ONE CENT A WORD

Missoulian Class Ads Bring Sure Results

Anyone Can See An Opportunity Finally

But a great many people fail to see their opportunities in time to accept them.

You can see *NOW* that if you had bought Homevale lots for $30 in Missoula six years ago, you would have made from 300 to 500 per cent.

You can see *NOW* that if you had bought Glenwood Park lots two years ago on the South Side in Missoula for $60 each, you would have made from 100 to 300 per cent.

But those two opportunities are no longer open to you. It is too late.

There is a better opportunity confronting you in Car Line Addition lots for $50, $60, and $65 today.

Are you going to let "the other fellow" beat you to this grand investment? Or are you alive to your own real interests?

Remember, Car Line Addition is to have street cars, city water, electric lights, telephones, etc—an addition with all comforts and conveniences.

What do you think those $50 lots will be worth in a couple of years?

Get in while you can at bedrock prices.

A great many have already bought. Have you?

Rhoades & Rhoades

115 Higgins Avenue Missoula, Montana

The

Property *without comparison*
Prices *without a parallel*
Terms *without competition*
Location *without a peer*
Title *without a flaw*

These lots at the price cannot be duplicated in any city in the northwest. Only 15 minutes' walk from Higgins avenue; level ground; fertile loam soil; in full view of the city; in the direct line of the city's growth.

ENHANCEMENT

of value is certain; the expansion of the city leads in the direction of this addition.

CITY WATER

at every lot in the addition.

SELECTION

of lots should be made at once if you want to get a good location. The lots are going fast. All you have to do is make the first payment and get our contract. The rest is easy. Monthly payments are light. The lots will be yours on easy terms.

Electric line now being built through this addition. Let us show you

DALY'S ADDITION

Stoddard & Price

MISSOULA INSURANCE & REAL ESTATE AGENCY

108-110 East Main. Phone 147 Black.

INSURANCE

THAT INSURES

WHEELDON, FERNALD & ROSSI

Insurance Specialists

134 Higgins Avenue

"We Do It Right"

Ranches Fruit and Garden Lands Houses City Lots

All of these we have for sale at reasonable prices and easy terms.

Ranch Lands

2,800 acres—1,000 acres of excellent soil; can be put under ditch at small cost; balance good grazing; this is an A1 stock proposition and can be bought for **$5.00** per acre.

Fruit and Garden Land

5 acres good soil and water right within half mile of located car line; cheap at **$1,000**

5 acres with 3-room house, fruit trees and small fruits at **$2,500**

5 acres with 500 nine-year-old bearing trees; one of the choicest orchard tracts around Missoula at **$4,000**

5 acres, 3-room house, root cellar, barn, 400 McIntosh trees, 100 pear, cherry and plums in bearing, at **$3,000**

Houses

2 lots 50x130 feet, 4-room house, new; easy terms; price **$1,050**

3-room bungalow, fenced, nice lawn, shade trees, within one block of school; easy terms; price **$1,250**

4-room modern house, cement cellar, lot 50x130 feet; close in on South Fourth street; electric lights; easy terms; this is a snap at **$1,850**

City Lots

8 lots 50x130 on South Fourth street within one block of located car line; easy terms; these are as good a bargain as can be found in the city; price, each **$450**

4 fine building lots in block 27, South Missoula; water in alley; one-half block off Higgins avenue; a good buy; price, each **$375**

We have a large list of good property and can sell on easy terms. See us before you buy.

R. M. COBBAN REALTY CO.

212 Higgins Ave., 'Phone 32.

Back to Business

During the last three weeks we have been so busy with the registration that we have been compelled to almost entirely abandon our real estate and insurance business. However, we are again back at our old stand, on West Main street, more convinced than ever of Missoula's future.

They say that enthusiasm is contagious. We affirm it; it is. Had you met the hundreds of landseekers who registered with us and heard their unsolicited praises of Missoula's beauty, their amazement at our obvious prosperity, and their confidence in our continued growth and greatness, you could no more help sharing in the enthusiasm, which we here acknowledge, than can we.

But this is not all. Many of these people declared positively that, in the event of their failure to draw a lucky number, they would return to Missoula this fall and invest in property here. They came from other and less favored regions and for that reason, perhaps, could appreciate our resources and prospects better than we who live right here.

