

**ONE CENT A WORD**

**Missoulian Class Ads Bring Sure Results**

**OPPORTUNITIES OPPORTUNITIES**

**\$500**  
buys a well-established paying business proposition. An opportunity for a bright young man with a little money and energy.

**\$1,250**  
buys a nice home on south side, one block off car line. Five-room house and large corner lot and barn. Pay for it like paying rent.

**\$450**  
buys 10 nice lots, fenced, well located, good soil and plenty of water.

**\$1,300**  
buys a brand new rooming house of 24 rooms; two years' lease, low rent. A money maker.

*Other good buys in homes, lots, ranches and business propositions.*

*If you have property or business propositions to sell, list with us for quick results.*

**L. G. WRATHER**

Room 3, 122 Higgins Ave.

**VanValen & Eickmann**

**\$2,700**—6-room modern cottage, new and well built; lot 40x130 feet; close to Higgins avenue; easy terms.

**\$2,750**—6-room modern cottage, new, very cosy; 50-foot lot in good neighborhood; can sell this for \$250 down, balance easy terms.

**\$3,000**—5-room cottage, barn and other buildings; 120x120-foot ground, beautiful lots; shade and fruit trees; on easy terms.

**\$2,250**—5-room modern cottage, barn, shade and fruit trees; corner, 80x130 feet, one block from street car line.

**\$3,000**—5-room modern cottage in central part of Missoula; corner lot; a good buy.

**\$3,500**—7-room modern house and new, well-built, convenient house on South 4th street west; \$500 down will get it, balance easy.

**\$6,500**—On South 4th street west, close to Higgins avenue, a 7-room modern house; 50x130-foot lot; fruit and shade trees; plumbing is arranged so that three upper rooms could be used for another family; a good buy.

**\$4,500**—7-room modern house on 50-foot lot; new, exceptionally well built; you must see to appreciate its good workmanship.

**\$2,500**—7-room house, city water, 120x130 feet of ground; all in fruit and shade trees; barn and chicken house; close to car line.

**University Addition Lots**

You will find prices advanced September 1st in this addition and you can not fail to be satisfied if you buy now. Think of it, if you will build a home in 60 days we can sell you at about one-half of the surrounding property prices. You cannot miss it by buying in

**UNIVERSITY ADDITION.**

**ORCHARD HOMES.**

We have some desirable places, both improved and unimproved. TO OWNERS.

Since August 15 we have sold six houses and many lots. We feel we can sell yours and would ask you to list your properties with us. It costs you nothing for our trying to sell it. Give us a call and talk it over.

**LOTS**  
In all parts of the city and at the lowest prices. Can sell you from \$100 up, and on easy terms.

**INSURANCE.**  
Fire insurance in reliable companies. Prompt attention. We watch your interests.

**LOANS.**  
Headquarters for loans in real estate. Give us your business.

**VanValen & Eickmann**  
Phone 523.  
Room 4, Western Montana Bank Building,  
Missoula, Montana.

**Are You Planning to**

**Build?**

Here is a Pointer for You.

**As Insurance Specialists We Can Save You Money!**

There are a hundred little ways which, if known at the right time, can often cut your insurance rate surprisingly.

**CONSULT US**

The same as you consult your architect, builder and plumber. It costs you nothing for advice and will save you money and trouble.

**NOW IS THE TIME**

Before the ground is broken for your cellar. Yours is a case which must be attended to early. Come to us for

**INSURANCE THAT INSURES**

**WHEELDON, FERNALD & ROSSI**

134 Higgins Avenue,  
"We Do It Right."

**Pay No More Rent**

**Own Your Home**

At prices like the following there's no excuse for anyone paying rent. Nothing is listed here but what you will find to be a genuine bargain.

**EASY TERMS ON MOST OF THESE**

Nice 4-room house, on South 4th street, 12 Low's addition; lot 60x130 feet; house is plastered; good cement walks; fruit and shade trees, and good outbuildings. **\$1,500**

5-room house, on Poplar street; bath, cellar and electric lights; good-sized lot, two-story barn, sheds, etc. **\$1,600**

4-room modern house, on South 5th street, in Low's addition; 40x130-foot lot. This is a beautiful location and a fine, well-constructed building; \$500 down, 3 years' time on the balance. **\$1,750**

5-room house, on West 6th street—one of the most beautiful places west of the Bitter Root track; house is plastered and nicely finished, with a lot \$9 1/2 feet in size. Pay part of it in cash and the remainder at \$20 a month. **\$2,400**

A fine 6-room home, on Toole avenue, in an excellent location; will sell this place with or without the furniture. Price, with furniture. **\$2,500**

7-room house, near Judge Knowlton's residence, on west side; good value at **\$2,500**

Full block of lots, each 40x120 feet, in Riverside addition; good 6-room house and 100 fruit trees on the place; \$1,750 cash, balance on 2 years' time at 10 per cent interest. Here is a fine investment proposition at **\$2,950**

3-room house, modern, on Brooks street; 45x130-foot lot. **\$3,000**

6-room house, with 65-foot frontage, on 6th street west, lawn, fruit trees and good outbuildings. **\$3,000**

8-room plastered house, on Cooper street, with bath, cellar, etc.; 80x130-foot lot. Price **\$3,200**

**E. P. Moffitt**  
Box 983 Missoula Hotel Bldg.  
"THE REAL ESTATE BARGAIN COUNTER"



**Think What it Would Mean to Your Wife**

**Think What it Would Mean to You**

The satisfaction of living in a beautiful, comfortable, modern home, located in the most desirable part of the town and conveniently near to your work.

