

ONE CENT A WORD

Missoulian Class Ads Bring Sure Results

"WAIT"

Has always been an expensive word when used in connection with Missoula real estate. The people who did "wait" 20 years ago are still about where they started, but to those who did not wait and got in, invested their money in Missoula real estate are now in the clear.

"History repeats itself." Don't wait. Don't stand still forever; get into the procession of prosperity; come in Monday and let me show you some of the exceptional bargains listed in this ad.

Vacant Lots, Flat, Home or Apartment Locations

\$4,000

For 6 beautiful lots in block 11 South Missoula; close in; lots near South Higgins avenue and University avenue; a swell corner 180x130. One-half cash will handle this.

\$2,500

For a fine corner 120x130 in Block 9, South Missoula, practically right on Higgins avenue; 4 fine lots, city water in alley; only a few steps from University avenue.

\$2,400

For 120x130 lot; close in on Brooks street; only one block from new high school; on city water mains; electric lights and telephone in alleys in rear. This is a fine plat of ground and close in where it is sure to increase in value rapidly.

\$2,000

For a swell 120x130 foot corner close in on Woodford street; only 2 blocks from old high school; continuous sidewalks; electric lights and telephone in alley. This is one of the very choicest corners on the South Side. I will sell this on terms of one-third cash, balance in 1 and 2 years, and I defy any one to duplicate this bargain.

\$750

Two lots 40x130, one block west of flouring mill on South Third street; on city water mains, cement walks laid in front of lots; these are sure to be on street car line and at this price they are the cheapest lots offered for sale today in Missoula; lots across the street are selling for \$500 each. For a good investment on which you can make good profits look at this.

\$550

A swell 60x130 foot corner; close in to the built up district on the South Side on Edith street. This is a fine level corner and a bargain.

\$750

A splendid 60x130 foot corner on Stevens avenue; close in to the built up district; this is one of the most beautiful corners on the street; terms of one-third cash, bal. 1 and 2 years will handle this corner.

Investments and Improved Property-Homes

\$3,750

A 60x130 foot corner with 2 good houses, each 5 rooms; one house is furnished and rents for \$31.50; the other rents for \$16.50; will sell furniture if desired. Here is a good proposition; this will pay at least 14 per cent on the investment. If you want a good proposition look this up.

\$4,750

For a plat of ground 70x175, 3 blocks from the First Nat. Bank on East Front street with a good 7-room brick house, cement walks, trees and lawn; this property would be cheap at \$6,000 and will bring this in six months.

\$2,750

I am offering in this home an exceptional good bargain. It is a new 5 room modern home on a 50x130 lot; close in on South Fifth street W. Cement walks, good neighborhood and a fine property.

\$4,500

For one of the choicest 7-room, modern houses on South Fourth street; a beautiful 50x130 lot; trees, lawn, flowers; a perfect home.

\$4,250

For two new modern houses, one 7 rooms; one 4 rooms on a 50x150 lot located close in on South First street; these houses will rent for \$45 per month. This is a swell investment.

\$2,750

A swell new modern 4 room house, nicely fixed; a 50x120 foot corner; beautiful yard, good location on South Sixth street.

\$1,500

A fair 4 room house; plastered; on a 40x130 foot lot; located close in on Edith street. I can sell this for \$100 cash, bal. \$25.00 per month; almost the same as paying rent.

Come and Figure With Us

A Few of Our Bargains

\$3,000.00

Six-room house, bath; lot 50x130' South Fifth street.

Five-room house, with shade and fruit trees; lot 60x130; on East Side, close in on Poplar street.

\$2,200.00

Five-room house and barn on North Side; lot 90x130.

\$6,400.00

Two acres, 4-room house, big barn, 90 bearing fruit trees, 5 inches water and city water in the house. All within city limits.

For Rent

400 acre ranch on line of Milwaukee & Puget Sound Ry.; 225 acres under cultivation, with buildings.

Fisher & Van Valen

Real Estate Insurance Loans

\$2,500

Buy a 6 room, modern house, new, "Tamarack Finish;" can rent for \$30.00 per month, and only a few hundred dollars needed to purchase. Balance at 8 per cent. Better come in and talk with us about this.