Clearly, the time to invest your money is **NOW.** Don't wait for the inevitable rise in prices which will follow the return of these investors. Buy today, and let tomorrow bring its fortune to you.

Call around at our office and let us show you our list of real estate. We are certain that you can make a good profit on any lot, house, farm or orchard that you might select.

Andersen & Fredericks

124 WEST MAIN STREET PHONE 322 RED

Here's a Home That Anyone Might Well Feel Proud of

A modern 6-room residence on Poplar street, across the Rattlesnake. This is a beautiful, well-built house, with a lot 120 x130 feet in size.

There is a nice lawn, fine garden, beautiful flowers, bearing fruit trees in abundance and shade trees.

The outbuildings consist of stable, buggy shed, chicken houses, etc.; also fine chicken yard, which will accommodate several hundred chickens.

Here is a place that would be a good buy at $4,800, yet I am offering it, for immediate acceptance, at **$4,300.**

Easy terms will be arranged if desired.

The above is but one of the many bargains I have on my list. Whether you are looking for a home or for anything in building lots do not fail to consult me before you buy.

E. P. Moffitt

Missoula Hotel Building

"The Real Estate Bargain Counter"

For Sale

One of the best fruit and hay ranches in the Bitter Root valley; only one and one-half miles from railroad station.

There is on this ranch a good four-room house, shed, barn, chicken house, root cellar; five acres orchard which produces from 1,500 to 2,000 boxes apples each year, and there is cut off the farm 80 to 100 tons of timothy hay each year. There is a good well of water and first-class water right of 120 inches of water on the farm. This is a snap and we can offer it for **$7,500** for a short time only; $2,500 cash, the balance payable $2,000 a year at 8 per cent.

For Rent—8-room modern house on Cooper street.

I have for sale 50-acre ranch two miles from Missoula. There are on the ranch a 7-room house, large barn, large chicken house, root cellar, family orchard, alfalfa and timothy hay, good well, 120 inches first-class water right; all in high state of cultivation; all horses, cows, chickens and farming implements go with the place. If interested, come and look it over and get price.

I offer for the next two days 10 acres in the Orchard Homes. There is on this place good 5-room house, fine barn, chicken house, hay house, family orchard, strawberries, raspberries, 1 horse, cow, 30 chickens, buggy, wagons, all tools and all the crops on the place. The entire outfit for **$5,000.**

CHAS. FERGUSON

224 Higgins Avenue, Missoula, Montana.

Chamber of Commerce

Hammond Block

Near the bridge. Phone 67

Permanent exhibits of western Montana products wanted. All interests are invited to bring products to chamber headquarters for display purposes; due credit will be given all exhibitors.

Regular meetings second and fourth Tuesdays at 8 p. m. All those interested in the promotion and welfare of western Montana are invited.

Northwestern Abstract and Title Insurance Company

Furnishes correct and complete abstracts of title to all city and county property. Estimates on abstracts furnished on application.

104 Main St. Phone 147 R.

Montana Abstract and Guaranty Co.

WILL CAVE, Manager

128 West Cedar Street.

Fifteen years experience with Missoula county records. Abstracts guaranteed. Phones: Office, 23; residence, 415 Black

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MONEY TO LOAN

in any amounts, on household or office furniture, livestock, pianos, real estate or anything of value.

REPAY WEEKLY OR MONTHLY

LOWEST RATES

Transactions confidential.

THE WAGE EARNERS' BANK

L. C. Wrather, Propr.

122 Higgins Ave., Room 3, Upstairs

B. B. M. CO.

DEALERS IN

COAL

Telephone 106.

MISSOULIAN WANT ADS BRING QUICK RESULTS.

WESTERN MONTANA NATIONAL BANK

Missoula, Mont.

UNITED STATES DEPOSITARY

CAPITAL $200,000.00
SURPLUS FUND 50,000.00

G. A. WOLF ..... President
JNO. C. LEHSOU ..... Vice President
J. H. T. RYMAN ..... Cashier

Directors

Ferdinand Kennett, M. A. Fish, G. A. Wolf, John C. Lehsou, J. H. T. Ryman.

A General Banking Business Transacted

FIRST NATIONAL BANK OF MISSOULA

United States Depositary

Capital $200,000
Surplus 50,000

Interest Paid on Deposits in the Savings Department at 3 Per Cent Per Annum

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MISSOULIAN WANT ADS BRING QUICK RESULTS.