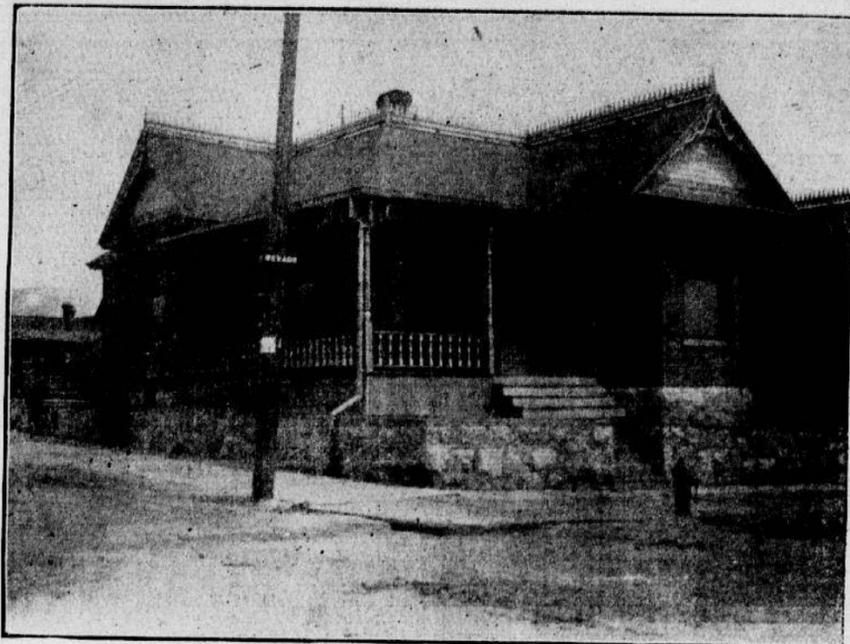


REAL ESTATE TIPS FOR HOME BUILDERS



This most desirable 5-room modern residence for sale at **\$3,200.00**. The location is A1. We have others equally as good, or, if we cannot suit you out of our list, we will build you a house on your own terms.

Morley, Thomas Co.

46 East Broadway Butte

IMPROVED OUTLOOK FOR REAL ESTATE

Settlement of All Local Labor Troubles Has Had a Stimulating Effect on Realty Values.

Resumption of business by the various lumber companies in the city has had a stimulating effect on the real estate market during the past week, and building operations have been generally resumed. A representative of the Inter Mountain called upon a number of the leading lumber companies yesterday and was informed that, for the past week, they have been taxed to their utmost capacity in order to keep pace with the influx of orders for lumber and building material, and in some few cases they were unable to supply the demands for certain dimensions.

The general resumption of work on business blocks and residence property, the real estate men say, has stimulated inquiry for both city and suburban property, and, while the number of actual sales has not been materially increased the market is in a much healthier condition than it has been for the past month.

In addition to the resumption of building operations, the settlement of labor troubles in the mines has sent hundreds of men back to work and those with families are again making plans for the purchase of their own homes in lieu of paying rent.

Miners Buying Homes.

A local dealer in outside lots, said yesterday that miners as well as other classes of laboring men are becoming educated to the system of buying lots and having their homes built on the installment plan, and are paying for new homes by the month with practically no greater outlay than would be entailed by them in the payment of rentals.

The unprecedented advance in farm land values in all of the Western states has had a beneficial effect upon city property, and this is another reason cited by local dealers why prices of real property in Butte holds firm and why owners are loath to sell at what might be termed bargain figures.

In Minnesota, the Dakotas and Montana agricultural lands have more than doubled in value during the past two years, and farm lands, purchased for the purpose of speculation, have been generally taken up and are now being held for advanced figures. Investors are now looking to city property as the safest medium of speculation, and Butte, as well as all of the larger cities of the West, is feeling the effect, not only by way of increased outside inquiry, but actual sales.

Is a Prosperous City.

Butte is generally looked upon from the outside as the most prosperous city of the West, and at no time has confidence in its future been shaken. It is known everywhere that wages for nearly all kinds of labor are much higher than in any other city in the country and the disparity in the price of living is not nearly so great as it was a few years ago.

While rents continue to be held at high figures the cost of living is little higher than in the other large cities of the West, and laboring men of Butte have more

money with which to purchase homes after covering the cost of living than those of any other Western commercial center.