\$1,300

A neat, well built, 4 room cottage, 40x130 feet ground; stable room for four horses, city water, pantry, closet, concrete foundation and cellar walls. Terms can be made you.

\$3,000

Buy a beautiful house of 6 rooms, 4 lots 40x130 feet each, fine lawn, fruit trees, barn and other buildings; large rooms.

Suburban Homes

We can sell you modern 4 room houses with 1 or 2 acres of ground on easy terms, and they are a good buy.

LOTS

Jackey Addition

We have only a few left. These lots are well located, have bearing fruit trees, close to Higgins avenue and can be bought on easy terms. Get your spare money busy and make money; only \$300 each.

University Addition

This is one of Missoula's most desirable locations, close to the University, level, and on easy terms.

South Missoula

We have lots in all parts of this addition, and sell on close margin.

Orchard Homes

We have a desirable list to look up. Prices are right; terms easy.

Homes

Cannot take time to write them all up, but our list is large, our prices right, and terms easy. We have helped many to get a home whose means were limited.

Fisher & Van Valen

Real Estate. Fire Insurance. Loans. 113 E. Main St. Phone 84 Red.

These Are All Good

Come and we will show you one 6-room, modern house, clothes, bath and linen rooms, pantry, good cellar, range and plumbing the best; all furnished. Lot 60x130; fine barn; all on South Fifth street east, 200 block, and all for \$4,200; terms. Rent brings \$40.00 per month.

Good 4-Room House

Lot 60x130, Toole avenue; fruit trees, small fruit and an elegant garden all for \$1,300.

Three of the very choicest lots on South Fifth street west, 400 block; cheap; if you want something fine let us show you these; one or three.

Good 4-room house and two lots on corner; North Third street near north side school; will sell this cheap for cash.

For Sale

Good Buick automobile. This is a five passenger touring car, nearly new; will sell for \$850 if taken at once; this is a \$1,500.00 car.

Three 50-foot lots on West Fifth street two blocks west of Bitter Root track; will sell all three of them for \$900.00.

Neat cottage on West Fifth street, 50 foot corner lot; this is all right and will make a nice, little home for someone. We can sell it now for \$1,500; terms if desired.

We have some nice south front lots on North Fourth street that we can sell for \$225 each and they are the cheapest lots in Missoula; terms.

Close in property on North Side opposite N. P. Hospital. Strictly modern. Range, linoleum, shades; clean, good and pleasant. Rents for \$26.00 per month. \$1,900. Terms.

TEN LOTS

On Phillip street west. \$1,050. Terms.

THREE LOTS

On Ash street, between Fourth and Fifth; west fronts. \$600 per lot; your choice.

If you have anything to sell or want to buy anything in our line call and see us. We are going business every day. We can do business for you as well as others.

Chas. Dyson

OR

F. N. Truesdall

317 Higgins Avenue.

The New Zealand Plan

Benefits of the New Zealand System brought to the reach of everybody. Small payments, big profits.

Through the farsightedness of one of the most successful town builders and colonizers you are offered an opportunity to secure for a home or for investment a 2 1/2 acre fruit farm and a town lot on such terms that is within the reach of all.

THE EMPIRE INVESTMENT CO. offer for sale in the delightful climate of SOUTHERN CALIFORNIA a large tract of land. Units of 2 1/2 acres and 1 town lot at a price of \$270.00, payable \$10.00 down and \$10.00 a month; no interest, no taxes until you get your deed. A discount of \$20.00 allowed in case of cash payment. You can buy as many of these units as you want.

Railroad through the land. Every tract under irrigation. Perpetual free water right guaranteed to every tract.

Will grow most anything: lemons, peaches, apricots, almonds, figs, olives, pears, grapes, corn, etc., etc.

Great artesian well of excellent water can be found anywhere on the land.

Natural gas for heating, lighting, cooking and power purposes is another of those many attractive features found on this land.

