

ONE CENT
A WORD

Missoulian Class Ads Bring Sure Results

**Money In
Dairying**

The world over and particularly so in Montana. Look at the price of dairy products in Missoula. Is it any wonder that the dairymen are rich?

We are going to offer you an opportunity to get rich. We have for sale—exclusively—35 acres 4 1-2 miles from Missoula that is especially fitted up for a dairy. It has a good five-room plastered house, first-class milk house, ice house, root cellar, and a barn that will stable 75 head of cows. Two good wells and spring water on the property. Also good water right. There is a fine growing crop; and in addition there is 65 acres of leased land *all in crop*. This makes a growing crop of some 85 or 90 acres.

This property which is but one mile from Fort Missoula, which is now being made a batallion post, is for sale at \$8000. This price includes the growing crop which is valued at \$2000. We will make very easy terms, or will exchange for good city property, in full or in part. We are also authorized to offer the purchaser of this property a contract for all the milk he can furnish at a good price. 40 or 50 cows can easily be handled on this place, and the right man can make \$5000 per year. Call at once or write for particulars.

We have a 10-acre tract a little over one mile from Missoula on which we can offer special inducements, both in price and terms.

We have a fine 5-room modern house, almost new, two blocks from Higgins avenue, on Spruce street, for \$3,600. The lots alone are worth nearly the price asked.

Six lots on Stephens avenue at \$250 each. They are fine and splendidly located.

We have a 10-room house close in that will bring in a rental of \$100 per month. We can sell it at \$4,500 on very easy terms.

We have a dandy 4-room modern house on the south side that we can sell for \$2,500, \$800 cash, balance \$20 per month.

We have a very choice 20-acre tract close to Hamilton to exchange for Missoula property.

One hundred other propositions for investments, trades, etc.

We write fire insurance in the strongest companies in the world. Rates as low as any.

W. H. Smead Company
HIGGINS BLOCK
Phone 212-Red Missoula, Mont.

Over the
Western
Montana
Bank
You
Will
Find
W.R. VanValen

He Will Sell

you a house on the easiest possible terms, and at the lowest possible price. No trouble to show you, and you are earnestly requested to look him up before purchasing.

Just a Few

\$1,300—Buys a cosy cottage of 4 rooms, concrete foundation and cellar walls; city water; plastered; lot 40x130 feet, and room in stable for 4 horses and cow.

\$2,250—A good 5-room cottage; electric lights, city water and a bathroom ready; elegantly papered; 80x130 feet ground, on a corner; shade, fruit trees and shrubbery; fine lawn and a good barn.

\$2,500—Six-room modern house, close in to school facilities, on south side; a well built and comfortable home.

\$2,250—A five-room modern cottage, conveniently located. A finely planned home, and a bargain.

These and many others on very easy terms.

Lots

I have some choice bargains in lots. Before buying get in touch with my list. East side, west side, south side, north side, or acre property.

Loans

Have always been in it along these lines, and invite your business, both borrower and lender. Careful attention given.

Fire Insurance

Special attention given to your interest in this line. None but reliable companies are used for my clients.

Rentals

I have some desirable places for rent to good tenants, but demands are heavy and owners would receive prompt and careful attention to their interests by placing their rental properties with me.

Change of Location

Remember, my new office is over the Western Montana national bank. Room 4.

Business Opportunities

If you want a business opening or a location for business, call and see me.

W.R. VanValen
MISSOULA MONTANA

The Best Lots

— IN THE —

Best Town

The best for a home site and the best for investment. Nature made them better than any others and there have been some extensive improvements made on nature. We can show you if you will come out with us to

HAMMOND

ADDITION

You will see an ideal location, no matter what viewpoint you take. The reasons are plain.

Some Plain Facts

About Hammond Addition

The environment of HAMMOND ADDITION is perfect for a home district. The eastern boundary of the addition is the state university campus, with its beautiful lawns, its fine trees and its pleasant drives and walks. The handsome building of the Missoula county high school is on the western line of the addition. The addition is sufficiently remote from railway and business to make it an admirable location. It would be difficult to find anywhere conditions more entirely satisfactory than those which exist here. This fact impresses itself upon any man who looks over the ground. He becomes homesick for a location here and he realizes that it is the ideal place for a home. The permanency of the surroundings, too, affords a security for the establishment of a home here. Time and money and effort expended here will not be rendered worthless by the invasion of commerce.

And, as the addition is secure from unpleasant surroundings, so it is assured of satisfactory conditions within. The lots are not sold singly; two or three or four lots comprise your premises as well as those of your neighbor, and you are guarded against a crowded condition; the district will never become congested. More than that, there is a condition imposed upon buyers of these lots as to the minimum cost of the house that will be built; this insures attractive buildings and a district made up of handsome houses. These houses will always be surrounded by spacious grounds. There will be no crowding and there will be no unsightly buildings. Business blocks will never intrude here, and HAMMOND ADDITION will always be a pleasant home district. This makes for attractiveness to a degree that renders the addition particularly desirable as a place of residence.

The improvements that have already been made in this addition are typical of what will be done as the district becomes more thoroughly settled. Gerald avenue, for instance, is as pleasant a residence street as can be found anywhere. Here the homes are embowered in shade and are surrounded by delightful grounds. The improvements that have been made here indicate what can be done elsewhere in the addition. Conditions are perfect for landscape gardening. On University avenue has been organized an improvement district for the permanent and systematic improvement of the main thoroughfare of HAMMOND ADDITION and for rendering more attractive the approach to the state university. This work is to go ahead at once; it is the beginning of other plans in the same direction; others will follow until the addition is a magnificent garden spot.

