

# Weekly Talk of Real Estate Circles and News of Deals in City Property

## BUTTE REAL ESTATE GOSSIP

"It is a mistake to believe that real estate in Butte has depreciated during the winter just passed," said a well-known real estate man to an Inter Mountain reporter.

"The general opinion of the men who deal in vacant lots and desirable homes seemed to be that the summer promises to be a good one for their business, and that while there is not so much building going on just now in the business portion of the city, there are just as many residence buildings going up as at any time during the history of the city."

Another man, who deals largely in real estate, said, when asked about the activity in his business just now:

"We have had more inquiries for properties during the last three weeks than for the two months previous. People who have been here for from 10 to 20 years are the ones who are anxious to buy, not the new people in the city."

"A man just left this office who has from \$15,000 to \$20,000 to invest in Butte property, and his instructions to us are: 'Buy all the property to that amount which has depreciated from last year.'"

"On the other hand, those who have been buying property with us are not endeavoring to cut prices. Prices are generally the same as last year, and I would venture to say that they are if any different, just a little higher."

"I know that there are those who will not agree with me, but I believe I handle personally about as much of Butte's real estate as any dealer in the city, and I can assure you that there are a number of men with more money to invest who have given us instructions to wait for other people to get scared and then buy up everything that drops below the present prices."

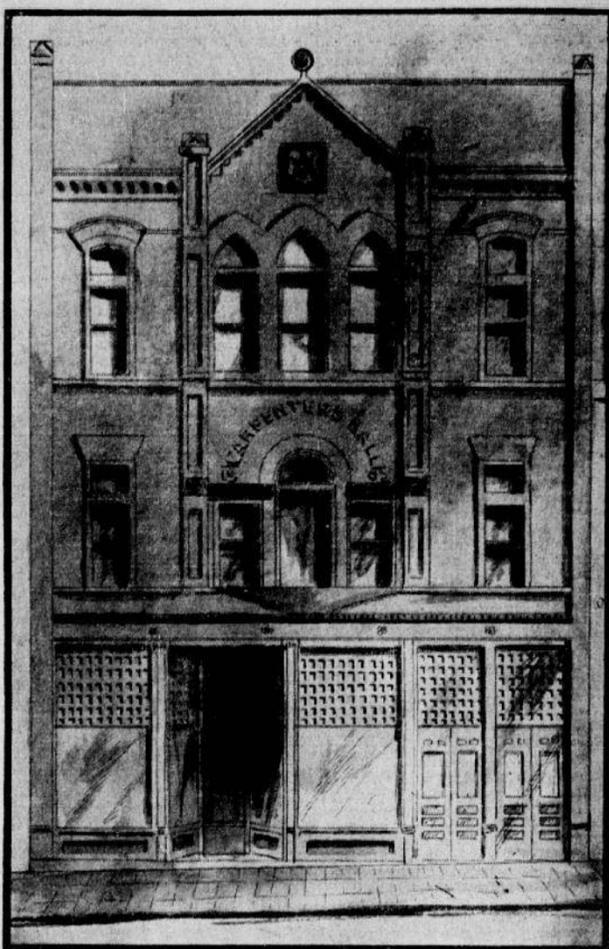
"There have been several nice transfers recently, particularly in residence property on the West Side, for there are more people looking for homes in that part of the city than ever before. Vacant property on the West Side has increased in value since last year at least 25 per cent."

"As for buildings, the building season has never begun so early in my experience in the city. Just take a buggy and drive around on the outskirts and see for yourself; there are homes going up everywhere."

"One of the healthiest signs of the times is the demand for mining machinery of every description. In almost all the machinery houses there is evidence of a thriving business."

"Not only here in Butte," said he; "but in all the surrounding country there is an increased demand for mining machinery."

"People do not invest in it unless they mean to do business, and after all in this mining country you can depend upon the demand for machinery as the best index of the amount of work to be done. We look for a good year in every class of business."



Carpenters' Hall as It Will Look When Complete—Drawn From Architects Plans by Inter Mountain Artist.

Carpenters of Butte are not afraid to trust in the permanency of the city or its industries or resources. They are thinking of putting \$25,000 of their money in a fine society building. The plans for the building are all completed, and the proposition to erect the structure will be submitted for ratification to the Butte Carpenters' Union No. 112, at a meeting of that body which will take place at their fraternal hall tonight.

The Butte Carpenters' Union is a strong organization in a town in which

strong labor organizations are numerous. It has a membership of 510 carpenters in good standing.

Its officers are as follows: Charles Armstrong, president; W. W. Wiggins, secretary; J. P. Campeau, treasurer; A. I. Woodbury, financial secretary.

W. O'Brien is the business agent for the union. His telephone number is 826, and he attends to all the business of the organization.