Butte's commanding position as the distributing point for a vast area of country is becoming more and more established by the increase in wholesale traffic and the new manufacturing concerns and improvements in railway transportation facilities. A leading wholesale merchant stated yesterday that his house was selling complete stocks to retail dealers in nearly all of the towns within a radius of 200 miles of Butte, and by way of illustration, cited the case of having shipped two carloads of goods this week to a merchant in Billings.

Natural Business Center.

The manager of a new soap factory which is to be opened on Monday, on First street, talked with the greatest confidence in the future of Butte.

"I formerly operated a factory in Great Falls," said he, "but I found that town was not geographically located for as prosperous a business of manufacturing as I should wish. I selected Butte because it is more centrally located in a large and growing section and I moved my entire plant to this place. We have everything in readiness and will start manufacturing for the trade on the first of the coming week."

The cutting down of grades and lengthening of curves on the railway lines over the mountains makes it possible for heavier trains to be hauled into Butte and business men are looking confidently forward to a reduction of freight rates within the near future. All of these improved conditions in business circles, real estate dealers say, tend to improve the real estate market and many are of the opinion that values will be materially raised within the near future.

Butte Values Are Low.

By comparison with other cities realty values in Butte are remarkably low and cannot long remain so under the flush of the now healthy condition of general business and the recent dissipation of all strife and unrest in industrial circles.

Scores of new houses are being erected all over the city, and "For Rent" signs are not nearly so numerous as was observed a month ago. The present difficulty of obtaining a comfortable place in which to live is being felt and has given impetus to the purchase of lots and the building of homes above referred to.

On the way out to Columbia Gardens the other day the attention of an Eastern visitor was called to the newly discovered mineral deposits on the flats and he ventured this remark:

"Should rich ore be discovered underlying this great area of open land below the city, in five years from now you will see a Greater Butte built up on this most ideal spot for level and commodious business streets and blocks and handsome residences."

The flats may yet become a part of a thriving and busy commercial center.

BUTTE REAL ESTATE HAS A BRIGHT FUTURE

One of the Leading Real Estate Men Gives His Views on the Subject.

The opinions of leading dealers on the subject of real estate is of especial value to those who seek investment, or the purchase of property for business or residence purposes. To a representative of the Inter Mountain yesterday, Mr. Charles S. Passmore, when interrogated, made the following statement:

"Yes, Butte real estate is all right. From a real estate standpoint Butte has a bright future. Each year finds those who are heavily interested here are more confident. They realize that the vast territory of Montana offers inducements to the settler not excelled elsewhere. Congress now dealing favorably with laws relative to arid land irrigation lends encouragement to home seekers and many thousands of acres, now comparatively valueless, will soon offer elegant homes.

"As the state of Montana increases in population Butte, its metropolis, railroad center, wholesale and banking center, must of necessity grow from every standpoint. This is evidenced by our street improvements and extended school facilities, the crying demand for city and county buildings and the postoffice and union depot.

"Butte may occasionally feel the effect of its drawbacks, such as strikes and the shutting down of certain mines temporarily. What place does not have drawbacks. Butte has less than any other city of its size. When our public spirited men find time to call our forces together and all unite in an earnest and concerted effort to place our common interests squarely before the inquiring world, then the latent energies of Montana now known (to say nothing of the unknown), will place Montana in the front ranks. All this time Butte will naturally keep forging ahead and the progressive men will do well to keep pace with it.

"A few mean men cry down at every slight depression," concluded Mr. Passmore. "Some keep up the cry for personal reasons, while the conservative man keeps at work and comes in ahead in the race. Montana today is one of the most promising states in the union and offers inducements to excel all others in the race for wealth, and Butte stands foremost of all places in the state. Butte real estate is one of the most conservative investments in the state."

INCREASE IN LOCAL VALUES

Comparative Figures Showing How Local Realty Property Has Increased.

Upon the subject of the advance of real estate values in Butte during the past 25 years, Mr. S. V. Kemper yesterday made the following interesting statement:

"Twenty-five years ago, when the population of Butte was less than 1,000, and the buildings were all temporary structures, the citizens did not value the ground one mile from the center enough to even locate it. The "common herd" laughed at greenhorns who located ground one-half mile east, south or west, just as they now laugh at the man who spends his good money to acquire titles six or eight miles from town.