Another fact which will be convincing is that there are so many of your friends and acquaintances who have taken advantage of the opportunity which this sale affords and have secured for themselves locations in this addition. There are many new houses on the lots that have been purchased this spring and there are plans made for many more. Some of the most attractive homes in the state are to be found here already, and the class of the present season will find their number increased. We would like to have you look over the addition; we are satisfied that you will be convinced of the force of this list of facts and that this last one will be especially strong in its appeal to you. Look over the list of this spring's buyers and you will see what an excellent lot of neighbors you will have if you buy here and build a permanent home for yourself.

Lots \$400 to \$600

Terms as Reasonable as the Prices

FRANK P. KEITH

103 Higgins Avenue Missoula, Montana

MONEY

Some
Mid-
Summer
Offerings

TO

LOAN

In Sums to
Suit

\$6,300

For one of the best 10-acre tracts in the Orchard Homes; 650 bearing fruit trees of the best varieties, 200 Transcendent crabs two years old; new six-room house, large new barn; entire 10 acres in growing crop; one horse, cow and calf, chickens, wagon and buggy, two sets harness, all farm implements and household furniture, sufficient fire wood to last a year, all go for the above price.

\$2,400

For a splendid six-room brick house; rents for \$28.00 per month; one-third cash will handle this.

For Rent

New seven-room modern house on Plymouth street, \$35.00 per month.

New five-room house on South Fifth street.

\$26.50 Per Month

A good paying business for sale at a bargain.

**Bargain in
Ranch
Property
\$11,000**

For 160 acres of the best land, only 18 miles from Missoula, one mile from railroad station; A1 water right, good house and out buildings; all stock and implements are included in above price.

Lots

We have a large list on the south side, west side and east side. See our list.

H. D. FISHER

INSURANCE
LOANS

113 E. Main St. Phone 84 red

The street railway is an assured fact, and is heading westward from the south end of the Higgins avenue bridge. We have some exceptionally good buys in Orchard Home tracts, ranging in price from \$1,500 to \$5,000. One in particular we wish to call your attention to, consisting of five acres, with a house which cost \$2,000, all other good outbuildings, 250 assorted fruit trees, horse, buggies, harness, single and double plows, ditch plows, potato digger, and a varied assortment of tools usually used on a place of this character. This is one of the ideal homes in the suburbs of Missoula, and the price is \$4,500, with terms.

Our list of homes on the south side is well assorted. Note the following:

We have in Knowles' addition one of the nicest cement houses on the south side, situated on South Third street, that can be had at a bargain. Let us tell you about it. We have some four and six-room houses on South Sixth street, west, and the prices are right.

How would you like a nice little four-room cottage on the east line of Low's addition, with an 80 foot corner, fruit and shade trees, beautiful lawn; an ideal home for \$1,500. If you can beat this, we would be glad to know of it. We have one five-room house with a 100-foot corner in Knowles' addition on River street; beautiful lawn, 12 bearing fruit trees, barn, outbuildings, all for \$2,300.

Here Is the Snap of the Bunch

A seven-room modern house on South Sixth street, west, six blocks from Higgins avenue, for \$3,000. Look out or it's will be gone before you get around.

Vacant Lots

We have remaining in the Hammond addition, a few lots in blocks 21, 28 and 37, that can be bought on terms of one-fourth cash, balance in five years at 6 per cent. This property is going fast and if you want a location for a beautiful and permanent home, don't fail to get a few of these lots before they are gone. Remember that there are trees around these blocks. We also have some lots in the South Missoula addition in blocks 10, 11, 12, 55. The prices are \$550 for lots in 10, 11, 12, and \$250 for those in 55. If anyone else in town is quoting anything in these blocks, or near them, for this money, we would be glad to hear of it, because we think that they are the cheapest things in their neighborhood.

Do not forget that we have 13 of the strongest fire insurance companies in the world in our office; also the Penn Mutual Life Insurance, United States Fidelity and Guaranty Bonding company, Ocean Accident and Health, Plate Glass, Hull and Cyclone, and Automobile Insurance, and it is needless to say that our prices are as low as anyone's. We believe it will be to your advantage to at least visit our office and let us explain to you some of the various things which we are offering, if you are in the market for vacant lots, homes, large or small, one, two, three or five-acre tracts, or in fact anything that is usually handled in a live real estate and insurance office. If we have nothing that suits you, we can probably tell you of some of our friends who have.

The Central Realty company have sold every lot in the Daily addition which they put on the market last fall, but we have some lots listed with us by the purchasers, and those can be bought at prices that will still make the buyer a profit. Ask most anyone on the street, and you will find out where the proposed electric line is going down that way.

We almost forgot to call your attention to the fact that we own the south half of block 22 (being 10 40x130 foot lots) in Riverside addition, which we are offering for \$100 less money than anyone else is offering the same amount of land in this vicinity. If you don't believe us, come in and let us show it to you. This tract of land is absolutely free from rock or gravel, in fact, is one of the ideal garden spots of the Garden City of Montana.

Stoddard & Price,

MISSOULA INSURANCE AND
REAL ESTATE AGENCY

108-110 EAST MAIN

Phone 147 Black