The sale of this land will in all probability be concluded next month, therefore secure your tract right away. Remember the one who sends in his application first gets the best town lot and the tract closest to town.

For further particulars write or call on

A. K. ANDERSEN

Missoula, Mont. 124 West Main St. Phone 322 Red

Let Me Think! Robt. E. Dinkins A Business Opportunity

\$40,000—Buys two story brick building, 13 rooming apartments, saloon and restaurant. Rents for \$350 per month. Cash or terms. If this don't suit, I have others.

Choice Residences

\$10,000—Buys new two-story, 12 room, modern residence on South Third street. Second story rents for \$1,200 per year.

\$6,825—Buys a magnificent brick residence, only one block from South Higgins avenue. Stone cellar, eight rooms, portico, balconies, nice blue grass lawn, cement walks; one-half cash.

\$2,300—Buys 9 room, modern house, 2 blocks east of Mill at Hamilton, Mont., 2 acres of land; one acre in clover, 80 fruit trees, small barn, 2 wells and irrigation water. \$1,700 cash; balance due Christmas.

Miscellaneous

\$3,000—Buys timber claim, 1 1/2 miles from R. R., near Bonner; estimated at 1,400,000 feet.

\$2,500—Buys 10 acres 1-4 mile from Higgins avenue, 1-8 mile south of platted city limits. One-third cash.

\$2,500 cash buys 6 lots, block 31, South Missoula, on Brooks street.

\$420—Buys lot 18, block 22, South Missoula.

\$1,050 each buys blocks 9 and 10, Central addition.

\$475 cash buys lots 5, 6 and 7, block 92, South Missoula.

\$2,100—Buys lots 20, 21 and 22, block 7, South Missoula. Cash or terms.

If you want to buy or sell Real Estate.

Ask Me

ROBERT E. DINKINS, Room 7, Allen Block, Missoula, Mont.

Missoula Real Estate Bargains

Residence

\$3,500.00—New, five room cottage, thoroughly modern, located on South Fourth street west. Very easy terms.

Lots

Several lots in Low's addition in very good locality for **\$200.00 to \$350.00.**

Choice lots in Block 2, Knowles' addition, for **\$175 to \$300.**

Money to Loan

on Missoula Real Estate at 8 per cent.

Insurance

Fire insurance written with some of the best American and European Insurance Agencies.

List your property with me.

H. A. Wheeldon

Real Estate and Insurance. Room 1 First National Bank Block. Phone 105 Black.

440 Acres

A stock ranch of 440 acres; good water right, with 110 acres of timothy meadow; two miles from church, school and postoffice; daily mail service except Sunday. This ranch can be made to cut 200 tons of hay with a little work. To one who is looking for a stock ranch, will do well to see this. If sold soon, will sell for **\$4,500.00**, with only a little cash payment.

Bryan Real Estate & Investment Co.

122 HIGGINS AVENUE PHONE 140 BLACK

BIG BLACKFOOT MILLING CO.

BONNER, MONTANA

The Largest Manufacturers of Rough and Dressed

Pine Lumber

IN THE WEST

Mills at Bonner, St. Regis and Hamilton, with an Annual Production of One Hundred and Sixty Million Feet.

Complete factories for the manufacture of Box Shooks, Sash, Doors, Molding and all kinds of Interior Finish.

Estimates Furnished From Plans

Largest stock of seasoned timber always on hand for the prompt fillign of orders for the commercial trade. Write for price list.

Retail yards in Butte, Helena and Missoula, dealing in Lumber, Mill Work, Lath, Coal, Lime, Building Paper, etc.

The Missoula yard is now making deliveries of the 16-inch mill wood at \$3.75 per cartload. Phone 106 and order a load.

Big Blackfoot Milling Co.

BONNER, MONTANA

Jas. M. Rhoades

Real Estate and Insurance Dealer

115 Higgins Ave. Hammond Block Phone 572. Missoula, Montana.

KEMP & VEALEY

Rooms 6 and 7 Duncan & Dixon Block.

Fisher & Van Valen

Real Estate. Fire Insurance. Loans. 113 E. Main St. Phone 84 Red.