The building committee which has had the matter of securing plans and esti-

mates for the new structure is composed of Charles Armstrong, president of the union; H. B. Campbell, W. O'Brien, J. P. Campeau and J. E. McNally. The Carpenters' Union is a prosperous labor association. It was organized in 1890, and it bought the present wooden hall it occupies in 1897 for \$4,500, paying for it in two years. Now it is in position to put up the new brick and stone building described and add another beautiful structure to the city.

## BUTTE'S BUILDING ACTIVITY

There is perhaps no other class of men better able to watch the progress and development of a town than real estate men, and the real estate men of Butte speak encouragingly of local conditions.

J. E. Swindlehurst, one of the prominent real estate agents of the city, said yesterday:

"While there is not a large amount of activity in contracting and building circles this fact is not significant."

"Men who are in positions to know, are not at all backward in investing their money and this is evidenced by the large buildings in process of erection in the heart of the city."

"Butte is not now half the city that it will some day become."

"The town is building towards the south and west, but the erection of the federal building on North Main street will do much towards enhancing the value of property north of Park street."

"As for Montana in general, no state in the union has brighter prospects for advancement."

"There is a steady increase in population due largely to the fact that Eastern farmers, realizing that the rich ranch lands of Montana afford desirable locations, are immigrating from the crowded districts of the East."

"Montana will yet become the greatest state and Butte the greatest city in the West."

## WHITEWAY IS IN NEW YORK

A. S. Whiteway of Shackleton & Whiteway, contractors, who left for the East Wednesday last, will visit New York city as representative of 10 Butte purchasers of Wood, Harmon & Co.'s Rugby Add lots in Greater New York.

Mr. Whiteway will thoroughly investigate the property and his report will be watched for with interest by a number of intending purchasers here.

Wood, Harmon & Co., who are rated at over \$3,000,000, are represented in Montana by Chapman & Gowen.

WE HAVE A REAL ESTATE LIST for April. Call and get one. PASSMORE & CO., 25 West Granite St.

## REAL ESTATE BARGAINS

Isn't it pitiful, in a great city full, Hundreds and thousands have not a home; They spend every cent in the payment of rent And wonder that prosperous times never

come. If they would invest in a nice cosy nest. Their small monthly payments would do all the rest. All kinds of houses—good or bad, high-priced or low-priced—scattered all over Butte for sale on small monthly payments, same as rent. Special bargains in vacant lots in the Gallatin Addition. Lots in any part of Butte. Everybody buys when they learn our prices and easy terms. Butte Loan & Investment company, 19 West Granite street.

## Sale of Real Estate.

### TO THE HIGHEST BIDDER.

We offer to the highest bidder the property known as 268 East Park alley, consisting of a lot 34x150 feet, fronting on East Galena street, and a three-room dwelling; abstract title; \$200 cash and monthly payments. See us for further particulars.

### SOME SNAPS.

\$2,550 for a few days only buys a new five-room modern residence, West Side; south front. East of Excelsior avenue.

\$1,050—Five-room dwelling, with large lot, on East Galena—500 block.

\$500—Good residence lot on Dakota.

\$125—A few lots at this price, in Chelsea and Lenox addition.

\$1,400—Five-room house, West Park street; close in.

All of above properties are offered from 15 to 35 per cent below real value and are only samples of the good things on our list.

### THE MAN WHO MUST SELL

Is wanted at our office. Property listed with us at the right price is half sold. Our office is open Sundays from 1 to 6 p. m.

CHAPMAN & GOWAN, Specialists in Real Estate, 77 West Broadway.

## FOR SALE.

\$5,250—Buys one of the best residence properties west of Missoula Gulch, nine rooms modern with hot water, heating plant, lot 50x100, fronting south.

\$2,500—Five-room modern brick on West Broadway in a fine residence district.

\$5,000—Fine ten-room brick, east side, with all modern improvements including good heating plant. East side, close in.

\$1,600—Six-room frame house on West Silver, with bath and toilet.

\$2,100—Seven-room brick and frame dwelling with bath and sanitary closet. Colorado street.

\$2,750—Five-room modern brick on Dakota street, fine cellar, out-houses, etc.

\$1,500—Four-room brick with large barn, West Quartz.

\$1,800—And assume mortgage of \$2,500 with interest at 7 per cent, buys ten-room double flat building with modern improvements.

\$4,000—Twelve-room double brick with bath room, etc., on West Quartz street. Rents, \$60.00.  
\$3,000—Six-room double frame and four-room frame in rear, East Woolman. Rents, \$51.00.  
\$2,000—Six-room frame cottage, West Quartz, near Excelsior.  
\$700—Good residence lot on West Quartz near Excelsior avenue.  
\$2,000—Full lot on Dakota street with three frame houses. Rents, \$37.00.  
\$250—Good residence lots on West Iron street, only a few left.

INSURANCE. LOANS. HOUSES TO RENT. SLEMONS & BOOTH, Rooms 1, 2 and 3, Silver Bow blk.

FOR SALE—PROPERTY WITHIN 2 blocks of the court house, renting for 18 per cent net on the total investment.