"In 1880 the valley south of town was considered of no value at all, except a narrow strip along the creek, which was valued only for the hay it produced. About this time P. A. Largey built a brick residence away out in the country. The wild bunch grass was tramped down by the builders. That house was at the northwest corner of Broadway and Washington street.

The town herd was grazed on the west side of Missoula Gulch, where so many fine residences now stand. The vicinity of Excelsior avenue was then regarded out in the country, as you would now think of Brown's Gulch or the Nine-Mile house.

"These statements are hard to realize as true; but they are not exaggerations. In



This 4-room brick house, south front, 30x100 on West Silver Street is offered

At \$750

if taken at once.

Slemmons & Booth
Rooms 1, 2 and 3, Silver Bow Block

surface value alone. But such is a fact. We may expect in the future what has been in the past.

"In 20 years more we may see immense hoisting plants where there are only prospects now. The mountains on the east of Butte, which have been denounced as worthless by mining experts in the past, just as the Anaconda hill was denounced as a barren porphyry dyke by a noted mining expert about 20 years ago, are now showing good leads and may be a more productive section than the present developed district now is. The hills southwest

lieve it. I can show sales that have been made during the past 30 days which have brought double the price for which they were offered one year ago. Property is rising in value faster than interest.

Evils to Be Remedied.

"There is one phase of the local real estate business which should be eliminated," said a local dealer yesterday. "Parties desirous of selling their property come to us and have it listed, setting a fixed price on it and go directly to half a dozen other dealers with the same property. Some one of the dealers will then go to the owner and get a reduction of \$100 or so and make a sale at a figure which we have not been authorized to quote. If owners would stick to a fixed price on their property and give a contract to some one reputable agent for a stated period of time their own interests would be protected and the business of handling real property by the agents would be much improved. This is one of the evils which, we hope, the proposed new organization of real estate dealers will change. The committee on organization and by-laws has given the matter considerable attention during the past week. It is hoped that a general meeting will be held in the near future and that a permanent organization will be effected.

REAL ESTATE SNAPS.

- \$550—Neat three-room house on West Daly street.
- \$5950—Six three-room flat building on South Side. Rented all the time for \$117.
- \$400—Neat new three-room house in 600 block on North Montana.
- \$2500—Five-room house and three-room house on large lot, East Porphyry. Rented for \$40.

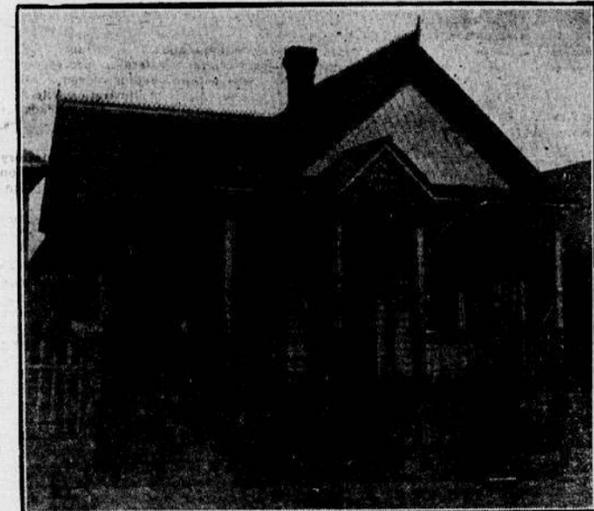
WE CALL ATTENTION of property owners, desirous of selling, to the picture in this paper of a house on Colorado street for \$1,900.

If you think your property is as good a "snap" as the one in this picture, call at our office and tell us about it. If it is not a snap, we don't want it. If it is a snap we want it in the worst way.

CHAPMAN & GOWAN,
Specialists in Real Estate.
Phone 847-F. 77 W. Broadway.

Peace in South Africa.

[Philadelphia Press.]
The war is done; it had to come, just wipe it off the slate. The cable lines will no more hum With "I regret to state."

