

**ONE CENT
A WORD**

Missoulian Class Ads Bring Sure Results

JUST THIS

Much about it: When you put your hard-earned cash into a house and lot, or any other piece of property, you do not want any old thing put on to you. You want what you want. Amongst a few of the bargains we have to offer you right now are the following:

- A modern 8-room house on south side at **\$3,100**
- Beautiful 8-room house with hot water heating, south side, close in, at **\$6,300**
- A new, modern cottage on south side at **\$2,050**
- 400 acres, improved, water, per acre **\$22**
- 120 acres, improved, fruit, per acre **\$90**
- 25 acres, improved, water, per acre **\$150**
- 40 acres, improved, water, **\$5,000**

We Want

To exchange a dandy, modern home in Missoula for a chicken ranch. We also have several well improved ranches in the Bitter Root valley and elsewhere to trade for homes in Missoula.

Now, we have some exclusive listings of real estate in and around Missoula. That means that we probably have exactly what you want. Meet us in our office Monday morning and let us fix you up. Yours for dirt,

**GREATER
MISSOULA
REALTY**

Suite 24, Higgins Block.

Have You a Little Money to Invest?

Here are two of the best investment propositions in Missoula today, and it doesn't take a fortune to handle either of them:

A good, substantial, one-room house, within less than a block of the west side school, with lot 60x140 feet; place has water, good garden and 15 fine fruit trees.

Here is a place you can rent any day in the year. It is yours for \$350 down and \$20 a month at 8 per cent interest.

Price, **\$1,300.**

A most beautiful 5-room house, close in on South 5th street west, with a full-sized lot, 50x130 feet. This is a strictly up-to-date modern house, one of the finest in Missoula, and completely furnished with some of the best furniture that money can buy.

Pay \$1,500 down and the balance at 8 per cent for as long time as you like, not exceeding three years' time. Price, **\$4,000.**

E. P. MOFFITT
Phone 349 Black, Missoula Hotel Bldg.

\$475 **\$475**

LOTS

Cheapest lots in South Missoula, 2 blocks from high school; level as a floor; 30x130; water, electric light, phone in front of lots. If you really need a lot, "SEE ME."

Oscar Crutchfield

\$475 **\$475**
Next to Land Office, Higgins Ave.

\$2,500 **\$2,500**

A BEAUTIFUL HOME

2 Nice, Level Lots—Shade and Fruit Trees—Everything in A No. 1 Condition—**\$2,500**

This morning I am offering for sale one of the finest properties, considering the price, that ever was offered for sale in Missoula—Four-room house, cellar, stone foundation, electric light, first-class finish, 2 very nice lots, West Spruce street.

The place must be seen to be appreciated **\$2,500**

A. K. ANDERSEN

Real Estate and Insurance
124 W. Main St.

OPPORTUNITIES! OPPORTUNITIES!

\$1,100

Buy a five-room house, stone foundation, cellar, lawn, shade, city water in house; on North Fourth, near school.

\$1,500

Buy a six-room house, nice level lot, shade, lawn; only three blocks from First National bank.

\$1,500

Buy a nice five-room house, stone foundation, cellar, electric lights, large corner lot, good barn; south side, one block off car line.

\$50

And up buys lots in any part of the city.

\$500

And up buys business propositions, both in Missoula and outside. I have some good buys, and if you are looking for a business of any kind, see me.

FREE

320 acres of valuable land. Some of the best homestead propositions in the United States.

BONDS

Of all kinds—railroad, municipal and corporations, paying good rates of interest.

L. G. WRATHER

Room 3

122 Higgins Avenue.

VAN VALEN & EICKMANN

IF YOU WANT TO BUILD

We can furnish you with good lots for \$25 down and long time on balance, without bothering you for monthly payments.

YOU CAN OWN A HOME

By coming to us and telling your needs. We can help you if you are industrious.

LOTS,

HOUSES,

RANCHES,

ORCHARD HOMES,

BUSINESS OPPORTUNITIES.

We have them; our prices are right, our terms are liberal, and we are not writing any advertising to catch your eye and not be able to deliver the goods when you come.

Loans

Our loan department is busy, but willing to work overtime, and the busier the better.

Insurance

Our companies are all right. Our rates lowest that can be given. Our patrons' interests are carefully watched.

We Solicit Your Business

Commission business only and continued dealings with you are what we want.

VAN VALEN & EICKMANN

Over Western Montana National Bank, Room 4.
Phone 523.
Missoula, Mont.

Now Is the Time to Look Over Ranches

We have some for \$8 per acre and up. Will give you a few of our large list. It would pay you to come and see us about buying. Here is one:
320 acres, 180 acres under cultivation, balance can be cultivated; 200 inches first-class water right; all under fence; good buildings and outbuildings; all for **\$8,000**
820 acres, all under fence; 300 acres under cultivation, 300 more can be cultivated; first-class water right; some timber **\$12,000**
480 acres, 180 in hay, cut 400 ton this season; good water right; \$2,500 worth of horses, \$2,000 worth of cattle and all machinery and buildings **\$18,000**
160 acres, 80 acres under cultivation, balance in timber; lumber companies buying in that vicinity at good prices; 300 inches of good water right; all machinery **\$18,000**

GASSERT & GREENHOOD

REAL ESTATE, INSURANCE, LOANS,
Phone 23, P. O. Box 395, 128 West Cedar.