The satisfaction of knowing that this home is your own.

The satisfaction of knowing that you have no monthly rent to pay.

The satisfaction of knowing that every dollar you are investing is being deposited where it will grow; that your family is being safeguarded perpetually from that homeless condition which causes so much anxiety.

The satisfaction of living in a home which is BUILT RIGHT. One which is MODERN and ATTRACTIVE IN APPEARANCE.

All this satisfaction you can secure with this NEW home on Blaine street. It is a splendid five-room house with porcelain bath, pantry and cellar, on a lot fronting 45 feet on one of the best streets in South Missoula near the county high school. This section of the town is growing more rapidly than any other. This is the car line street.

The price is only \$2,400, easy terms. Other real estate men would call this a \$3,000 home.

You are sure of a BIG PROFIT on your investment, as well as a home which will PLEASE YOU. Come to see us at once and MAKE THIS HOME YOURS.

**You Can Make Money on This**

Three choice lots and a three-room house on South Fifth street; right on car line.

A good three-room house, 90 bearing fruit trees and several large shade trees. This property would make three good homes.

All for \$1,900; terms. Five hundred dollars profit on this purchase in six months. What more do you want? Let us show it to you.

**W. H. SMEAD CO.**

**HOMES**

**A West Side Bargain**

We have listed with us for sale a small but good three-room house situated on three fine lots on Cooper street, close, but not too close, to the new \$40,000 school house. There are several sheds for chickens, fuel, etc., and the yard contains many nice shade and fruit trees. The lots alone are worth fully \$1,200, but for a short time we can sell the entire place for only

**\$1,650**

**The Best House on S. 3d St.**

This is a strong statement, but we make it unreservedly. There are unquestionably larger houses on this street, and some that have cost more money, but for convenience, quality and taste there are no better residences than the one here described. In the first place, the house is new; it was built for a home—not for speculation—and has therefore that nicety of arrangement which every family man and woman delights in. There are eight rooms, bath and closets. It is heated by furnace and lighted by electricity. The plumbing is the best obtainable. The woodwork finish is of tamarack; the floor is inlaid. There is a large stable on the lot and all the walks are of cement. If a home is your need, and a good one, your desire, you had better look this place up. You will like it. The price is **\$6,500**

**Andersen & Fredericks**  
REAL ESTATE, LOANS AND INSURANCE.  
124 West Main Street.  
Phone 322 Red.

**The Best**

SEVEN-ROOM MODERN HOUSE IN MISSOULA FOR THE MONEY.

This house is new; has furnace heat, combination fixtures for electric lights or gas; full-sized basement, large pantry, bath roof and closets; very convenient kitchen, with gas range installed; corner lot 50x130 feet, only seven blocks from the end of the bridge, in good neighborhood, one block from car line, and the very best buy in the city at **\$4,500**; terms.

**\$4,800** for a splendid 10-acre tract, not far from the nursery; good four-room house; large, new barn; over a hundred bearing fruit trees, 6 to 10 years old; abundance of small fruit; good well and water right; all crop included if sold soon; all farm implements, 1 horse, 2 wagons, 2 sets harness, hogs, chickens—all go at above price.

**H. D. Fisher**

Real Estate, Insurance, Loans,  
113 East Main Street,  
Phone 81 Red.

**Ten Years to Pay for a Farm**

**Southern Alberta Farm Lands**

On the crop-payment plan—no crop, no payment.

The Canadian Pacific Railway Company is offering for settlement 3,000,000 acres of the fertile Bow River valley farm lands.

Irrigated lands at prices within easy reach of all. Lands that raise twice the crops for half the price of irrigated lands in other localities.

For the next 30 days we are offering reduced rates to Calgary. Come in and let us tell you about it. Information free.

**M. C. Campbell**

Local Agent for Canadian Pacific Railway Lands,  
122 Higgins Avenue,  
Missoula, Mont.

**BIG CROP IN CANADA.**

Winnipeg, Aug. 27.—The Manitoba Grain Growers' association estimates the wheat crop in western Canada at 107,000,000 bushels.

**Two Beautiful Lots**

located on corner of South First and Orange streets. These lots are well worth \$2,000, but, if sold soon, will sell for **\$1,700**

Call and see  
**J. B. BRYAN**  
Real Estate, Loans and Insurance  
122 Higgins Ave. Phone 140 Black

**Union Addition**

13 lots left to be sold today at 2 parading to 100' (improved) on 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th.

**J. G. Twining**

**Just a Word to the Wise**

Look out for Daly Addition lots before it is too late. Prices now \$125 per lot. City water in every street. No additional cost to lot buyers for water, except tapping the mains and laying pipes on the lots. Exactly the same condition exists respecting water in Daly's Addition as on Higgins avenue.

The street car company has set its poles the entire length of Arthur street through Daly Addition; when in operation these lots will undoubtedly advance in price.

**Level Ground—Straight Streets—Water All on the Car Line**

**Other Missoula Snaps**

Two new frame, 5-room, modern cottages on Rollins street; **\$2,000** each.  
Six lots, all in front and in high state of cultivation; Low's addition; **\$2,000**.  
Nine-room residence on University avenue; a beautiful home on the only graded street in Missoula. See us for prices.  
Seven-room modern frame dwelling on South Fifth street west; a very pretty home and cheap; let us show you.  
Seven-room brick cottage on South Sixth street east; cement walks throughout; lot 45x130; will trade for part unimproved lots; terms easy; price **\$4,500**.

**STODDARD & PRICE**

MISSOULA INSURANCE AND REAL ESTATE AGENCY,  
108-110 East Main.  
Phone 147 Black.