room; oak floors and oak finish; built-in bookcases; built-in features in the kitchen; built-in linen closet; bedrooms finished in white enamel with oak floors; good floored attic; full cement basement all plastered. Price \$7,000. Reasonable terms.

HANSCOM PARK

Five-room, strictly modern semi-bungalow; large living room across the front of the house, built-in clothes closet; dining room with built-in bookcases and kitchen on the first floor finished in oak; 2 dandy large bedrooms and bath on the second floor with oak floors and white enamel finish; full cement basement, furnace heat; dandy nice east front lot on paved street. Price \$7,300. Terms to be arranged.

\$1000 CASH, BAL. MONTHLY

Five-room, strictly modern bungalow, all on one floor; nearly new; dandy nice living room, dining room with built-in window seat; kitchen, 2 bedrooms and bath; full cement basement, furnace heat; dandy lot 48x140 feet with cement drive. Owner is leaving the city at once will give possession very short time. Price \$5,800. This is a real buy for the money and can prove it.

WEST FARNAM DISTRICT \$2000 DOWN, BAL. MONTHLY

Just listed—a full 2-story, strictly modern residence, located near 43d and Dodge; large living room, dining room and kitchen on the first floor; finished in oak; 3 dandy nice bedrooms and bath with tile floor and tile wall on second floor; oak floors and white enamel finish; dandy nice lot, south front on paved street, paving nearly paid. Price \$9,500—a real bargain.

KEEP THIS AND CALL US MONDAY MORNING.

RAYNE INVESTMENT CO.

537 Omaha Nat. Bank Bldg. Douglas 1781.