INSURANCE

ALL KINDS, BUT ONLY ONE QUALITY

THE BEST

WHEELDON, FERNALD & ROSSI

134 Higgins Avenue

THE BEST BECAUSE "WE DO IT RIGHT"

General Merchandise Store

in one of the best valleys of Montana for sale at a very reasonable price. This is the only store in the town and is doing a business of about \$50,000 per annum.

Will sell buildings and stock, or will sell stock at less than cost and rent buildings to buyer. The stock will inventory about \$15,000. This is a high-grade proposition and a money-maker from the start.

Also a Store in Missoula

We have a stock for sale in Missoula that is a first-class proposition, high grade, and a big paying proposition. Long lease to building. Stock will inventory about \$10,000.

For further particulars write or call on

**W. H. SMEAD
COMPANY**

Higgins Block
Phone 212 Red Missoula

CARROLL & NAPTON

Real Estate Loans Insurance

Temporary Office, Room 5, Allen Block.
Phone 319 Black.

FOR SALE

- 9-Room modern frame house and large barn, on lot 45x130, on Brooks street; a bargain **\$4,200**
- 7-Room, modern frame house, under construction, on lot 30x130 **\$3,000**
- 7-Room modern frame house, two story barn, 45 fruit trees, on lot 80x130 **\$3,500**
- 7-Room modern frame house; cement cellar, furnace, gas range combination gas and electric fixtures **\$4,500**
- 7-Room modern frame house on lot 50x130 **\$3,800**
- 6-Room modern frame house on lot 45x130 **\$3,700**
- 6-Room modern frame house on lot 50x30, close in **\$3,500**
- 6-Room, modern frame house on lot 40x30 **\$3,200**
- 6-Room modern frame house on lot 80x130 **\$2,500**
- 5-Room modern frame house on lot 80x130 **\$2,400**
- 5-Room house on North Side, lot 25x130 **\$1,100**
- 4-Room, modern house on one acre, in strawberries and fruit trees; close in **\$4,000**
- 4-Room modern frame house on lot 30x130 **\$2,300**
- 3-Room house on lot 40x130 **\$1,200**

Lows' Addition

Five lots, 30x130 each **\$240**

Knowles Add.

One lot 30x130 **\$360**

One lot 50x130 **\$360**

Glenwood Park Add.

Four lots, 30x130 each **\$200**

We have choice lots in Hammond and University additions.

FOR SALE

Apartment house, brick; four apartments of five rooms each; modern in every respect; range with each apartment **\$14,000**

LOTS

11 Lots close in at a bargain, if taken quickly; will sell any number. **\$100** down, balance on easy terms will secure a lot.

Hammond Add.

One lot 90x100 **\$1,600**

One lot 40x130 **\$1,260**

Six lots, University avenue.

So. Missoula Add.

Two lots, each 30x130 **\$1,000**

Two lots, each 30x130 **\$575**

Two lots, each 30x130 **\$550**

One corner lot having eight fruit trees and three shade trees; water on lot **\$700**

Two lots, 20x130 **\$675**

TRACTS

We have 4, 5, 8, and 15-acre tracts. Prices and terms on application.

FOR RENT

7-Room modern house, frame; furnace, gas range, electricity and gas; water furnished; per month **\$40**

5-Room modern frame house; water furnished; per month **\$22.50**

6-Room modern frame house; water furnished; per month **\$21.00**

Three Full Blocks

IN UNION addition, close to street R. R. shops. These lots are nice and level and are worth \$100 per lot, but to make a quick sale I will sell for \$60 per lot. Now is your chance.

J. B. BRYAN

122 Higgins Ave. Phone 140 Black

The Famous Bow River Valley

The land of prosperous farmers. The best grain land on earth. Irrigated, non-irrigated and combination farms, any size. 3,000,000 acres to select from. Prices, \$12 to \$30; easy payments.

Shoemaker & Campbell, Local Agents

246 HIGGINS AVENUE

PHONE 746

MISSOULA, MONTANA

HOTEL BUSINESS

An Opportunity of a Lifetime

If you are looking for a fine chance to engage in a profitable business, you should investigate this proposition. This hotel serves on an average sixty meals per day, and the rooms are always taken. There are thirteen rooms, furnished; saloon 16x36, doing a splendid business; icehouse 16x32; cow shed and one cow; chicken house, yard and two dozen chickens; woodshed 10x20; a fine 50-foot well at back door; situated on four lots 220x190 feet. The price includes all of above business, buildings, furniture, etc.

\$6,000 --- WILL BUY IT --- \$6,000

An Orchard Home Ranch

30 acres, good buildings, fine orchard, horses and cows, implements, tools, harness, etc., all at a bargain price; located 2-1/2 miles from Missoula; near the street car line. Come in and we will drive you out to this place.

HAMMOND ADDITION

Do you know that there are no corner lots to be had in North of University avenue, and very few south of this avenue which have not been sold? The fact is that if you expect to secure a homesite in this delightful residence section you will have to make your selection now.

DALY ADDITION LOTS

Are going fast, and at present prices are the best speculative buy in Missoula.

STODDARD & PRICE

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