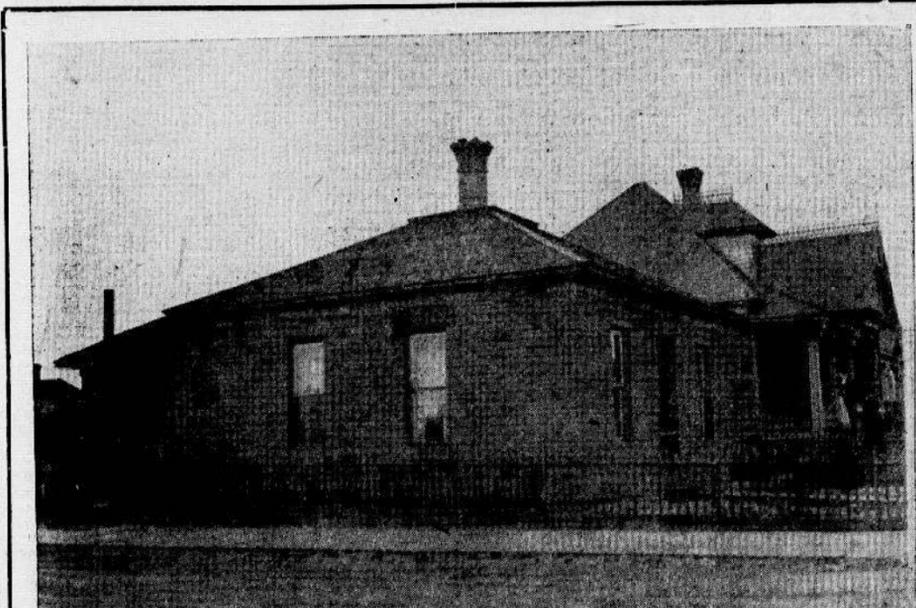


This neat little, 4-room, hard finish cottage, with a good barn. Lot 32x100 on Colorado St., 500 block is for sale at the remarkably low price of \$1,900. It is one of the many "Real Estate Snaps" offered by Chapman & Gowan, Real Estate dealers, 77 West Broadway.

1920 it will appear as unreasonable, when one is told that the fine valley land, six or seven miles south of present Butte, could have been bought in 1902 for \$10 per acre. Within 20 years I expect to see Butte build out all over Summit valley and the \$10 per acre land advance to \$1,000 per acre. When I paid \$8 per acre for land in the Kemper addition, in 1880, no one thought the same ground would be worth in 20 years more than \$45 per acre for its

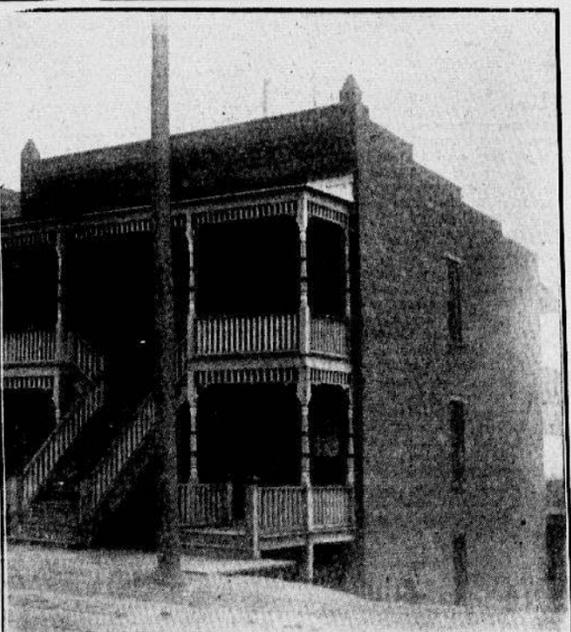
of town have only been scratched. With development they may prove to be the rich-citizens have in its future greatness. Pest-district.

"No one can certainly predict the future of Butte, but there is no question but what the older it grows the more confidence its simists exist everywhere. Butte has its share. I have recently met some who assert that the price of realty is less than it was this time last year. Don't you be-



The above photo shows a 5-room brick, situated on South Wyoming Street. Lot is 36x100 feet. Will close this property out at.....\$1,500 Cash

PASSMORE & CO. No. 25 West Granite Street.



This Flat, Eastern Part of City, \$5,500

- \$40,000 Business block, centrally located.
- \$4,200 Six-room brick, also nine-room brick; good flats. Rents \$85 per month.
- \$1,100 Good five-room brick, West Side.
- \$1,350 Five-room frame, East Side, cheap.

Acres for gardens, lawns, dairies or country homes in various parts of the valley on your own terms. Good location for small fruit near the city. Plenty of water. Prices given on application.

Butte Land & Investment Co.
No. 19 West Granite Street, Butte