One of the finest ranches in the Deer Lodge valley at a low price.

One of the finest modern houses in Butte for rent.

If you want a home cheap call on us. We can suit you. The Investors Loan & Realty Company, 37 West Granite Street.

**\$2,000**  
Cash, balance long time, buys property on Main street.

**\$1,600**  
One-half cash, buys pretty little brick cottage, South Wyoming.

**\$400**  
Cash, balance long time, buys two 3-room houses on Delaware avenue. These houses are rented for \$30 per month.

We have some excellent loans to offer in amounts of from \$100 to \$20,000. If you contemplate investing, call and see us. We can save you money.

**Hall Bros.**  
48 East Broadway

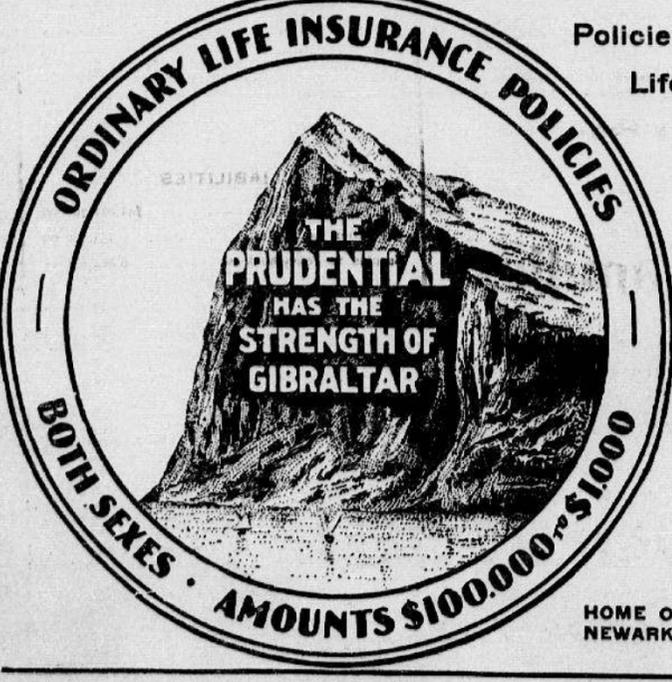
# Giant Strides by a Giant Company

OFFICERS	
JOHN F. DRYDEN, President.	EDGAR B. WARD, ad V. Pres. and Counsel.
LESLIE D. WARD, Vice President.	HORACE ALLING, Treasurer.
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FREDERIC A. BOYLE, Cashier.	W. P. WATSON, Asst. Medical Director.
VALENTINE RIKER, } Supervisors.	
LESLIE P. WARD, } Supervisors.	

LIFE INSURANCE WRITTEN AND PLACED during 1901, over **273 MILLIONS**  
PAID POLICY-HOLDERS, in 26 years, over **58 MILLIONS**  
ASSETS, end of 1901, over **48 MILLIONS**  
INCOME, during 1901, nearly **29 MILLIONS**  
PAID POLICY-HOLDERS, during 1901, over **8 MILLIONS**  
SURPLUS, nearly **7 MILLIONS**

## Twenty-sixth Annual Statement

January 1, 1902	
<b>ASSETS</b>	
Bonds and Mortgages, . . . . .	\$11,163,737 93
Real Estate, . . . . .	10,075,681 22
R.R. Bonds and Stock (Market Val.), . . . . .	14,251,857 50
Municipal Bonds (Market Value), . . . . .	5,077,992 03
U. S. Gov. Bonds (Market Value), . . . . .	112,000 00
Cash in Banks and Office, . . . . .	4,285,411 80
Interest and Rents, due and accrued, . . . . .	362,020 30
Loans on Collateral Securities, . . . . .	915,000 00
Loans on Policies, . . . . .	728,189 34
Premiums Deferred and in course of collection (net), . . . . .	1,658,681 21
<b>Total, . . . . .</b>	<b>\$48,630,571 33</b>
<b>LIABILITIES</b>	
Reserve on Policies, . . . . .	\$41,012,766 00
Other Liabilities, . . . . .	753,200 09
Surplus to Policy-holders, . . . . .	6,864,605 24
<b>Total, . . . . .</b>	<b>\$48,630,571 33</b>



Policies in Force nearly **4 1/2 Millions**, Covering Life Insurance of over **\$703,000,000**, Surrounding with Absolute Protection More Than

**One Million Families**

A Progressive Company in which the Safety and Advancement of Its Policy-holders' Interests are the Chief Considerations.

# The Prudential

INSURANCE CO. OF AMERICA.

Representative in Butte  
**J. M. SETTLE, General Agent, 75 West Park Street.**

Fill in this slip and send to THE PRUDENTIAL NEWARK, N. J. Without committing myself to any action, I shall be glad to receive free particulars and rates of policies.  
For \$ \_\_\_\_\_ Age \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Occupation \_\_\_\_\_ Dept. 1422